



TOWNSHIP BOARD MEETING
LOCATION: 7527 HIGHLAND ROAD, WHITE LAKE - ANNEX BOARD ROOM
TUESDAY, OCTOBER 18, 2022 – 7:00 PM

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

AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **PUBLIC COMMENT**
6. **CONSENT AGENDA**
 - A. [REVENUE AND EXPENSES](#)
 - B. [CHECK DISBURSEMENTS](#)
 - C. [DEPARTMENT REPORT - POLICE](#)
 - D. [DEPARTMENT REPORT - FIRE](#)
 - E. [DEPARTMENT REPORT - COMMUNITY DEVELOPMENT](#)
 - F. [DEPARTMENT REPORT - TREASURER](#)
 - G. [SPECIAL EVENT APPROVAL LETTER - HAUNTED HALLOWEEEKENDS](#)
7. **MINUTES**
 - A. [APPROVAL OF MINUTES - REGULAR BOARD MEETING, SEPTEMBER 20, 2022](#)
8. **PUBLIC HEARING**
 - A. TO HEAR PUBLIC COMMENT REGARDING APPROVAL OF THE 2023 TOWNSHIP BUDGET
9. **OLD BUSINESS**
 - A. [CONSIDERATION OF PRELIMINARY SITE PLAN APPROVAL - AVALON](#)
 - B. SECOND READING; AVALON REZONING
 - C. [SECOND READING; HALEY ROAD REZONING](#)
10. **NEW BUSINESS**
 - A. [CONSIDERATION OF PRELIMINARY SITE PLAN APPROVAL - BLACK ROCK](#)
 - B. [REQUEST TO APPROVE POLICE OFFICER BODY ARMOR PURCHASE](#)
 - C. [REQUEST TO APPROVE 2023 POLICE DEPARTMENT FLEET VEHICLE PURCHASE](#)
 - D. [CONSIDERATION OF PRELIMINARY SITE PLAN APPROVAL - COSMO'S CAR WASH](#)
 - E. [REQUEST TO APPROVE NEW HOPE LANDSCAPE REDUCTION REQUEST](#)
 - F. [REQUEST TO APPROVE SENIOR CENTER DIRECTOR WAGE RECLASSIFICATION](#)
 - G. [REQUEST TO APPROVE WATER TOWER I AND II EXTERIOR CLEANING](#)
 - H. [REQUEST TO APPROVE DEFERRAL OF SANITARY ORDINANCE 38-514 - 1385 SUGDEN LAKE RD](#)



- I. [RESOLUTION #22-031; TO APPROVE MDOT 2023 ANNUAL PERFORMANCE](#)
- J. [RESOLUTION #22-033; TO APPROVE 2023 GENERAL APPROPRIATIONS ACT](#)
- K. [REQUEST TO APPROVE 2023 TOWNSHIP BUDGET](#)
- L. [REQUEST TO REFER THE SECTION 61 REVIEW OF THE MICHIGAN PLANNING ENABLING ACT TO THE PLANNING COMMISSION - CIVIC CENTER/PUBLIC SAFETY BUILDING AND STANLEY PARK](#)
- M. [RESOLUTION #22-036; ACCEPTING THE VOLUNTARY DONATION OF VACANT REAL PROPERTY](#)
- N. [RESOLUTION #22-034; TO APPROVE CROWN CASTLE FIBER USA TELECOMMUNICATIONS SERVICES LLC METRO ACT PERMIT](#)
- O. [RESOLUTION #22-030; AFFIRMING THE WHITE LAKE TOWNSHIP BOARDS POSITION ON THE OAKLAND COUNTY TRANSPORTATION MILLAGE](#)
- P. CONSTRUCTION ADVISORY COMMITTEE UPDATE

11. TRUSTEE COMMENTS

12. ADJOURNMENT

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

PERIOD ENDING 09/30/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR	YTD BALANCE	2022	AVAILABLE	% BGD
		MONTH	09/30/2022	AMENDED BUDGET	BALANCE	USED
		09/30/2022	09/30/2022			
Fund 101 - GENERAL FUND						
Revenues						
TAX COLLECTIONS						
101-000-402.000	CURRENT PROPERTY TAX	0.00	1,186,401.74	1,183,595.00	(2,806.74)	100.24
101-000-403.001	SPECIAL ASSMT STREET LIGHTS	0.00	17,127.43	17,130.00	2.57	99.98
101-000-405.000	TRAILER PARK TAX	851.00	7,656.50	7,500.00	(156.50)	102.09
101-000-412.000	DELINQUENT PROPERTY TAX	0.00	4,654.65	0.00	(4,654.65)	100.00
101-000-445.000	PENALTIES	0.00	16,460.79	15,000.00	(1,460.79)	109.74
101-000-445.001	PRIN RESIDENCE DENIALS	0.00	945.19	2,000.00	1,054.81	47.26
TAX COLLECTIONS		851.00	1,233,246.30	1,225,225.00	(8,021.30)	100.65
OTHER LICENSE & PERMITS						
101-000-458.000	OTHER PERMITS	0.00	400.00	0.00	(400.00)	100.00
101-000-459.000	SOLICITOR PERMIT	0.00	220.00	500.00	280.00	44.00
101-000-481.000	DOG LICENSES	0.00	2,139.00	1,200.00	(939.00)	178.25
OTHER LICENSE & PERMITS		0.00	2,759.00	1,700.00	(1,059.00)	162.29
TRANSPORTATION						
101-000-542.000	OCPTA FUNDS	0.00	14,763.00	0.00	(14,763.00)	100.00
101-000-651.000	SENIOR ACTIVITIES	1,709.00	11,780.00	20,000.00	8,220.00	58.90
101-000-652.001	SENIOR CENTER REVENUE	0.00	2,242.84	1,500.00	(742.84)	149.52
TRANSPORTATION		1,709.00	28,785.84	21,500.00	(7,285.84)	133.89
PLANNING REVENUE						
101-000-608.000	ZONING BOARD OF APPEALS	825.00	8,320.00	6,500.00	(1,820.00)	128.00
101-000-609.000	PLANNING COMMISSION FEES	0.00	6,885.00	4,250.00	(2,635.00)	162.00
101-000-622.000	RE-ZONING APPLICATION FEES	0.00	0.00	4,500.00	4,500.00	0.00
101-000-622.002	PLANNING DEPARTMENT REVIEWS	0.00	5,912.00	2,500.00	(3,412.00)	236.48
101-000-622.003	LANDSCAPING INSPECTION FEES	0.00	2,063.00	750.00	(1,313.00)	275.07
101-000-622.004	PUNCH LIST ADMIN FEES	0.00	7,502.04	2,000.00	(5,502.04)	375.10
101-000-622.005	FINAL BACK CHECK FEES	0.00	0.00	500.00	500.00	0.00
101-000-625.000	SPECIAL MEETING FEES	0.00	0.00	500.00	500.00	0.00
PLANNING REVENUE		825.00	30,682.04	21,500.00	(9,182.04)	142.71
STATE SHARED						
101-000-576.000	STATE SHARED REV-CONSTITUTIONA	0.00	2,297,580.00	2,500,000.00	202,420.00	91.90
STATE SHARED		0.00	2,297,580.00	2,500,000.00	202,420.00	91.90
FEES FOR SERVICES						
101-000-621.000	PLATING & LOT SPLIT FEES	0.00	715.00	2,000.00	1,285.00	35.75
101-000-623.000	N S F FEE	100.00	550.00	500.00	(50.00)	110.00
101-000-627.000	DUPLICATING & PHOTOSTAT	0.00	364.99	350.00	(14.99)	104.28
101-000-643.000	CEMETERY LOTS	0.00	6,800.00	15,000.00	8,200.00	45.33
101-000-644.000	GRAVESITE OPENINGS/CLOSINGS	0.00	12,900.00	20,000.00	7,100.00	64.50
101-000-644.001	MONUMENT FOUNDATIONS/BRICK PAVERS	0.00	6,259.00	10,000.00	3,741.00	62.59
101-000-650.000	OTHER MAPS, CODES, ETC	0.00	51.00	50.00	(1.00)	102.00
101-000-654.000	OC ENHANCED REVENUE	0.00	4,980.35	2,000.00	(2,980.35)	249.02
101-000-689.000	SUMMER TAX COLLECTION REIMB	0.00	0.00	75,000.00	75,000.00	0.00
101-000-695.001	OTHER CABLE TV	0.00	381,897.07	500,000.00	118,102.93	76.38
101-000-695.002	ADMINISTRATIVE FEES	0.00	32.00	1,200.00	1,168.00	2.67
101-000-695.003	ADMIN FEES - GARBAGE FUND	0.00	0.00	96,076.00	96,076.00	0.00
101-000-695.004	ADMIN FEES - TRUST & AGENCY	0.00	19,657.36	25,000.00	5,342.64	78.00
101-000-695.005	ADMIN FEES	0.00	843.90	0.00	(843.90)	100.00
101-000-695.007	ADMIN FEE SPECIAL ASSESSMENTS	0.00	368.00	5,000.00	4,632.00	78.00

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP

PERIOD ENDING 09/30/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 09/30/2022	YTD BALANCE 09/30/2022	2022 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Revenues						
101-000-695.008	ADMIN FEES	0.00	312.12	0.00	(312.12)	100.00
FEES FOR SERVICES		100.00	435,730.79	752,176.00	316,445.21	57.93
ORDINANCE FINES						
101-000-656.000	ORDINANCE FINES	100.00	1,795.00	0.00	(1,795.00)	100.00
ORDINANCE FINES		100.00	1,795.00	0.00	(1,795.00)	100.00
MISCELLANEOUS						
101-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	1,246,620.00	1,246,620.00	0.00
101-000-531.000	OTHER GRANTS	0.00	9,256.85	5,527.00	(3,729.85)	167.48
101-000-575.001	METRO ACT REVENUE	0.00	25,511.30	16,000.00	(9,511.30)	159.45
101-000-590.000	CASH BONDS CONTRIBUTIONS	0.00	0.00	600,000.00	600,000.00	0.00
101-000-590.001	GRINDERS-CONTRIBUTIONS	0.00	0.00	300,000.00	300,000.00	0.00
101-000-664.000	INTEREST INCOME	0.00	20,445.55	20,000.00	(445.55)	102.23
101-000-664.001	INTEREST - TRUST AND AGENCY	0.00	1,506.26	2,000.00	493.74	75.31
101-000-673.000	SALE OF FIXED ASSETS	0.00	61.00	0.00	(61.00)	100.00
101-000-676.000	ELECTION-REIMBURSEMENT	0.00	9,916.50	0.00	(9,916.50)	100.00
101-000-677.000	POSTAGE REVENUE	4.50	36.51	100.00	63.49	36.51
101-000-678.000	MISCELLANEOUS	4,577.59	22,495.05	2,000.00	(20,495.05)	1,124.75
101-000-695.000	OTHER SUNDRY	30.00	5,884.99	500.00	(5,384.99)	1,177.00
MISCELLANEOUS		4,612.09	95,114.01	2,192,747.00	2,097,632.99	4.34
REFUNDS & REBATES						
101-000-690.000	INSURANCE REBATES/CLAIMS	0.00	850.00	0.00	(850.00)	100.00
REFUNDS & REBATES		0.00	850.00	0.00	(850.00)	100.00
RENTS						
101-000-667.001	RENT COMMUNITY HALL	275.00	2,620.00	500.00	(2,120.00)	524.00
101-000-667.005	RENT-ORMOND RD TOWER	1,217.57	10,867.11	12,000.00	1,132.89	90.56
RENTS		1,492.57	13,487.11	12,500.00	(987.11)	107.90
TOTAL REVENUES		9,689.66	4,140,030.09	6,727,348.00	2,587,317.91	61.54
Expenditures						
TOWNSHIP BOARD						
101-101-703.000	SALARIES TRUSTEES	3,420.96	30,589.36	41,200.00	10,610.64	74.25
101-101-710.000	FEES & PER DIEM	629.99	6,244.91	17,000.00	10,755.09	36.73
101-101-715.000	SOCIAL SECURITY	261.68	2,357.08	3,160.00	802.92	74.59
101-101-716.000	HOSPITAL & OPTICAL INS	0.00	0.00	150.00	150.00	0.00
101-101-717.000	GROUP LIFE INSURANCE	31.40	282.60	500.00	217.40	56.52
101-101-719.000	WORKERS' COMP INSURANCE	0.00	54.48	120.00	65.52	45.40
101-101-801.000	PROFESSIONAL FEES - ACTUARIAL	0.00	5,250.00	8,000.00	2,750.00	65.63
101-101-801.001	PROFESSIONAL FEES	0.00	0.00	10,000.00	10,000.00	0.00
101-101-807.000	AUDIT FEES	0.00	41,875.00	35,000.00	(6,875.00)	119.64
101-101-860.000	CONFERENCES & MILEAGE	70.00	1,883.20	4,000.00	2,116.80	47.08
101-101-957.000	SUBSCRIPTIONS	0.00	0.00	500.00	500.00	0.00
101-101-958.000	MEMBERSHIPS & DUES	200.00	16,180.74	17,000.00	819.26	95.18
101-101-962.000	MISCELLANEOUS	0.00	130.00	13,000.00	12,870.00	1
TOWNSHIP BOARD		4,614.03	104,847.37	149,630.00	44,782.63	70

PERIOD ENDING 09/30/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 09/30/2022	YTD BALANCE 09/30/2022	2022 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
SUPERVISOR						
101-171-703.000	SALARIES SUPERVISOR	7,246.80	72,045.92	94,960.00	22,914.08	75.87
101-171-704.000	SALARIES, ADMIN ASSISTANT	8,317.40	55,495.72	67,815.00	12,319.28	81.83
101-171-706.000	SALARIES CLERICAL	693.39	36,082.25	51,630.00	15,547.75	69.89
101-171-708.000	SALARIES HR WAGES	6,415.64	69,186.61	88,430.00	19,243.39	78.24
101-171-709.000	OVERTIME	0.00	2,134.24	2,000.00	(134.24)	106.71
101-171-715.000	SOCIAL SECURITY	1,681.45	17,433.30	23,265.00	5,831.70	74.93
101-171-716.000	HOSP & OPTICAL INSURANCE	5,587.16	58,155.67	101,750.00	43,594.33	57.16
101-171-717.000	GROUP LIFE INSURANCE	31.40	282.60	435.00	152.40	64.97
101-171-718.000	PENSION	9,767.23	98,027.53	127,000.00	28,972.47	77.19
101-171-718.001	HEALTH CARE SAVINGS PROGRAM	200.00	1,800.00	2,400.00	600.00	75.00
101-171-719.000	WORKERS COMP INSURANCE	0.00	421.34	1,085.00	663.66	38.83
101-171-722.000	UNEMPLOYMENT INSURANCE	0.00	575.83	810.00	234.17	71.09
101-171-724.000	DENTAL INSURANCE	315.54	2,702.74	4,625.00	1,922.26	58.44
101-171-853.000	CELLULAR PHONE	50.54	404.47	800.00	395.53	50.56
101-171-864.000	CONFERENCES & MEETINGS	35.00	1,142.64	1,400.00	257.36	81.62
101-171-931.000	HR SERVICES ALLOCATION	0.00	0.00	(120,360.00)	(120,360.00)	0.00
101-171-957.000	SUBSCRIPTIONS	0.00	0.00	100.00	100.00	0.00
101-171-958.000	MEMBERSHIPS & DUES	0.00	329.00	400.00	71.00	82.25
101-171-959.000	COMMUNITY COMMUNICATIONS	0.00	0.00	20,000.00	20,000.00	0.00
101-171-960.000	TRAINING	0.00	0.00	300.00	300.00	0.00
101-171-960.001	TRAINING-HR	0.00	0.00	2,000.00	2,000.00	0.00
101-171-962.000	MISCELLANEOUS	0.00	237.75	500.00	262.25	47.55
SUPERVISOR		40,341.55	416,457.61	471,345.00	54,887.39	88.36
ELECTIONS						
101-191-706.000	PART TIME ELECTIONS	1,095.00	5,898.25	18,000.00	12,101.75	32.77
101-191-709.001	OVERTIME ELECTIONS	170.14	10,793.04	18,000.00	7,206.96	59.96
101-191-710.000	FEES & PER DIEM	0.00	21,675.00	40,010.00	18,335.00	54.17
101-191-715.000	SOCIAL SECURITY	83.76	1,453.88	2,750.00	1,296.12	52.87
101-191-722.000	UNEMPLOYMENT INSURANCE	23.01	128.91	700.00	571.09	18.42
101-191-730.000	POSTAGE-ELECTIONS	71.22	13,354.55	14,300.00	945.45	93.39
101-191-740.000	OPERATING SUPPLIES	2,599.30	23,425.88	10,100.00	(13,325.88)	231.94
101-191-860.000	MILEAGE	0.00	106.25	800.00	693.75	13.28
101-191-903.000	LEGAL NOTICES	0.00	2,556.47	2,700.00	143.53	94.68
101-191-934.000	EQUIPMENT MAINTENANCE	10,591.20	16,686.20	20,630.00	3,943.80	80.88
101-191-962.000	MISCELLANEOUS	0.00	658.89	1,850.00	1,191.11	35.62
101-191-977.000	EQUIPMENT ACQUISITIONS	98,660.00	109,446.71	2,200.00	(107,246.71)	4,974.85
ELECTIONS		113,293.63	206,184.03	132,040.00	(74,144.03)	156.15
ACCOUNTING						
101-192-701.000	SALARIES SENIOR ACCOUNT MANAGER	7,606.21	78,462.32	102,330.00	23,867.68	76.68
101-192-702.000	SALARIES BOOKKEEPER	5,329.51	54,061.38	72,535.00	18,473.62	74.53
101-192-709.000	OVERTIME	0.00	756.89	1,000.00	243.11	75.69
101-192-715.000	SOCIAL SECURITY	981.93	9,111.23	13,460.00	4,348.77	67.69
101-192-716.000	HOSP & OPTICAL INSURANCE	1,193.65	12,809.86	17,600.00	4,790.14	72.78
101-192-717.000	GROUP LIFE INSURANCE	15.70	141.30	220.00	78.70	64.23
101-192-718.000	PENSION	5,201.25	39,355.53	47,300.00	7,944.47	83.20
101-192-719.000	WORKERS COMP INSURANCE	0.00	330.51	660.00	329.49	50.08
101-192-722.000	UNEMPLOYMENT INSURANCE	0.00	381.16	540.00	158.84	70.59
101-192-724.000	DENTAL INSURANCE	67.00	583.16	800.00	216.84	72.90
101-192-957.000	SUBSCRIPTIONS	0.00	33.00	75.00	42.00	44.00
101-192-958.000	MEMBERSHIPS & DUES	0.00	400.00	450.00	50.00	88.89
101-192-960.000	TRAINING	0.00	0.00	300.00	300.00	0.00
101-192-962.000	MISCELLANEOUS	0.00	0.00	200.00	200.00	0.00

PERIOD ENDING 09/30/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 09/30/2022	YTD BALANCE 09/30/2022	2022 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
ACCOUNTING		20,395.25	196,426.34	257,470.00	61,043.66	76.29
ASSESSING						
101-209-706.001	SALARIES ASSESSOR	7,391.86	119,082.16	149,830.00	30,747.84	79.48
101-209-706.002	SALARIES PROPERTY APPRAISER	9,424.80	95,017.92	124,055.00	29,037.08	76.59
101-209-706.003	SALARIES CLERICAL	3,665.14	32,073.62	55,600.00	23,526.38	57.69
101-209-707.000	SALARIES PART TIME	2,344.17	26,681.96	33,000.00	6,318.04	80.85
101-209-709.000	OVERTIME	0.00	3,849.88	5,000.00	1,150.12	77.00
101-209-715.000	SOCIAL SECURITY	1,706.95	20,817.77	28,110.00	7,292.23	74.06
101-209-716.000	HOSP & OPTICAL INSURANCE	8,952.52	72,689.83	96,250.00	23,560.17	75.52
101-209-717.000	GROUP LIFE INSURANCE	31.40	259.05	435.00	175.95	59.55
101-209-718.000	PENSION	1,698.89	30,365.61	55,000.00	24,634.39	55.21
101-209-718.001	HEALTH CARE SAVINGS PROGRAM	300.00	2,500.00	3,600.00	1,100.00	69.44
101-209-719.000	WORKERS COMP INSURANCE	0.00	949.22	2,950.00	2,000.78	32.18
101-209-722.000	UNEMPLOYMENT INSURANCE	0.00	1,540.82	2,000.00	459.18	77.04
101-209-724.000	DENTAL INSURANCE	438.84	3,340.34	3,475.00	134.66	96.12
101-209-801.000	PROFESSIONAL SERVICES	0.00	0.00	30,000.00	30,000.00	0.00
101-209-818.000	OC SOFTWARE SUPPORT FEES	0.00	1,832.34	2,000.00	167.66	91.62
101-209-820.000	LEGAL FEES	750.00	465.00	8,000.00	7,535.00	5.81
101-209-864.000	CONFERENCES & MEETINGS	0.00	50.00	200.00	150.00	25.00
101-209-903.000	LEGAL NOTICES	0.00	0.00	1,500.00	1,500.00	0.00
101-209-957.000	SUBSCRIPTIONS	0.00	0.00	200.00	200.00	0.00
101-209-958.000	MEMBERSHIPS & DUES	0.00	220.00	1,500.00	1,280.00	14.67
101-209-960.000	TRAINING	60.00	155.00	1,000.00	845.00	15.50
101-209-962.000	MISCELLANEOUS	0.00	545.73	1,000.00	454.27	54.57
ASSESSING		36,764.57	412,436.25	604,705.00	192,268.75	68.20
LEGAL FEES						
101-210-826.000	LEGAL FEES	5,297.00	46,942.00	80,000.00	33,058.00	58.68
101-210-826.001	TAX TRIBUNAL REFUNDS	1,242.72	1,603.28	2,000.00	396.72	80.16
101-210-826.002	LEGAL FEES-ORDINANCE	434.00	10,309.50	30,000.00	19,690.50	34.37
LEGAL FEES		6,973.72	58,854.78	112,000.00	53,145.22	52.55
CLERK						
101-215-703.000	SALARIES CLERK	6,731.86	66,926.48	87,520.00	20,593.52	76.47
101-215-704.000	SALARIES DEPUTY CLERK	5,611.06	56,412.78	73,699.00	17,286.22	76.54
101-215-706.001	SALARIES CLERICAL	8,346.06	87,677.48	110,273.00	22,595.52	79.51
101-215-709.000	OVERTIME	0.00	100.37	500.00	399.63	20.07
101-215-715.000	SOCIAL SECURITY	1,544.98	16,289.66	20,810.00	4,520.34	78.28
101-215-716.000	HOSP & OPTICAL INSURANCE	3,766.97	49,733.52	83,800.00	34,066.48	59.35
101-215-717.000	GROUP LIFE INSURANCE	31.40	282.60	435.00	152.40	64.97
101-215-718.000	PENSION	8,763.21	99,291.16	126,700.00	27,408.84	78.37
101-215-718.001	HEALTH CARE SAVINGS PROGRAM	632.02	5,690.74	7,560.00	1,869.26	75.27
101-215-719.000	WORKERS COMP INSURANCE	0.00	412.73	1,090.00	677.27	37.87
101-215-722.000	UNEMPLOYMENT INSURANCE	0.00	778.12	1,010.00	231.88	77.04
101-215-724.000	DENTAL INSURANCE	315.54	2,746.34	3,725.00	978.66	73.73
101-215-853.000	CELLULAR PHONE	102.30	818.76	0.00	(818.76)	100.00
101-215-860.000	MILEAGE	0.00	272.61	0.00	(272.61)	100.00
101-215-864.000	CONFERENCES & MEETINGS	105.00	5,548.94	6,000.00	451.06	92.48
101-215-903.000	LEGAL NOTICES	685.43	7,085.24	5,500.00	(1,585.24)	128.82
101-215-957.000	SUBSCRIPTIONS	0.00	0.00	630.00	630.00	0.00
101-215-958.000	MEMBERSHIPS & DUES	0.00	165.00	790.00	625.00	20.00
101-215-960.000	TRAINING	0.00	1,251.75	1,100.00	(151.75)	113.00
101-215-962.000	MISCELLANEOUS	0.00	316.52	400.00	83.48	79.13

PERIOD ENDING 09/30/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 09/30/2022	YTD BALANCE 09/30/2022	2022 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
CLERK		36,635.83	401,800.80	531,542.00	129,741.20	75.59
BOARD OF REVIEW						
101-247-710.000	FEES & PER DIEM	0.00	1,450.00	2,500.00	1,050.00	58.00
101-247-864.000	CONFERENCES & MEETINGS	0.00	0.00	150.00	150.00	0.00
101-247-903.000	LEGAL PUBLICATIONS	0.00	167.73	500.00	332.27	33.55
BOARD OF REVIEW		0.00	1,617.73	3,150.00	1,532.27	51.36
POSTAGE & MAILING						
101-248-730.000	POSTAGE	(549.60)	14,037.63	25,000.00	10,962.37	56.15
101-248-934.000	EQUIPMENT MAINTENANCE-POSTAGE METER	0.00	1,197.20	2,000.00	802.80	59.86
101-248-946.000	POSTAGE METER RENTAL	0.00	0.00	800.00	800.00	0.00
POSTAGE & MAILING		(549.60)	15,234.83	27,800.00	12,565.17	54.80
OFFICE SUPPLIES						
101-249-727.000	OFFICE SUPPLIES	3,746.23	30,703.32	40,000.00	9,296.68	76.76
OFFICE SUPPLIES		3,746.23	30,703.32	40,000.00	9,296.68	76.76
TREASURER						
101-253-703.000	SALARIES TREASURER	6,731.86	66,926.48	87,520.00	20,593.52	76.47
101-253-704.000	SALARIES DEPUTY TREASURER	5,611.06	55,378.85	73,695.00	18,316.15	75.15
101-253-706.001	SALARIES CLERICAL FT	8,882.25	87,670.84	117,075.00	29,404.16	74.88
101-253-709.000	OVERTIME	20.48	164.05	500.00	335.95	32.81
101-253-715.000	SOCIAL SECURITY	1,566.25	15,548.74	21,310.00	5,761.26	72.96
101-253-716.000	HOSP & OPTICAL INSURANCE	6,908.37	68,425.00	101,600.00	33,175.00	67.35
101-253-717.000	GROUP LIFE INSURANCE	31.40	282.60	435.00	152.40	64.97
101-253-718.000	PENSION	8,882.13	87,211.22	114,300.00	27,088.78	76.30
101-253-718.001	HEALTH CARE SAVINGS PROGRAM	396.40	3,712.06	3,800.00	87.94	97.69
101-253-719.000	WORKERS COMP INSURANCE	0.00	434.64	1,085.00	650.36	40.06
101-253-722.000	UNEMPLOYMENT INSURANCE	0.00	578.82	810.00	231.18	71.46
101-253-724.000	DENTAL INSURANCE	344.66	3,086.19	4,625.00	1,538.81	66.73
101-253-818.000	OC SOFTWARE SUPPORT FEES	0.00	2,254.78	2,500.00	245.22	90.19
101-253-860.000	MILEAGE	241.24	352.74	300.00	(52.74)	117.58
101-253-864.000	CONFERENCES & MEETINGS	15.52	1,361.34	2,500.00	1,138.66	54.45
101-253-903.000	LEGAL NOTICES	0.00	148.20	100.00	(48.20)	148.20
101-253-958.000	MEMBERSHIPS & DUES	315.00	315.00	1,000.00	685.00	31.50
101-253-960.000	TRAINING	0.00	0.00	500.00	500.00	0.00
101-253-962.000	MISCELLANEOUS	0.00	0.00	1,000.00	1,000.00	0.00
TREASURER		39,946.62	393,851.55	534,655.00	140,803.45	73.66
TOWNSHIP HALL & GROUNDS						
101-265-706.000	SALARIES MAINTENANCE	3,534.75	42,903.90	56,000.00	13,096.10	76.61
101-265-707.000	SALARIES CUSTODIAN	3,413.84	35,015.07	45,975.00	10,959.93	76.16
101-265-709.000	OVERTIME	300.46	4,342.17	8,000.00	3,657.83	54.28
101-265-715.000	SOCIAL SECURITY	544.98	6,116.35	8,300.00	2,183.65	73.69
101-265-716.000	HOSP & OPTICAL INSURANCE	1,961.65	23,890.05	35,300.00	11,409.95	67.68
101-265-717.000	GROUP LIFE INSURANCE	15.70	141.30	220.00	78.70	64.23
101-265-718.000	PENSION	1,525.70	13,890.44	18,500.00	4,609.56	75.08
101-265-718.001	HEALTH CARE SAVINGS PROGRAM	100.00	900.00	1,200.00	300.00	75.00
101-265-719.000	WORKERS COMP INSURANCE	0.00	2,358.93	5,400.00	3,041.07	43.54
101-265-722.000	UNEMPLOYMENT INSURANCE	0.00	522.77	640.00	117.23	81.44
101-265-724.000	DENTAL INSURANCE	364.12	1,104.60	1,125.00	20.40	98.66
101-265-853.000	TELEPHONE	121.19	7,179.53	12,000.00	4,820.47	59.83

PERIOD ENDING 09/30/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 09/30/2022	YTD BALANCE 09/30/2022	2022 AMENDED BUDGET	AVAILABLE BALANCE	% BGD USED
Fund 101 - GENERAL FUND						
Expenditures						
101-265-863.000	VEHICLE MAINTENANCE	351.39	3,269.48	8,000.00	4,730.52	40.87
101-265-867.000	GASOLINE	1,731.57	9,395.34	6,000.00	(3,395.34)	156.59
101-265-910.000	INSURANCE	0.00	58,197.72	58,000.00	(197.72)	100.34
101-265-921.001	ELECTRIC TWP HALL	2,687.12	23,645.49	40,000.00	16,354.51	59.11
101-265-922.000	UTILITIES-TWP HALL	0.00	4,819.38	6,000.00	1,180.62	80.32
101-265-923.000	HEAT TWP HALL	0.00	4,522.40	6,200.00	1,677.60	72.94
101-265-931.001	BLDG MAINTENANCE & SUPPLIES	7,019.87	34,137.15	42,000.00	7,862.85	81.28
101-265-931.002	GROUNDS MAINTENANCE	0.00	12,032.07	25,000.00	12,967.93	48.13
101-265-931.003	BLDG EQUIP MAINTENANCE	0.00	17,477.19	24,000.00	6,522.81	72.82
101-265-933.000	GROUNDS EQUIP MAINTENANCE	126.13	5,864.15	7,500.00	1,635.85	78.19
101-265-934.000	OFFICE EQUIP MAINTENANCE	276.00	492.39	3,000.00	2,507.61	16.41
101-265-940.000	TOWNSHIP RECORD RETENTION COSTS	131.34	1,145.25	3,000.00	1,854.75	38.18
101-265-971.000	TECHNOLOGY EQUIPMENT	335.98	54,526.53	110,000.00	55,473.47	49.57
101-265-974.000	IMPROVEMENTS & BETTERMENTS	0.00	17,290.42	165,000.00	147,709.58	10.48
101-265-977.000	EQUIPMENT ACQUISITIONS	0.00	44,817.29	110,000.00	65,182.71	40.74
TOWNSHIP HALL & GROUNDS		24,541.79	429,997.36	806,360.00	376,362.64	53.33
CEMETERY						
101-276-910.000	INSURANCE	0.00	62.41	200.00	137.59	31.21
101-276-921.000	ELECTRIC OXBOW	24.12	146.20	200.00	53.80	73.10
101-276-921.001	ELECTRIC WHITE LAKE	30.75	287.05	300.00	12.95	95.68
101-276-932.000	CEMETERY MAINT	2,705.00	22,242.26	30,000.00	7,757.74	74.14
101-276-935.000	CEMETERY-GRAVESITE OPENING/CLOSINGS	0.00	11,600.00	18,000.00	6,400.00	64.44
101-276-936.000	CEMETERY FOUNDATIONS/MONUMENTS EXPENSE	0.00	2,780.40	9,000.00	6,219.60	30.89
101-276-962.000	MISCELLANEOUS	0.00	0.00	400.00	400.00	0.00
101-276-974.000	LAND IMPROVEMENTS	0.00	0.00	5,000.00	5,000.00	0.00
CEMETERY		2,759.87	37,118.32	63,100.00	25,981.68	58.82
OTHER TOWNSHIP PROPERTIES						
101-269-853.001	TELEPHONE FISK FARM	0.00	209.70	360.00	150.30	58.25
101-269-910.001	INSURANCE COMM HALL	0.00	564.90	1,000.00	435.10	56.49
101-269-910.004	INSURANCE FISK	0.00	1,931.63	2,800.00	868.37	68.99
101-269-910.008	INSURANCE-ANNEX	0.00	6,080.56	7,500.00	1,419.44	81.07
101-269-921.001	ELECTRIC COMM HALL	45.63	651.74	700.00	48.26	93.11
101-269-921.004	ELECTRIC FISK	118.42	1,068.97	1,800.00	731.03	59.39
101-269-921.006	M59/BOGIE PROP STREET LIGHT	122.32	1,346.27	1,300.00	(46.27)	103.56
101-269-921.011	ELECTRIC-TWP ANNEX	556.22	5,487.97	10,000.00	4,512.03	54.88
101-269-922.004	UTILITIES FISK	0.00	1,263.64	1,800.00	536.36	70.20
101-269-922.010	UTILITIES-TWP ANNEX	0.00	749.12	4,000.00	3,250.88	18.73
101-269-923.001	HEAT COMM HALL	18.10	1,304.31	2,000.00	695.69	65.22
101-269-923.004	HEAT FISK	15.82	1,240.40	1,200.00	(40.40)	103.37
101-269-923.011	GAS-TWP ANNEX	21.39	3,937.13	5,000.00	1,062.87	78.74
101-269-931.001	BLDG MAINT COMM HALL	0.00	1,572.07	3,000.00	1,427.93	52.40
101-269-931.004	BLDG EQUIPMENT MAINT COMM HALL	0.00	315.00	500.00	185.00	63.00
101-269-931.007	BLDG MAINT FISK	450.00	635.00	7,000.00	6,365.00	9.07
101-269-931.008	EQUIP MAINT FISK	58.50	490.50	1,000.00	509.50	49.05
101-269-931.010	BLDG MAINTENANCE - 2444 PORTER RD	0.00	0.00	10,000.00	10,000.00	0.00
101-269-931.013	BUILDING MAINTENANCE-TWP ANNEX	0.00	7,800.46	8,000.00	199.54	97.51
101-269-931.014	10895 ELIZABETH LK PROPERTY MAINTENANCE	0.00	0.00	5,000.00	5,000.00	0.00
101-269-932.000	ANNEX GROUND MAINTENANCE	0.00	0.00	2,500.00	2,500.00	0.00
101-269-962.000	MISCELLANEOUS	0.00	476.54	500.00	23.46	95.31
101-269-971.000	PROPERTY ACQUISITIONS	(9,913.92)	271,326.70	285,000.00	13,673.30	95.31
OTHER TOWNSHIP PROPERTIES		(8,507.52)	308,452.61	361,960.00	53,507.39	85.82

PERIOD ENDING 09/30/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 09/30/2022	YTD BALANCE 09/30/2022	2022 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
HEALTH & WELFARE						
101-285-801.000	ENVIRONMENTAL PROFESSIONAL SERVICES	0.00	8,450.70	12,000.00	3,549.30	70.42
HEALTH & WELFARE		0.00	8,450.70	12,000.00	3,549.30	70.42
PLANNING						
101-402-706.001	COMMUNITY DEVELOPMENT DIRECTOR	7,915.95	79,794.32	103,005.00	23,210.68	77.47
101-402-706.002	SALARIES CLERICAL	4,419.05	44,057.09	54,851.00	10,793.91	80.32
101-402-707.000	SALARIES STAFF PLANNER	5,718.00	57,557.16	74,325.00	16,767.84	77.44
101-402-709.000	OVERTIME	657.57	3,487.83	6,000.00	2,512.17	58.13
101-402-710.000	PLANNING/ZBA BOARD FEES	150.00	7,305.00	11,000.00	3,695.00	66.41
101-402-715.000	SOCIAL SECURITY	1,409.72	14,329.93	18,400.00	4,070.07	77.88
101-402-716.000	HOSP & OPTICAL INSURANCE	2,037.05	17,853.31	26,550.00	8,696.69	67.24
101-402-717.000	GROUP LIFE INSURANCE	23.55	211.95	325.00	113.05	65.22
101-402-718.000	PENSION	3,811.88	29,960.71	34,740.00	4,779.29	86.24
101-402-718.001	HEALTH CARE SAVINGS PROGRAM	200.00	1,800.00	2,400.00	600.00	75.00
101-402-719.000	WORKERS COMP INSURANCE	0.00	733.07	2,110.00	1,376.93	34.74
101-402-722.000	UNEMPLOYMENT INSURANCE	0.00	573.04	810.00	236.96	70.75
101-402-724.000	DENTAL INSURANCE	205.83	1,667.39	725.00	(942.39)	229.98
101-402-729.000	PRINTING	0.00	0.00	1,500.00	1,500.00	0.00
101-402-757.000	OPERATING SUPPLIES	0.00	0.00	600.00	600.00	0.00
101-402-801.000	PROFESSIONAL FEES	0.00	16,528.00	46,000.00	29,472.00	35.93
101-402-853.000	CELLULAR PHONE	101.70	814.14	1,300.00	485.86	62.63
101-402-864.000	CONFERENCES & MEETINGS	1,155.00	1,155.00	3,900.00	2,745.00	29.62
101-402-903.000	LEGAL NOTICES	407.55	5,659.83	3,750.00	(1,909.83)	150.93
101-402-910.000	INSURANCE	0.00	5,611.03	4,200.00	(1,411.03)	133.60
101-402-957.000	SUBSCRIPTIONS	0.00	0.00	700.00	700.00	0.00
101-402-958.000	MEMBERSHIPS & DUES	0.00	1,245.00	2,200.00	955.00	56.59
101-402-960.000	TRAINING	0.00	0.00	4,100.00	4,100.00	0.00
101-402-962.000	MISCELLANEOUS	0.00	87.00	500.00	413.00	17.40
PLANNING		28,212.85	290,430.80	403,991.00	113,560.20	71.89
HIGHWAYS & STREETS						
101-446-930.000	TRAFFIC SIGNAL MAINTENANCE	5.02	92.82	1,000.00	907.18	9.28
101-448-926.000	STREET LIGHTING	3,379.51	26,226.88	65,000.00	38,773.12	40.35
101-451-970.000	ROAD CONSTRUCTION/TRI PARTY	33,435.40	183,001.80	212,500.00	29,498.20	86.12
HIGHWAYS & STREETS		36,819.93	209,321.50	278,500.00	69,178.50	75.16
TRANSPORTATION						
101-672-757.000	OPERATING SUPPLIES	0.00	128.36	0.00	(128.36)	100.00
101-672-880.000	WOTA PARTICIPATION	0.00	220,000.00	220,000.00	0.00	100.00
TRANSPORTATION		0.00	220,128.36	220,000.00	(128.36)	100.06
SENIOR CENTER						
101-757-703.000	SALARIES SENIOR DIRECTOR	4,459.20	45,341.96	58,735.00	13,393.04	77.20
101-757-704.000	SALARIES PROGRAM DEVELOPER	3,913.34	39,883.54	51,650.00	11,766.46	77.22
101-757-709.000	OVERTIME	0.00	0.00	500.00	500.00	0.00
101-757-715.000	SOCIAL SECURITY	629.04	6,405.12	8,525.00	2,119.88	75.13
101-757-716.000	HOSP & OPTICAL INSURANCE	4,711.32	31,793.43	43,000.00	11,206.57	73.94
101-757-717.000	GROUP LIFE INSURANCE	15.70	141.30	220.00	78.70	64.23
101-757-718.000	PENSION	1,962.42	15,281.34	19,040.00	3,758.66	80.26
101-757-718.001	HEALTH CARE SAVINGS PROGRAM	100.00	900.00	1,200.00	300.00	75.00
101-757-719.000	WORKERS COMP INSURANCE	0.00	211.40	680.00	468.60	31.63
101-757-722.000	UNEMPLOYMENT INSURANCE	0.00	386.80	540.00	153.20	71.63

PERIOD ENDING 09/30/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 09/30/2022	YTD BALANCE 09/30/2022	2022 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
101-757-724.000	DENTAL INSURANCE	125.24	1,090.04	1,450.00	359.96	75.18
101-757-751.000	SENIOR ACTIVITIES	1,792.26	14,241.17	33,000.00	18,758.83	43.16
101-757-757.000	OPERATING SUPPLIES	0.00	1,179.16	2,000.00	820.84	58.96
101-757-853.000	TELEPHONE	0.00	1,119.80	3,000.00	1,880.20	37.33
101-757-860.000	MILEAGE	33.13	33.13	0.00	(33.13)	100.00
101-757-864.000	CONFERENCES & MEETINGS	0.00	0.00	500.00	500.00	0.00
101-757-910.000	INSURANCE	0.00	2,498.53	3,350.00	851.47	74.58
101-757-921.000	ELECTRIC	563.62	4,353.17	5,000.00	646.83	87.06
101-757-922.000	UTILITIES	0.00	1,392.79	2,000.00	607.21	69.64
101-757-923.000	HEAT	0.00	1,662.97	2,300.00	637.03	72.30
101-757-931.000	BUILDING MAINTENANCE	640.49	6,918.91	10,000.00	3,081.09	69.19
101-757-957.000	SUBSCRIPTIONS	0.00	0.00	150.00	150.00	0.00
101-757-958.000	MEMBERSHIPS & DUES	0.00	75.00	150.00	75.00	50.00
101-757-962.000	MISCELLANEOUS	0.00	0.00	1,500.00	1,500.00	0.00
101-757-976.000	ADD & IMPROVEMENTS	0.00	0.00	7,000.00	7,000.00	0.00
SENIOR CENTER		18,945.76	174,909.56	255,490.00	80,580.44	68.46
RETIREE BENEFITS						
101-863-730.000	RETIREE HEALTH INSURANCE	9,392.47	76,288.60	100,000.00	23,711.40	76.29
101-863-730.003	OPEB FUNDING	0.00	270,000.00	270,000.00	0.00	100.00
RETIREE BENEFITS		9,392.47	346,288.60	370,000.00	23,711.40	93.59
OTHER						
101-299-956.000	UNALLOCATED MISCELLANEOUS	499.46	11,103.40	15,000.00	3,896.60	74.02
101-863-801.000	PAYROLL SERVICE	1,103.82	15,696.35	25,000.00	9,303.65	62.79
101-906-991.000	PRINCIPAL-CAPITAL LEASE	0.00	4,063.99	6,200.00	2,136.01	65.55
101-906-995.000	INTEREST-CAPITAL LEASE	0.00	360.01	750.00	389.99	48.00
OTHER		1,603.28	31,223.75	46,950.00	15,726.25	3.30
ORDINANCE						
101-372-706.001	SALARIES ORDINANCE OFFICER	4,764.45	48,394.27	62,690.00	14,295.73	77.20
101-372-706.002	PART-TIME ORDINANCE	210.00	1,800.00	3,000.00	1,200.00	60.00
101-372-709.000	OVERTIME	0.00	0.00	1,000.00	1,000.00	0.00
101-372-715.000	SOCIAL SECURITY	347.26	3,539.55	7,000.00	3,460.45	50.57
101-372-716.000	HOSP & OPTICAL INSURANCE	1,821.09	18,928.76	26,750.00	7,821.24	70.76
101-372-717.000	GROUP LIFE INSURANCE	7.85	70.65	110.00	39.35	64.23
101-372-718.000	PENSION	1,915.71	14,516.88	17,900.00	3,383.12	81.10
101-372-719.000	WORKERS COMP INSURANCE	0.00	222.57	890.00	667.43	25.01
101-372-722.000	UNEMPLOYMENT INSURANCE	0.00	192.57	270.00	77.43	71.32
101-372-724.000	DENTAL INSURANCE	109.71	954.87	1,300.00	345.13	73.45
101-372-744.000	UNIFORMS-ORDINANCE	0.00	0.00	500.00	500.00	0.00
101-372-757.000	OPERATING SUPPLIES	0.00	0.00	200.00	200.00	0.00
101-372-853.000	CELLULAR PHONE	51.15	409.35	800.00	390.65	51.17
101-372-863.000	VEHICLE MAINTENANCE	4.00	1,260.00	3,000.00	1,740.00	42.00
101-372-864.000	CONFERENCE & MEETINGS	0.00	0.00	750.00	750.00	0.00
101-372-867.000	GASOLINE	0.00	44.20	1,700.00	1,655.80	2.60
101-372-910.000	INSURANCE	0.00	868.17	900.00	31.83	96.46
101-372-955.000	ORDINANCE ENFORCEMENTS COSTS	28.00	897.00	5,000.00	4,103.00	17.94
101-372-958.000	MEMBERSHIPS & DUES	0.00	0.00	150.00	150.00	0.00
101-372-960.000	TRAINING	0.00	0.00	500.00	500.00	0.00
101-372-962.000	MISCELLANEOUS	0.00	0.00	250.00	250.00	0.00
101-372-963.000	DANGEROUS BLDG DEMOLITIONS	0.00	28.00	10,000.00	9,972.00	0.00
ORDINANCE		9,259.22	92,126.84	144,660.00	52,533.16	6

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP

Section 6, Item A.

PERIOD ENDING 09/30/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR	YTD BALANCE	2022	AVAILABLE	% BDT
		MONTH	09/30/2022	AMENDED BUDGET	BALANCE	USED
		09/30/2022	09/30/2022			
Fund 101 - GENERAL FUND						
Expenditures						
OTHER						
101-000-934.000	CASH BONDS DEDUCTIONS	0.00	0.00	600,000.00	600,000.00	0.00
101-000-934.001	GRINDERS-DEDUCTIONS	0.00	0.00	300,000.00	300,000.00	0.00
OTHER		0.00	0.00	900,000.00	900,000.00	3.30
TOTAL EXPENDITURES		425,189.48	4,386,863.01	6,727,348.00	2,340,484.99	65.21
Fund 101 - GENERAL FUND:						
TOTAL REVENUES		9,689.66	4,140,030.09	6,727,348.00	2,587,317.91	61.54
TOTAL EXPENDITURES		425,189.48	4,386,863.01	6,727,348.00	2,340,484.99	65.21
NET OF REVENUES & EXPENDITURES		(415,499.82)	(246,832.92)	0.00	246,832.92	100.00

PERIOD ENDING 09/30/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR		2022 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
		MONTH 09/30/2022	YTD BALANCE 09/30/2022			
Fund 206 - FIRE						
Revenues						
REVENUES						
206-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	235,304.00	235,304.00	0.00
206-000-402.000	TAX COLLECTIONS	0.00	3,561,453.80	3,552,981.00	(8,472.80)	100.24
206-000-607.000	PERMIT AND INSPECTION FEES	0.00	1,110.00	1,000.00	(110.00)	111.00
206-000-626.000	COST RECOVERY REVENUE	200.00	2,215.00	0.00	(2,215.00)	100.00
206-000-630.000	AMBULANCE TRANSPORTATION REVENUE	834.70	3,875.75	0.00	(3,875.75)	100.00
206-000-665.000	INTEREST	0.00	25,063.55	17,000.00	(8,063.55)	147.43
206-000-673.000	SALE OF FIXED ASSETS	0.00	69,750.00	0.00	(69,750.00)	100.00
206-000-695.000	MISC REVENUE	1,199.26	2,166.63	2,000.00	(166.63)	108.33
206-336-977.002	USE OF FUND BALANCE	0.00	0.00	570,000.00	570,000.00	0.00
REVENUES		2,233.96	3,665,634.73	4,378,285.00	712,650.27	83.72
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TOTAL REVENUES		2,233.96	3,665,634.73	4,378,285.00	712,650.27	83.72
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Expenditures						
OTHER						
206-336-801.001	HR SERVICES	0.00	0.00	42,700.00	42,700.00	0.00
OTHER		0.00	0.00	42,700.00	42,700.00	66.11
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CIVIL SERVICE						
206-220-710.000	FEES & PER DIEM	0.00	0.00	1,000.00	1,000.00	0.00
206-220-727.000	SUPPLIES	0.00	0.00	500.00	500.00	0.00
206-220-903.000	LEGAL NOTICES	0.00	0.00	500.00	500.00	0.00
CIVIL SERVICE		0.00	0.00	2,000.00	2,000.00	0.00
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SALARIES						
206-336-705.000	SALARIES CHIEF	7,873.92	77,812.92	103,000.00	25,187.08	75.55
206-336-705.001	SALARIES CAPTAIN	20,920.64	216,476.87	269,200.00	52,723.13	80.41
206-336-706.001	SALARIES FIRE SERGEANT	29,373.68	331,513.70	433,420.00	101,906.30	76.49
206-336-706.003	SALARIES CLERICAL	4,219.06	18,985.75	32,000.00	13,014.25	59.33
206-336-706.005	SALARIES FIREFIGHTERS	44,302.28	407,490.05	813,200.00	405,709.95	50.11
206-336-706.007	FIRE MARSHAL/DEPUTY CHIEF	6,772.80	69,045.49	88,040.00	18,994.51	78.43
206-336-709.000	OVERTIME	8,407.49	61,429.85	72,100.00	10,670.15	85.20
206-336-710.000	PART TIME STAFF	2,351.20	26,602.88	50,000.00	23,397.12	53.21
206-336-720.000	HOLIDAY/PERSONAL PAY	114.02	74,557.96	212,600.00	138,042.04	35.07
SALARIES		124,335.09	1,283,915.47	2,073,560.00	789,644.53	61.92
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PAYROLL BENEFITS						
206-336-715.000	SOCIAL SECURITY	9,494.23	96,707.61	159,000.00	62,292.39	60.82
206-336-716.000	HOSP & OPTICAL INSURANCE	24,091.45	240,854.37	459,725.00	218,870.63	52.39
206-336-716.002	RETIREE HEALTH CARE PREMIUMS	4,697.69	47,229.68	30,000.00	(17,229.68)	157.43
206-336-717.000	GROUP LIFE INSURANCE	164.85	1,342.35	2,500.00	1,157.65	53.69
206-336-718.000	PENSION	31,696.01	275,457.59	356,900.00	81,442.41	77.18
206-336-718.002	HEALTH CARE SAVINGS PLAN	1,765.66	15,421.80	22,500.00	7,078.20	68.54
206-336-718.003	OPEB FUNDING	0.00	150,000.00	150,000.00	0.00	100.00
206-336-719.000	WORKERS COMP INSURANCE	0.00	47,916.24	90,000.00	42,083.76	53.24
206-336-722.000	UNEMPLOYMENT INSURANCE	158.69	4,727.74	6,250.00	1,522.26	75.64
206-336-724.000	DENTAL INSURANCE	2,056.36	12,800.77	20,500.00	7,699.23	69.44
PAYROLL BENEFITS		74,124.94	892,458.15	1,297,375.00	404,916.85	66.12

PERIOD ENDING 09/30/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR	YTD BALANCE	2022	AVAILABLE	% BDGT
		MONTH	09/30/2022	AMENDED BUDGET	BALANCE	USED
		09/30/2022	09/30/2022			
Fund 206 - FIRE						
Expenditures						
OTHER						
206-336-727.000	OFFICE SUPPLIES	441.47	3,668.62	4,000.00	331.38	91.72
206-336-730.000	POSTAGE, SHIPPING	9.62	54.06	200.00	145.94	27.03
206-336-744.000	UNIFORMS	1,631.35	16,807.35	20,000.00	3,192.65	84.04
206-336-744.002	FOOD ALLOWANCE	2,654.17	7,874.21	11,050.00	3,175.79	71.26
206-336-757.000	OPERATING SUPPLIES	492.51	33,768.67	29,000.00	(4,768.67)	116.44
206-336-758.000	OXYGEN & AIR	106.25	1,360.71	2,500.00	1,139.29	54.43
206-336-767.000	MEDICAL SUPPLIES	1,424.67	9,780.03	20,000.00	10,219.97	48.90
206-336-801.000	CONSULTANT/PROFESSIONAL SERVICES	0.00	680.41	1,500.00	819.59	45.36
206-336-807.000	AUDIT FEES	0.00	5,000.00	5,000.00	0.00	100.00
206-336-826.000	LEGAL FEES	364.00	4,277.50	10,000.00	5,722.50	42.78
206-336-826.002	TAX TRIBUNAL REFUNDS	0.00	0.00	4,000.00	4,000.00	0.00
206-336-835.000	MEDICAL SERVICES	0.00	5,236.54	6,000.00	763.46	87.28
206-336-851.000	RADIO MAINTENANCE	0.00	0.00	2,000.00	2,000.00	0.00
206-336-853.000	CELL PHONES	243.03	1,971.25	3,500.00	1,528.75	56.32
206-336-853.001	TELEPHONE STATION 1	0.00	931.82	2,000.00	1,068.18	46.59
206-336-853.002	TELEPHONE STATION 2	0.00	423.86	1,200.00	776.14	35.32
206-336-853.003	TELEPHONE STATION 3	0.00	360.16	1,000.00	639.84	36.02
206-336-863.001	VEHICLE MAINTENANCE	5,499.15	33,772.99	58,000.00	24,227.01	58.23
206-336-863.002	TIRES	0.00	0.00	10,000.00	10,000.00	0.00
206-336-864.000	CONFERENCES & MEETINGS	1,231.11	4,746.33	3,500.00	(1,246.33)	135.61
206-336-867.000	GASOLINE	3,075.09	22,396.80	25,000.00	2,603.20	89.59
206-336-903.000	LEGAL NOTICES	0.00	0.00	200.00	200.00	0.00
206-336-910.000	INSURANCE	0.00	48,868.89	60,000.00	11,131.11	81.45
206-336-921.001	ELECTRIC STATION 1	936.25	8,964.80	13,500.00	4,535.20	66.41
206-336-921.002	ELECTRIC STATION 2	416.19	3,493.18	5,500.00	2,006.82	63.51
206-336-921.003	ELECTRIC STATION 3	333.17	1,784.53	2,500.00	715.47	71.38
206-336-923.001	HEAT STATION 1	222.76	3,530.74	5,000.00	1,469.26	70.61
206-336-923.002	HEAT STATION 2	0.00	1,516.66	3,000.00	1,483.34	50.56
206-336-923.003	HEAT STATION 3	22.25	1,271.28	3,000.00	1,728.72	42.38
206-336-931.001	MAINTENANCE STATION 1	5,496.35	17,364.09	15,000.00	(2,364.09)	115.76
206-336-931.002	MAINTENANCE STATION 2	(206.00)	11,036.57	11,000.00	(36.57)	100.33
206-336-931.003	MAINTENANCE STATION 3	91.56	2,372.52	4,000.00	1,627.48	59.31
206-336-933.000	EQUIPMENT MAINTENANCE	2,877.00	10,103.02	17,000.00	6,896.98	59.43
206-336-957.000	SUBSCRIPTIONS	0.00	1,899.00	4,500.00	2,601.00	42.20
206-336-958.000	MEMBERSHIPS & DUES	0.00	4,247.05	8,000.00	3,752.95	53.09
206-336-960.000	TRAINING	1,644.94	14,683.62	18,000.00	3,316.38	81.58
206-336-962.000	MISCELLANEOUS	3,507.22	3,572.22	3,000.00	(572.22)	119.07
OTHER		32,514.11	287,819.48	392,650.00	104,830.52	66.11
AQUISTITIONS						
206-336-977.000	EQUIPMENT ACQUISITIONS 04M	787.00	58,908.83	545,000.00	486,091.17	10.81
206-336-977.001	SUPPLY ACQUISITIONS 04M	0.00	15,683.72	25,000.00	9,316.28	62.73
AQUISTITIONS		787.00	74,592.55	570,000.00	495,407.45	13.09
TOTAL EXPENDITURES						
		231,761.14	2,538,785.65	4,378,285.00	1,839,499.35	57.99
Fund 206 - FIRE:						
TOTAL REVENUES		2,233.96	3,665,634.73	4,378,285.00	712,650.27	8
TOTAL EXPENDITURES		231,761.14	2,538,785.65	4,378,285.00	1,839,499.35	5
NET OF REVENUES & EXPENDITURES		(229,527.18)	1,126,849.08	0.00	(1,126,849.08)	100.00

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REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP

Section 6, Item A.

PERIOD ENDING 09/30/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR	YTD BALANCE	2022	AVAILABLE	% BGD
		MONTH	09/30/2022	AMENDED BUDGET	BALANCE	USED

PERIOD ENDING 09/30/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 09/30/2022	YTD BALANCE 09/30/2022	2022 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 207 - POLICE						
Revenues						
REVENUES						
207-000-393.000	DESIGNATED FUND BALANCE	0.00	0.00	792,682.00	792,682.00	0.00
207-000-402.000	TAX COLLECTIONS	0.00	5,803,692.87	5,789,808.00	(13,884.87)	100.24
207-000-530.000	FEDERAL GRANTS	2,385.00	2,385.00	0.00	(2,385.00)	100.00
207-000-530.001	GRANTS - OTHER	6,280.90	36,206.60	0.00	(36,206.60)	100.00
207-000-546.000	CRIMINAL JUSTICE TRNG 302 FUNDS	0.00	1,588.16	4,500.00	2,911.84	35.29
207-000-577.000	LIQUOR LICENSES	0.00	14,009.31	11,000.00	(3,009.31)	127.36
207-000-601.000	LIASON OFFICER REIMBURSEMENT	0.00	51,375.00	30,000.00	(21,375.00)	171.25
207-000-607.000	SEX OFFENDERS REGISTRY FEE	50.00	2,750.00	1,500.00	(1,250.00)	183.33
207-000-608.001	WARRANT PROCESSING FEES	90.00	730.00	1,000.00	270.00	73.00
207-000-626.000	COST RECOVERY REVENUE	2,147.38	2,147.38	0.00	(2,147.38)	100.00
207-000-627.000	DUPLICATING & PHOTOSTAT	791.11	2,247.81	2,500.00	252.19	89.91
207-000-656.000	ORDINANCE FINES & COSTS	12,167.49	113,380.43	110,000.00	(3,380.43)	103.07
207-000-665.000	INTEREST	0.00	21,980.86	14,000.00	(7,980.86)	157.01
207-000-665.002	INTEREST INCOME-TAX FUND	0.00	0.00	1,500.00	1,500.00	0.00
207-000-673.000	SALE OF FIXED ASSETS	48,583.00	58,483.00	20,000.00	(38,483.00)	292.42
207-000-684.000	CROSSING GUARDS REIMBURSEMENT	0.00	0.00	4,000.00	4,000.00	0.00
207-000-685.000	OAKLAND CTY 911 REIMBURSEMENT	0.00	6,153.00	5,500.00	(653.00)	111.87
207-000-690.000	INSURANCE REBATES	0.00	320.57	0.00	(320.57)	100.00
207-000-695.000	MISCELLANEOUS REVENUE	7,903.38	36,953.83	1,000.00	(35,953.83)	3,695.38
REVENUES		80,398.26	6,154,403.82	6,788,990.00	634,586.18	90.65
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TOTAL REVENUES		80,398.26	6,154,403.82	6,788,990.00	634,586.18	90.65
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Expenditures						
OTHER						
207-301-801.001	HR SERVICES	0.00	0.00	64,000.00	64,000.00	0.00
OTHER		0.00	0.00	64,000.00	64,000.00	63.26
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CIVIL SERVICE						
207-220-710.000	FEES & PER DIEM-CIVIL SVC	0.00	0.00	1,000.00	1,000.00	0.00
207-220-727.000	SUPPLIES-CIVIL SVC	117.50	117.50	1,000.00	882.50	11.75
207-220-903.000	LEGAL NOTICES-CIVIL SVC	0.00	0.00	1,000.00	1,000.00	0.00
CIVIL SERVICE		117.50	117.50	3,000.00	2,882.50	3.92
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SALARIES						
207-301-705.000	SALARIES CHIEF	8,141.12	82,161.20	106,605.00	24,443.80	77.07
207-301-706.001	SALARIES LIEUTENANTS	21,370.26	166,759.61	294,278.00	127,518.39	56.67
207-301-706.002	SALARIES SERGEANTS	27,089.13	282,811.77	363,900.00	81,088.23	77.72
207-301-706.003	SALARIES POLICE OFFICERS	111,593.20	1,175,865.04	1,621,893.00	446,027.96	72.50
207-301-706.004	SALARIES DISPATCHERS	24,757.84	246,199.19	327,100.00	80,900.81	75.27
207-301-706.005	SALARIES CLERICAL	11,540.88	149,575.60	206,704.00	57,128.40	72.36
207-301-706.006	SALARIES CADET	4,650.00	32,715.00	46,800.00	14,085.00	69.90
207-301-709.001	OVERTIME	10,453.83	107,058.70	170,000.00	62,941.30	62.98
207-301-709.002	COURT TIME	500.46	7,393.45	45,000.00	37,606.55	16.43
207-301-709.003	SHIFT PREMIUM	0.00	0.00	25,000.00	25,000.00	0.00
207-301-720.000	HOLIDAY PAY	0.00	0.00	126,000.00	126,000.00	0.00
SALARIES		220,096.72	2,250,539.56	3,333,280.00	1,082,740.44	67.52
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PAYROLL BENEFITS						
207-301-715.000	SOCIAL SECURITY	16,417.60	167,085.42	257,000.00	89,914.58	65.01

PERIOD ENDING 09/30/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR		2022 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
		MONTH 09/30/2022	YTD BALANCE 09/30/2022			
Fund 207 - POLICE						
Expenditures						
207-301-716.000	HOSP & OPTICAL INSURANCE	43,624.31	485,206.38	747,000.00	261,793.62	64.95
207-301-716.001	RETIREE HOSP & OPTICAL INSURANCE	24,055.87	240,069.09	359,750.00	119,680.91	66.73
207-301-717.000	GROUP LIFE INSURANCE	290.45	2,637.60	4,320.00	1,682.40	61.06
207-301-718.000	PENSION	59,725.20	539,418.64	734,350.00	194,931.36	73.46
207-301-718.001	HEALTH CARE SAVINGS PROGRAM	4,530.93	43,910.11	60,000.00	16,089.89	73.18
207-301-718.003	OPEB FUNDING	0.00	250,000.00	250,000.00	0.00	100.00
207-301-719.000	WORKERS COMP INSURANCE	0.00	36,809.05	87,300.00	50,490.95	42.16
207-301-722.000	UNEMPLOYMENT INSURANCE	47.24	8,096.76	11,340.00	3,243.24	71.40
207-301-724.000	DENTAL INSURANCE	2,978.69	25,078.99	34,000.00	8,921.01	73.76
		<u>151,670.29</u>	<u>1,798,312.04</u>	<u>2,545,060.00</u>	<u>746,747.96</u>	<u>70.66</u>
PAYROLL BENEFITS						
OTHER						
207-301-727.000	OFFICE SUPPLIES	555.78	6,350.79	11,000.00	4,649.21	57.73
207-301-729.000	PRINTING	0.00	0.00	500.00	500.00	0.00
207-301-741.000	FIRE ARMS, TRNG & RANGE SUPPLIES	181.12	6,315.22	7,000.00	684.78	90.22
207-301-744.000	UNIFORMS	869.26	7,872.97	6,000.00	(1,872.97)	131.22
207-301-744.004	UNIFORM ALLOWANCE PAYOUT	0.00	27,550.00	30,000.00	2,450.00	91.83
207-301-757.000	OPERATING SUPPLIES	105.18	3,661.43	12,000.00	8,338.57	30.51
207-301-805.000	SEX OFFENDERS REGISTRY FEE	30.00	1,650.00	1,500.00	(150.00)	110.00
207-301-807.000	AUDIT FEES	0.00	4,000.00	4,500.00	500.00	88.89
207-301-818.000	COMPUTER SERVICES	0.00	5,629.24	10,000.00	4,370.76	56.29
207-301-826.000	LEGAL FEES-PROSECUTIONS	7,500.00	60,000.00	91,000.00	31,000.00	65.93
207-301-826.001	TAX TRIBUNAL REFUNDS	0.00	0.00	8,000.00	8,000.00	0.00
207-301-826.002	LEGAL FEES - LABOR RELATED	0.00	6,600.50	30,000.00	23,399.50	22.00
207-301-851.000	EQUIPMENT REPAIRS	0.00	0.00	3,000.00	3,000.00	0.00
207-301-853.000	TELEPHONE	261.37	6,620.28	15,000.00	8,379.72	44.14
207-301-860.000	MILEAGE	0.00	0.00	1,000.00	1,000.00	0.00
207-301-861.000	WITNESS FEES	0.00	54.30	1,000.00	945.70	5.43
207-301-863.001	VEHICLE MAINTENANCE	3,088.63	22,084.05	45,000.00	22,915.95	49.08
207-301-863.002	TIRES	240.99	2,009.90	4,000.00	1,990.10	50.25
207-301-864.000	CONFERENCES	45.00	4,415.92	7,000.00	2,584.08	63.08
207-301-867.000	GASOLINE	7,118.70	56,929.85	60,000.00	3,070.15	94.88
207-301-903.000	LEGAL NOTICES	0.00	0.00	500.00	500.00	0.00
207-301-910.000	INSURANCE	0.00	131,169.71	155,000.00	23,830.29	84.63
207-301-931.001	BLDG MAINTENANCE & SUPPLIES	363.50	9,216.60	11,000.00	1,783.40	83.79
207-301-933.000	EQUIP LEASE/ MAINT CONTRACTS	131.79	36,218.19	55,000.00	18,781.81	65.85
207-301-934.000	OFFICE EQUIP MAINTENANCE	0.00	758.15	6,000.00	5,241.85	12.64
207-301-958.000	MEMBERSHIPS & DUES	0.00	2,075.00	2,000.00	(75.00)	103.75
207-301-960.000	TRAINING	575.00	25,189.50	16,000.00	(9,189.50)	157.43
207-301-960.001	CRIMINAL JUSTICE TRNG 302 FUNDS	0.00	0.00	5,700.00	5,700.00	0.00
207-301-960.002	SNC (STATE 911) TRAINING FUNDS	0.00	227.13	5,400.00	5,172.87	4.21
207-301-962.001	MISCELLANEOUS	265.50	2,346.25	8,000.00	5,653.75	29.33
207-301-962.003	EVIDENCE COLLECTION	100.00	1,293.54	4,000.00	2,706.46	32.34
		<u>21,431.82</u>	<u>430,238.52</u>	<u>616,100.00</u>	<u>185,861.48</u>	<u>63.26</u>
OTHER						
AQUISTITIONS						
207-301-977.000	EQUIPMENT ACQUISITIONS	950.00	132,572.70	200,000.00	67,427.30	66.29
207-301-977.001	EQUIPMENT ACQUISITIONS (GRANT)	1,900.00	1,900.00	0.00	(1,900.00)	100.00
207-301-977.003	ACCREDITATION, SOFTWARE, MTCE	0.00	5,876.37	8,000.00	2,123.63	73.45
		<u>2,850.00</u>	<u>140,349.07</u>	<u>208,000.00</u>	<u>67,650.93</u>	<u>67.48</u>
CROSSING GUARDS						
207-316-707.000	SALARIES PT - CROSSING GUARDS	1,493.00	10,763.00	16,800.00	6,037.00	63.43
207-316-715.000	SOCIAL SECURITY-CROSSING GUARDS	114.22	614.60	1,285.00	670.40	47.83

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP
 PERIOD ENDING 09/30/2022

Section 6, Item A.

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 09/30/2022	YTD BALANCE 09/30/2022	2022 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 207 - POLICE						
Expenditures						
207-316-719.000	WORKERS COMP -CROSSING GUARDS	0.00	300.32	960.00	659.68	31.28
207-316-722.000	UNEMPLOYMENT INSUR CROSSING GUARDS	31.36	168.06	505.00	336.94	33.28
CROSSING GUARDS		<u>1,638.58</u>	<u>11,845.98</u>	<u>19,550.00</u>	<u>7,704.02</u>	<u>60.59</u>
TOTAL EXPENDITURES		<u>397,804.91</u>	<u>4,631,402.67</u>	<u>6,788,990.00</u>	<u>2,157,587.33</u>	<u>68.22</u>
Fund 207 - POLICE:						
TOTAL REVENUES		80,398.26	6,154,403.82	6,788,990.00	634,586.18	90.65
TOTAL EXPENDITURES		<u>397,804.91</u>	<u>4,631,402.67</u>	<u>6,788,990.00</u>	<u>2,157,587.33</u>	<u>68.22</u>
NET OF REVENUES & EXPENDITURES		<u>(317,406.65)</u>	<u>1,523,001.15</u>	<u>0.00</u>	<u>(1,523,001.15)</u>	<u>100.00</u>

PERIOD ENDING 09/30/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR	YTD BALANCE	2022	AVAILABLE	% BDGT
		MONTH	09/30/2022	AMENDED BUDGET	BALANCE	USED
		09/30/2022	09/30/2022			
Fund 208 - PARKS AND RECREATION FUND						
Revenues						
REVENUES						
208-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	917,889.00	917,889.00	0.00
208-000-402.000	PARKS AND RECREATION TAX COLLECTIONS	0.00	373,452.45	372,611.00	(841.45)	100.23
208-000-530.000	GRANT REVENUES	0.00	20.00	0.00	(20.00)	100.00
208-000-652.000	FIELD RENTAL	0.00	7,165.00	6,000.00	(1,165.00)	119.42
208-000-665.000	INTEREST	0.00	2,922.34	3,500.00	577.66	83.50
208-000-695.000	MISCELLANEOUS REVENUE	0.00	500.00	0.00	(500.00)	100.00
REVENUES		0.00	384,059.79	1,300,000.00	915,940.21	29.54
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TOTAL REVENUES		0.00	384,059.79	1,300,000.00	915,940.21	29.54
Expenditures						
EXPENSES						
208-000-710.000	FEE'S AND PER DIEM	0.00	903.87	2,250.00	1,346.13	40.17
208-000-715.000	SOC SEC & MEDICARE TAX	0.00	27.81	250.00	222.19	11.12
208-000-720.000	EVENT EXPENSES	0.00	3,129.95	3,000.00	(129.95)	104.33
208-000-722.000	MI UNEMPLOYMENT TAX	0.00	3.15	50.00	46.85	6.30
208-000-801.000	PROFESSIONAL SERVICES	8,154.00	18,418.40	35,000.00	16,581.60	52.62
208-000-903.000	LEGAL PUBLICATIONS	0.00	0.00	250.00	250.00	0.00
208-000-910.000	INSURANCE	0.00	4,614.61	5,000.00	385.39	92.29
208-000-921.000	ELECTRIC JUDY HAWLEY PARK	147.81	499.17	1,000.00	500.83	49.92
208-000-921.001	ELECTRIC - VETTER PARK	16.09	134.23	1,000.00	865.77	13.42
208-000-922.000	UTILITIES- PARKS	0.00	3,090.00	3,400.00	310.00	90.88
208-000-931.001	GROUNDS MAINTENANCE	16,052.50	35,684.96	60,000.00	24,315.04	59.47
208-000-932.000	PARK EQUIPMENT	0.00	0.00	25,000.00	25,000.00	0.00
208-000-958.000	MEMBERSHIPS AND DUES	0.00	0.00	800.00	800.00	0.00
208-000-962.000	MISCELLANEOUS	0.00	0.00	3,000.00	3,000.00	0.00
208-000-972.000	PATHWAY PROJECTS	150.00	30,107.50	600,000.00	569,892.50	5.02
208-000-973.000	BLOOMER PARK IMPROVEMENTS	0.00	0.00	10,000.00	10,000.00	0.00
208-000-974.000	PARK IMPROVEMENTS	0.00	16,860.00	550,000.00	533,140.00	3.07
EXPENSES		24,520.40	113,473.65	1,300,000.00	1,186,526.35	8.73
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TOTAL EXPENDITURES		24,520.40	113,473.65	1,300,000.00	1,186,526.35	8.73
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Fund 208 - PARKS AND RECREATION FUND:						
TOTAL REVENUES		0.00	384,059.79	1,300,000.00	915,940.21	29.54
TOTAL EXPENDITURES		24,520.40	113,473.65	1,300,000.00	1,186,526.35	8.73
NET OF REVENUES & EXPENDITURES		(24,520.40)	270,586.14	0.00	(270,586.14)	100.00

PERIOD ENDING 09/30/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 09/30/2022	YTD BALANCE 09/30/2022	2022 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 249 - BUILDING DEPARTMENT FUND						
Revenues						
REVENUES						
249-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	136,368.00	136,368.00	0.00
REVENUES		0.00	0.00	136,368.00	136,368.00	0.00
BUILDING REVENUE						
249-000-452.000	CONTRACTORS GENERAL LICENSES	295.00	3,295.00	4,000.00	705.00	82.38
249-000-453.000	ELECTRICAL LICENSES	200.00	2,060.00	2,200.00	140.00	93.64
249-000-454.000	HEATING LICENSES	110.00	1,025.00	1,200.00	175.00	85.42
249-000-455.000	PLUMBING LICENSES	10.00	165.97	100.00	(65.97)	165.97
249-000-477.000	BUILDING PERMITS	44,349.00	322,613.70	350,000.00	27,386.30	92.18
249-000-478.000	ELECTRICAL PERMITS	8,330.00	67,521.50	72,000.00	4,478.50	93.78
249-000-479.000	HEATING PERMITS	8,197.50	89,597.50	105,000.00	15,402.50	85.33
249-000-480.000	PLUMBING PERMITS	6,178.00	37,362.00	45,000.00	7,638.00	83.03
249-000-482.000	PLOT PLAN REVIEWS	0.00	0.00	15,000.00	15,000.00	0.00
249-000-484.000	BUILDING PLAN REVIEWS	0.00	0.00	20,000.00	20,000.00	0.00
249-000-484.001	FIRE SAFETY REVIEWS	0.00	1,606.50	4,000.00	2,393.50	40.16
249-000-665.000	INTEREST	0.00	6,417.11	0.00	(6,417.11)	100.00
249-000-695.000	MISCELLANEOUS REVENUE	1,400.00	22,550.00	5,000.00	(17,550.00)	451.00
BUILDING REVENUE		69,069.50	554,214.28	623,500.00	69,285.72	88.89
TOTAL REVENUES		69,069.50	554,214.28	759,868.00	205,653.72	72.94
Expenditures						
SALARIES						
249-000-706.001	SALARIES BLDG OFFICIAL	6,682.06	65,894.74	87,635.00	21,740.26	75.19
249-000-706.002	SALARIES CLERICAL	8,628.92	84,283.24	110,423.00	26,139.76	76.33
249-000-706.003	CONTRACT BLDG INSPECTORS	1,380.00	38,850.00	60,000.00	21,150.00	64.75
249-000-706.005	BUILDING INSPECTOR	2,550.00	2,550.00	60,000.00	57,450.00	4.25
249-000-707.000	ELECTRICAL INSPECTOR	7,132.50	39,402.30	50,000.00	10,597.70	78.80
249-000-707.001	PLUMBING/MECHANICAL INSPECTOR	7,968.60	76,226.20	100,000.00	23,773.80	76.23
249-000-709.000	OVERTIME	0.00	0.00	10,000.00	10,000.00	0.00
SALARIES		34,342.08	307,206.48	478,058.00	170,851.52	64.26
PAYROLL BENEFITS						
249-000-715.000	SOCIAL SECURITY	1,134.98	11,233.41	21,300.00	10,066.59	52.74
249-000-716.000	HOSP & OPTICAL INSURANCE	3,701.62	31,766.15	62,115.00	30,348.85	51.14
249-000-717.000	GROUP LIFE INSURANCE	23.55	211.95	435.00	223.05	48.72
249-000-718.000	PENSION	835.52	7,723.03	11,115.00	3,391.97	69.48
249-000-718.001	HEALTH CARE SAVINGS PROGRAM	300.00	2,700.00	4,800.00	2,100.00	56.25
249-000-718.002	OPEB FUNDING	0.00	50,000.00	50,000.00	0.00	100.00
249-000-719.000	WORKERS COMP INSURANCE	0.00	1,314.77	4,220.00	2,905.23	31.16
249-000-722.000	UNEMPLOYMENT INSURANCE	0.00	574.43	685.00	110.57	83.86
249-000-724.000	DENTAL INSURANCE	282.04	2,004.84	4,240.00	2,235.16	47.28
PAYROLL BENEFITS		6,277.71	107,528.58	158,910.00	51,381.42	67.67
EXPENSES						
249-000-727.000	OFFICE SUPPLIES	130.86	2,591.39	2,000.00	(591.39)	129.57
249-000-730.000	POSTAGE	108.48	605.16	100.00	(505.16)	605.16
249-000-757.000	OPERATING SUPPLIES	0.00	433.29	2,500.00	2,066.71	1
249-000-801.000	PROFESSIONAL FEES	0.00	24,170.62	35,000.00	10,829.38	6
249-000-801.001	HR SERVICES	0.00	0.00	4,600.00	4,600.00	0.00

PERIOD ENDING 09/30/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR	YTD BALANCE	2022	AVAILABLE	% BDGT
		MONTH	09/30/2022	AMENDED BUDGET	BALANCE	USED
		09/30/2022	09/30/2022			
Fund 249 - BUILDING DEPARTMENT FUND						
Expenditures						
249-000-807.000	AUDIT FEES	0.00	3,500.00	3,500.00	0.00	100.00
249-000-853.000	CELLULAR PHONE	84.00	672.00	1,000.00	328.00	67.20
249-000-863.000	VEHICLE MAINTENANCE	16.00	224.00	1,500.00	1,276.00	14.93
249-000-864.000	CONFERENCES & MEETINGS	300.00	300.00	2,000.00	1,700.00	15.00
249-000-867.000	GASOLINE	47.46	605.52	1,500.00	894.48	40.37
249-000-910.000	INSURANCE	0.00	3,410.88	3,700.00	289.12	92.19
249-000-957.000	SUBSCRIPTIONS	0.00	0.00	1,000.00	1,000.00	0.00
249-000-958.000	MEMBERSHIPS & DUES	45.00	435.00	2,000.00	1,565.00	21.75
249-000-960.000	TRAINING	0.00	0.00	2,000.00	2,000.00	0.00
249-000-962.000	MISCELLANEOUS	81.64	622.94	500.00	(122.94)	124.59
249-000-971.000	TECHNOLOGY EQUIPMENT	0.00	4,001.10	15,000.00	10,998.90	26.67
249-000-977.000	EQUIPMENT ACQUISITIONS	0.00	0.00	45,000.00	45,000.00	0.00
EXPENSES		813.44	41,571.90	122,900.00	81,328.10	33.83
TOTAL EXPENDITURES		41,433.23	456,306.96	759,868.00	303,561.04	60.05
Fund 249 - BUILDING DEPARTMENT FUND:						
TOTAL REVENUES		69,069.50	554,214.28	759,868.00	205,653.72	72.94
TOTAL EXPENDITURES		41,433.23	456,306.96	759,868.00	303,561.04	60.05
NET OF REVENUES & EXPENDITURES		27,636.27	97,907.32	0.00	(97,907.32)	100.00

PERIOD ENDING 09/30/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR	YTD BALANCE	2022	AVAILABLE	% BGD
		MONTH	09/30/2022	AMENDED BUDGET	BALANCE	USED
		09/30/2022	09/30/2022			
Fund 591 - WATER						
Revenues						
REVENUES						
591-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	551,285.00	551,285.00	0.00
591-000-445.000	PENALTIES	0.00	8,391.34	10,314.00	1,922.66	81.36
591-000-530.000	GRANT REVENUE	0.00	11,799.63	13,524.00	1,724.37	87.25
591-000-626.000	METERS	1,449.68	26,471.71	16,910.00	(9,561.71)	156.54
591-000-627.000	METER INSTALLATIONS	300.00	4,575.00	4,000.00	(575.00)	114.38
591-000-642.000	WATER	1,600.20	852,941.26	1,008,401.00	155,459.74	84.58
591-000-650.000	MISC SERVICE CHARGES	400.00	6,007.86	5,591.00	(416.86)	107.46
591-000-650.001	SPRINKLER SYSTEM	150.00	42,537.08	1,710.00	(40,827.08)	2,487.55
591-000-665.000	INTEREST EARNED	0.00	3,727.83	2,000.00	(1,727.83)	186.39
591-000-665.004	INTEREST - CAPITAL FUND	0.00	7,776.20	8,000.00	223.80	97.20
591-000-665.011	INTEREST INCOME M59 EAST (7)	0.00	458.91	0.00	(458.91)	100.00
591-000-665.015	INTEREST INCOME SIGNED AGREEMENTS	0.00	44.75	0.00	(44.75)	100.00
591-000-673.000	SALE OF FIXED ASSETS	0.00	0.00	25,000.00	25,000.00	0.00
591-000-674.001	CONNECTION FEES	9,100.00	95,550.00	107,432.00	11,882.00	88.94
591-000-695.000	MISCELLANEOUS INCOME	0.00	3,758.68	5,000.00	1,241.32	75.17
591-000-696.002	DWRP LOAN REIMBURSEMENTS	0.00	1,223,339.00	0.00	(1,223,339.00)	100.00
591-000-699.000	SEWER ADMIN FEES	0.00	0.00	155,000.00	155,000.00	0.00
REVENUES		12,999.88	2,287,379.25	1,914,167.00	(373,212.25)	119.50
TOTAL REVENUES		12,999.88	2,287,379.25	1,914,167.00	(373,212.25)	119.50
Expenditures						
OFFICE SUPPLIES						
591-000-727.000	OFFICE SUPPLIES	217.72	3,781.73	6,000.00	2,218.27	63.03
591-000-730.000	POSTAGE	304.96	3,139.93	3,000.00	(139.93)	104.66
OFFICE SUPPLIES		522.68	6,921.66	9,000.00	2,078.34	76.91
OTHER						
591-000-958.000	DUES & MISC	0.00	1,387.00	5,000.00	3,613.00	27.74
591-000-960.000	EDUCATION & TRAINING	482.85	7,320.50	5,000.00	(2,320.50)	146.41
591-000-962.000	MISCELLANEOUS	0.00	327.00	1,000.00	673.00	32.70
591-000-968.000	DEPRECIATION WATER SYSTEM	0.00	0.00	325,000.00	325,000.00	0.00
591-000-969.000	DEPRECIATION & AMORTIZATION	0.00	0.00	70,000.00	70,000.00	0.00
591-000-976.000	BOND INTEREST-DWRP	0.00	18,310.32	15,150.00	(3,160.32)	120.86
591-000-991.001	PRINCIPAL COPIER LEASE	144.03	1,257.18	1,650.00	392.82	76.19
591-000-995.000	MISC SERVICE CHARGES	0.00	1,557.70	0.00	(1,557.70)	100.00
591-000-995.001	WELL HEAD PROTECTION PROGRAM	0.00	28,445.83	33,000.00	4,554.17	86.20
591-000-995.002	INTEREST COPIER LEASE	3.97	74.82	135.00	60.18	55.42
OTHER		630.85	58,680.35	455,935.00	397,254.65	13.04
SALARIES						
591-000-703.000	MANAGER SALARIES	7,509.76	72,782.90	97,000.00	24,217.10	75.03
591-000-706.000	WAGES CLERICAL	7,793.06	78,055.06	98,600.00	20,544.94	79.16
591-000-707.000	WAGES MAINTENANCE	6,817.53	65,439.02	145,825.00	80,385.98	44.88
591-000-707.001	WAGES PART TIME	0.00	29,876.85	30,000.00	123.15	99.59
591-000-707.002	WEEKEND ON CALL WATER OPERATOR	137.72	1,271.12	4,000.00	2,728.88	31.78
591-000-709.000	WAGES OVERTIME	2,597.07	10,643.24	10,000.00	(643.24)	106.43
SALARIES		24,855.14	258,068.19	385,425.00	127,356.81	6
PAYROLL BENEFITS						

PERIOD ENDING 09/30/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR		2022 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
		MONTH 09/30/2022	YTD BALANCE 09/30/2022			
Fund 591 - WATER						
Expenditures						
591-000-715.000	SOCIAL SECURITY	1,868.15	19,509.13	29,540.00	10,030.87	66.04
591-000-716.000	HOSP & OPTICAL INSURANCE	5,031.94	48,404.04	129,820.00	81,415.96	37.29
591-000-717.000	GROUP LIFE INSURANCE	39.25	329.70	650.00	320.30	50.72
591-000-718.000	PENSION	1,308.53	12,509.60	18,370.00	5,860.40	68.10
591-000-718.001	HEALTH CARE SAVINGS PLAN	500.00	4,400.00	7,200.00	2,800.00	61.11
591-000-719.000	WORKERS COMP INSURANCE	0.00	4,246.98	12,220.00	7,973.02	34.75
591-000-720.000	OTHER POST RETIREMENT BENEFITS	0.00	70,000.00	70,000.00	0.00	100.00
591-000-722.000	UNEMPLOYMENT INSURANCE	0.00	1,821.22	2,200.00	378.78	82.78
591-000-724.000	DENTAL INSURANCE	349.04	2,295.74	4,600.00	2,304.26	49.91
PAYROLL BENEFITS		9,096.91	163,516.41	274,600.00	111,083.59	59.55
OTHER						
591-000-976.005	BOND INTEREST NORDIC DR MAIN	0.00	910.35	950.00	39.65	95.83
OTHER		0.00	910.35	950.00	39.65	13.04
OPERATING EXPENSES						
591-000-740.000	OPERATING SUPPLIES	0.00	7,988.63	9,000.00	1,011.37	88.76
591-000-744.000	SAFETY GEAR AND CLOTHING	110.00	13,689.92	4,000.00	(9,689.92)	342.25
591-000-745.000	SYSTEM CHEMICALS	2,962.00	42,277.68	50,000.00	7,722.32	84.56
591-000-748.000	TESTING WATER SYSTEMS	727.00	9,342.37	13,800.00	4,457.63	67.70
591-000-748.004	TESTING VILL ACRES	0.00	892.00	0.00	(892.00)	100.00
591-000-750.000	OPERATING SUPPLIES METERS	128.10	15,972.76	100,000.00	84,027.24	15.97
591-000-750.001	OPERATING SUPP METER TRANSMITT	0.00	0.00	40,000.00	40,000.00	0.00
591-000-755.000	OPERATING SUPPLIES TOOLS	122.96	2,805.95	8,000.00	5,194.05	35.07
591-000-801.000	FINANCIAL CONSULT FEES	364.00	2,664.00	5,000.00	2,336.00	53.28
591-000-801.001	HR SERVICES	0.00	0.00	9,150.00	9,150.00	0.00
591-000-802.000	ENG & ARCH FEES	0.00	45,192.75	50,000.00	4,807.25	90.39
591-000-803.000	IRON FILTRATION EXPENSES	0.00	13,078.95	16,400.00	3,321.05	79.75
591-000-807.000	ACCOUNTING & AUDITING	0.00	4,000.00	4,000.00	0.00	100.00
591-000-818.000	CONTRACTED SERVICES	3,205.15	34,443.23	40,000.00	5,556.77	86.11
591-000-826.000	ATTORNEY FEES	0.00	1,458.00	6,000.00	4,542.00	24.30
591-000-853.000	TELEPHONE/CELL PHONE SERVICES	383.45	4,090.46	6,000.00	1,909.54	68.17
591-000-867.000	GASOLINE/FUEL	1,374.65	6,986.92	5,000.00	(1,986.92)	139.74
591-000-903.000	LEGAL NOTICES	0.00	370.50	2,000.00	1,629.50	18.53
591-000-911.000	GENERAL LIAB INSURANCE	0.00	31,572.63	35,000.00	3,427.37	90.21
OPERATING EXPENSES		9,377.31	236,826.75	403,350.00	166,523.25	58.71
MAINTENANCE						
591-000-863.000	REPAIRS & MAINT VEHICLES	242.39	3,975.76	3,200.00	(775.76)	124.24
591-000-931.000	REPAIR & MAINT BLDG & EQUIP	45.00	32,785.51	50,000.00	17,214.49	65.57
591-000-931.001	GROUND MAINTENANCE	0.00	775.00	15,000.00	14,225.00	5.17
591-000-934.000	REPAIR & MAINT WATER SYSTEM	1,087.11	31,763.89	50,000.00	18,236.11	63.53
591-000-934.001	REPAIR & MAINT TOWER 1	67.00	923.00	25,000.00	24,077.00	3.69
591-000-934.002	REPAIR & MAINT TOWER 2	0.00	0.00	140,000.00	140,000.00	0.00
591-000-935.000	REPAIR METERS	0.00	0.00	1,000.00	1,000.00	0.00
MAINTENANCE		1,441.50	70,223.16	284,200.00	213,976.84	24.71
UTILITIES						
591-000-921.000	ELECTRICITY TOWER	69.47	594.66	1,000.00	405.34	59.47
591-000-921.001	ELECTRICITY TL	528.88	11,429.85	4,000.00	(7,429.85)	285.75
591-000-921.002	ELECTRICITY HILLVIEW	1,358.21	7,219.60	18,107.00	10,887.40	3
591-000-921.004	ELECTRICITY VILLAGE ACRES	5,697.75	31,568.15	46,000.00	14,431.85	6
591-000-921.005	ELECTRICITY SUBURBAN KNOLLS	0.00	50.56	0.00	(50.56)	100.00

PERIOD ENDING 09/30/2022

GL NUMBER	DESCRIPTION	ACTIVITY FOR	YTD BALANCE	2022	AVAILABLE	% BDGT
		MONTH	09/30/2022	AMENDED BUDGET	BALANCE	USED
		09/30/2022	09/30/2022			
Fund 591 - WATER						
Expenditures						
591-000-921.006	ELECTRICITY GRASS LAKE	0.00	11,928.24	23,000.00	11,071.76	51.86
591-000-921.007	ELECTRICITY TOWER #2	33.69	1,004.70	1,300.00	295.30	77.28
591-000-921.008	ELECTRICITY-HURONDALE	47.49	1,036.12	2,500.00	1,463.88	41.44
591-000-921.010	ELECTRICITY 933 WILLIAMS-HURONDALE	17.40	220.18	300.00	79.82	73.39
591-000-923.001	GAS TWIN LAKES	25.35	922.82	1,000.00	77.18	92.28
591-000-923.002	GAS HILLVIEW	15.00	530.50	1,000.00	469.50	53.05
591-000-923.004	GAS GRASS LAKE	23.29	634.60	1,000.00	365.40	63.46
591-000-923.005	GAS VILLAGE ACRES-SATELITE RD	46.07	907.99	1,500.00	592.01	60.53
UTILITIES		7,862.60	68,047.97	100,707.00	32,659.03	67.57
TOTAL EXPENDITURES		53,786.99	863,194.84	1,914,167.00	1,050,972.16	45.10
Fund 591 - WATER:						
TOTAL REVENUES		12,999.88	2,287,379.25	1,914,167.00	(373,212.25)	119.50
TOTAL EXPENDITURES		53,786.99	863,194.84	1,914,167.00	1,050,972.16	45.10
NET OF REVENUES & EXPENDITURES		(40,787.11)	1,424,184.41	0.00	(1,424,184.41)	100.00
TOTAL REVENUES - ALL FUNDS						
		174,391.26	17,185,721.96	21,868,658.00	4,682,936.04	78.59
TOTAL EXPENDITURES - ALL FUNDS						
		1,174,496.15	12,990,026.78	21,868,658.00	8,878,631.22	59.40
NET OF REVENUES & EXPENDITURES		(1,000,104.89)	4,195,695.18	0.00	(4,195,695.18)	100.00

WHITE LAKE TWP.
 SEPTEMBER 2022 CHECK DISBURSEMENTS

Section 6, Item B.

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
09/01/2022	FLEX	1909	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING ACCOUNT	60.00
09/02/2022	FLEX	1910	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING ACCOUNT	60.00
09/06/2022	FLEX	1911	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING ACCOUNT	415.61
09/09/2022	FLEX	1912	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING ACCOUNT	62.97
09/12/2022	FLEX	1913	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING ACCOUNT	1,926.16
09/13/2022	FLEX	1914	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING ACCOUNT	72.01
09/14/2022	FLEX	1915	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING ACCOUNT	108.78
09/15/2022	FLEX	1916	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING ACCOUNT	190.59
09/16/2022	FLEX	1917	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING ACCOUNT	128.63
09/19/2022	FLEX	1918	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING ACCOUNT	206.41
09/22/2022	FLEX	1919	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING ACCOUNT	29.14
09/23/2022	FLEX	1920	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING ACCOUNT	900.09
09/26/2022	FLEX	1921	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING ACCOUNT	927.23
09/28/2022	FLEX	1922	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING ACCOUNT	60.00
09/29/2022	FLEX	1923	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING ACCOUNT	81.58
09/30/2022	FLEX	1924	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING ACCOUNT	98.39
FLEX Total							5,327.59
09/01/2022	GEN	90586	BECKETT & RAEDER	STANLEY PARK PHASE 1 EMR BIOLOGICAL ASSESSMI	208-000-801.000	PROFESSIONAL SERVICES	1,627.50
09/01/2022	GEN	90587	DLZ MICHIGAN, INC.	PROHIBITED HUNTING MAP UPDATE	208-000-801.000	PROFESSIONAL SERVICES	1,220.00
09/01/2022	GEN	90587	DLZ MICHIGAN, INC.	CIVIC CNETER LOOP PATHWAY	208-000-972.000	PATHWAY PROJECTS	150.00
09/01/2022	GEN	90588	EQUATURE	EQUATURE ADVANCED SERVER CHASSIS	265-311-700.002	FEDERAL EXPENDITURES	42,530.85
09/01/2022	GEN	90589	KIESLER POLICE SUPPLY	MAGPUL PMAG 30 AR/M4 GEN 3	265-311-700.002	FEDERAL EXPENDITURES	1,157.15
09/01/2022	GEN	90590	THE HUNTINGTON NATIONAL BA	TWIN LAKES BOND INTEREST	852-000-992.000	TWIN LAKES BOND INTEREST	7,972.75
09/01/2022	GEN	90591	A&M PLUMBING	SNAKE SEWER LINE/ANNEX	101-269-931.013	BUILDING MAINTENANCE-TWP ANN	285.00
09/01/2022	GEN	90592	ALERUS FINANCIAL	08/31/22 - MERS 457 CONTRIBUTIONS	101-000-231.001	PAY DEDUCT PENSION	2,008.17
09/01/2022	GEN	90592	ALERUS FINANCIAL	08/31/22 - MERS 457 CONTRIBUTIONS	101-171-718.000	PENSION	38.52
09/01/2022	GEN	90592	ALERUS FINANCIAL	08/31/22 - MERS 457 CONTRIBUTIONS	101-209-718.000	PENSION	48.61
09/01/2022	GEN	90592	ALERUS FINANCIAL	08/31/22 - MERS 457 CONTRIBUTIONS	101-402-718.000	PENSION	57.18
09/01/2022	GEN	90592	ALERUS FINANCIAL	08/31/22 - MERS 457 CONTRIBUTIONS	206-000-231.001	PAY DEDUCT PENSION	1,965.53
09/01/2022	GEN	90592	ALERUS FINANCIAL	08/31/22 - MERS 457 CONTRIBUTIONS	206-336-718.000	PENSION	282.80
09/01/2022	GEN	90592	ALERUS FINANCIAL	08/31/22 - MERS 457 CONTRIBUTIONS	207-000-231.001	PAY DEDUCT PENSION	1,629.62
09/01/2022	GEN	90592	ALERUS FINANCIAL	08/31/22 - MERS 457 CONTRIBUTIONS	207-301-718.000	PENSION	822.20
09/01/2022	GEN	90592	ALERUS FINANCIAL	08/31/22 - MERS 457 CONTRIBUTIONS	249-000-231.001	PAY DEDUCT PENSION	350.00
09/01/2022	GEN	90592	ALERUS FINANCIAL	08/31/22 - MERS 457 CONTRIBUTIONS	249-000-718.000	PENSION	39.13
09/01/2022	GEN	90593	ALERUS FINANCIAL	08/01/22-08/31/22 EE & ER HCSP CONTRIBUTIONS	101-000-080.962	DUE FROM WATER MISCELLANEOUS	500.00
09/01/2022	GEN	90593	ALERUS FINANCIAL	08/01/22-08/31/22 EE & ER HCSP CONTRIBUTIONS	101-000-232.005	PAY DEDUCT HOSP	807.95
09/01/2022	GEN	90593	ALERUS FINANCIAL	08/01/22-08/31/22 EE & ER HCSP CONTRIBUTIONS	101-171-718.001	HEALTH CARE SAVINGS PROGRAM	200.00
09/01/2022	GEN	90593	ALERUS FINANCIAL	08/01/22-08/31/22 EE & ER HCSP CONTRIBUTIONS	101-209-718.001	HEALTH CARE SAVINGS PROGRAM	300.00
09/01/2022	GEN	90593	ALERUS FINANCIAL	08/01/22-08/31/22 EE & ER HCSP CONTRIBUTIONS	101-215-718.001	HEALTH CARE SAVINGS PROGRAM	848.03
09/01/2022	GEN	90593	ALERUS FINANCIAL	08/01/22-08/31/22 EE & ER HCSP CONTRIBUTIONS	101-253-718.001	HEALTH CARE SAVINGS PROGRAM	494.60
09/01/2022	GEN	90593	ALERUS FINANCIAL	08/01/22-08/31/22 EE & ER HCSP CONTRIBUTIONS	101-265-718.001	HEALTH CARE SAVINGS PROGRAM	100.00
09/01/2022	GEN	90593	ALERUS FINANCIAL	08/01/22-08/31/22 EE & ER HCSP CONTRIBUTIONS	101-402-718.001	HEALTH CARE SAVINGS PROGRAM	

WHITE LAKE TWP.

SEPTEMBER 2022 CHECK DISBURSEMENTS

Section 6, Item B.

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
09/01/2022	GEN	90593	ALERUS FINANICAL	08/01/22-08/31/22 EE & ER HCSP CONTRIBUTIONS	101-757-718.001	HEALTH CARE SAVINGS PROGRAM	100.00
09/01/2022	GEN	90593	ALERUS FINANICAL	08/01/22-08/31/22 EE & ER HCSP CONTRIBUTIONS	206-000-232.005	PAY DEDUCT HOSP	2,061.24
09/01/2022	GEN	90593	ALERUS FINANICAL	08/01/22-08/31/22 EE & ER HCSP CONTRIBUTIONS	206-336-718.002	HEALTH CARE SAVINGS PLAN	2,404.78
09/01/2022	GEN	90593	ALERUS FINANICAL	08/01/22-08/31/22 EE & ER HCSP CONTRIBUTIONS	207-000-232.005	PAY DEDUCT HOSP	5,717.04
09/01/2022	GEN	90593	ALERUS FINANICAL	08/01/22-08/31/22 EE & ER HCSP CONTRIBUTIONS	207-301-718.001	HEALTH CARE SAVINGS PROGRAM	6,769.88
09/01/2022	GEN	90593	ALERUS FINANICAL	08/01/22-08/31/22 EE & ER HCSP CONTRIBUTIONS	249-000-718.001	HEALTH CARE SAVINGS PROGRAM	300.00
09/01/2022	GEN	90594	AMAZON	DYMO LABELER, SAFERACKS, USB HUB	101-191-740.000	OPERATING SUPPLIES	408.44
09/01/2022	GEN	90594	AMAZON	TONER, USB TO HDMI	101-249-727.000	OFFICE SUPPLIES	339.32
09/01/2022	GEN	90594	AMAZON	PD, WIRELESS KEYBOARD, MOUSE	207-301-727.000	OFFICE SUPPLIES	27.99
09/01/2022	GEN	90595	ANTHONY SORGE INSPECTIONS,	08/13/22-08/26/22 BUILDING INSPECTIONS	249-000-706.003	CONTRACT BLDG INSPECTORS	2,400.00
09/01/2022	GEN	90595	ANTHONY SORGE INSPECTIONS,	08/13/22-08/26/22 BUILDING INSPECTIONS	249-000-801.002	RENTAL INSPECTIONS	120.00
09/01/2022	GEN	90596	BASIC	(90) MONTHLY COBRA FEES	101-299-956.000	UNALLOCATED MISCELLANEOUS	72.00
09/01/2022	GEN	90597	BRILLIANT SYSTEMS LLC	PD, PHONE SYSTEM RECONFIGURATION, EXTENSION	207-301-934.000	OFFICE EQUIP MAINTENANCE	441.60
09/01/2022	GEN	90598	COMCAST	09/01/22-09/30/22 DUBLIN SERVICES	101-757-751.000	SENIOR ACTIVITIES	281.79
09/01/2022	GEN	90599	COMCAST	09/06/22-10/05/22 STA 2	206-336-757.000	OPERATING SUPPLIES	258.75
09/01/2022	GEN	90600	CONSUMERS ENERGY	07/22/22-08/22/22 TOWNSHIP	101-265-923.000	HEAT TWP HALL	93.51
09/01/2022	GEN	90600	CONSUMERS ENERGY	07/22/22-08/22/22 COMMUNITY HALL	101-269-923.001	HEAT COMM HALL	19.14
09/01/2022	GEN	90600	CONSUMERS ENERGY	07/22/22-08/22/22 FISK FARM	101-269-923.004	HEAT FISK	15.82
09/01/2022	GEN	90600	CONSUMERS ENERGY	07/22/22-08/22/22 ANNEX	101-269-923.011	GAS-TWP ANNEX	22.48
09/01/2022	GEN	90600	CONSUMERS ENERGY	07/23/22-08/23/22 DUBLIN	101-757-923.000	HEAT	23.29
09/01/2022	GEN	90600	CONSUMERS ENERGY	07/22/22-08/22/22 STA 1	206-336-923.001	HEAT STATION 1	179.37
09/01/2022	GEN	90600	CONSUMERS ENERGY	07/23/22-08/22/22 STA 2	206-336-923.002	HEAT STATION 2	31.57
09/01/2022	GEN	90600	CONSUMERS ENERGY	07/23/22-08/23/22 STA 3	206-336-923.003	HEAT STATION 3	23.29
09/01/2022	GEN	90601	DARWEL ENTERPRISES LLC	PD, MONTHLY CHARGES	207-301-931.001	BLDG MAINTENANCE & SUPPLIES	104.82
09/01/2022	GEN	90602	DLZ MICHIGAN, INC.	921 PRESERVE PLOT PLAN REVIEW	249-000-801.000	PROFESSIONAL FEES	500.00
09/01/2022	GEN	90603	DOORS OF PONTIAC	DONJO REMODELER PLATE / ASSESSING	101-265-931.001	BLDG MAINTENANCE & SUPPLIES	71.94
09/01/2022	GEN	90603	DOORS OF PONTIAC	STA 1 NEW CABLES	206-336-931.001	MAINTENANCE STATION 1	562.94
09/01/2022	GEN	90604	DTE ENERGY	07/22/22-08/19/22 STREET LIGHT	101-269-921.004	ELECTRIC FISK	21.68
09/01/2022	GEN	90604	DTE ENERGY	07/22/22-08/19/22 DUBLIN	101-757-921.000	ELECTRIC	488.48
09/01/2022	GEN	90604	DTE ENERGY	07/21/22-08/18/22 MOBILE OFFICE	206-336-921.001	ELECTRIC STATION 1	26.72
09/01/2022	GEN	90605	DYLAN BASTIONELL	BASTIONELLE, REPLACE STREAMLIGHT 175LUMEN F	206-336-757.000	OPERATING SUPPLIES	100.00
09/01/2022	GEN	90606	FIRE SAVVY CONSULTANTS	DETROIT RED WING SYSTEM REVIEW	249-000-801.000	PROFESSIONAL FEES	750.00
09/01/2022	GEN	90607	FLINT WELDING SUPPLY COMPAI	OXYGEN AND AIR	206-336-758.000	OXYGEN & AIR	101.50
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-000-080.716	DUE FROM WATER HOSPITALIZATIO	329.22
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-000-080.717	DUE FROM WATER GROUP LIFE INSL	78.50
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-000-080.724	DUE FROM WATER DENTAL INSURAI	545.66
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-000-232.002	PAY DEDUCT ACC/CRIT/STD	1,270.96
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-101-717.000	GROUP LIFE INSURANCE	62.80
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-171-716.000	HOSP & OPTICAL INSURANCE	319.52
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-171-717.000	GROUP LIFE INSURANCE	62.80
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-171-724.000	DENTAL INSURANCE	631.08
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-192-716.000	HOSP & OPTICAL INSURANCE	2

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-192-717.000	GROUP LIFE INSURANCE	31.40
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-192-724.000	DENTAL INSURANCE	134.00
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-209-716.000	HOSP & OPTICAL INSURANCE	295.40
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-209-717.000	GROUP LIFE INSURANCE	62.80
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-209-724.000	DENTAL INSURANCE	877.68
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-215-716.000	HOSP & OPTICAL INSURANCE	298.46
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-215-717.000	GROUP LIFE INSURANCE	62.80
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-215-724.000	DENTAL INSURANCE	631.08
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-253-716.000	HOSP & OPTICAL INSURANCE	302.60
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-253-717.000	GROUP LIFE INSURANCE	62.80
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-253-724.000	DENTAL INSURANCE	587.74
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-265-716.000	HOSP & OPTICAL INSURANCE	115.84
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-265-717.000	GROUP LIFE INSURANCE	31.40
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-265-724.000	DENTAL INSURANCE	192.24
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-372-716.000	HOSP & OPTICAL INSURANCE	70.92
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-372-717.000	GROUP LIFE INSURANCE	15.70
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-372-724.000	DENTAL INSURANCE	219.42
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-402-716.000	HOSP & OPTICAL INSURANCE	248.02
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-402-717.000	GROUP LIFE INSURANCE	47.10
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-402-724.000	DENTAL INSURANCE	411.66
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-757-716.000	HOSP & OPTICAL INSURANCE	130.38
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-757-717.000	GROUP LIFE INSURANCE	31.40
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-757-724.000	DENTAL INSURANCE	250.48
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	101-863-730.000	RETIREE HEALTH INSURANCE	192.24
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	206-000-232.002	PAY DEDUCT ACC/CRIT/STD	447.78
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	206-336-716.000	HOSP & OPTICAL INSURANCE	1,402.87
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	206-336-717.000	GROUP LIFE INSURANCE	306.15
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	206-336-724.000	DENTAL INSURANCE	3,167.05
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	207-000-232.002	PAY DEDUCT ACC/CRIT/STD	765.74
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	207-301-716.000	HOSP & OPTICAL INSURANCE	2,787.81
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	207-301-717.000	GROUP LIFE INSURANCE	596.60
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	207-301-724.000	DENTAL INSURANCE	5,899.14
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	249-000-716.000	HOSP & OPTICAL INSURANCE	217.92
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	249-000-717.000	GROUP LIFE INSURANCE	47.10
09/01/2022	GEN	90608	GIS BENEFITS	08/01/22-08/31/22 LIFE, DENTAL, ST/LT DISABILITY	249-000-724.000	DENTAL INSURANCE	564.08
09/01/2022	GEN	90609	GLOBAL OFFICE SOLUTIONS	COPY PAPER, ENVELOPES, CLIPS	101-000-080.727	DUE FROM WATER OFFICE SUPPLIES	70.94
09/01/2022	GEN	90609	GLOBAL OFFICE SOLUTIONS	COPY PAPER, ENVELOPES, CLIPS	101-249-727.000	OFFICE SUPPLIES	384.89
09/01/2022	GEN	90609	GLOBAL OFFICE SOLUTIONS	COPY PAPER, ENVELOPES, CLIPS	206-336-727.000	OFFICE SUPPLIES	70.94
09/01/2022	GEN	90609	GLOBAL OFFICE SOLUTIONS	COPY PAPER, ENVELOPES, CLIPS	207-301-727.000	OFFICE SUPPLIES	118.23
09/01/2022	GEN	90609	GLOBAL OFFICE SOLUTIONS	COPY PAPER, ENVELOPES, CLIPS	249-000-727.000	OFFICE SUPPLIES	47.27
09/01/2022	GEN	90610	SCOTT HERZBERG	08/13/22-08/26/22 MECHANICAL PAYROLL	249-000-707.001	PLUMBING/MECHANICAL INSPECTO	7,678.90
09/01/2022	GEN	90611	HOME DEPOT CREDIT SERVICES	07/22/22-08/20/22 - MONTHLY CHARGES	101-265-931.001	BLDG MAINTENANCE & SUPPLIES	1

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09/01/2022	GEN	90611	HOME DEPOT CREDIT SERVICES	07/22/22-08/20/22 - MONTHLY CHARGES	206-336-757.000	OPERATING SUPPLIES	116.20
09/01/2022	GEN	90611	HOME DEPOT CREDIT SERVICES	07/22/22-08/20/22 - MONTHLY CHARGES	206-336-863.001	VEHICLE MAINTENANCE	14.36
09/01/2022	GEN	90611	HOME DEPOT CREDIT SERVICES	07/22/22-08/20/22 - MONTHLY CHARGES	206-336-931.001	MAINTENANCE STATION 1	48.88
09/01/2022	GEN	90611	HOME DEPOT CREDIT SERVICES	07/22/22-08/20/22 - MONTHLY CHARGES	206-336-960.000	TRAINING	198.69
09/01/2022	GEN	90612	HOUSTON'S LAWN SERVICE	AUGUST CEMETERY MOWING	101-276-932.000	CEMETERY MAINT	2,705.00
09/01/2022	GEN	90613	HURON VALLEY GUNS	NEW HIRE, MCCRUM, BELT PANT BOOT	207-301-744.000	UNIFORMS	577.91
09/01/2022	GEN	90614	JOHN HANCOCK-70482-00-5	AUGUST 2022 PREMIUM CONTRIBUTIONS	101-000-080.718	DUE FROM WATER PENSION	1,011.87
09/01/2022	GEN	90614	JOHN HANCOCK-70482-00-5	AUGUST 2022 PREMIUM CONTRIBUTIONS	101-000-231.001	PAY DEDUCT PENSION	562.15
09/01/2022	GEN	90614	JOHN HANCOCK-70482-00-5	AUGUST 2022 PREMIUM CONTRIBUTIONS	101-209-718.000	PENSION	1,552.30
09/01/2022	GEN	90614	JOHN HANCOCK-70482-00-5	AUGUST 2022 PREMIUM CONTRIBUTIONS	206-336-718.000	PENSION	67.32
09/01/2022	GEN	90615	MARK CARLSON	08/13/22-08/26/22 ELECTRICAL PAYROLL	101-372-706.002	PART-TIME ORDINANCE	120.00
09/01/2022	GEN	90615	MARK CARLSON	08/13/22-08/26/22 ELECTRICAL PAYROLL	249-000-707.000	ELECTRICAL INSPECTOR	2,037.00
09/01/2022	GEN	90615	MARK CARLSON	08/13/22-08/26/22 ELECTRICAL PAYROLL	249-000-801.002	RENTAL INSPECTIONS	150.00
09/01/2022	GEN	90616	MY PLUMBER	74 COPPICE WAY REFUND DUPLICATE PERMIT	249-000-477.000	BUILDING PERMITS	112.50
09/01/2022	GEN	90617	NICHOLS PAPER & SUPPLY CO	(4) CASES OF PINKY	101-265-931.001	BLDG MAINTENANCE & SUPPLIES	76.37
09/01/2022	GEN	90617	NICHOLS PAPER & SUPPLY CO	(4) CASES OF PINKY	101-269-931.001	BLDG MAINT COMM HALL	21.82
09/01/2022	GEN	90617	NICHOLS PAPER & SUPPLY CO	(4) CASES OF PINKY	101-269-931.013	BUILDING MAINTENANCE-TWP ANN	32.73
09/01/2022	GEN	90617	NICHOLS PAPER & SUPPLY CO	(4) CASES OF PINKY	101-757-931.000	BUILDING MAINTENANCE	32.73
09/01/2022	GEN	90617	NICHOLS PAPER & SUPPLY CO	(4) CASES OF PINKY	207-301-931.001	BLDG MAINTENANCE & SUPPLIES	54.55
09/01/2022	GEN	90618	PARAMOUNT SIGNS & GRAPHIX	HOT/COLD PACK GEL (500)	206-336-962.000	MISCELLANEOUS	1,040.00
09/01/2022	GEN	90619	SPINAL COLUMN NEWSWEEKLY	07/13/22 NOTICE OF ELECTION	101-191-903.000	LEGAL NOTICES	287.14
09/01/2022	GEN	90619	SPINAL COLUMN NEWSWEEKLY	07/06/22 ORDINANCE	101-215-903.000	LEGAL NOTICES	481.65
09/01/2022	GEN	90619	SPINAL COLUMN NEWSWEEKLY	08/17/22 PLANNIN COMMISSION HALEY ROAD	101-402-903.000	LEGAL NOTICES	648.38
09/01/2022	GEN	90620	SUBURBAN FORD	21-1 OIL CHANGE, FILTER, INSPECT	207-301-863.001	VEHICLE MAINTENANCE	79.90
09/01/2022	GEN	90621	SZOTT M59 CHRYSLER JEEP	#37446 2018 EXPLORER OIL CHGE	207-301-863.001	VEHICLE MAINTENANCE	289.70
09/01/2022	GEN	90622	U.S. BANK EQUIPMENT FINANCE	TOWNSHIP COPIER LEASE	101-906-991.000	PRINCIPAL-CAPITAL LEASE	516.67
09/01/2022	GEN	90622	U.S. BANK EQUIPMENT FINANCE	TOWNSHIP COPIER LEASE	101-906-995.000	INTEREST-CAPITAL LEASE	36.33
09/01/2022	GEN	90623	WALMART - CAPITAL ONE	07/26/22-08/23/22 - MONTHLY CHARGES	206-336-757.000	OPERATING SUPPLIES	148.83
09/01/2022	GEN	90623	WALMART - CAPITAL ONE	07/26/22-08/23/22 - MONTHLY CHARGES	206-336-931.001	MAINTENANCE STATION 1	431.02
09/01/2022	GEN	90623	WALMART - CAPITAL ONE	07/26/22-08/23/22 - MONTHLY CHARGES	206-336-931.002	MAINTENANCE STATION 2	69.68
09/01/2022	GEN	90624	WEINGARTZ	EXMARK HYDRO OIL	101-265-933.000	GROUPS EQUIP MAINTENANCE	149.97
09/07/2022	GEN	90625	PREMIER GARAGE DOOR	30% DOWN/OVERHEAD DOOR STA #1	206-336-931.001	MAINTENANCE STATION 1	2,098.50
09/08/2022	GEN	90626	L GROYA CONSULTING LLC	5 YR PARKS AND RECREATION MASTER PLAN	208-000-801.000	PROFESSIONAL SERVICES	6,934.00
09/08/2022	GEN	90627	TPC LAWN & LANDSCAPE	P/R- HIDDEN PINES AUGUST LAWN MOWING	208-000-931.001	GROUPS MAINTENANCE	1,400.00
09/08/2022	GEN	90628	ABC PRINTING	(3000) ENVELOPES	101-249-727.000	OFFICE SUPPLIES	289.00
09/08/2022	GEN	90628	ABC PRINTING	HANNEMAN BUS CARDS, LETTERHEAD, DIGITAL LET	206-336-727.000	OFFICE SUPPLIES	172.00
09/08/2022	GEN	90629	AMAZON	SAFERACKS	101-191-740.000	OPERATING SUPPLIES	472.96
09/08/2022	GEN	90629	AMAZON	HDMI TO VGA CABLES	101-265-971.000	TECHNOLOGY EQUIPMENT	69.04
09/08/2022	GEN	90629	AMAZON	AGRANOVE, SNEAKERS	206-336-744.000	UNIFORMS	49.98
09/08/2022	GEN	90629	AMAZON	MAXLINER FLOOR MATS	206-336-863.001	VEHICLE MAINTENANCE	137.48
09/08/2022	GEN	90629	AMAZON	WHISKS, TONGS	206-336-931.003	MAINTENANCE STATION 3	29.97
09/08/2022	GEN	90629	AMAZON	BLDG, REVISED BY DATE STAMP	249-000-727.000	OFFICE SUPPLIES	9

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09/08/2022	GEN	90630	AUDIO SENTRY CORPORATION	10/01/22-12/31/22 SECURITY SYSTEM MONITOR	101-269-931.008	EQUIP MAINT FISK	58.50
09/08/2022	GEN	90631	BLUE-RAY MECHANICAL	RETURN OVER CHARGE ON MECHANICAL REGISTRA	249-000-452.000	CONTRACTORS GENERAL LICENSES	5.00
09/08/2022	GEN	90632	CINTAS	UNIFORM CHARGES	101-000-080.962	DUE FROM WATER MISCELLANEOUS	60.00
09/08/2022	GEN	90632	CINTAS	UNIFORM CHARGES	101-265-931.001	BLDG MAINTENANCE & SUPPLIES	55.20
09/08/2022	GEN	90633	DEFENSE TECHNOLOGY LLC	IMPACT MUNITIONS INSTRUCTION GONDEK	207-301-960.000	TRAINING	325.00
09/08/2022	GEN	90634	DOOR DOCTOR SERVICES INC	STA #1 - GARAGE DOOR REPAIRS	206-336-931.001	MAINTENANCE STATION 1	358.00
09/08/2022	GEN	90635	DTE ENERGY	MONTHLY CHARGES	101-448-926.000	STREET LIGHTING	3,379.51
09/08/2022	GEN	90636	FIDELITY SECURITY LIFE INS/EYEL	09/01/22-09/30/22 PREMIUMS	101-000-080.716	DUE FROM WATER HOSPITALIZATIO	50.32
09/08/2022	GEN	90636	FIDELITY SECURITY LIFE INS/EYEL	09/01/22-09/30/22 PREMIUMS	101-171-716.000	HOSP & OPTICAL INSURANCE	44.06
09/08/2022	GEN	90636	FIDELITY SECURITY LIFE INS/EYEL	09/01/22-09/30/22 PREMIUMS	101-192-716.000	HOSP & OPTICAL INSURANCE	10.38
09/08/2022	GEN	90636	FIDELITY SECURITY LIFE INS/EYEL	09/01/22-09/30/22 PREMIUMS	101-209-716.000	HOSP & OPTICAL INSURANCE	73.06
09/08/2022	GEN	90636	FIDELITY SECURITY LIFE INS/EYEL	09/01/22-09/30/22 PREMIUMS	101-215-716.000	HOSP & OPTICAL INSURANCE	44.06
09/08/2022	GEN	90636	FIDELITY SECURITY LIFE INS/EYEL	09/01/22-09/30/22 PREMIUMS	101-253-716.000	HOSP & OPTICAL INSURANCE	48.74
09/08/2022	GEN	90636	FIDELITY SECURITY LIFE INS/EYEL	09/01/22-09/30/22 PREMIUMS	101-265-716.000	HOSP & OPTICAL INSURANCE	20.25
09/08/2022	GEN	90636	FIDELITY SECURITY LIFE INS/EYEL	09/01/22-09/30/22 PREMIUMS	101-372-716.000	HOSP & OPTICAL INSURANCE	14.50
09/08/2022	GEN	90636	FIDELITY SECURITY LIFE INS/EYEL	09/01/22-09/30/22 PREMIUMS	101-402-716.000	HOSP & OPTICAL INSURANCE	29.56
09/08/2022	GEN	90636	FIDELITY SECURITY LIFE INS/EYEL	09/01/22-09/30/22 PREMIUMS	101-757-716.000	HOSP & OPTICAL INSURANCE	19.74
09/08/2022	GEN	90636	FIDELITY SECURITY LIFE INS/EYEL	09/01/22-09/30/22 PREMIUMS	101-863-730.000	RETIREE HEALTH INSURANCE	61.77
09/08/2022	GEN	90636	FIDELITY SECURITY LIFE INS/EYEL	09/01/22-09/30/22 PREMIUMS	206-336-716.000	HOSP & OPTICAL INSURANCE	244.62
09/08/2022	GEN	90636	FIDELITY SECURITY LIFE INS/EYEL	09/01/22-09/30/22 PREMIUMS	206-336-716.002	RETIREE HEALTH CARE PREMIUMS	24.93
09/08/2022	GEN	90636	FIDELITY SECURITY LIFE INS/EYEL	09/01/22-09/30/22 PREMIUMS	207-301-716.000	HOSP & OPTICAL INSURANCE	411.04
09/08/2022	GEN	90636	FIDELITY SECURITY LIFE INS/EYEL	09/01/22-09/30/22 PREMIUMS	207-301-716.001	RETIREE HOSP & OPTICAL INSURANC	271.94
09/08/2022	GEN	90637	FIRST CHOICE COFFEE SERVICES	STA #1 & STA #2, WATER PURIFIER FILTERS	206-336-931.001	MAINTENANCE STATION 1	39.00
09/08/2022	GEN	90637	FIRST CHOICE COFFEE SERVICES	STA #1 & STA #2, WATER PURIFIER FILTERS	206-336-931.002	MAINTENANCE STATION 2	39.00
09/08/2022	GEN	90637	FIRST CHOICE COFFEE SERVICES	STA #3, WATER PURIFIER FILTER	206-336-931.003	MAINTENANCE STATION 3	39.00
09/08/2022	GEN	90638	FLINT WELDING SUPPLY COMPAI	OXYGEN AND AIR	206-336-758.000	OXYGEN & AIR	106.25
09/08/2022	GEN	90639	GLOBAL OFFICE SOLUTIONS	TAPE, ENVELOPES, LABELS	101-249-727.000	OFFICE SUPPLIES	210.01
09/08/2022	GEN	90640	GLOCK PROFESSIONAL INC	ARMORER'S COURSE/01/31/23-BOHEZ	207-301-960.000	TRAINING	250.00
09/08/2022	GEN	90641	LISA MARIE KANE	09/01/22 PLANNING COMMISION MEETING	101-402-710.000	PLANNING/ZBA BOARD FEES	150.00
09/08/2022	GEN	90642	MICHIGAN ASSOC OF PLANNING	ONEIL, NOV 15-16 VIRTUAL CONFERENCE	101-402-864.000	CONFERENCES & MEETINGS	1,155.00
09/08/2022	GEN	90643	MICHIGAN MUNICIPAL LEAGUE	LIMITED ASSOC MEMBER DUES 07/01/22-06/30/23	101-101-958.000	MEMBERSHIPS & DUES	200.00
09/08/2022	GEN	90644	PAMELA SUE ZUREK	08/31/22 SPECIAL BOARD MEETING	101-101-710.000	FEES & PER DIEM	175.00
09/08/2022	GEN	90645	STANARD & ASSOCIATES INC.	ENTRY-LEVEL FIREFIGHTER EMS TESTING FORMS	207-220-727.000	SUPPLIES-CIVIL SVC	117.50
09/08/2022	GEN	90646	STATE OF MICHIGAN	07/01/22-09/30/22 ABULANCE ASSESSMENT	206-336-757.000	OPERATING SUPPLIES	2.23
09/08/2022	GEN	90647	STATE OF MICHIGAN (FEDERAL II	ENDING REGISTRATION DATE 08/31/22	207-301-805.000	SEX OFFENDERS REGISTRY FEE	30.00
09/08/2022	GEN	90648	TELEGATION INC.	08/01/22-08/31/22 MONTHLY CHARGES	101-000-080.853	DUE FROM WATER PHONE BILL	22.06
09/08/2022	GEN	90648	TELEGATION INC.	08/01/22-08/31/22 MONTHLY CHARGES	101-265-853.000	TELEPHONE	80.04
09/08/2022	GEN	90648	TELEGATION INC.	08/01/22-08/31/22 MONTHLY CHARGES	207-301-853.000	TELEPHONE	59.11
09/08/2022	GEN	90649	TRANSUNION RISK AND ALTERN/	08/01/22-08/31/22 MONTHLY CHARGES	207-301-962.001	MISCELLANEOUS	75.00
09/08/2022	GEN	90650	TRINITY HEALTH EPIC	HUNT, DRUG TEST/MCOLES PE	207-301-962.001	MISCELLANEOUS	55.50
09/08/2022	GEN	90651	U.S. BANK EQUIPMENT FINANCE	DUBLIN MONTHLY CHARGES	101-757-931.000	BUILDING MAINTENANCE	129.00
09/08/2022	GEN	90652	WEX BANK	AUGUES FUEL CHARGES	101-000-080.867	DUE FROM WATER GASOLINE	

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09/08/2022	GEN	90652	WEX BANK	AUGUES FUEL CHARGES	101-265-867.000	GASOLINE	1,201.77
09/08/2022	GEN	90652	WEX BANK	AUGUES FUEL CHARGES	206-336-867.000	GASOLINE	2,979.88
09/08/2022	GEN	90652	WEX BANK	AUGUES FUEL CHARGES	207-301-867.000	GASOLINE	7,118.70
09/08/2022	GEN	90652	WEX BANK	AUGUES FUEL CHARGES	249-000-867.000	GASOLINE	47.46
09/08/2022	GEN	90653	JEANNE EAGEN	INSTRUCTOR FEES	101-757-751.000	SENIOR ACTIVITIES	194.00
09/08/2022	GEN	90654	LEISURE UNLIMITED LLC	INSTRUCTOR'S FEE	101-757-751.000	SENIOR ACTIVITIES	35.00
09/08/2022	GEN	90655	MARLENE TURNER	INSTRUCTOR'S FEE	101-757-751.000	SENIOR ACTIVITIES	60.00
09/08/2022	GEN	90656	TOM ZAKARIAN	MUSIC WITH A TOUCH OF CLASS	101-757-751.000	SENIOR ACTIVITIES	120.00
09/15/2022	GEN	90657	ABC PRINTING	(4000) LETTERHEAD	101-249-727.000	OFFICE SUPPLIES	987.00
09/15/2022	GEN	90657	ABC PRINTING	OPEN HOUSE POSTER, SIGN	206-336-962.000	MISCELLANEOUS	95.52
09/15/2022	GEN	90658	ALERUS FINANCIAL	09/14/22-MERS 457 CONTRIBUTIONS	101-000-231.001	PAY DEDUCT PENSION	1,496.73
09/15/2022	GEN	90658	ALERUS FINANCIAL	09/14/22-MERS 457 CONTRIBUTIONS	101-171-718.000	PENSION	38.52
09/15/2022	GEN	90658	ALERUS FINANCIAL	09/14/22-MERS 457 CONTRIBUTIONS	101-209-718.000	PENSION	48.61
09/15/2022	GEN	90658	ALERUS FINANCIAL	09/14/22-MERS 457 CONTRIBUTIONS	101-402-718.000	PENSION	57.18
09/15/2022	GEN	90658	ALERUS FINANCIAL	09/14/22-MERS 457 CONTRIBUTIONS	206-000-231.001	PAY DEDUCT PENSION	2,128.32
09/15/2022	GEN	90658	ALERUS FINANCIAL	09/14/22-MERS 457 CONTRIBUTIONS	206-336-718.000	PENSION	282.80
09/15/2022	GEN	90658	ALERUS FINANCIAL	09/14/22-MERS 457 CONTRIBUTIONS	207-000-231.001	PAY DEDUCT PENSION	1,714.73
09/15/2022	GEN	90658	ALERUS FINANCIAL	09/14/22-MERS 457 CONTRIBUTIONS	207-301-718.000	PENSION	679.80
09/15/2022	GEN	90658	ALERUS FINANCIAL	09/14/22-MERS 457 CONTRIBUTIONS	249-000-231.001	PAY DEDUCT PENSION	350.00
09/15/2022	GEN	90658	ALERUS FINANCIAL	09/14/22-MERS 457 CONTRIBUTIONS	249-000-718.000	PENSION	39.13
09/15/2022	GEN	90659	AMAZON	WIPES, SHEET PROTECTORS	101-249-727.000	OFFICE SUPPLIES	25.84
09/15/2022	GEN	90659	AMAZON	BADGE HOLDERS, TONER, ERASERS, BINDERS	207-301-727.000	OFFICE SUPPLIES	253.99
09/15/2022	GEN	90660	ANTHONY SORGE INSPECTIONS,	08/27/22-09/09/22 BUILDING INSPECTIONS	249-000-706.003	CONTRACT BLDG INSPECTORS	1,380.00
09/15/2022	GEN	90660	ANTHONY SORGE INSPECTIONS,	08/27/22-09/09/22 BUILDING INSPECTIONS	249-000-801.002	RENTAL INSPECTIONS	120.00
09/15/2022	GEN	90661	APPLIED INNOVATION	08/16/22-09/15/22 MONTHLY COPIER CHARGES	101-000-080.727	DUE FROM WATER OFFICE SUPPLIES	31.76
09/15/2022	GEN	90661	APPLIED INNOVATION	08/16/22-09/15/22 MONTHLY COPIER CHARGES	101-249-727.000	OFFICE SUPPLIES	377.23
09/15/2022	GEN	90661	APPLIED INNOVATION	08/16/22-09/15/22 MONTHLY COPIER CHARGES	101-757-931.000	BUILDING MAINTENANCE	210.50
09/15/2022	GEN	90661	APPLIED INNOVATION	08/16/22-09/15/22 MONTHLY COPIER CHARGES	249-000-727.000	OFFICE SUPPLIES	120.87
09/15/2022	GEN	90662	AUTOZONE	BRAKE CLEANER	206-336-863.001	VEHICLE MAINTENANCE	11.13
09/15/2022	GEN	90663	BASIC	FSA ADMIN (38)	101-299-956.000	UNALLOCATED MISCELLANEOUS	177.46
09/15/2022	GEN	90664	BELLE TIRE	TIRE	207-301-863.002	TIRES	240.99
09/15/2022	GEN	90665	BETTER MAID SERVICES, LLC	07/06/22-08/16/22 MONTHLY CLEANING SERVICES	101-265-931.001	BLDG MAINTENANCE & SUPPLIES	2,100.00
09/15/2022	GEN	90666	BOUND TREE MEDICAL LLC.	CURAPLEX PREP, SUCTION CATHETER, BARRIER TAPI	206-336-767.000	MEDICAL SUPPLIES	816.91
09/15/2022	GEN	90667	BRILLIANT SYSTEMS LLC	ON SITE RE-RECORD AUTO, GREETINGS	101-265-934.000	OFFICE EQUIP MAINTENANCE	276.00
09/15/2022	GEN	90668	CARS INC.	M-2, OIL CHANGE REAPIRS TO FRONT END	206-336-863.001	VEHICLE MAINTENANCE	** VOIDED **
09/15/2022	GEN	90669	COMCAST	STA #3 MONTHLY CHARGES	206-336-757.000	OPERATING SUPPLIES	197.05
09/15/2022	GEN	90670	CORRIGAN OIL COMPANY	DIESEL FUEL FOR GENERATOR	101-265-867.000	GASOLINE	529.80
09/15/2022	GEN	90671	DARWEL ENTERPRISES LLC	GEN, MONTHLY CHARGES	101-265-931.001	BLDG MAINTENANCE & SUPPLIES	178.59
09/15/2022	GEN	90671	DARWEL ENTERPRISES LLC	FD,MONTHLY CHARGES	206-336-931.001	MAINTENANCE STATION 1	68.03
09/15/2022	GEN	90671	DARWEL ENTERPRISES LLC	PD, MONTHLY CHARGES	207-301-931.001	BLDG MAINTENANCE & SUPPLIES	104.82
09/15/2022	GEN	90672	DON'S ELECTRIC	JOB CANCELLED - 170 DECCA	249-000-479.000	HEATING PERMITS	67.50
09/15/2022	GEN	90673	DON'S ELECTRIC	JOB CANCELLED - 170 DECCA	249-000-478.000	ELECTRICAL PERMITS	0

WHITE LAKE TWP.

SEPTEMBER 2022 CHECK DISBURSEMENTS

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Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
09/15/2022	GEN	90674	EMPLOYEE HEALTH INSURANCE I	AUGUT ADMIN FEES	101-000-080.716	DUE FROM WATER HOSPITALIZATIO	68.00
09/15/2022	GEN	90674	EMPLOYEE HEALTH INSURANCE I	AUGUST CLAIMS FUNDING	101-171-716.000	HOSP & OPTICAL INSURANCE	249.50
09/15/2022	GEN	90674	EMPLOYEE HEALTH INSURANCE I	AUGUT ADMIN FEES	101-192-716.000	HOSP & OPTICAL INSURANCE	34.00
09/15/2022	GEN	90674	EMPLOYEE HEALTH INSURANCE I	AUGUST CLAIMS FUNDING	101-209-716.000	HOSP & OPTICAL INSURANCE	2,163.04
09/15/2022	GEN	90674	EMPLOYEE HEALTH INSURANCE I	AUGUST CLAIMS FUNDING	101-215-716.000	HOSP & OPTICAL INSURANCE	82.02
09/15/2022	GEN	90674	EMPLOYEE HEALTH INSURANCE I	AUGUST CLAIMS FUNDING	101-253-716.000	HOSP & OPTICAL INSURANCE	786.47
09/15/2022	GEN	90674	EMPLOYEE HEALTH INSURANCE I	AUGUT ADMIN FEES	101-265-716.000	HOSP & OPTICAL INSURANCE	34.00
09/15/2022	GEN	90674	EMPLOYEE HEALTH INSURANCE I	AUGUST CLAIMS FUNDING	101-372-716.000	HOSP & OPTICAL INSURANCE	128.95
09/15/2022	GEN	90674	EMPLOYEE HEALTH INSURANCE I	AUGUT ADMIN FEES	101-402-716.000	HOSP & OPTICAL INSURANCE	34.00
09/15/2022	GEN	90674	EMPLOYEE HEALTH INSURANCE I	AUGUST CLAIMS FUNDING	101-757-716.000	HOSP & OPTICAL INSURANCE	1,988.89
09/15/2022	GEN	90674	EMPLOYEE HEALTH INSURANCE I	AUGUST CLAIMS FUNDING	101-863-730.000	RETIREE HEALTH INSURANCE	2,035.00
09/15/2022	GEN	90674	EMPLOYEE HEALTH INSURANCE I	AUGUST CLAIMS FUNDING	206-336-716.000	HOSP & OPTICAL INSURANCE	760.96
09/15/2022	GEN	90674	EMPLOYEE HEALTH INSURANCE I	AUGUT ADMIN FEES	206-336-716.002	RETIREE HEALTH CARE PREMIUMS	51.00
09/15/2022	GEN	90674	EMPLOYEE HEALTH INSURANCE I	AUGUST CLAIMS FUNDING	207-301-716.000	HOSP & OPTICAL INSURANCE	839.75
09/15/2022	GEN	90674	EMPLOYEE HEALTH INSURANCE I	AUGUST CLAIMS FUNDING	207-301-716.001	RETIREE HOSP & OPTICAL INSURANC	1,499.62
09/15/2022	GEN	90674	EMPLOYEE HEALTH INSURANCE I	AUGUT ADMIN FEES	249-000-716.000	HOSP & OPTICAL INSURANCE	51.00
09/15/2022	GEN	90675	SCOTT HERZBERG	08/27/22-09/09/22 MECHANICAL INSPECTIONS	249-000-707.001	PLUMBING/MECHANICAL INSPECTO	3,243.30
09/15/2022	GEN	90676	HURON VALLEY GUNS	HANIFEN, B-SHIRTS, BELT, PANTS	206-336-744.000	UNIFORMS	834.88
09/15/2022	GEN	90677	HURON VALLEY-SINAI HOSPITAL	EPINEPHINE KITS	206-336-767.000	MEDICAL SUPPLIES	120.00
09/15/2022	GEN	90678	KRISTIN GRAHAM	OPEN HOUSE FACE PAINTING	206-336-962.000	MISCELLANEOUS	670.00
09/15/2022	GEN	90679	MARK CARLSON	08/27/22-09/09/22 ELECTRICAL INSPECTIONS	101-372-706.002	PART-TIME ORDINANCE	60.00
09/15/2022	GEN	90679	MARK CARLSON	08/27/22-09/09/22 ELECTRICAL INSPECTIONS	249-000-707.000	ELECTRICAL INSPECTOR	2,074.50
09/15/2022	GEN	90679	MARK CARLSON	08/27/22-09/09/22 ELECTRICAL INSPECTIONS	249-000-801.002	RENTAL INSPECTIONS	120.00
09/15/2022	GEN	90680	MAXON'S TREE SERVICE	P/R-REMOVE TREES AND LIMBS HAWLEY/FISK	101-269-931.007	BLDG MAINT FISK	450.00
09/15/2022	GEN	90680	MAXON'S TREE SERVICE	P/R-REMOVE TREES AND LIMBS HAWLEY/FISK	208-000-931.001	GROUPS MAINTENANCE	3,000.00
09/15/2022	GEN	90681	NICOLE SPRINKLE	ICE CREAM SANDWICHES/OPEN HOUSE	206-336-962.000	MISCELLANEOUS	207.50
09/15/2022	GEN	90682	PARAMOUNT SIGNS & GRAPHIX	CADET, TSHIRTS (7), SWEATSHIRTS (7)	206-336-744.000	UNIFORMS	244.86
09/15/2022	GEN	90683	ROSATI, SCHULTZ, JOPPICH	MI TAX TRIBUNAL CASES	101-209-820.000	LEGAL FEES	750.00
09/15/2022	GEN	90683	ROSATI, SCHULTZ, JOPPICH	WLTWP VS GRUBER/DAVIS	101-210-826.000	LEGAL FEES	5,297.00
09/15/2022	GEN	90683	ROSATI, SCHULTZ, JOPPICH	FD, AUGUST LEGAL	206-336-826.000	LEGAL FEES	364.00
09/15/2022	GEN	90683	ROSATI, SCHULTZ, JOPPICH	AUGUST PROSECUTIONS	207-301-826.000	LEGAL FEES-PROSECUTIONS	7,500.00
09/15/2022	GEN	90684	SPINAL COLUMN NEWSWEEKLY	WHITE LAKE BIDS 08/24/22 TIRES	101-215-903.000	LEGAL NOTICES	685.43
09/15/2022	GEN	90685	SUBURBAN FORD	21-5 OIL CHANGE, FILTER, INSPECT	207-301-863.001	VEHICLE MAINTENANCE	91.23
09/15/2022	GEN	90686	SZOTT M59 CHRYSLER JEEP	21-3 OIL CHANGE, FILTER ROTATE	207-301-863.001	VEHICLE MAINTENANCE	98.10
09/15/2022	GEN	90687	TRACTOR SUPPLY CO.	AUGUST PURCHASES	206-336-931.001	MAINTENANCE STATION 1	49.99
09/15/2022	GEN	90687	TRACTOR SUPPLY CO.	AUGUST PURCHASES	206-336-960.000	TRAINING	77.94
09/15/2022	GEN	90688	TRUSTMARK VOLUNTARY BENEF	08/01/22-08/31/22 MONTHLY CHARGES	101-000-232.002	PAY DEDUCT ACC/CRIT/STD	348.02
09/15/2022	GEN	90688	TRUSTMARK VOLUNTARY BENEF	08/01/22-08/31/22 MONTHLY CHARGES	206-000-232.002	PAY DEDUCT ACC/CRIT/STD	275.74
09/15/2022	GEN	90688	TRUSTMARK VOLUNTARY BENEF	08/01/22-08/31/22 MONTHLY CHARGES	207-000-232.002	PAY DEDUCT ACC/CRIT/STD	422.92
09/15/2022	GEN	90688	TRUSTMARK VOLUNTARY BENEF	08/01/22-08/31/22 MONTHLY CHARGES	249-000-232.008	PAY DEDUCT VOL INS	86.88
09/15/2022	GEN	90689	UNITED PARCEL SERVICE	MONTHLY CHARGES	101-000-080.730	DUE FROM WATER POSTAGE	8.14
09/15/2022	GEN	90689	UNITED PARCEL SERVICE	MONTHLY CHARGES	206-336-730.000	POSTAGE, SHIPPING	

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
09/15/2022	GEN	90690	VC3 INC	SSL CERTIFICATE 08/19/22-08/18/23	101-265-971.000	TECHNOLOGY EQUIPMENT	150.00
09/15/2022	GEN	90690	VC3 INC	NITRO PLUS/FIRE	206-336-727.000	OFFICE SUPPLIES	224.99
09/15/2022	GEN	90691	VERIZON WIRELESS	08/02/22-09/01/22 MONTHLY CHARGES	101-000-080.853	DUE FROM WATER PHONE BILL	361.39
09/15/2022	GEN	90691	VERIZON WIRELESS	08/02/22-09/01/22 MONTHLY CHARGES	101-000-214.016	DUE TO OTHERS	5.77
09/15/2022	GEN	90691	VERIZON WIRELESS	08/02/22-09/01/22 MONTHLY CHARGES	101-171-853.000	CELLULAR PHONE	50.54
09/15/2022	GEN	90691	VERIZON WIRELESS	08/02/22-09/01/22 MONTHLY CHARGES	101-215-853.000	CELLULAR PHONE	102.30
09/15/2022	GEN	90691	VERIZON WIRELESS	08/02/22-09/01/22 MONTHLY CHARGES	101-265-853.000	TELEPHONE	41.15
09/15/2022	GEN	90691	VERIZON WIRELESS	08/02/22-09/01/22 MONTHLY CHARGES	101-372-853.000	CELLULAR PHONE	51.15
09/15/2022	GEN	90691	VERIZON WIRELESS	08/02/22-09/01/22 MONTHLY CHARGES	101-402-853.000	CELLULAR PHONE	101.70
09/15/2022	GEN	90691	VERIZON WIRELESS	08/02/22-09/01/22 MONTHLY CHARGES	206-336-853.000	CELL PHONES	243.03
09/15/2022	GEN	90691	VERIZON WIRELESS	08/02/22-09/01/22 MONTHLY CHARGES	249-000-853.000	CELLULAR PHONE	84.00
09/15/2022	GEN	90692	STEED'S LAWN & LANDSCAPE LLC	P/R-STANLEY PARK WEED SPRAY	208-000-931.001	GROUNDS MAINTENANCE	195.00
09/15/2022	GEN	90693	WILLIAMS, WILLIAMS, RATTNER	NEW FACILITIES AUGUST LEGAL	246-000-970.005	CAPITAL OUTLAY-NEW TWP HALL	810.93
09/16/2022	GEN	90694	BLUE CROSS BLUE SHIELD OF MI	10/01/22-10/31/22 FIRE ACTIVE PREMIUMS	206-336-716.000	HOSP & OPTICAL INSURANCE	22,183.79
09/16/2022	GEN	90695	BLUE CROSS BLUE SHIELD OF MI	10/01/22-10/31/22 MAPE & NONUNION ACTIVE PRI	101-000-080.716	DUE FROM WATER HOSPITALIZATIO	4,297.39
09/16/2022	GEN	90695	BLUE CROSS BLUE SHIELD OF MI	10/01/22-10/31/22 MAPE & NONUNION ACTIVE PRI	101-171-716.000	HOSP & OPTICAL INSURANCE	5,458.84
09/16/2022	GEN	90695	BLUE CROSS BLUE SHIELD OF MI	10/01/22-10/31/22 MAPE & NONUNION ACTIVE PRI	101-192-716.000	HOSP & OPTICAL INSURANCE	1,161.46
09/16/2022	GEN	90695	BLUE CROSS BLUE SHIELD OF MI	10/01/22-10/31/22 MAPE & NONUNION ACTIVE PRI	101-209-716.000	HOSP & OPTICAL INSURANCE	6,968.72
09/16/2022	GEN	90695	BLUE CROSS BLUE SHIELD OF MI	10/01/22-10/31/22 MAPE & NONUNION ACTIVE PRI	101-215-716.000	HOSP & OPTICAL INSURANCE	3,716.66
09/16/2022	GEN	90695	BLUE CROSS BLUE SHIELD OF MI	10/01/22-10/31/22 MAPE & NONUNION ACTIVE PRI	101-253-716.000	HOSP & OPTICAL INSURANCE	6,271.86
09/16/2022	GEN	90695	BLUE CROSS BLUE SHIELD OF MI	10/01/22-10/31/22 MAPE & NONUNION ACTIVE PRI	101-265-716.000	HOSP & OPTICAL INSURANCE	1,974.48
09/16/2022	GEN	90695	BLUE CROSS BLUE SHIELD OF MI	10/01/22-10/31/22 MAPE & NONUNION ACTIVE PRI	101-372-716.000	HOSP & OPTICAL INSURANCE	1,742.18
09/16/2022	GEN	90695	BLUE CROSS BLUE SHIELD OF MI	10/01/22-10/31/22 MAPE & NONUNION ACTIVE PRI	101-402-716.000	HOSP & OPTICAL INSURANCE	1,974.48
09/16/2022	GEN	90695	BLUE CROSS BLUE SHIELD OF MI	10/01/22-10/31/22 MAPE & NONUNION ACTIVE PRI	101-757-716.000	HOSP & OPTICAL INSURANCE	2,787.50
09/16/2022	GEN	90695	BLUE CROSS BLUE SHIELD OF MI	10/01/22-10/31/22 MAPE & NONUNION ACTIVE PRI	206-336-716.000	HOSP & OPTICAL INSURANCE	1,742.18
09/16/2022	GEN	90695	BLUE CROSS BLUE SHIELD OF MI	10/01/22-10/31/22 MAPE & NONUNION ACTIVE PRI	207-301-716.000	HOSP & OPTICAL INSURANCE	3,484.36
09/16/2022	GEN	90695	BLUE CROSS BLUE SHIELD OF MI	10/01/22-10/31/22 MAPE & NONUNION ACTIVE PRI	249-000-716.000	HOSP & OPTICAL INSURANCE	3,135.93
09/16/2022	GEN	90696	BLUE CROSS BLUE SHIELD OF MI	10/01/22-10/31/22 FIRE RETIREE PREMIUMS	206-336-716.002	RETIREE HEALTH CARE PREMIUMS	2,555.21
09/16/2022	GEN	90697	BLUE CROSS BLUE SHIELD OF MI	10/01/22-10/31/22 MAPE & NONUNION RETIRED PI	101-863-730.000	RETIREE HEALTH INSURANCE	2,903.65
09/16/2022	GEN	90697	BLUE CROSS BLUE SHIELD OF MI	10/01/22-10/31/22 MAPE & NONUNION RETIRED PI	207-301-716.000	HOSP & OPTICAL INSURANCE	1,742.18
09/16/2022	GEN	90697	BLUE CROSS BLUE SHIELD OF MI	10/01/22-10/31/22 MAPE & NONUNION RETIRED PI	249-000-716.000	HOSP & OPTICAL INSURANCE	580.73
09/16/2022	GEN	90698	BLUE CROSS BLUE SHIELD OF MI	10/01/22-10/31/22 CMD ACTIVE PREMIUMS	207-301-716.000	HOSP & OPTICAL INSURANCE	8,254.20
09/16/2022	GEN	90699	BLUE CROSS BLUE SHIELD OF MI	10/01/22-10/31/22 CMD RETIREE PREMIUMS	207-301-716.001	RETIREE HOSP & OPTICAL INSURANC	5,575.00
09/16/2022	GEN	90700	BLUE CROSS BLUE SHIELD OF MI	10/01/22-10/31/22 PATROL ACTIVE PREMIUMS	207-301-716.000	HOSP & OPTICAL INSURANCE	29,965.54
09/16/2022	GEN	90701	BLUE CROSS BLUE SHIELD OF MI	10/01/22-10/31/22 PATROL RETIREE PREMIUMS	207-301-716.001	RETIREE HOSP & OPTICAL INSURANC	10,220.82
09/16/2022	GEN	90702	BLUE CROSS BLUE SHIELD OF MI	10/01/22-10/31/22 PATROL RETIREE PREMIUM	207-301-716.001	RETIREE HOSP & OPTICAL INSURANC	1,655.35
09/22/2022	GEN	90703	DTE ENERGY	08/11/22-09/09/22 HAWLEY PARK	208-000-921.000	ELECTRIC JUDY HAWLEY PARK	147.81
09/22/2022	GEN	90703	DTE ENERGY	08/11/22-09/09/22 VETTER PARK	208-000-921.001	ELECTRIC - VETTER PARK	16.09
09/22/2022	GEN	90704	STEED'S LAWN & LANDSCAPE LLC	P/R-VETTER, LANDSCAPE, WEED, TREE TRIM, MULCH	208-000-931.001	GROUNDS MAINTENANCE	11,457.50
09/22/2022	GEN	90705	GFL	10109 UNITS - CURBSIDE SERVICE OCTOBER 2022	226-528-801.000	RUBBISH EXPENDITURE	158,003.67
09/22/2022	GEN	90706	1ST HEATING & COOLING CO	STA #1 SERVICE CALL AND REPAIRS	206-336-933.000	EQUIPMENT MAINTENANCE	565.00
09/22/2022	GEN	90707	AT&T MOBILITY	SEPTEMBER 2022 MONTHLY CHARGES	207-301-853.000	TELEPHONE	

WHITE LAKE TWP.
 SEPTEMBER 2022 CHECK DISBURSEMENTS

Section 6, Item B.

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
09/22/2022	GEN	90708	AXON ENTERPRISE, INC.	TASER 7 BATTERY PACK	207-301-741.000	FIRE ARMS, TRNG & RANGE SUPPLIE	181.12
09/22/2022	GEN	90709	BASIC	09/01/22-09/30/22 COBRA ADMIN (90)	101-299-956.000	UNALLOCATED MISCELLANEOUS	72.00
09/22/2022	GEN	90710	BCBS OF MICHIGAN	10/01/22-10/31/22 - MEDICARE ADVANTAGE	101-000-080.716	DUE FROM WATER HOSPITALIZATIO	826.62
09/22/2022	GEN	90710	BCBS OF MICHIGAN	10/01/22-10/31/22 - MEDICARE ADVANTAGE	101-863-730.000	RETIREE HEALTH INSURANCE	4,546.41
09/22/2022	GEN	90710	BCBS OF MICHIGAN	10/01/22-10/31/22 - MEDICARE ADVANTAGE	206-336-716.002	RETIREE HEALTH CARE PREMIUMS	2,066.55
09/22/2022	GEN	90710	BCBS OF MICHIGAN	10/01/22-10/31/22 - MEDICARE ADVANTAGE	207-301-716.001	RETIREE HOSP & OPTICAL INSURANC	6,612.96
09/22/2022	GEN	90711	COMCAST	09/22/22-10/21/22 MONTHLY CHARGES	101-000-080.962	DUE FROM WATER MISCELLANEOUS	81.65
09/22/2022	GEN	90711	COMCAST	09/22/22-10/21/22 MONTHLY CHARGES	101-265-971.000	TECHNOLOGY EQUIPMENT	116.94
09/22/2022	GEN	90711	COMCAST	09/22/22-10/21/22 MONTHLY CHARGES	206-336-757.000	OPERATING SUPPLIES	152.23
09/22/2022	GEN	90711	COMCAST	09/22/22-10/21/22 MONTHLY CHARGES	207-301-757.000	OPERATING SUPPLIES	105.18
09/22/2022	GEN	90711	COMCAST	09/22/22-10/21/22 MONTHLY CHARGES	249-000-962.000	MISCELLANEOUS	81.64
09/22/2022	GEN	90712	CONWAY SHIELD	SETTECERRI, SHIELD	206-336-757.000	OPERATING SUPPLIES	60.39
09/22/2022	GEN	90713	CORRIGAN RECORD STORAGE	08/01/22-08/31/22 MONTHLY CHARGES	101-265-940.000	TOWNSHIP RECORD RETENTION CO:	131.34
09/22/2022	GEN	90714	DEVON TITLE AGENCY	TITLE SEARCH 12-13-376-014	101-299-956.000	UNALLOCATED MISCELLANEOUS	250.00
09/22/2022	GEN	90715	DOOR DOCTOR SERVICES INC	STA #1 DOOR REPAIRS	206-336-931.001	MAINTENANCE STATION 1	437.00
09/22/2022	GEN	90716	DTE ENERGY	08/11/22-09/09/22 TWP HALL	101-265-921.001	ELECTRIC TWP HALL	2,591.72
09/22/2022	GEN	90716	DTE ENERGY	08/11/22-09/09/22 FISK FARM	101-269-921.004	ELECTRIC FISK	118.42
09/22/2022	GEN	90716	DTE ENERGY	08/11/22-09/09/22 M59/BOGIE STREET LIGHT	101-269-921.006	M59/BOGIE PROP STREET LIGHT	122.32
09/22/2022	GEN	90716	DTE ENERGY	08/11/22-09/09/22 ANNEX	101-269-921.011	ELECTRIC-TWP ANNEX	556.22
09/22/2022	GEN	90716	DTE ENERGY	08/11/22-09/09/22 OXBOW CEMETERY	101-276-921.000	ELECTRIC OXBOW	24.12
09/22/2022	GEN	90716	DTE ENERGY	08/10/22-09/08/22 STA 2	206-336-921.002	ELECTRIC STATION 2	387.73
09/22/2022	GEN	90717	DYLAN BASTIONELL	REIMBURSE FOR BALANCE OF FRIDGE PURCHASE	206-336-977.000	EQUIPMENT ACQUISITIONS 04M	787.00
09/22/2022	GEN	90718	EAGLE GRAPHICS & DESIGN	21-9 DEPOSIT FOR WRAP	207-301-977.000	EQUIPMENT ACQUISITIONS	950.00
09/22/2022	GEN	90718	EAGLE GRAPHICS & DESIGN	21-2 DEPOSIT FOR WRAP	207-301-977.001	EQUIPMENT ACQUISITIONS (GRANT	1,900.00
09/22/2022	GEN	90719	GLOBAL OFFICE SOLUTIONS	FINGER GRIPS, CRTDG, PAPER	101-249-727.000	OFFICE SUPPLIES	411.29
09/22/2022	GEN	90720	HALT FIRE INC.	U-48 RADIATOR REPAIRS	206-336-863.001	VEHICLE MAINTENANCE	1,275.91
09/22/2022	GEN	90721	HART INTERCIVIC	HIGH SPEED COUNTER/CANON DR-G2140	101-191-977.000	EQUIPMENT ACQUISITIONS	98,660.00
09/22/2022	GEN	90722	J&B MEDICAL SUPPLY INC	GLUC STRIPS, CAREFUSION, CPAP SYSTEMS	206-336-767.000	MEDICAL SUPPLIES	487.76
09/22/2022	GEN	90723	JENNIFER EDENS	09/20/22 REGULAR TOWNSHIP BOARD MEETING	101-101-710.000	FEES & PER DIEM	175.00
09/22/2022	GEN	90724	KENNEDY INDUSTRIES	(47) BARNES BASIN PCK SIMPLEX STATION	101-000-110.000	GRINDER PUMP INVENTORY CONTRI	198,058.00
09/22/2022	GEN	90725	OAKLAND COUNTY	AUGUST 2022 OAKAND COUNTY CHARGEBACKS	101-210-826.001	TAX TRIBUNAL REFUNDS	1,242.72
09/22/2022	GEN	90726	OAKLAND COUNTY ROAD COMV	2ND INSTALLMENT/2022 CHLORIDE	101-451-970.000	ROAD CONSTRUCTION/TRI PARTY	33,435.40
09/22/2022	GEN	90727	OAKLAND COUNTY ROAD COMV	SERVICES THRU 08/31/22	101-446-930.000	TRAFFIC SIGNAL MAINTENANCE	5.02
09/22/2022	GEN	90728	PRINTING SYSTEMS INC	BALLOT RETURN/OUTER ENVELOPES	101-191-740.000	OPERATING SUPPLIES	1,717.90
09/22/2022	GEN	90729	ROSATI, SCHULTZ, JOPPICH	AUGUST ORDINANCE ENFORCEMENT	101-210-826.002	LEGAL FEES-ORDINANCE	434.00
09/22/2022	GEN	90729	ROSATI, SCHULTZ, JOPPICH	DANGEROUS BUILDINGS	101-372-955.000	ORDINANCE ENFORCEMENTS COSTS	28.00
09/22/2022	GEN	90730	SAFeway SHREDDING	GEN, MONTHLY CHARGES	101-249-727.000	OFFICE SUPPLIES	70.00
09/22/2022	GEN	90730	SAFeway SHREDDING	PD, MONTHLY CHARGES	207-301-727.000	OFFICE SUPPLIES	54.95
09/22/2022	GEN	90731	SAMS CLUB	LATE FEES	101-265-931.001	BLDG MAINTENANCE & SUPPLIES	39.99
09/22/2022	GEN	90732	SPINAL COLUMN NEWSWEEKLY	09/07/22-ZBA MEETING	101-402-903.000	LEGAL NOTICES	407.55
09/22/2022	GEN	90733	SPRINGFIELD URGENT CARE PLLC	LOPEZ-PRE-EMP PHYSICAL/DRUG TEST	207-301-962.001	MISCELLANEOUS	135.00
09/22/2022	GEN	90734	STAR EMS	BLOOD DRAW-FERNANDO FRIAS	207-301-962.003	EVIDENCE COLLECTION	

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Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
09/22/2022	GEN	90735	STATION AUTOMATION, INC.	2022 ANNUAL LICENSE FEE RENEWAL	206-336-933.000	EQUIPMENT MAINTENANCE	2,312.00
09/22/2022	GEN	90736	SUBURBAN FORD	21-2 REPLACE REAR SUSPENSION UPER CONTROL AF	207-301-863.001	VEHICLE MAINTENANCE	511.17
09/22/2022	GEN	90737	SZOTT M59 CHRYSLER JEEP	20 JEEP GRAND, 47648-OIL CHANGE, FILTER, INSPEC	207-301-863.001	VEHICLE MAINTENANCE	134.35
09/22/2022	GEN	90738	WASH ME LLC	12/22/21-08/12/22 MONTHLY CAR WASHES	101-000-080.863	DUE FROM WATER VEHICLE MAINTENANCE	88.00
09/22/2022	GEN	90738	WASH ME LLC	12/22/21-08/12/22 MONTHLY CAR WASHES	101-265-863.000	VEHICLE MAINTENANCE	208.00
09/22/2022	GEN	90738	WASH ME LLC	12/22/21-08/12/22 MONTHLY CAR WASHES	101-372-863.000	VEHICLE MAINTENANCE	4.00
09/22/2022	GEN	90738	WASH ME LLC	12/22/21-08/12/22 MONTHLY CAR WASHES	206-336-863.001	VEHICLE MAINTENANCE	72.00
09/22/2022	GEN	90738	WASH ME LLC	12/22/21-08/12/22 MONTHLY CAR WASHES	207-301-863.001	VEHICLE MAINTENANCE	980.00
09/22/2022	GEN	90738	WASH ME LLC	12/22/21-08/12/22 MONTHLY CAR WASHES	249-000-863.000	VEHICLE MAINTENANCE	16.00
09/22/2022	GEN	90739	RICOH	PD, MONTHLY COPIER	207-301-933.000	EQUIP LEASE/ MAINT CONTRACTS	131.79
09/22/2022	GEN	90740	ANYONE CAN PAINT LLC	INSTRUCTOR'S FEE	101-757-751.000	SENIOR ACTIVITIES	180.00
09/22/2022	GEN	90741	JEANNE EAGEN	INSTRUCTOR FEES	101-757-751.000	SENIOR ACTIVITIES	127.00
09/22/2022	GEN	90742	LEISURE UNLIMITED LLC	INSTRUCTOR'S FEE	101-757-751.000	SENIOR ACTIVITIES	145.00
09/22/2022	GEN	90743	MARLENE TURNER	INSTRUCTOR'S FEE	101-757-751.000	SENIOR ACTIVITIES	60.00
09/26/2022	GEN	90744	CODE OFFICIALS CONFERENCE O	2022 FALL CONERENCE 9/27-09/30 SPENCER	249-000-864.000	CONFERENCES & MEETINGS	300.00
09/26/2022	GEN	90744	CODE OFFICIALS CONFERENCE O	2022 FALL CONERENCE 9/27-09/30 SPENCER	249-000-958.000	MEMBERSHIPS & DUES	45.00
09/29/2022	GEN	90745	ALERUS FINANCIAL	09/28/22-MERS 457 CONTRIBUTIONS	101-000-231.001	PAY DEDUCT PENSION	1,562.49
09/29/2022	GEN	90745	ALERUS FINANCIAL	09/28/22-MERS 457 CONTRIBUTIONS	101-171-718.000	PENSION	38.52
09/29/2022	GEN	90745	ALERUS FINANCIAL	09/28/22-MERS 457 CONTRIBUTIONS	101-209-718.000	PENSION	48.61
09/29/2022	GEN	90745	ALERUS FINANCIAL	09/28/22-MERS 457 CONTRIBUTIONS	101-402-718.000	PENSION	57.18
09/29/2022	GEN	90745	ALERUS FINANCIAL	09/28/22-MERS 457 CONTRIBUTIONS	206-000-231.001	PAY DEDUCT PENSION	2,073.31
09/29/2022	GEN	90745	ALERUS FINANCIAL	09/28/22-MERS 457 CONTRIBUTIONS	206-336-718.000	PENSION	282.80
09/29/2022	GEN	90745	ALERUS FINANCIAL	09/28/22-MERS 457 CONTRIBUTIONS	207-000-231.001	PAY DEDUCT PENSION	1,731.88
09/29/2022	GEN	90745	ALERUS FINANCIAL	09/28/22-MERS 457 CONTRIBUTIONS	207-301-718.000	PENSION	732.99
09/29/2022	GEN	90745	ALERUS FINANCIAL	09/28/22-MERS 457 CONTRIBUTIONS	249-000-231.001	PAY DEDUCT PENSION	350.00
09/29/2022	GEN	90745	ALERUS FINANCIAL	09/28/22-MERS 457 CONTRIBUTIONS	249-000-718.000	PENSION	39.13
09/29/2022	GEN	90746	ALERUS FINANCIAL	09/01/22-09/30/22 EE & ER HCSP CONTRIBUTIONS	101-000-080.962	DUE FROM WATER MISCELLANEOUS	500.00
09/29/2022	GEN	90746	ALERUS FINANCIAL	09/01/22-09/30/22 EE & ER HCSP CONTRIBUTIONS	101-000-232.005	PAY DEDUCT HOSP	538.63
09/29/2022	GEN	90746	ALERUS FINANCIAL	09/01/22-09/30/22 EE & ER HCSP CONTRIBUTIONS	101-171-718.001	HEALTH CARE SAVINGS PROGRAM	200.00
09/29/2022	GEN	90746	ALERUS FINANCIAL	09/01/22-09/30/22 EE & ER HCSP CONTRIBUTIONS	101-209-718.001	HEALTH CARE SAVINGS PROGRAM	300.00
09/29/2022	GEN	90746	ALERUS FINANCIAL	09/01/22-09/30/22 EE & ER HCSP CONTRIBUTIONS	101-215-718.001	HEALTH CARE SAVINGS PROGRAM	632.02
09/29/2022	GEN	90746	ALERUS FINANCIAL	09/01/22-09/30/22 EE & ER HCSP CONTRIBUTIONS	101-253-718.001	HEALTH CARE SAVINGS PROGRAM	396.40
09/29/2022	GEN	90746	ALERUS FINANCIAL	09/01/22-09/30/22 EE & ER HCSP CONTRIBUTIONS	101-265-718.001	HEALTH CARE SAVINGS PROGRAM	100.00
09/29/2022	GEN	90746	ALERUS FINANCIAL	09/01/22-09/30/22 EE & ER HCSP CONTRIBUTIONS	101-402-718.001	HEALTH CARE SAVINGS PROGRAM	200.00
09/29/2022	GEN	90746	ALERUS FINANCIAL	09/01/22-09/30/22 EE & ER HCSP CONTRIBUTIONS	101-757-718.001	HEALTH CARE SAVINGS PROGRAM	100.00
09/29/2022	GEN	90746	ALERUS FINANCIAL	09/01/22-09/30/22 EE & ER HCSP CONTRIBUTIONS	206-000-232.005	PAY DEDUCT HOSP	1,513.42
09/29/2022	GEN	90746	ALERUS FINANCIAL	09/01/22-09/30/22 EE & ER HCSP CONTRIBUTIONS	206-336-718.002	HEALTH CARE SAVINGS PLAN	1,765.66
09/29/2022	GEN	90746	ALERUS FINANCIAL	09/01/22-09/30/22 EE & ER HCSP CONTRIBUTIONS	207-000-232.005	PAY DEDUCT HOSP	3,797.94
09/29/2022	GEN	90746	ALERUS FINANCIAL	09/01/22-09/30/22 EE & ER HCSP CONTRIBUTIONS	207-301-718.001	HEALTH CARE SAVINGS PROGRAM	4,530.93
09/29/2022	GEN	90746	ALERUS FINANCIAL	09/01/22-09/30/22 EE & ER HCSP CONTRIBUTIONS	249-000-718.001	HEALTH CARE SAVINGS PROGRAM	300.00
09/29/2022	GEN	90747	ANTHONY SORGE INSPECTIONS,	09/10/22-09/23/22 BUILDING INSPECTIONS	249-000-706.005	BUILDING INSPECTOR	2,550.00
09/29/2022	GEN	90747	ANTHONY SORGE INSPECTIONS,	09/10/22-09/23/22 BUILDING INSPECTIONS	249-000-801.002	RENTAL INSPECTIONS	0

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09/29/2022	GEN	90748	AUTOZONE	TURTLE WAX	101-265-863.000	VEHICLE MAINTENANCE	8.79
09/29/2022	GEN	90748	AUTOZONE	ZERO TURN OIL CHANGE	101-265-933.000	GROUPS EQUIP MAINTENANCE	126.13
09/29/2022	GEN	90749	BETTER MAID SERVICES, LLC	08/16/22-09/06/22 CLEANING	101-265-931.001	BLDG MAINTENANCE & SUPPLIES	2,900.00
09/29/2022	GEN	90750	COMCAST	10/01/22-10/31/22 DUBLIN MONTHLY CHARGES	101-757-751.000	SENIOR ACTIVITIES	547.64
09/29/2022	GEN	90751	CONSUMERS ENERGY	7525 HIGHLAND RD 08/23/22-09/21/22 CHARGES	101-265-921.001	ELECTRIC TWP HALL	95.40
09/29/2022	GEN	90751	CONSUMERS ENERGY	7500 HIGHLAND 08/24/22-09/22/22 CHARGES	101-269-923.001	HEAT COMM HALL	18.10
09/29/2022	GEN	90751	CONSUMERS ENERGY	9180 HIGHLAND 08/23/22-09/21/22 CHARGES	101-269-923.004	HEAT FISK	15.82
09/29/2022	GEN	90751	CONSUMERS ENERGY	08/23/22-09/21/22 ANNEX	101-269-923.011	GAS-TWP ANNEX	21.39
09/29/2022	GEN	90751	CONSUMERS ENERGY	685 UNION LK 08/24/22-09/22/22 CHARGES	101-757-921.000	ELECTRIC	23.29
09/29/2022	GEN	90751	CONSUMERS ENERGY	860 ROUND LK 08/24/22-09/22/22 CHARGES	206-336-921.002	ELECTRIC STATION 2	28.46
09/29/2022	GEN	90751	CONSUMERS ENERGY	7420 HIGHLAND 08/24/22-09/22/22 CHARGES	206-336-923.001	HEAT STATION 1	222.76
09/29/2022	GEN	90751	CONSUMERS ENERGY	4870 ORMOND 08/24/22-09/22/22 CHARGES	206-336-923.003	HEAT STATION 3	22.25
09/29/2022	GEN	90752	DTE ENERGY	08/18/22-09/19/22 COMM HALL	101-269-921.001	ELECTRIC COMM HALL	45.63
09/29/2022	GEN	90752	DTE ENERGY	6190 WHITE LAKE 08/18/22-09/19/22 CHARGES	101-276-921.001	ELECTRIC WHITE LAKE	30.75
09/29/2022	GEN	90752	DTE ENERGY	08/20/22-09/21/22 SENIOR CTR	101-757-921.000	ELECTRIC	540.33
09/29/2022	GEN	90752	DTE ENERGY	7420 HIGHLAND 08/1/22-09/19/22 CHARGES	206-336-921.001	ELECTRIC STATION 1	936.25
09/29/2022	GEN	90752	DTE ENERGY	08/18/22-09/19/22 STA 3	206-336-921.003	ELECTRIC STATION 3	333.17
09/29/2022	GEN	90753	EAGLE SECURITY FIRE & LIFE SAFETY	TREASURER & ASSESSING KEY CARD LOCKS	101-265-931.001	BLDG MAINTENANCE & SUPPLIES	3,209.00
09/29/2022	GEN	90754	FIRST CHOICE COFFEE SERVICES	SEP WATER COOLER/FILTER	206-336-931.001	MAINTENANCE STATION 1	177.52
09/29/2022	GEN	90755	FLAGSTAR BANK	08/12/22-09/13/22 CHARGES	101-000-080.962	DUE FROM WATER MISCELLANEOUS	1,583.53
09/29/2022	GEN	90755	FLAGSTAR BANK	08/12/22-09/13/22 CHARGES	101-101-710.000	FEES & PER DIEM	14.99
09/29/2022	GEN	90755	FLAGSTAR BANK	08/12/22-09/13/22 CHARGES	101-101-860.000	CONFERENCES & MILEAGE	70.00
09/29/2022	GEN	90755	FLAGSTAR BANK	08/12/22-09/13/22 CHARGES	101-171-864.000	CONFERENCES & MEETINGS	35.00
09/29/2022	GEN	90755	FLAGSTAR BANK	08/12/22-09/13/22 CHARGES	101-215-864.000	CONFERENCES & MEETINGS	105.00
09/29/2022	GEN	90755	FLAGSTAR BANK	08/12/22-09/13/22 CHARGES	101-249-727.000	OFFICE SUPPLIES	884.31
09/29/2022	GEN	90755	FLAGSTAR BANK	08/12/22-09/13/22 CHARGES	101-253-958.000	MEMBERSHIPS & DUES	315.00
09/29/2022	GEN	90755	FLAGSTAR BANK	08/12/22-09/13/22 CHARGES	101-265-863.000	VEHICLE MAINTENANCE	134.60
09/29/2022	GEN	90755	FLAGSTAR BANK	08/12/22-09/13/22 CHARGES	101-265-931.001	BLDG MAINTENANCE & SUPPLIES	453.31
09/29/2022	GEN	90755	FLAGSTAR BANK	08/12/22-09/13/22 CHARGES	101-757-751.000	SENIOR ACTIVITIES	323.62
09/29/2022	GEN	90755	FLAGSTAR BANK	08/12/22-09/13/22 CHARGES	101-757-931.000	BUILDING MAINTENANCE	5.99
09/29/2022	GEN	90755	FLAGSTAR BANK	08/12/22-09/13/22 CHARGES	206-336-727.000	OFFICE SUPPLIES	44.48
09/29/2022	GEN	90755	FLAGSTAR BANK	08/12/22-09/13/22 CHARGES	206-336-744.000	UNIFORMS	501.63
09/29/2022	GEN	90755	FLAGSTAR BANK	08/12/22-09/13/22 CHARGES	206-336-757.000	OPERATING SUPPLIES	37.89
09/29/2022	GEN	90755	FLAGSTAR BANK	08/12/22-09/13/22 CHARGES	206-336-863.001	VEHICLE MAINTENANCE	750.41
09/29/2022	GEN	90755	FLAGSTAR BANK	08/12/22-09/13/22 CHARGES	206-336-864.000	CONFERENCES & MEETINGS	1,231.11
09/29/2022	GEN	90755	FLAGSTAR BANK	08/12/22-09/13/22 CHARGES	206-336-867.000	GASOLINE	95.21
09/29/2022	GEN	90755	FLAGSTAR BANK	08/12/22-09/13/22 CHARGES	206-336-931.001	MAINTENANCE STATION 1	802.72
09/29/2022	GEN	90755	FLAGSTAR BANK	08/12/22-09/13/22 CHARGES	206-336-962.000	MISCELLANEOUS	2,291.20
09/29/2022	GEN	90755	FLAGSTAR BANK	08/12/22-09/13/22 CHARGES	207-301-727.000	OFFICE SUPPLIES	246.84
09/29/2022	GEN	90755	FLAGSTAR BANK	08/12/22-09/13/22 CHARGES	207-301-744.000	UNIFORMS	291.45
09/29/2022	GEN	90755	FLAGSTAR BANK	08/12/22-09/13/22 CHARGES	207-301-863.001	VEHICLE MAINTENANCE	1,092.53
09/29/2022	GEN	90755	FLAGSTAR BANK	08/12/22-09/13/22 CHARGES	207-301-864.000	CONFERENCES	0

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Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
09/29/2022	GEN	90755	FLAGSTAR BANK	08/12/22-09/13/22 CHARGES	207-301-931.001	BLDG MAINTENANCE & SUPPLIES	24.36
09/29/2022	GEN	90755	FLAGSTAR BANK	08/12/22-09/13/22 CHARGES	590-000-930.000	REPAIRS & MAINTENANCE	501.54
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-000-080.716	DUE FROM WATER HOSPITALIZATIO	164.61
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-000-080.717	DUE FROM WATER GROUP LIFE INSL	39.25
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-000-080.724	DUE FROM WATER DENTAL INSURAI	349.04
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-000-232.002	PAY DEDUCT ACC/CRIT/STD	758.06
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-101-717.000	GROUP LIFE INSURANCE	31.40
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-171-716.000	HOSP & OPTICAL INSURANCE	159.76
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-171-717.000	GROUP LIFE INSURANCE	31.40
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-171-724.000	DENTAL INSURANCE	315.54
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-192-716.000	HOSP & OPTICAL INSURANCE	87.81
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-192-717.000	GROUP LIFE INSURANCE	15.70
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-192-724.000	DENTAL INSURANCE	67.00
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-209-716.000	HOSP & OPTICAL INSURANCE	147.70
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-209-717.000	GROUP LIFE INSURANCE	31.40
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-209-724.000	DENTAL INSURANCE	438.84
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-215-716.000	HOSP & OPTICAL INSURANCE	149.23
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-215-717.000	GROUP LIFE INSURANCE	31.40
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-215-724.000	DENTAL INSURANCE	315.54
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-253-716.000	HOSP & OPTICAL INSURANCE	151.30
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-253-717.000	GROUP LIFE INSURANCE	31.40
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-253-724.000	DENTAL INSURANCE	344.66
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-265-716.000	HOSP & OPTICAL INSURANCE	57.92
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-265-717.000	GROUP LIFE INSURANCE	15.70
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-265-724.000	DENTAL INSURANCE	364.12
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-372-716.000	HOSP & OPTICAL INSURANCE	35.46
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-372-717.000	GROUP LIFE INSURANCE	7.85
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-372-724.000	DENTAL INSURANCE	109.71
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-402-716.000	HOSP & OPTICAL INSURANCE	124.01
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-402-717.000	GROUP LIFE INSURANCE	23.55
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-402-724.000	DENTAL INSURANCE	205.83
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-757-716.000	HOSP & OPTICAL INSURANCE	65.19
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-757-717.000	GROUP LIFE INSURANCE	15.70
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-757-724.000	DENTAL INSURANCE	125.24
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	101-863-730.000	RETIREE HEALTH INSURANCE	(154.36)
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	206-000-232.002	PAY DEDUCT ACC/CRIT/STD	236.50
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	206-336-716.000	HOSP & OPTICAL INSURANCE	684.90
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	206-336-717.000	GROUP LIFE INSURANCE	164.85
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	206-336-724.000	DENTAL INSURANCE	2,056.36
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	207-000-232.002	PAY DEDUCT ACC/CRIT/STD	382.87
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	207-301-716.000	HOSP & OPTICAL INSURANCE	1,352.24
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	207-301-717.000	GROUP LIFE INSURANCE	5

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Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	207-301-724.000	DENTAL INSURANCE	2,978.69
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	249-000-716.000	HOSP & OPTICAL INSURANCE	108.96
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	249-000-717.000	GROUP LIFE INSURANCE	23.55
09/29/2022	GEN	90756	GIS BENEFITS	10/01/22-10/31/22 PREMIUMS	249-000-724.000	DENTAL INSURANCE	282.04
09/29/2022	GEN	90757	GLOBAL OFFICE SOLUTIONS	GEN TWP PENS	101-249-727.000	OFFICE SUPPLIES	77.28
09/29/2022	GEN	90758	SCOTT HERZBERG	09/10/22-09/23/22 MECHANICAL PAYROLL	249-000-707.001	PLUMBING/MECHANICAL INSPECTO	4,725.30
09/29/2022	GEN	90759	HOME DEPOT CREDIT SERVICES	08/21/22-09/02/22 MONTHLY CHARGES	101-265-931.001	BLDG MAINTENANCE & SUPPLIES	37.78
09/29/2022	GEN	90759	HOME DEPOT CREDIT SERVICES	08/21/22-09/02/22 MONTHLY CHARGES	101-757-931.000	BUILDING MAINTENANCE	295.00
09/29/2022	GEN	90759	HOME DEPOT CREDIT SERVICES	08/21/22-09/02/22 MONTHLY CHARGES	206-336-757.000	OPERATING SUPPLIES	42.72
09/29/2022	GEN	90759	HOME DEPOT CREDIT SERVICES	08/21/22-09/02/22 MONTHLY CHARGES	206-336-931.001	MAINTENANCE STATION 1	860.59
09/29/2022	GEN	90759	HOME DEPOT CREDIT SERVICES	08/21/22-09/02/22 MONTHLY CHARGES	206-336-931.003	MAINTENANCE STATION 3	22.59
09/29/2022	GEN	90760	HURON VALLEY GUNS	NEW HIRE/UHAZIE-RAIN COAT, JACKET, HAT	207-301-744.000	UNIFORMS	449.97
09/29/2022	GEN	90761	JOHN HANCOCK-70482-00-5	SEPT 2022 PENSION CONTRIBUTIONS	101-000-080.718	DUE FROM WATER PENSION	675.88
09/29/2022	GEN	90761	JOHN HANCOCK-70482-00-5	SEPT 2022 PENSION CONTRIBUTIONS	101-000-231.001	PAY DEDUCT PENSION	375.48
09/29/2022	GEN	90761	JOHN HANCOCK-70482-00-5	SEPT 2022 PENSION CONTRIBUTIONS	101-209-718.000	PENSION	1,034.87
09/29/2022	GEN	90761	JOHN HANCOCK-70482-00-5	SEPT 2022 PENSION CONTRIBUTIONS	206-336-718.000	PENSION	282.14
09/29/2022	GEN	90762	KATHLEEN GORDINEAR	MILEAGE REIMBURSEMENT	101-757-860.000	MILEAGE	33.13
09/29/2022	GEN	90763	KATHY HARVEY	REFUND-CERAMIC TILES PAINTING	101-000-651.000	SENIOR ACTIVITIES	25.00
09/29/2022	GEN	90764	KIM PATTON	PATTON, MILEAGE AND MEAL REIMBURSEMENT	101-253-860.000	MILEAGE	241.24
09/29/2022	GEN	90764	KIM PATTON	PATTON, MILEAGE AND MEAL REIMBURSEMENT	101-253-864.000	CONFERENCES & MEETINGS	15.52
09/29/2022	GEN	90765	LANSING COMMUNITY COLLEGE	BASTIONELL, D - INSTRUCTOR EMS COORD COURSE	206-336-960.000	TRAINING	2,362.00
09/29/2022	GEN	90766	MARK CARLSON	09/10/22-09/23/22 ELECTRICAL INSPECTOR	101-372-706.002	PART-TIME ORDINANCE	150.00
09/29/2022	GEN	90766	MARK CARLSON	09/10/22-09/23/22 ELECTRICAL INSPECTOR	249-000-707.000	ELECTRICAL INSPECTOR	5,058.00
09/29/2022	GEN	90766	MARK CARLSON	09/10/22-09/23/22 ELECTRICAL INSPECTOR	249-000-801.002	RENTAL INSPECTIONS	180.00
09/29/2022	GEN	90767	MERGE LIVE	09/20/22 REGULAR TOWNSHIP BOARD MEETING	101-101-710.000	FEES & PER DIEM	265.00
09/29/2022	GEN	90768	OAKLAND COMMUNITY COLLEGE	HUNT, NEW HIRE UNIFORM	207-301-744.000	UNIFORMS	67.85
09/29/2022	GEN	90769	PARAMOUNT SIGNS & GRAPHIX	13" SHINY CHROME POLYESTER STICKERS	206-336-962.000	MISCELLANEOUS	243.00
09/29/2022	GEN	90770	SAFEWAY SHREDDING	GEN, SHREDDING	101-249-727.000	OFFICE SUPPLIES	74.95
09/29/2022	GEN	90771	SUBURBAN FORD	#6415 2017 FUSION OIL CHGE	207-301-863.001	VEHICLE MAINTENANCE	39.95
09/29/2022	GEN	90772	WATER DEPOT	GEN TWP WATER BOTTLES	101-265-931.001	BLDG MAINTENANCE & SUPPLIES	146.00
09/29/2022	GEN	90772	WATER DEPOT	PD BOTTLED WATER	207-301-931.001	BLDG MAINTENANCE & SUPPLIES	129.50
09/29/2022	GEN	90773	WATKINS SEPTIC & DRAIN LLC	STA 1 SEPTIC TANK PUMP	206-336-931.001	MAINTENANCE STATION 1	360.00
09/29/2022	GEN	90774	WAYNE COUNTY ASSOCIATION C	10/06/22-LINDSEY, J ASSESSING.NET REPORT DESIGI	101-209-960.000	TRAINING	60.00
09/30/2022	GEN	90775	CARS INC.	M-2, OIL CHANGE REAPIRS TO FRONT END	206-336-863.001	VEHICLE MAINTENANCE	3,252.22
09/14/2022	GEN	1230087(E)	MERS	08/01/22-08/31/22 CONTRIBUTIONS	101-000-080.718	DUE FROM WATER PENSION	936.23
09/14/2022	GEN	1230087(E)	MERS	08/01/22-08/31/22 CONTRIBUTIONS	101-000-231.001	PAY DEDUCT PENSION	15,412.21
09/14/2022	GEN	1230087(E)	MERS	08/01/22-08/31/22 CONTRIBUTIONS	101-171-718.000	PENSION	14,688.14
09/14/2022	GEN	1230087(E)	MERS	08/01/22-08/31/22 CONTRIBUTIONS	101-192-718.000	PENSION	5,266.94
09/14/2022	GEN	1230087(E)	MERS	08/01/22-08/31/22 CONTRIBUTIONS	101-209-718.000	PENSION	849.45
09/14/2022	GEN	1230087(E)	MERS	08/01/22-08/31/22 CONTRIBUTIONS	101-215-718.000	PENSION	15,656.60
09/14/2022	GEN	1230087(E)	MERS	08/01/22-08/31/22 CONTRIBUTIONS	101-253-718.000	PENSION	13,179.63
09/14/2022	GEN	1230087(E)	MERS	08/01/22-08/31/22 CONTRIBUTIONS	101-265-718.000	PENSION	1

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09/14/2022	GEN	1230087(E)	MERS	08/01/22-08/31/22 CONTRIBUTIONS	101-372-718.000	PENSION	1,934.59
09/14/2022	GEN	1230087(E)	MERS	08/01/22-08/31/22 CONTRIBUTIONS	101-402-718.000	PENSION	3,859.66
09/14/2022	GEN	1230087(E)	MERS	08/01/22-08/31/22 CONTRIBUTIONS	101-757-718.000	PENSION	2,064.82
09/14/2022	GEN	1230087(E)	MERS	08/01/22-08/31/22 CONTRIBUTIONS	206-000-231.001	PAY DEDUCT PENSION	8,716.17
09/14/2022	GEN	1230087(E)	MERS	08/01/22-08/31/22 CONTRIBUTIONS	206-336-718.000	PENSION	34,628.13
09/14/2022	GEN	1230087(E)	MERS	08/01/22-08/31/22 CONTRIBUTIONS	207-000-231.001	PAY DEDUCT PENSION	16,081.34
09/14/2022	GEN	1230087(E)	MERS	08/01/22-08/31/22 CONTRIBUTIONS	207-301-718.000	PENSION	74,395.74
09/14/2022	GEN	1230087(E)	MERS	08/01/22-08/31/22 CONTRIBUTIONS	249-000-231.001	PAY DEDUCT PENSION	1,148.31
09/14/2022	GEN	1230087(E)	MERS	08/01/22-08/31/22 CONTRIBUTIONS	249-000-718.000	PENSION	994.45
GEN Total							1,184,032.55
09/08/2022	PA-CK	1889	WHITE LAKE TOWNSHIP	9545 STEEP HOLLOW ELECTRICAL PERMIT	245-900-972.006	SAD SEWER CONNECTS	100.00
09/08/2022	PA-CK	1890	WHITE LAKE TOWNSHIP	9545 STEEP HOLLOW SEWER PERMIT	245-900-972.006	SAD SEWER CONNECTS	200.00
09/08/2022	PA-CK	1891	WHITE LAKE TOWNSHIP	9545 STEEP HOLLOW COMMERCE & WLT CONN FEE	245-900-972.006	SAD SEWER CONNECTS	9,096.00
09/22/2022	PA-CK	1892	SPINAL COLUMN NEWSWEEKLY	09/07/22-LEGAL EMERG SEWER (CASTLEWOOD, GA)	245-900-972.006	SAD SEWER CONNECTS	463.12
09/22/2022	PA-CK	1893	WHITE LAKE TOWNSHIP	11091 BERYL DR PLUMBING PERMIT	245-900-972.006	SAD SEWER CONNECTS	100.00
09/22/2022	PA-CK	1894	WHITE LAKE TOWNSHIP	11091 BERYL DR SEWER CONN FEES	245-900-972.006	SAD SEWER CONNECTS	7,784.00
09/22/2022	PA-CK	1895	WHITE LAKE TOWNSHIP	11091 BERYL DR OAK COUNTY SEWER PERMIT	245-900-972.006	SAD SEWER CONNECTS	200.00
PA-CK Total							17,943.12
09/01/2022	SEWFD	4027	DLZ MICHIGAN, INC.	OAK RIDGE PARK SAN SEWER	245-000-214.590	DUE TO SEWER FUND	(11,550.00)
09/01/2022	SEWFD	4027	DLZ MICHIGAN, INC.	OAK RIDGE PARK SAN SEWER	245-000-965.999	TRANSFER TO SEWER FUND	11,550.00
09/01/2022	SEWFD	4027	DLZ MICHIGAN, INC.	OAK RIDGE PARK SAN SEWER	590-000-087.245	DUE FROM PA 188	11,550.00
09/01/2022	SEWFD	4027	DLZ MICHIGAN, INC.	OAK RIDGE PARK SAN SEWER	590-000-158.000	CONSTRUCTION IN PROGRESS	11,550.00
09/01/2022	SEWFD	4027	DLZ MICHIGAN, INC.	OAK RIDGE PARK SAN SEWER	590-000-699.000	TRANSFER IN FROM PA-188	(11,550.00)
09/01/2022	SEWFD	4027	DLZ MICHIGAN, INC.	GENERAL SEWER SERVICES	590-000-801.000	PROFESSIONAL FEES	85.00
09/01/2022	SEWFD	4028	THE HUNTINGTON NATIONAL BA	INTEREST ON BOND FOR NORDIC SEWER & WATER	590-000-993.004	INTEREST EXPENSE-CASTLEWOOD	2,139.50
09/01/2022	SEWFD	4028	THE HUNTINGTON NATIONAL BA	INTEREST ON BOND FOR NORDIC SEWER & WATER	590-000-993.005	INTEREST EXPENSE-NORDIC	189.75
09/01/2022	SEWFD	4028	THE HUNTINGTON NATIONAL BA	INTEREST ON BOND FOR NORDIC SEWER & WATER	591-000-976.005	BOND INTEREST NORDIC DR MAIN	420.75
09/08/2022	SEWFD	4029	COMMERCE TOWNSHIP	AUGUST SEWER CONNECTIONS	590-000-969.000	CONNECTION EXPENSE-COMMERCE	46,057.00
09/16/2022	SEWFD	4030	SUPERIOR EXCAVATING, INC	HULBERT & OAKRIDGE SEWER MAINS	245-000-214.590	DUE TO SEWER FUND	(270,528.70)
09/16/2022	SEWFD	4030	SUPERIOR EXCAVATING, INC	HULBERT & OAKRIDGE SEWER MAINS	245-000-965.999	TRANSFER TO SEWER FUND	270,528.70
09/16/2022	SEWFD	4030	SUPERIOR EXCAVATING, INC	HULBERT & OAKRIDGE SEWER MAINS	590-000-087.245	DUE FROM PA 188	270,528.70
09/16/2022	SEWFD	4030	SUPERIOR EXCAVATING, INC	HULBERT & OAKRIDGE SEWER MAINS	590-000-158.000	CONSTRUCTION IN PROGRESS	270,528.70
09/16/2022	SEWFD	4030	SUPERIOR EXCAVATING, INC	HULBERT & OAKRIDGE SEWER MAINS	590-000-699.000	TRANSFER IN FROM PA-188	(270,528.70)
09/22/2022	SEWFD	4031	ROSATI, SCHULTZ, JOPPICH	SEWER LEGAL SERVICES THRU AUGUST 2022	591-000-801.000	FINANCIAL CONSULT FEES	364.00
09/22/2022	SEWFD	4032	THOS SOMERVILLE CO.	COUPLING KI PATTERN STAINLESS	590-000-930.000	REPAIRS & MAINTENANCE	501.54
09/29/2022	SEWFD	4033	EGANIX INC.	NITROGEN SUPPLEMENT ODOR CONTROL	590-000-930.000	REPAIRS & MAINTENANCE	2,300.00
09/29/2022	SEWFD	4034	MACALLISTER RENTALS	FORKLIFT TO UNLOAD NEW GRINDER STATIONS (STI	590-000-930.000	REPAIRS & MAINTENANCE	654.00
SEWFD Total							334,790.24
09/15/2022	TAX	6740	SHEELA PREMKUMAR	TAX REFUND 12-17-103-006 12-17-103-005	703-000-385.005	DUE TO OTHERS (REFUNDS)	298.86
09/15/2022	TAX	6741	CAPITOL REAL ESTATE TAX SERVI	2022 SUMMER TAX REFUND 12-21-251--004	703-000-385.005	DUE TO OTHERS (REFUNDS)	1,023.95
09/15/2022	TAX	6742	CORELOGIC TAX SERVICES	2022 SUMMER TAX OVERPAYMENTS - REFUNDS	703-000-385.005	DUE TO OTHERS (REFUNDS)	75,524.13
09/28/2022	TAX	6743	LERETA	2022 SUMMER TAX REFUNDS-OVERPAYMENTS	703-000-385.005	DUE TO OTHERS (REFUNDS)	3,372.00

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09/28/2022	TAX	6744	CAPITOL REAL ESTATE TAX SERVI	2022 SUMMER TAX REFUNDS-OVERPAYMENTS	703-000-385.005	DUE TO OTHERS (REFUNDS)	2,214.20
09/28/2022	TAX	6745	JOHN MCMILLAN	2022 SUMMER TAX OVERPAYMENT12-25-277-006	703-000-385.005	DUE TO OTHERS (REFUNDS)	10.37
09/28/2022	TAX	6746	JUDD WAREHOUSING	2022 SUMMER TAX PTA REFUND 12-33-402-001	703-000-385.005	DUE TO OTHERS (REFUNDS)	200.00
09/28/2022	TAX	6747	MCKEACHIE DEVELOPMENT LLC	SUMMERTAX DUPLICATE PAYMENT12-08-451-020	703-000-385.005	DUE TO OTHERS (REFUNDS)	237.67
09/28/2022	TAX	6748	FAGNANI PROPERTIES LLC	SUMMER TAX PRE ADJUST-REFUND	703-000-385.005	DUE TO OTHERS (REFUNDS)	441.96
09/28/2022	TAX	6749	GREGORY SOLTIS	SUMMER TAXPREADJUST-REFUND 12-33-277-013	703-000-385.005	DUE TO OTHERS (REFUNDS)	1,726.38
TAX Total							84,998.34
09/01/2022	TNA	14848	DLZ MICHIGAN, INC.	9431 CEDAR ISLAND INSPECTION	701-000-284.006	GRINDER PUMP INSTALLS	330.00
09/01/2022	TNA	14848	DLZ MICHIGAN, INC.		701-000-286.380	CEDAR MEADOWS 15-010	255.00
09/01/2022	TNA	14848	DLZ MICHIGAN, INC.	PRESERVE AT HIDDEN LAKE	701-000-286.407	PRESERVE AT HIDDEN LAKE	1,218.75
09/01/2022	TNA	14848	DLZ MICHIGAN, INC.	TRAILSIDE MEADOWS	701-000-286.412	TRAILSIDE MEADOWS	2,757.50
09/01/2022	TNA	14848	DLZ MICHIGAN, INC.	EAGLES LANDING	701-000-286.418	EAGLES LANDING/BOGIE LAKE SUBD	757.50
09/01/2022	TNA	14848	DLZ MICHIGAN, INC.	NEW HOPE WHITE LAKE	701-000-286.442	NEW HOPE WHITE LAKE	540.00
09/01/2022	TNA	14848	DLZ MICHIGAN, INC.	TACO BELL MEIJER OUTLOT	701-000-286.451	TACO BELL- BOGIE & M59	3,083.75
09/01/2022	TNA	14848	DLZ MICHIGAN, INC.	OXBOW LK PRIVATE LK ASSOC	701-000-286.454	OXBOW LAKE PRIVATE LAUNCH	85.00
09/01/2022	TNA	14848	DLZ MICHIGAN, INC.	WHITE LAKE HILL	701-000-286.455	WHITE LAKE HILL/AVALON	340.00
09/01/2022	TNA	14848	DLZ MICHIGAN, INC.	HYPERSHINE CAR WASH	701-000-286.457	HYPERSHINE CAR WASH	1,190.00
09/01/2022	TNA	14849	DTE ENERGY	9600 GARFORTH 07/12/22-08/10/22 CHARGES	701-000-250.013	MANDON LAKE	34.26
09/01/2022	TNA	14850	THE PRESERVES LLC	649, 951,953 SLOANE CT ESCROW REFUND	701-000-214.013	DUE TO OTHER FUNDS	100.00
09/01/2022	TNA	14850	THE PRESERVES LLC	956 & 958 SLOANE CT ESCROW REFUND	701-000-284.006	GRINDER PUMP INSTALLS	7,041.00
09/08/2022	TNA	14851	AQUA -WEED CONTROL INC.	LAKE ONA, 12 ACRES TREATED	701-000-250.010	LAKE ONA IMPROVEMENT	4,800.00
09/08/2022	TNA	14852	AUTO-OWNERS INSURANCE	LAKE NEVA GENERAL LIABILITY COVERAGE 10/01/22	701-000-250.011	LAKE NEVA IMPROVEMENT BOARD	1,909.00
09/08/2022	TNA	14853	O.C.W.R.C.	AUGUST SEWER PERMITS	701-000-287.005	DUE TO OAKLAND CO SEWER PERMI	** VOIDED **
09/08/2022	TNA	14854	RICHARD DERY	REFUND REMAINING SEW CONN ESCROW	701-000-284.006	GRINDER PUMP INSTALLS	3,678.00
09/08/2022	TNA	14855	O.C.W.R.C.	AUGUST SEWER PERMITS	701-000-287.005	DUE TO OAKLAND CO SEWER PERMI	1,600.00
09/08/2022	TNA	14856	OAKLAND COUNTY TREASURER	AUGUST 2022 TRAILER TAX	701-000-287.003	DUE TO OAKLAND CO TR TAX	4,255.00
09/08/2022	TNA	14857	PONTIAC LAKE WEED HARVESTIN	REIMBURSE EXPENSES PER LAKE BOARD MTG APPRC	701-000-250.008	PONTIAC LAKE WEED	16,937.83
09/08/2022	TNA	14858	WHITE LAKE TOWNSHIP TREASURI	AUGUST 2022 TRAILER TAX	701-000-285.013	DUE TO G/F TRAILER PARK FEES	851.00
09/13/2022	TNA	14859	OAKLAND COUNTY	9431 CEDAR ISLAND GRINDER EASEMENT	701-000-284.006	GRINDER PUMP INSTALLS	30.00
09/13/2022	TNA	14860	48TH DISTRICT COURT	BOND-AVA LOUISE SHUMAKE REPORT #21-15974B	701-000-287.002	DUE TO COURTS	213.00
09/13/2022	TNA	14861	48TH DISTRICT COURT	BOND-AVA LOUISE SHUMAKE REPORT #21-15974A	701-000-287.002	DUE TO COURTS	195.00
09/15/2022	TNA	14862	AQUA -WEED CONTROL INC.	ROUND LK, 08/16/22 TREATMENT	701-000-250.006	ROUND LAKE IMPROVEMENT BOARI	447.50
09/15/2022	TNA	14863	ATA NATIONAL TITLE GROUP, LLC	1159 CLEARWATER TITLE SEARCH	701-000-284.006	GRINDER PUMP INSTALLS	275.00
09/15/2022	TNA	14864	MIKE'S CLEARWATER HARVESTIN	ROUND LK, HARVESTING	701-000-250.006	ROUND LAKE IMPROVEMENT BOARI	8,400.00
09/22/2022	TNA	14865	DTE ENERGY	08/11/22-09/09/22 LAKE ONA	701-000-250.001	LAKE ONA AERATION	458.50
09/22/2022	TNA	14866	DTE ENERGY	08/11/22-09/09/22 GRASS LAKE	701-000-250.005	GRASS LAKE SAD	1,295.58
09/22/2022	TNA	14867	DTE ENERGY	1287 GROVE PT, ROUND LK 08/12/22-09/12/22 CHA	701-000-250.006	ROUND LAKE IMPROVEMENT BOARI	946.50
09/22/2022	TNA	14868	DTE ENERGY	MANDON LK - 08/11/22-09/09/22 MONTHLY CHARC	701-000-250.013	MANDON LAKE	34.65
09/22/2022	TNA	14869	DTE ENERGY	08/11/22-09/09/22 LAKE NEVA	701-000-250.011	LAKE NEVA IMPROVEMENT BOARD	681.88
09/22/2022	TNA	14870	OAKLAND COUNTY	PONTIAC LK MARINE PATROL 05/28-29	701-000-285.010	DUE TO OTHERS	276.40
09/22/2022	TNA	14871	ROSATI, SCHULTZ, JOPPICH	RESERVE AT TULL LK, AUGUST LEGAL	701-000-286.167	RESERVE AT TULL LAKE 01-023	56.00
09/22/2022	TNA	14871	ROSATI, SCHULTZ, JOPPICH	PRESERVE AT HIDDEN LAKE, AUGUST LEGAL	701-000-286.407	PRESERVE AT HIDDEN LAKE	0

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09/22/2022	TNA	14871	ROSATI, SCHULTZ, JOPPICH	EAGLES LANDING AUGUST LEGAL	701-000-286.418	EAGLES LANDING/BOGIE LAKE SUBD	140.00
09/22/2022	TNA	14871	ROSATI, SCHULTZ, JOPPICH	TACO BELL #4 DEVELOPMENT AGREEMENT	701-000-286.451	TACO BELL- BOGIE & M59	378.00
09/22/2022	TNA	14871	ROSATI, SCHULTZ, JOPPICH	HYPERSHINE AUGUST LEGAL	701-000-286.457	HYPERSHINE CAR WASH	364.00
09/22/2022	TNA	14871	ROSATI, SCHULTZ, JOPPICH	CARTERS PLUMBING AUGUST LEGAL	701-000-286.463	CARTER'S PLUMBING	238.00
09/22/2022	TNA	14872	RYAN HEIL	9077 BUCKINGHAM REFUND ESCROW FOR SEWER C	701-000-284.006	GRINDER PUMP INSTALLS	3,492.00
09/29/2022	TNA	14873	AQUA -WEED CONTROL INC.	09/07/22-MANDON LK TREATMENT	701-000-250.013	MANDON LAKE	4,265.00
09/29/2022	TNA	14874	DLZ MICHIGAN, INC.	4 CORNERS OUTLOT	701-000-286.396	4 CORNERS SQUARE, LLC	1,633.75
09/29/2022	TNA	14874	DLZ MICHIGAN, INC.	DUBLIN, AS BUILT PLAN REVIEW	701-000-286.443	DUBLIN SCHOOL RAZE/REBUILD	3,717.50
09/29/2022	TNA	14874	DLZ MICHIGAN, INC.	COMFORT CARE ASSISTED LIVING	701-000-286.453	COMFORT CARE ASSISTED LIVING	595.00
09/29/2022	TNA	14875	KENNEDY INDUSTRIES	8330 HIGHLAND PUPPY PIRATES GRINDER STA	701-000-284.006	GRINDER PUMP INSTALLS	20,457.00
09/30/2022	TNA	14876	50TH DISTRICT COURT	BOND FOR WAYNE IRA ANTHONY JR	701-000-287.002	DUE TO COURTS	83.00
TNA Total							100,870.85
09/01/2022	WAT	7771	STATE OF MICHIGAN	RICHARDSON, EXAM FEES	591-000-960.000	EDUCATION & TRAINING	70.00
09/01/2022	WAT	7772	STATE OF MICHIGAN	RICHARDSON EXAM FEES	591-000-960.000	EDUCATION & TRAINING	70.00
09/01/2022	WAT	7773	STATE OF MICHIGAN	MURLEY EXAM FEES	591-000-960.000	EDUCATION & TRAINING	140.00
09/01/2022	WAT	7774	STATE OF MICHIGAN	MURLEY EXAM FEES	591-000-960.000	EDUCATION & TRAINING	140.00
09/01/2022	WAT	7775	DLZ MICHIGAN, INC.	ASPEN MEADOWS IRON FILTRATION	591-000-160.000	CONST IN PROGRESS	33,095.00
09/01/2022	WAT	7775	DLZ MICHIGAN, INC.	GENERAL WATER SERVICES	591-000-931.000	REPAIR & MAINT BLDG & EQUIP	1,477.50
09/01/2022	WAT	7775	DLZ MICHIGAN, INC.	WHPP GRANT SVCS	591-000-995.001	WELL HEAD PROTECTION PROGRAM	300.00
09/01/2022	WAT	7776	O.C.W.R.C.	05/01/22-08/01/22 VILLAGE ACRES BACKWASH	591-000-803.000	IRON FILTRATION EXPENSES	4,359.65
09/01/2022	WAT	7777	USA BLUEBOOK	BLUE-WHITE TUBE ASSEMBLY	591-000-740.000	OPERATING SUPPLIES	303.57
09/01/2022	WAT	7777	USA BLUEBOOK	CHLORINE REAGENT SET POWDER	591-000-748.000	TESTING WATER SYSTEMS	169.85
09/01/2022	WAT	7777	USA BLUEBOOK	5" STORZ	591-000-755.000	OPERATING SUPPLIES TOOLS	444.69
09/08/2022	WAT	7778	CONSUMERS ENERGY	07/22/22-08/22/22 STEEPHOLLOW	591-000-923.001	GAS TWIN LAKES	25.35
09/08/2022	WAT	7778	CONSUMERS ENERGY	07/23/22-08/23/22 FOX BAY	591-000-923.002	GAS HILLVIEW	15.00
09/08/2022	WAT	7778	CONSUMERS ENERGY	07/22/22-08/22/22 GRASS LAKE	591-000-923.004	GAS GRASS LAKE	23.29
09/08/2022	WAT	7778	CONSUMERS ENERGY	07/23/22-08/22/22 SATELITE	591-000-923.005	GAS VILLAGE ACRES-SATELITE RD	46.07
09/08/2022	WAT	7779	ELHORN ENGINEERING CO	SYSTEM CHEMICALS	591-000-745.000	SYSTEM CHEMICALS	2,962.00
09/08/2022	WAT	7780	HYDROCORP	AUGUST CROSS CONNECTION CONTROL PROGRAM	591-000-818.000	CONTRACTED SERVICES	159.50
09/08/2022	WAT	7781	STATE OF MICHIGAN	WATER TESTING	591-000-748.000	TESTING WATER SYSTEMS	587.00
09/08/2022	WAT	7782	STEED'S LAWN & LANDSCAPE LLC	777 CAMDEN CT, 9133 STEEPHOLLOW RESTORATIO	591-000-934.000	REPAIR & MAINT WATER SYSTEM	800.00
09/08/2022	WAT	7783	USIC LOCATING SERVICES, LLC	AUGUST LOCATING SERVICES	591-000-818.000	CONTRACTED SERVICES	2,026.50
09/08/2022	WAT	7784	WOLVERINE WATER WORKS	MEANWELL AC TO DC DIN-RAIL POWER	591-000-934.001	REPAIR & MAINT TOWER 1	67.00
09/15/2022	WAT	7785	AQUATEST	BACTERIA TESTS	591-000-748.000	TESTING WATER SYSTEMS	140.00
09/15/2022	WAT	7786	CORRIGAN OIL COMPANY	GRASS LK RD DYED ULTRA LOW SULFUR	591-000-867.000	GASOLINE/FUEL	748.01
09/15/2022	WAT	7787	U.S. BANK EQUIPMENT FINANCE	WATER, MONTHLY CHARGES	591-000-991.001	PRINCIPAL COPIER LEASE	144.03
09/15/2022	WAT	7787	U.S. BANK EQUIPMENT FINANCE	WATER, MONTHLY CHARGES	591-000-995.002	INTEREST COPIER LEASE	3.97
09/15/2022	WAT	7788	WHITE LAKE TOWNSHIP	REIMBURSE TWP FOR AUGUST SERVICES	591-000-214.101	DUE TO GENERAL FUND	57,308.22
09/22/2022	WAT	7789	DTE ENERGY	360 WOODSEDGE 08/10/22-09/08/22 CHARGES	591-000-921.000	ELECTRICITY TOWER	69.47
09/22/2022	WAT	7789	DTE ENERGY	9164 STEEPHOLLOW 08/10/22-09/08/22 CHARGES	591-000-921.001	ELECTRICITY TL	528.88
09/22/2022	WAT	7789	DTE ENERGY	8208 FOXBAY 08/10/22-09/08/22 CHARGES	591-000-921.002	ELECTRICITY HILLVIEW	1,358.21
09/22/2022	WAT	7789	DTE ENERGY	8935 SATELITE 08/10/22-09/08/22 CHARGES	591-000-921.004	ELECTRICITY VILLAGE ACRES	5

WHITE LAKE TWP.

SEPTEMBER 2022 CHECK DISBURSEMENTS

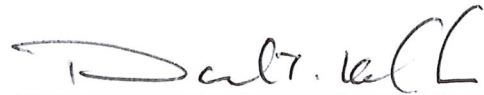
Section 6, Item B.

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
09/22/2022	WAT	7789	DTE ENERGY	6055 HIGHLAND 08/10/22-09/08/22 CHARGES	591-000-921.007	ELECTRICITY TOWER #2	33.69
09/22/2022	WAT	7789	DTE ENERGY	145 HURONDALE 08/10/22-09/08/22 CHARGES	591-000-921.008	ELECTRICITY-HURONDALE	47.49
09/22/2022	WAT	7789	DTE ENERGY	993 N WILLIAMS 08/10/22-09/08/22 CHARGES	591-000-921.010	ELECTRICITY 933 WILLIAMS-HURONI	17.40
09/22/2022	WAT	7790	WOLVERINE WATER WORKS	MEANWELL AC TO DC POWER SUPPLY	591-000-931.000	REPAIR & MAINT BLDG & EQUIP	67.00
09/29/2022	WAT	7791	AUTOZONE	ARMORAL, TIRE FOAM	591-000-863.000	REPAIRS & MAINT VEHICLES	32.05
09/29/2022	WAT	7791	AUTOZONE	RETURN - DURALAST GOLD BA	591-000-931.000	REPAIR & MAINT BLDG & EQUIP	(22.00)
09/29/2022	WAT	7792	FERGUSON WATERWORKS #3386	MTR FLG	591-000-750.000	OPERATING SUPPLIES METERS	128.10
09/29/2022	WAT	7793	MICHIGAN NOTARY SERVICE	MYERS, PAIGE - NOTARY RENEWAL	591-000-960.000	EDUCATION & TRAINING	62.85
09/29/2022	WAT	7794	MILLERS HIGHLAND TIRE AND AL	16'FORD F250 WHEEL ALIGNMENT, ROTATE	591-000-863.000	REPAIRS & MAINT VEHICLES	122.34
WAT Total							113,769.43
Grand Total							1,841,732.12

WHITE LAKE TOWNSHIP POLICE DEPARTMENT

SEPTEMBER 2022

DETECTIVE BUREAU SUMMARY						
	Sep-22	Sep-21	% CHG.	YTD 22	YTD 21	% CHG
ARRESTS	0	0	0.0%	0	2	-200.0%
WARRANTS ISSUED	33	38	-13.2%	252	238	5.9%
JUVENILE PETITIONS	3	1	200.0%	33	11	200.0%
COURT CASES	1	19	-94.7%	65	89	-27.0%
PRISONERS ARRAIGNED	7	18	-61.1%	63	101	-37.6%
CASES ASSIGNED	53	47	12.8%	242	350	-30.9%
CASES CLOSED BY ARREST	45	39	15.4%	436	501	-13.0%
CASES CLOSED OTHER	21	13	61.5%	161	183	-12.0%
UNIFORM DIVISION SUMMARY						
	Sep-22	Sep-21	% CHG.	YTD 22	YTD 21	% CHG
ARRESTS	75	73	2.7%	691	709	-2.5%
TRAFFIC WARNINGS	293	272	7.7%	2,418	3,145	-23.1%
TICKETS ISSUED	359	326	10.1%	2,999	3,091	-3.0%
ACCIDENT - PROPERTY DAMAGE	26	27	-3.7%	308	282	9.2%
ACCIDENT - PERSONAL INJURY	6	8	-25.0%	62	77	-19.5%
ACCIDENT - FATAL	0	0	0.0%	0	0	0.0%
ACCIDENT - PRIVATE PROPERTY	13	9	44.4%	108	96	12.5%
CALLS FOR SERVICE	1,833	1,777	3.2%	17,355	17,877	-2.9%
DISPATCH RUNS	826	975	-15.3%	7,264	8,770	-17.2%


 Daniel T. Keller, Chief of Police

Monthly Summary of Offenses

All Offenses that were Attempted or Completed

CLASS	Description	Sep-22	Sep-21	YTD 2022	YTD 2021	YTD % CHG	ARRESTS			
							ADULT		JUV	
							Sep-22	YTD	Sep-22	YTD
100	Murder / Manslaughter	0	0	1	0	100.0%	0	2	0	0
200	Forcible Sexual Offenses	0	0	2	4	-50.0%	1	1	0	0
300	Robbery	0	0	0	1	-100.0%	0	0	0	0
400	Assault Offenses	10	7	62	63	-1.6%	2	36	1	2
500	Burglary / Home Invasion	3	2	17	4	325.0%	0	4	0	1
600	Larceny Violations	11	5	54	38	42.1%	1	3	0	1
700	Motor Vehicle Theft	1	1	7	5	40.0%	0	3	0	0
800	Arson	0	0	0	0	0.0%	0	0	0	0
900	Kidnapping / Abduction	0	0	0	0	0.0%	0	0	0	0
GROUP A TOTALS		25	15	143	115	24.3%	4	49	1	4



Fire Department
Charter Township of White Lake

2022 September Incident / Activity Summary

Incident Response breakdown

Medical/Rescue	176
Hostile Fires (Structure, Vehicle, Brush, and Other)	2
Hazardous Conditions	9
Public Service / Other	47
Unknown*	8
(*new report system issues, runs uncategorized)	
Mutual Aid –	
• Given	1
• Received.....	2

Activity Summary

Key box / safe access program	13
(house / key checks)	
EMS –	
Hospital Transports by the Fire Department...	1
Home Fire Safety Inspections	1
Public Service Events / Standby.....	5
Community CPR Training	1

Total Calls for Service: 242
YTD Total Run Volume: 2,276

Additional Comments: Fire Department Open house 09/18. Thank you to all who attended, sponsored, and supported this event.

Mutual aid training event with Waterford Police and Fire “Mass Casualty/Active Shooter” four of our personnel attended.


John Holland
Fire Chief

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



Section 6, Item E.

Scott Ruggles
Liz Fessler Smith
Andrea C. Voorheis
Michael Powell

WHITE LAKE TOWNSHIP

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Community Development Department Report

October 2022

Dear Township Board Members,

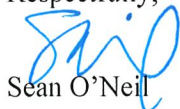
During the month of September, the department continued working on a variety of projects. The Parks & Recreation Master update continues to progress and the Land Use Master Plan update is slated to begin in December. We plan to submit a grant application for the construction of the Triangle Trail project before the end of the month. The Capital Improvement Plan update was approved and now is available on the Township website. We look forward to beginning work on the Corridor Improvement Authority (CIA) Plan late this year.

There are several active projects under review. The Comfort Care plan (Union Lake Rd & Carpathian) is currently working on their Final Site Plan. The Avalon project (M-59 & Hill Rd) is requesting Preliminary Site Plan and rezoning approval for single and multiple family dwellings on their land and appeared before the Board at your July meeting. At that time the rezoning was moved to second reading and the Preliminary Site Plan was tabled. Avalon will appear again for consideration of their revised plan in October. The Black Rock restaurant (M-59 & White Banks) appeared before the Planning Commission on October 6th and received a recommendation for approval of their Preliminary Site Plan and their Special Land Use request was approved. Cosmo's Car Wash (Meijer out lot - M-59 & Bogie Lake Rd) appeared before the Planning Commission on October 6th and received a recommendation for approval of their Preliminary Site Plan. Both projects were placed on your October agenda.

As for approved projects, the Preserve at Hidden Lake and Trailside Meadow projects continue construction on their projects. The New Hope White Lake assisted living project (Williams Lake Rd.) is nearing completion on their site work and building construction. The Eagles Landing project (Bogie Lake Rd.) has their site construction underway. The West Valley and Lakepointe projects (near Bocovina on either side of Union Lake Rd.) intend to begin construction this fall, though no activity has taken place. The Pontiac Lake Overlook apartment project (Pontiac Lake Rd.) is moving forward with their site construction. The redevelopment of the former Sonic restaurant (at Fisk Corners) is continuing to move forward. The Oxbow Lake Private Launch (Lakeside Dr. & M-59) will begin work this month. The Oakland Harvesters (White Lake Rd.) project received Final Site Plan and Special Land Use approval and will hopefully begin construction this fall. The Taco Bell project (Meijer out lot) continues to move forward with construction. Finally, the Hypershine car wash (M-59 & Fisk) received Final Site Plan approval by the Planning Commission and will soon begin construction.

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

Respectfully,


Sean O'Neil

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



Section 6, Item E.

Scott Huggles
Liz Fessler Smith
Andrea C. Voorheis
Michael Powell

WHITE LAKE TOWNSHIP

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Parks and Recreation October 2022

Dear Township Board,

Staff continues to work with Groya Consulting, the group hired to assist the Township with the 5-Year Parks and Recreation Master Plan update. As the project moves along, staff will keep the Board updated on the progress. The consultant attended the October 5 special Committee meeting to review results of the Parks and Recreation survey, review draft sections of the Plan, gather input from the Committee, and discuss next steps and project schedule. The draft plan will be available in its entirety for review and comment in December, and ready for adoption by the Township Board at its regular January 2023 meeting.

On October 12 staff met with the National Park Service (NPS) and Michigan Department of Natural Resources (MDNR) to discuss the Stanley Park Land and Water Conservation Fund (LWCF) grant before the Project Agreement is released. The meeting was to discuss the long-term obligations related to operations and management of the park in regards to annual reporting for the Eastern Massasauga Rattlesnake (EMR).

The Parks and Recreation Committee partnered with the Historical Society and Lakes Area Chamber of Commerce for Fisk Farm Halloween on October 15 (6:00 p.m. to 9:00 p.m.). The free event includes trunk-or-treat (prize for best-decorated vehicle), games, a bonfire, ghost stories, hot dogs, donuts and cider, and more.

If you have any questions, please contact me.

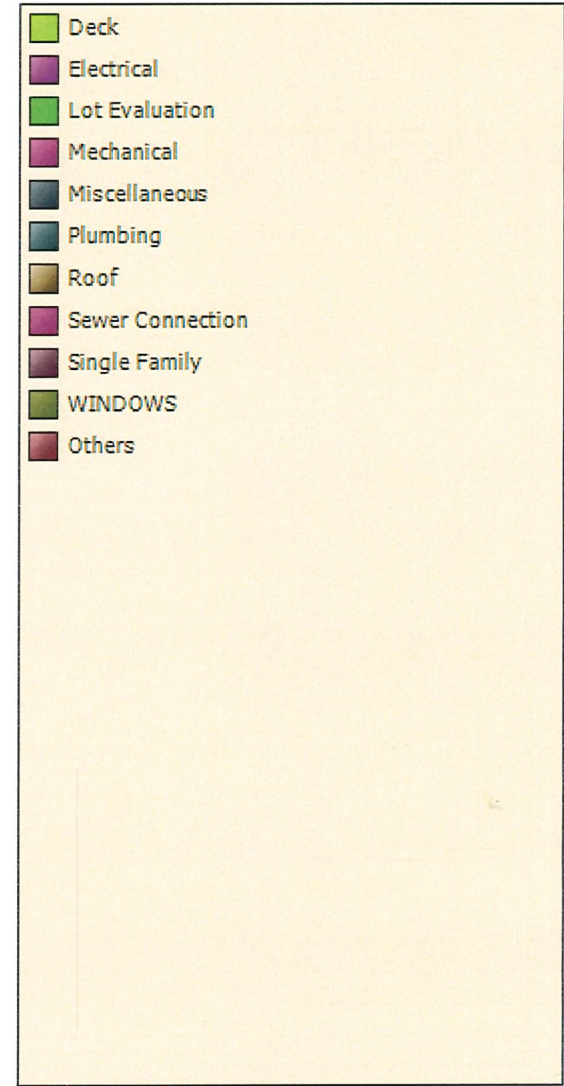
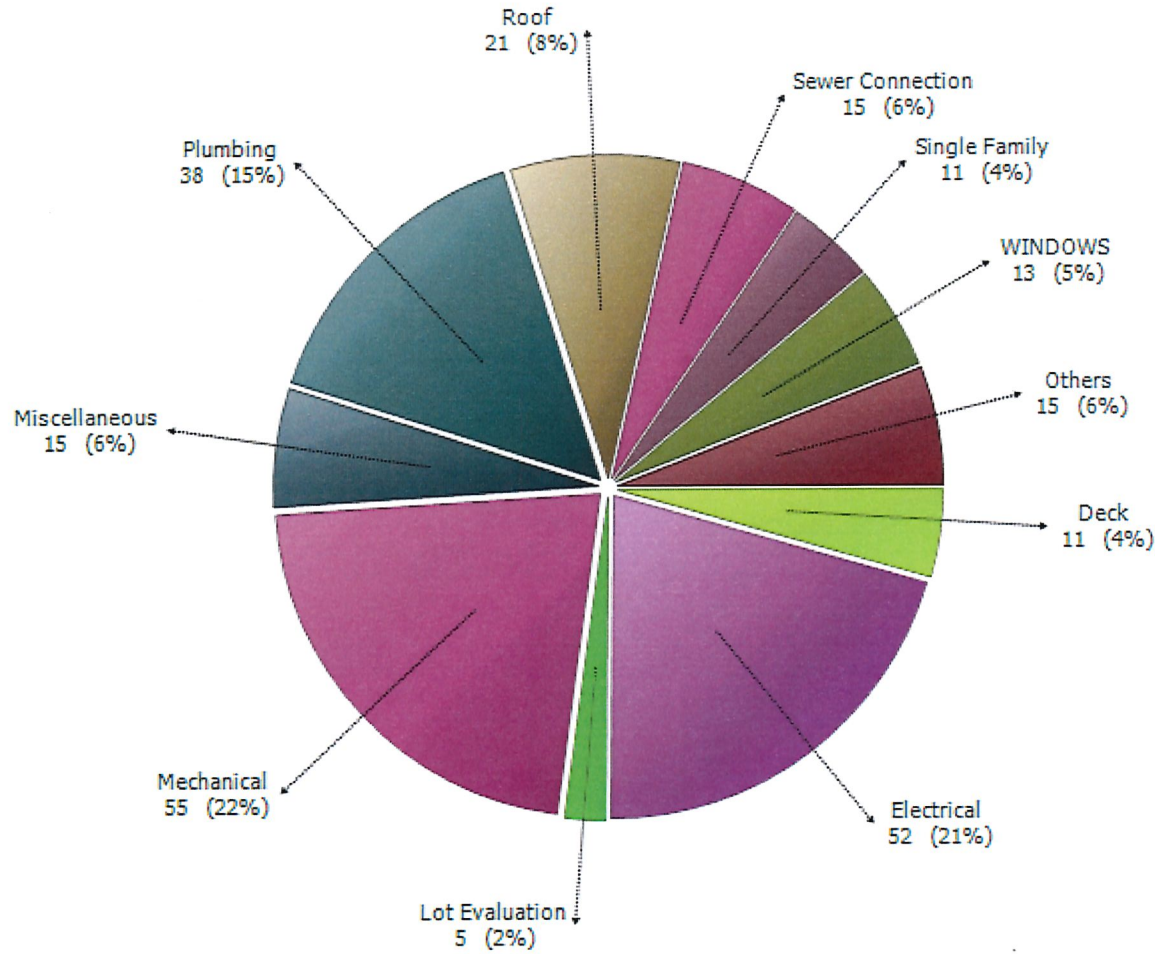
Sincerely,

Justin Quagliata
Staff Planner

Breakdown of Permits by Category

Current Chart Filter: All Records, Permit.DateIssued Between 9/1/2022 12:00:00 AM AND 9/30/2022 11:59:59 PM

Permits by Category



WHITE LAKE TOWNSHIP TREASURER'S REPORT
 GENERAL FUND
 ENDING SEPTEMBER 30, 2022

BALANCE AS OF AUGUST 31, 2022 28,660,593.83

White Lake Water		57,308.22	
Building:	Building Licenses	300.00	
	Building Permits	44,349.00	
	Electrical Licenses	200.00	
	Electrical Permits	8,420.00	
	Maintenance and Supplies		
	Mechanical Licenses	110.00	
	Mechanical Permits	8,265.00	
	Rental Fee/Misc. Revenue	3,728.00	
	Plumbing Licenses	10.00	
	Plumbing Permits	6,178.00	
	Fire Safety Reviews		
Admin Fees			
Cash Bonds			
CDBG		5,375.00	
Grinder Pump Inventory			
Gravesite Openings/ Closings			
Grants - Other			
Metro Act Revenue			
Miscellaneous		9,913.92	
Monument Foundations/Brick Pav			
NSF Fees		100.00	
Other Permits, Maps, Codes			
Ordinance Fines		100.00	
Other Sundry		30.00	
Postage & Misc. Revenue		4,582.09	
Planning Fees			
Planning Department Reviews			
Platting/Lot Split			
Legal Fees - Misc.			
Payroll Service			
PRE Denials			
Road Construction/Tri-Party			
Rent Community Hall & Fields		275.00	
Rent- Ormond Tower		1,217.57	
Reimbursements - Election			
Senior Activities		1,734.00	
Senior Center Revenue			
Smart OCPTA			
State Shared Revenue			
Trailer Park Tax		851.00	
Zoning Board of Appeals		825.00	
CASH RECEIPTS - Subtotal		153,871.80	
Fire Cash Receipts		3,028.96	
Police Cash Receipts		83,252.59	
Due From Other Funds			
American Rescue Plan Act			
Voided Checks		5,352.22	
September Interest		17,097.93	
TOTAL RECEIPTS		262,603.50	262,603.50
Cash Disbursements			28,923,197.33
Transfers In			(1,707,607.78)
Transfers Out			233,773.25
Deposit Adjustment/Bank Service Chg			(622,980.12)
			(4.96)
Balance as of September 30, 2022			26,826,377.72

RECONCILIATION OF CASH ON HAND

Checking	209,918.37
Investment	26,616,459.35
Balance as of September 30, 2022	26,826,377.72

**WHITE LAKE TOWNSHIP TREASURER'S REPORT
OTHER FUNDS
September 30, 2022**

CONSTRUCTION	Checking		\$	100.00
DRUG FORFEITURE	Savings		\$	72,905.28
	Interest	\$ 4.28		
EMPLOYEE FLEXIBLE SPENDING	Checking		\$	16,225.10
IMPROVEMENT REVOLVING FUND	Savings		\$	671,927.27
	Interest	\$ 1,011.13		
	OC Pool		\$	7,083,140.50
	Interest	\$ 3,018.14		
LIBRARY DEBT	Savings		\$	28,039.23
	Interest	\$ 42.62		
PARKS & RECREATION	Savings		\$	56,357.24
	Interest	\$ 3.11		
	OC Pool		\$	1,198,898.14
	Interest	\$ 510.85		
PUBLIC ACT 188	Checking		\$	55,559.57
	Savings		\$	455,438.62
	Interest	\$ 18.58		
SEWER FUND	Checking		\$	154,522.00
SEWER MAINTENANCE	General Savings (3148)		\$	1,445,468.09
	Interest	\$ 26.84		
SPECIAL ASSESSMENTS	Rubbish Savings (1134)		\$	595,550.94
	Interest	\$ 28.98		
	SAD - Non sewer (8959)		\$	184,362.50
	Interest	\$ 266.85		
T & A ESCROW	Checking		\$	56,520.86
	Savings	\$ 22.32	\$	547,067.48
	Interest			
	OC Pool		\$	433,203.93
	Interest	\$ 184.59		
WATER	Operating Checking-HVSB		\$	124,087.66
	Operating MM-HVSB (515)		\$	1,883,968.92
	Interest	\$ 756.27		
	Water Capital OC Pool		\$	2,150,695.35
	Interest	\$ 916.41		
	Water Capital-Flagstar (7744)		\$	85,575.75
	Interest	\$ 130.06		
Water Capital-HVSB (309)		\$	562,688.42	
Interest	\$ 261.95			
			\$ 17,862,302.85	
CURRENT TAX	Checking		\$	156,554.57
	CDARS		\$	-
			\$ 7,202.98	\$ 18,018,857.42

Respectfully submitted,

Mike Roman
Treasurer

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



Scott Ruggles
Liz Fessler Smith
Andrea C. Voorheis
Michael Powell

WHITE LAKE TOWNSHIP

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October 5, 2022

Kathryn Chipman
2400 Gale Road
White Lake, Michigan 48386

Dear Kathryn Chipman:

On September 21, 2022 the Special Event Committee met and considered your application. On October 5, 2022 you submitted the pending documents requested.

As of October 5, 2022, your special event permit for **"Haunted Halloweekends"** is granted and as required in Chapter 6, sec 6-21(d) of the Code of Ordinances, the decision of the Special Event Committee is being mailed to you and forwarded to the township board at the next regularly scheduled township board meeting for information purposes.

Best regards,

Anthony L. Noble, Clerk
Charter Township of White Lake

**CHARTER TOWNSHIP OF WHITE LAKE
Unapproved Minutes of the Regular Board of Trustees Meeting
September 20, 2022**

Supervisor Kowall called the meeting to order at 7:00 p.m. He then led the Pledge of Allegiance.

Clerk Noble called the roll:

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

Also Present: Sean O’Neil, Director Planning
Nick Spencer, Building Official
David Hieber, Assessor
John Holland, Fire Chief
Lisa Hamameh, Attorney
Mike Leuffgen, DLZ Engineer
Jennifer Edens, Recording Secretary

AGENDA

Supervisor Kowall amended the Agenda by adding Item 11D – DLZ Engineering Agreement for the Elizabeth Lake Road Corridor.

It was MOVED by Supervisor Kowall, SUPPORTED by Treasurer Roman to approve the agenda, as amended. The motion PASSED by voice vote (7 yes votes).

PUBLIC COMMENT

No public comment.

CONSENT AGENDA

- A. REVENUE AND EXPENSES**
- B. CHECK DISBURSEMENTS**
- C. BUDGET AMENDMENTS**
- D. DEPARTMENT REPORT – POLICE**
- E. DEPARTMENT REPORT – FIRE**

F. DEPARTMENT REPORT – COMMUNITY DEVELOPMENT
G. DEPARTMENT REPORT – TREASURER

It was MOVED by Treasurer Roman, SUPPORTED by Trustee Ruggles to approve the Consent Agenda. The motion PASSED by voice vote (7 yes votes).

MINUTES

- A. APPROVAL OF MINUTES – REGULAR BOARD MEETING, JULY 19, 2022**
- B. APPROVAL OF MINUTES – REGULAR BOARD MEETING, AUGUST 16, 2022**
- C. APPROVAL OF MINUTES – SPECIAL BOARD MEETING, AUGUST 31, 2022**

It was MOVED by Trustee Powell, SUPPORTED by Trustee Voorheis to approve the minutes of the regular board meeting, July 19, 2022, as modified, the minutes of the regular board meeting August 16, 2022, and the minutes of the special board meeting, August 31, 2022. The motion PASSED by voice vote (7 yes votes).

PRESENTATIONS

A. PROCLAMATION – NATIONAL RECOVERY MONTH, SEPTEMBER 2022

Supervisor Kowall read the Proclamation into the record and identified the National Recovery Hotline number is 1-800-522-4700.

Trustee Powell observed that it is easy for government to make such a statement but submits that the Board could go a step further in the *‘Where Be It Resolved,’* to include efforts to putting an ending to the availability of illicit drugs that seem to come across the borders without any stopping. He would like that addressed as well.

Attorney Hamameh interjected that the Township opted into a class-action lawsuit on the national opioid litigation and it will receive significant sums to be used towards rehabilitations.

It was MOVED by Trustee Powell, SUPPORTED by Clerk Noble to approve the Proclamation for the National Recovery Month of September 2022 for substance abuse and mental health services as modified in the last paragraph to request the governmental agencies to promote the stopping of illicit drugs from crossing into the country and the continuation of our border wall. The motion PASSED by voice vote (7 yes votes).

B. PROCLAMATION – NATIONAL SUICIDE PREVENTION MONTH, SEPTEMBER 2022

Trustee Smith shared the National Suicide Prevention Hotline number of 1-800-273-8255 (1-800-273-TALK). She further shared that you can text home to 741741, as well.

Supervisor Kowall read the Proclamation into the record.

It was MOVED by Supervisor Kowall, SUPPORTED by Trustee Smith to approve the Proclamation – National Suicide Prevention Month, September 2022. The motion PASSED by voice vote (7 yes votes).

PUBLIC HEARING

A. PUBLIC HEARING – EMERGENCY SEWER CONNECTIONS 2022-02 SPECIAL ASSESSMENT DISTRICT (SAD)

Trustee Powell clarified that this is to confirm the roll.

It was MOVED by Supervisor Kowall, SUPPORTED by Clerk Noble to open the public hearing for the Emergency Sewer Connections 2022-02, Special Assessment District at 7:16 p.m. The motion PASSED by roll call vote (Kowall/yes, Noble/yes, Roman/yes, Smith/yes, Ruggles/yes, Voorheis/yes, Powell/yes).

No public comment.

It was MOVED by Supervisor Kowall, SUPPORTED Clerk Noble by to close the public hearing for the Emergency Sewer Connections 2022-02, Special Assessment District at 7:16 p.m. The motion PASSED by voice vote (7 yes votes).

RESOLUTIONS

A. RESOLUTION #22-029; TO CONFIRM THE SPECIAL ASSESSMENT ROLL FOR THE SPECIAL ASSESSMENT DISTRICT DESIGNATED EMERGENCY SEWER CONNECTIONS 2022-02

Supervisor Kowall reminded that this program was established to aid individuals who have difficulty hooking up to sewer when available.

It was MOVED by Trustee Powell, SUPPORTED Trustee Voorheis to approve Resolution #22-029; to confirm the Special Assessment Roll for the Special Assessment District Designated Emergency Sewer Connection 2022-02. The motion PASSED by voice vote (7 yes votes).

B. RESOLUTION #22-027; TO APPROVE CAPITAL IMPROVEMENT PLAN 2023-2028

Director O’Neil shared that on September 1, 2022 the Planning Commission held the required hearing and unanimously adopted the CIP which is before the Board tonight. He opined that it is very straight forward and thanked the departments and Building Official Spencer for the work put into updating this.

Trustee Powell thinks it is very critical to approve this as future grants and funds will be related to this and it is a precursor for approval. He further reminded the public that the cost identified within the document does not necessarily mean the monies will be used but that the Township cannot seek funds if they are not identified here.

Director O’Neil refers to it as wish list. It is a very detailed accounting of assets, both current and future desired assets. He referred to it as a transparency tool to inform the public.

Supervisor Kowall reminded that this is often a requirement for applications for grants/funding.

Director O’Neil noted that as a result of these documents the Township has acquired millions of dollars.

Trustee Ruggles questioned if prior to approval, if the Aspen Meadows Treatment Plant should be removed.

Director O’Neil indicated it will be charted as complete next year as it is underway currently and at the time of adoption, it is not done.

It was MOVED by Treasurer Roman, SUPPORTED by Trustee Powell to approve Resolution #22-027 which is the Capital Improvement Plan for the years 2023-2028. The motion PASSED by voice vote (7 yes votes).

**C. RESOLUTION #22-030; TO RESCIND RESOLUTION NO. 22-010
AMENDMENT OF AMENDED INTERLOCAL AGREEMENT FOR
FORMATION OF AN ACT 196 AUTHORITY TO PROVIDE
TRANSPORTATION SERVICES AND TO APPROVE THE REVISED
AMENDMENT OF AMENDED INTERLOCAL AGREEMENT FOR
FORMATION OF AN ACT 196 AUTHORITY TO PROVIDE
TRANSPORTATION SERVICES**

Supervisor Kowall noted there was glitch when previously approved that prevented participation of another community, as it was the end of their fiscal year and the start of their millage, the

language prevented them. He continued that White Lake was the only community to pass it, unaware of the detriment to their cycle. This will rescind and readopt local agreement.

Attorney Hamameh reminded that it was an amendment presented to the Board last year, which was adopted. Since the communities that participate did not adopt it, it essentially was null and void. It is now presented as a new revised amendment, but since this Board already adopted it, it must rescind the resolution that adopted that one and adopt a new resolution.

It was MOVED by Trustee Voorheis, SUPPORTED by Trustee Smith to approve Resolution #22-030, to rescind Resolution No. 22-010 Amendment of Amended Interlocal Agreement for formation of an Act 196 Authority to provide transportation services and approve the revised Amendment of Amended Interlocal Agreement for formation of an Act 196 Authority to provide transportation services. The motion PASSED by voice vote (7 yes votes).

NEW BUSINESS

A. FIRST READING; HALEY REZONING

Director O'Neil indicated that the 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). The rezoning is the recommendation of the Planning Commission after a public hearing was held on September 1, 2022. He further indicated that the rezoning is consistent with the Master Plan as well as adjacent properties zoned similarly.

Trustee Voorheis asked of the applicant if it was all open land.

Charles Burt, 2110 Haley, replied that it is approximately 1/3 open land and 2/3 wooded land. His plan is to have one personal home for himself.

Director O'Neil showed the property on the large screen.

It was MOVED by Trustee Ruggles, SUPPORTED by Supervisor Kowall to approve rezoning of Parcel 12-15-300-005 (2110 Haley Road) from Agricultural to Suburban Farms and move to second reading. The motion PASSED by voice vote (7 yes votes).

B. REQUEST TO CONSIDER RATE INCREASE FOR LEGAL SERVICES

Supervisor Kowall indicated that the Township has been very fortunate to have the relationship it has had with counsel for as long as it has. He also noted there was a previous two-year rate

reduction. The request before the Board is for a rate increase from \$140 an hour to \$155 an hour for civil general and \$160 for litigation services. There is also a request to change the flat monthly fee of \$5,000 to \$10,000 paid for prosecutions and business related to the police department. He referenced a letter of support from Chief Dan Keller, which actually requested a rate increase greater than what is requested by counsel.

For the benefit of the public, Supervisor Kowall noted that legal services can get very involved and time consuming to protect the best interest of the Township.

Attorney Hamameh clarified that it is an annual flat fee for the police.

Clerk Noble clarified that it is \$90,000 right now and this approval would bring it to \$100,000 and litigation services to \$160 an hour.

Attorney Hamameh commented that she was unaware of Chief Keller's letter and that she truly appreciates it. She further noted that as of October 1st court will resume in person. Prior to, and during the pandemic, with Zoom appearances she was able to accomplish more without travel time and in person court time. She mentioned that her request was written prior to the resumption of in person court notice of October 1st and believes that a conversation with Chief Keller may have prompted his letter.

Trustee Voorhies agrees with Chief Keller. She noted that counsel has been with the Township for nine years and is very dedicated and readily available both day and night. She even noted her participation at township events.

Trustee Smith also complimented counsel for her accessibility to the Board and Township. She noted that she is always available both day and night and is looking out for the people of White Lake.

Supervisor Kowall clarified that the timing of return to in person proceedings along with the recommendation letter of Chief Keller, the request is now from \$90,000 to \$100,000.

In response to Trustee Ruggles' question of how long of an agreement will it be for, Attorney Hamameh indicated that there is no agreement as both she and the Township can terminate at any time. As to locking in a fee, she joked that it has taken her this long to request a raise.

Clerk Noble thinks the Township has been getting a deal. He noted that the average small attorney in the State of Michigan is approximately \$150,000 to \$200,000. He thinks the Township is getting a great deal for the services and noted her availability on weekends. He further indicated that she always has the best interest of the citizens and tax payers first.

Trustee Ruggles agrees and believes the Township is well represented by attorney Hamameh.

It was MOVED by Treasurer Roman, SUPPORTED by Clerk Noble by to approve the legal services rate increase asked for and that the prosecution services fee be changed to \$100,000.00 per year commencing October 1, 2022. The motion PASSED by voice vote (7 yes votes).

C. FIREWORKS PERMIT REQUEST – LAKELAND HIGH SCHOOL

Chief Holland indicated that it was not an intentional delay of request, but rather a clerical error where an incomplete application was originally submitted.

It was MOVED by Treasurer Roman, SUPPORTED by Trustee Smith to approve the Lakeland High School display application. The motion PASSED by voice vote (7 yes votes).

D. DLZ ENGINEERING AGREEMENT FOR THE ELIZABETH LAKE ROAD CORRIDOR.

Supervisor Kowall noted this is required to meet the qualifications for a \$1.6 million grant coming from Washington. The Township must have an engineer plan that is approved by the Road Commission for Oakland County (RCOC).

Director O’Neil indicated discussions and meetings with RCOC have been going on for some time. He continued that the concepts, design and focal of the area were things that they were not concerned about. Over many months he announced that the Township was able to get the RCOC on board with on street parking. Pedestrian safety, speed limits were concerns of the RCOC, but after a couple of designs their approval was verbally approved. He noted the next step is meeting time restraints that surround the federal monies.

Mike Leuffgen, DLZ, confirmed that they worked with the Township and RCOC to obtain a verbal approval of the concept. He noted that the roundabout that is planned for Teggerdine and Elizabeth Lake Road sets the stage for this and that is what is planned for the civic center drive. He highlighted pedestrian crossing and a landscape island. The next step will be to move forward with the design. He pointed out that while putting this proposal together there were a few things that will be necessary that are not priced in this agreement:

- RCOC will require an impact study and they are trying to get pricing for this. He noted that DLZ has pricing available for this and that they are obtaining a comparable price from Professional Road Services.
- Geotechnical Engineering. He admitted that DLZ will not be the Township’s most competitive price on this because of travel time.

Supervisor Kowall thanked Director O’Neil and Mr. Leuffgen for the difficult meetings and conversations that occurred and their efforts for the same. He appreciates everything they have done to get the Township to this point. He reminded that the objective tonight is to keep the ball moving because there is \$1.6 million grant at risk.

Discussion ensued amongst the Board and Mr. Leuffgen as to the location and size of area for the crosswalks.

Trustee Smith wants to ensure the safety of pedestrians and questioned if there is a speed limit being discussed. To which it was noted that the RCOC has no say in the speed limit. She further asked Chief Holland’s opinion on the plan for purposes of his department’s response time.

Chief Holland is not in a position to discuss this as this is the first he has seen of the plan.

Trustee Smith would like both chiefs to weigh in at some point on the effect of their response time with the roundabout. She is curious of their take on it since it changes their path to M-59.

Trustee Powell spoke with the traffic engineer from DLZ regarding questions on parking and layout and he was very pleased with the answers he received. He was concerned with parallel parking on a through road but understood that the RCOC would backoff on the approval if the envelope was pushed. He is thrilled with the concept and opined that it is essential for this to come to fruition for the downtown to function properly. He believes working with DLZ and the chiefs that there will be lights up that will give them free access when responding.

Supervisor Kowall commended Chief Holland on having station three open more.

Trustee Smith wants to make sure that Chief Holland is completely satisfied with this before it is all said and done.

It was MOVED by Trustee Powell, SUPPORTED by Supervisor Kowall to approve the DLZ Proposal as presented, subject to future modification as suggested by the Township Engineer to potentially have to amend for additional services, in the amount of \$157,200.00 and subject to the final approval of the road commission. The motion PASSED by voice vote (7 yes votes).

OLD BUSINESS

A. SECOND READING; AMENDMENT TO THE CODE OF ORDINANCES CHAPTER 18, ARTICLE II, SECTION 18-25 – FIRE PREVENTION AND PROTECTION ORDINANCE

Chief Holland noted that there has been no language change since the last approval.

It was MOVED by Treasurer Roman, SUPPORTED by Supervisor Kowall to approve for adoption the Fire Code Amendments as stated. The motion PASSED by voice vote (7 yes votes).

CLOSED SESSION

A. RECESS INTO CLOSED SESSION TO CONSULT WITH ITS ATTORNEY REGARDING TRIAL OR SETTLEMENT STRATEGY IN CONNECTION WITH OAKLAND COUNTY CIRCUIT COURT CASE NUMBER 2022-19504-AA (SQUIRES V WHITE LAKE) IN ACCORDANCE WITH MCL 15.268(1)(e).

Trustee Powell suggested to move this item until after Trustee comments.

It was MOVED by Supervisor Kowall, SUPPORTED by Clerk Noble to shift the closed session until after Trustee Comments. The motion PASSED by voice vote (7 yes votes).

TRUSTEE COMMENTS

Trustee Voorheis declared that she is disappointed with her fellow Board members for their lack of attendance at the Fire Department Open House last Sunday. She will remind everyone of the tree lighting when the information becomes available. She declared that she is not there for photo opportunities, but for the residents. She continued that one thing the Board would have found out about if they attended the open house is that there is a new fire safety program. She read from the brochure and noted that mpierce@whitelaketownship.com is in charge of it. She closed by stating that the Board needs to embrace the Township and its program and community activities.

Trustee Powell responded that he will personally invite Trustee Voorheis to all the sanitary sewer and road meetings that she doesn't attend during the day and will make sure that everybody knows that she doesn't attend those. He hopes that she could be a little more forgiving for those that spend time within the Township elsewhere. He does appreciate her attending those events when she can. He noted that absentee ballots are going out right now and he wants to make sure that the residents are aware that there is a millage request of over 0.95 mils for a transportation program. He continued that the Township currently has W.O.T.A. and that most of the communities in western Oakland County will receive zero benefit from this millage, yet every property owner will be taxed on it. In White Lake a small benefit will be received but it will mean almost \$1.00 per \$1,000 assessed value of your home. A \$400,000 home with a taxable value of \$200,000 would cost \$200 per year that will be paid to Oakland County for transportation to who knows where since no routes have been established.

Treasurer Roman interjected that it would be approximately \$1.3 million from White Lake Township.

Trustee Powell continued that the Township would pay \$1.3 million when it already gets services from W.O.T.A for approximately \$200,000. He declared that it is a very important millage much like the reproduction vote on the ballot. He declared that he is concerned that we will be giving away our money in White Lake Township and he believes it is critical that people become informed of what they are being asked to vote on.

Treasurer Roman thanked the Planning Department for all the work on the CIP, Supervisor Kowall for all his work on the road, and all of the residents for tuning in.

Trustee Ruggles noted that the Planning Commission will meet on October 6th. As for the Fire Department Open House, he was unable to be there, but he did send over 200 pumpkins to represent him. He also noted for the Fisk Farm Festival he sent sweet corn.

Clerk Noble noted that he had reached out to Chief Holland in advance due to his unavailability to attend the open house and was excused by the Chief. He indicated he was at Fisk Farm. He tries to make as many events as he can and appreciates Trustee Voorheis passion. He declared that suicide awareness is very dear to him and he shared that he had a dear friend take his own life over the weekend.

Supervisor Kowall interjected that it is very important that everyone, on a daily basis, keep their eyes and ears open and let people know that there is always someone to talk to.

Trustee Smith shared that it is National Voter Registration Day today and reminded residents to come into the Clerk's Office to get registered. She shared that today is also National Care for Kids Day as well, which is personal for her. She reminded that it is a day to recognize and support children in our community to thrive. As for the Friends of the Library, they recently held a successfully book sale with another one planned for December 8th. She shared that suicide is the second leading cause of death for children 10 to 14 years old. She further informed that the suicide prevention hotline number is on the back of every student ID from grades 6-12. She encouraged residents to speak with their children about it. Lastly, she noted that it was a pleasure to attend the State of the Lakes today with Trustee Powell, Clerk Noble, Supervisor Kowall, and support staff from the Township.

Supervisor Kowall declared a debt of gratitude to the Queen Mother who was in power from February 6, 1952 until her death. At one time she ruled 32 sovereign states. She was born April 23, 1926 and was staunch United States ally. As to countywide transportation millage, he indicated that W.O.T.A. will bring in approximately \$2 million under the current proposal but it

is not enough money to expand the system. He continued that on one hand you have the funding that would provide an opportunity to expand, but on the other hand you will not get back a proportionate amount of money that you dole out. He indicated that between Waterford, White Lake, Highland, and Walled Lake it will be roughly \$5.9 million paid to Oakland County with only \$2 million coming back. He highly recommends that residents educate themselves for all the ballot issues and realize that they will be paying \$1 for every \$1,000 value on your house. He shared that he has appointed Treasurer Roman, Trustee Powell, and Clerk Noble as RFQ Advisory Board. Regarding suicide prevention, he reminded everyone to smile as it is a universal language, and they go a long way. He commended Trustee Powell on his mission trip to Romania and looks forward to hearing about it. Good night and God bless.

CLOSED SESSION

B. RECESS INTO CLOSED SESSION TO CONSULT WITH ITS ATTORNEY REGARDING TRIAL OR SETTLEMENT STRATEGY IN CONNECTION WITH OAKLAND COUNTY CIRCUIT COURT CASE NUMBER 2022-195041-AA (SQUIRES V WHITE LAKE) IN ACCORDANCE WITH MCL 15.268(1)(e).

It was MOVED by Supervisor Kowall, SUPPORTED by Trustee Smith to recess into closed session at 8:25 p.m. The motion PASSED by unanimous voice vote

OPEN SESSION

It was MOVED by Clerk Noble, SUPPORTED by Supervisor Kowall to return to open session at 8:57 p.m. The motion PASSED by unanimous voice vote

ADJOURNMENT

The meeting adjourned at 9:00 p.m.

Rik Kowall, Supervisor
Charter Township of White Lake

Anthony L. Noble, Clerk
Charter Township of White Lake

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

DATE: October 12, 2022

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O'Neil, AICP
Community Development Director

SUBJECT: The Avalon

Preliminary site plan approval

Property described as parcel number 12-20-101-003 (1085 Hill Road), located on the north side of Highland Road, west of Hill Road, consisting of approximately 68.96 acres. Property described as parcel number 12-20-126-006, located north of Highland Road, east of Hill Road, consisting of approximately 41.06 acres.

The rezoning requests were considered by the Planning Commission at its regular meeting of April 21, 2022 at which time the **Planning Commission recommended approval of the rezoning requests**. The preliminary site plan approval was considered by the Planning Commission at its regular meeting of July 7, 2022, at which time the **Planning Commission recommended approval of the preliminary site plan**. At the July 19, 2022 Township Board meeting, the rezoning requests were moved to second reading and the preliminary site plan was tabled. For reference, reviews of the latest submittal as well as the previous submittal are provided for comparison of the prior proposal to the current request. Please find enclosed the following related documents:

- ❑ Minutes from the July 19, 2022 Township Board meeting.
- ❑ Minutes from the July 7th, 2022 Planning Commission meeting.
- ❑ Review letters prepared by the Township Engineering Consultant, Mike Leuffgen, dated October 11, 2022, and May 25, 2022.
- ❑ Review letter prepared by DLZ Traffic Consultant, Leigh Merrill, dated June 15, 2022.
- ❑ Review letters prepared by the Township Staff Planner, Justin Quagliata, dated October 6, 2022, May 25, 2022 and April 13, 2022.
- ❑ Review letters prepared by White Lake Township Fire Chief, John Holland, dated October 11, 2022 and May 24, 2022.
- ❑ Preliminary site plan, elevations, and floor plans submitted by the applicant.

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

CHARTER TOWNSHIP OF WHITE LAKE
Approved Minutes of the Regular Board of Trustees Meeting
July 19, 2022

Supervisor Kowall called the meeting to order at 7:00 p.m. He then led the Pledge of Allegiance.

Clerk Noble called the roll:

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

Also Present:

Sean O’Neil, Community Development Director
Nick Spencer, Building Official
Aaron Potter, DPS Director
Daniel T. Keller, Chief of Police
John Holland, Fire Chief
Lisa Hamameh, Township Attorney
Michael Leuffgen, DLZ Engineering
Jennifer Kelbert, Recording Secretary

PUBLIC COMMENT

William Thomas, 8180 High Pointe Trail, who is the Secretary for the Settler’s Point Association. He passed out a paperwork packet to each board member. He spoke of their special assessment a few years back and he expressed dissatisfaction with the work when the city took over redoing their retention ponds. He stated Johnson & Anderson was the engineering company at the time and TPS was the general contractor. He added that he could not explain the problem in 3 minutes, which is the reason why he has passed out the packet. They association would like the Board to read about it, think about it and get back to them. They would like them to be held accountable. He hopes they won’t have to take this any further.

John Newberry, 571 Lakeside Drive, a White Lake resident for 27 years. He states his property abuts office strips along M-59. He states right over his back fence there are currently 3 dumpsters. He spoke in opposition of the time the waste removal company is emptying the dumpsters at 4:30 AM-5:00 AM. He is hoping that something can be done about this.

Supervisor Kowall asked him if he had contacted the Planning Department or the Ordinance Officer about this? He stated he sent an email on July 5, 2022, but has not yet received a

response. Supervisor Kowall stated he will speak with the Planning Department and internal staff to look into his matter

CONSENT AGENDA

- A. REVENUE AND EXPENSES**
- B. CHECK DISBURSEMENTS**
- C. DEPARTMENT REPORT - POLICE**
- D. DEPARTMENT REPORT - FIRE**
- E. DEPARTMENT REPORT - COMMUNITY DEVELOPMENT**
- F. DEPARTMENT REPORT - TREASURER**

It was MOVED by Trustee Powell, SUPPORTED by Trustee Ruggles to approve the Consent Agenda. The motion PASSED by voice vote (7 yes votes).

PRESENTATIONS

A. CITIZENS LIFE SAVING AWARD

Chief Keller presented the Citizens Life Saving Award to William Coxen for his assistance at a serious injury traffic crash on October 19, 2021 involving a vehicle that lost control and drove into a lake. He noted that Mr. Coxen undoubtedly prevented a very bad tragedy by diving into the frigid waters of Pontiac Lake to save the two occupants.

B. SWEARING IN OF NEW POLICE OFFICER – NATALIE UHAZIE

Chief Keller introduced White Lake’s newest police officer, Natalie Uhazie. He indicated that she came to White Lake Police Department by the way of Clerk Anthony Noble who administered Officer Uhazie’s oath. Officer Uhazie’s mother, Marianne pinned her badge

C. PROMOTION TO SERGEANT – THOMAS SARASIN

Chief Keller introduced Tom Sarasin and spoke of his accomplishments since becoming a White Lake Police Officer in 2013.

Chief Keller introduced Tom’s wife Rainey who accompanied him as his oath was administered. She pinned his badge after Clerk Noble administered the oath of office.

D. PROMOTION TO LIEUTENANT - JEFFREY WAY

Chief Keller introduced Sergeant Jeff Way and spoke of his accomplishments since becoming a White Lake Police Officer in 2003.

Chief Keller introduced Jeff's daughter Lauren who pinned his badge after Clerk Noble administered the oath of office

Supervisor Kowall indicated he would like to take a moment to give a round of applause to Police Chief, Daniel Keller for his leadership

OLD BUSINESS

A. SECOND READING; 1392 SOUTH WILLIAMS LAKE ROAD REZONING

Director O'Neil stated this is the second reading on Williams Lake Road as required by state statute. The Planning Commission unanimously recommended approval of this request and he is also recommending adoption by the board. This property is located just adjacent to Weatherstone Condominiums off of Williams Lake Road, north of Cooley Lake Road. There is a single family home on this property now. It is currently zoned AG (Agricultural) and the request is to rezone to RM-1 which is multiple family residential which is both consistent with the master plan as well as with the surrounding property zoning.

Supervisor Kowall asked if anyone had any questions. He reminded the Board that there is not necessarily a site plan submitted for this. It will come before the Township at a later date. It is just going for a zoning change now.

Trustee Powell states this is the appropriate rezoning request for this property. It is surrounded by like rezoning; therefore, he motions to approve it as presented.

It was MOVED by Trustee Powell, SUPPORTED by Trustee Voorheis to approve the rezoning from AG to RM-1 as presented. The motion PASSED by voice vote (7 yes votes).

B. SECOND READING; COMFORT CARE REZONING

Director O'Neil stated this is similar to the action just taken above. This is the second reading of a rezoning request. This one is attached to a site plan. The Comfort Care facility is located off of Union Lake Road, right across the street from Independence Village. It is on 8.7 acres. It was granted preliminary site plan approval last month at the time of the first reading. It is on a long and shallow parcel on the southwest side of Union Lake Road across from Independence Village. It is a pretty straightforward request. The Board did approve the site plan with some conditions. One of the conditions was to collaborate with the adjacent development in order to deal with both stormwater and access. They are still working away at that right now. He was exchanging emails and phone calls with them today. The Planning Commission's recommendation is to rezone this property from local business to plan development.

Trustee Powell asked if they do not rezone it to PD (Plan Development), what rezoning would this use fit in in White Lake?

Director O'Neil answered this particular use would traditionally be an RM-1 or an RM-2 type rezoning – a multiple family type rezoning. PD does allow for multiple families. They felt this was the most prudent way to go because of the odd shape of the parcel. The PD gives flexibility to both the applicant and the Township.

Trustee Powell agreed with this. He also stated they have another PD request later on down the agenda. He would like to point out to the Board that if they were to rezone this to multiple, then it would require them to go to the Zoning Board of Appeals for a number of variances that can get pretty complicated. PD allows this Board and the Planning Commission to shape all of the waivers and variances into the overall site plan without having to go to the ZBA. He wanted to point out that the waivers they are looking for are the front and rear yard setback along Union Lake Road and then the rear yard setback. He also stated that he is not sure why, but this use requires three separate loading zones. He further stated that by going to PD we are granting them and we are agreeing that three loading zones are not necessary.

It was MOVED by Trustee Ruggles, SUPPORTED by Trustee Powell to approve the Second Reading; Comfort Care Rezoning. The motion PASSED by voice vote (7 yes votes).

C. DANGEROUS BUILDING – REVISIT DEMOLITION ORDER – 9910 HIGHLAND ROAD

Nick Spencer stated that before the Board tonight is the demolition order of 9910 Highland Road. He reminded the Board of the past September's Board meeting, where the demolition order was revoked. He stated that the project is still unfinished and that this has gone before the dangerous building officer twice at this point. He is requesting the Board to reverse the decision back to the original request.

Supervisor Kowall interjected asking if he was asking for the decision to uphold the dangerous building officer's decision?

Attorney Hamameh believed that the Board already modified the decision of the dangerous building officer.

Official Spencer stated that was correct.

Supervisor Kowall stated they will modify it again.

Treasurer Roman stated that some issues have come to him very recently that involve legal issues with this decision today. He further stated they are going to need to consult with their

attorney on those issues and because of that he wants to ask the Board, in fact, he is going to make a motion to table this until the next board meeting in August.

Trustee Powell interjected that if somebody does a second motion, then they can't talk about it. He asked if there was any way to elaborate on that more?

Treasurer Roman stated he would ask counsel for her opinion.

Attorney Hamameh stated she has some concerns in that the Board already modified the decision of the dangerous building hearing officer when he concluded it was a dangerous building and must come down.

Trustee Powell stated the Board did not modify his decision that it was a dangerous building, but just gave them additional time before it was demolished.

Attorney Hamameh continued that the Board decided it wasn't a dangerous building and therefore allowed him to repair it. She further stated that if it were a dangerous building, they would have ordered it demolished.

Trustee Ruggles stated they all still agreed it was dangerous.

Trustee Powell agreed about its current state, but it didn't mean that it couldn't be repaired.

Attorney Hamameh stated that was fine, but without a show cause hearing, without an opportunity, the Board is just going to reverse a decision of the previous Board to reinstate a previous decision of a dangerous building hearing officer from 1 ½ to 2 years ago?

Trustee Ruggles stated they were going to say the conditions have not been met.

Attorney Hamameh stated she just has concerns with this.

Trustee Powell stated if this gets delayed, it will be delayed more than it has already been delayed. If we were to reverse our previous decision, they still have the ability to hire an attorney and sue the township anyway.

Attorney Hamameh stated that what she is trying to say is she would like the opportunity to talk about the issues as the attorney and not in a public forum.

Trustee Powell said that he appreciated that. He knows that she hasn't, but he has talked to the neighbors. They are embarrassed that six years have gone by and they have seen this home in worse shape now than it was right after the fire. It was quite unacceptable to the neighbors and it is unacceptable to him. He is one that hates to see things torn down, if it's not necessary. They have proven to him that it is necessary because they are not going to perform.

Supervisor Kowall stated they are not capable of performing.

Trustee Powell further stated that this board warned them that if they gave them eight months, they might have more money put into it, but that was not going to be a reason for the Board to extend it. He is just a little concerned about a technicality to delay a re-motion or reaffirming that they did not comply with the last motion.

Supervisor Kowall asked if anyone here is representing the project?

A member of the audience stated “yes”.

Trustee Ruggles stated he does not want this to go on for another second.

Treasurer Roman stated if there is a legal question as to the process, he felt they should get the process right.

Trustee Powell responded that the Board could make a motion to put the applicant on notice that they have made a motion and that action is going to occur.

Supervisor Kowall concurred with his colleague. He shared that as the legal representative of the Township – outside of the Township attorney, that they do need to make sure that they are in the legal confines.

Trustee Powell asked what the downside is if they make a motion? He also stated their attorney should be able to tell them that.

Attorney Hamameh stated she can't even tell them because she really has to analyze what they've done to get here and she has to research. She further stated she wanted time so that she could provide the Board with a legal opinion about their risks and liabilities so they can make that decision.

Trustee Powell interjected that he was not trying to be argumentative, but this has been on the table for eight months now.

Trustee Smith commented that this has been on the agenda was published a week ago.

Attorney Hamameh stated she did not receive all of the information for the property. She contacted the building department as soon as she saw it on the agenda last Thursday. She stated she got it on Monday – yesterday – preventing her from being able to and has way too much on her plate right now to have been able to react, read the materials, do the research and write a legal opinion to provide it at today's meeting.

Attorney Hamameh further commented that she is only expressing that she has concerns with the process. Usually, you go through the dangerous building hearing process, you get an order from the dangerous building hearing officer, you either modify it or you approve it or you deny it. This is a little bit different how it was handled and so now to go back and reverse that decision? She wanted to take a look at that, but obviously it's the Board's decision.

Clerk Noble agreed that Attorney Hamameh would have not had time to research this. We reversed it a year ago. It's been a year, so I concur with the Board, but that's not enough time to put on counsel. She is busy because we all reach out to her; we should give her that time. He felt giving her until the next board meeting would give her ample time to do such and keep us out of the woods.

Trustee Powell replied that in the meantime, the owner spends more money, he hires more workers, does even more work, he goes that much further and then what?

Clerk Noble questioned if the legality of a Board action at this point?

Trustee Powell responded he felt the Board could still do what it feels is right. And that our counsel is responsible to defend our actions and give us guidance, but we can still do what this Board feels is right to do. He recommends a vote and then take it from there.

Trustee Voorheis asked for clarification about tabling this issue tonight and if that is just giving them more time?

Trustee Powell responded that was correct.

Trustee Voorheis would like clarification on what a "yes" vote means and what a "no" vote means?

Supervisor Kowall responded a "yes" vote would be giving Attorney Hamameh time to research the information, that's what it all boils down to.

Trustee Ruggles asked if in the meantime if there was a stop work order on this?

Official Spencer responded there has not been a stop work order.

Trustee Smith questioned if there could be?

Clerk Noble stated they hadn't even started yet.

Nick Spencer replied they have not started yet, but they have a permit, so technically. They've started removing materials.

Clerk Noble asked if they could put a stop work order until this is resolved?

Nick Spencer stated he could.

Supervisor Kowall stated he would like to hear from the property owner/representatives. He asked them to come forward and identify themselves.

Stephen Hutch, 9910 Highland Road spoke to the Board and indicated the many challenges that

have occurred. He apologized and indicated that he limited on what he can say for legal reasons.

Supervisor Kowall thanked Stephen Hutch.

Treasurer Roman responded that his motion was to table this until the next meeting. A “yes” vote would give our attorney some time to research it and then get back with the Board about the process.

Trustee Powell interjected that there’s no discussion on tabling the motion.

Trustee Voorheis asked if it could be added to Thursday?

Supervisor Kowall stated we will determine when it can be added.

Treasurer Roman stated he didn’t know if our attorney can do the research by Thursday.

Supervisor Kowall interjected it will be on the agenda of the next regular meeting as long as counsel is prepared.

Treasurer Roman wanted to clarify that it would be the next regular meeting meaning at the August board meeting?

Supervisor Kowall stated that was correct.

It was MOVED by Treasurer Roman, SUPPORTED by Supervisor Kowall to motion to table the motion until the next regular board meeting in August. The motion FAILED by roll call vote: Smith/no, Ruggles/no, Noble/yes, Kowall/yes, Roman/yes, Powell/no, Voorheis/no

Trustee Powell commented that the neighbors he talked to today think that this Board is a laughing stock because they’ve been living next to a burnout for six years. He further commented that they haven’t been able to do their job. He promised him that he would do his part in supporting the wishes of the residents to finally have that home be torn down. This is the reason why he spoke so boldly on this. He would like to make another motion.

Supervisor Kowall told him to feel free to make another motion.

Trustee Ruggles asked him what motion was he thinking?

Trustee Powell responded he was thinking of reversing our previous – no – a finding of the terms and conditions of our last motion were not met and therefore we reinstate the request for the demolition of the building.

It was MOVED by Trustee Powell, SUPPORTED by Trustee Ruggles to motion to reinstate the previous request for the demolition of the building. The motion PASSED by roll call

vote (Ruggles/yes, Powell/yes, Roman/no, Kowall/no, Noble/no, Voorheis/yes, Smith/yes).

Supervisor Kowall stated he would be in touch with Nick Spencer and they can have a discussion.

NEW BUSINESS

A. REQUEST TO PURCHASE NEW PHONE RECORDING SYSTEM FOR POLICE DEPARTMENT

Chief Keller stated that he brought Lt. Matthew Ivory with him because he did the in depth research on the new phone and radio recording equipment that they need to purchase. This is one of those things, they have been trying to put off until they were hopefully in their new building, but unfortunately, their old system has come to an end.

Lt. Ivory presented to the Board a summary of how the Public Safety phone, 911 and radio transmissions are recorded. He spoke of the current operating system which is Windows 7. He indicated the is antiquated, outdated technology that is now showing signs of failure so much so that they had to implement a policy to manually check the system every single week because they had a previous issue where it was discovered the system failed to record for two weeks and the department was not aware of it. The system is so outdated that remote support is no longer available. He recommended Equature which is the same single public safety answering point (PSAP) used by all of Oakland County including the Oakland County Central Dispatching Center which is one of our default backup centers.

Supervisor Kowall stated unfortunately as the technology changes, you struggle to keep up and this is just a classic case.

Chief Keller stated the fire department's going to share in some of the costs of this program. He thinks approximately \$4,000 of the equipment will come from the fire department. He is requesting \$42,530.85 for the Equature system which will be taken out of drug forfeiture.

Supervisor Kowall asked him what the police department total would be?

Chief Keller responded it would be \$42,530.85. And again, the fire department will take \$3,465 of that.

Trustee Voorheis clarified it would be fully functional in 4 to 6 weeks if we approve it tonight?

Chief Keller responded that it would be fully functional at that time.

Lt. Ivory added that it's all cloud-based. It's all a Microsoft Azure cloud based system. So, anything that happened maintenance wise is their problem to take care of and part of this cost is the annual maintenance agreement. He further stated with it being a cloud-based system, there is equipment in-house but probably 90% of it is all servers on their end. If there is a problem,

somebody sitting at their kitchen table remotely fixes it. If they can't then they send out techs from this area, not down in Ohio.

Trustee Voorheis asks about the longevity of this, how long approximately?

Lt. Ivory further stated that the maintenance contract covers 5 years, but anything that's cloud-based – it's going to be updated. With the in-house system – Windows 7 doesn't even have updates anymore. There will be issues along the way – like all computers have issues, but he anticipates they will potentially be using this long into the use of a new building.

Chief Keller added they are going to stretch it like we stretch everything else until it's at capacity.

Trustee Voorheis asked approximately – ballpark – like 5-10 years?

Chief Keller stated he was thinking 5 to 8 years – 5 years minimum, but would assume 8 years when it starts to transfer into a new system.

Trustee Smith asked if they could clarify the figure because it doesn't match any of the figures that they have in the Board packet. She also asked if it would be up to \$42,000?

Chief Keller stated the number – because they get a break if they pay for the 5 year warranty. They would also get a break of 10% if they pay for it all at once instead of breaking up into years.

Trustee Powell asked Lt. Ivory how will this new system operate? He knows with the cameras they have sometimes you have to take a thumb drive from what the officer's camera produces, you need to put it into a computer, you need to send it out or it could be done wirelessly by just entering the area here and by wi-fi it just goes to the cloud. Is the system updated to the wi-fi download or do you have to do it manually?

Lt. Ivory replied that it's all done through the VOIP system – through the existing phone lines that they have or are getting now, as well as all of their radio systems, it's all integrated. It is up to the second recording. One of the things they actually threw in for us was quality assurance, so we can actually monitor our dispatchers to make sure they are doing a quality job which is what we do now. It's just a lot more tedious. When a call is received, as soon as that call is disconnected, any supervisor can log into this system on their terminal anywhere really as long as they have their own passcode. Then they can listen to the phone call that was just received. It's all sent and recorded through the internet, through the fiber optics up to their servers.

Trustee Powell commented that the officer doesn't have to do anything manually in order for his camera and his in-car cams would automatically download through the software? They don't have to do anything manually?

Lt. Ivory replied the camera system is completely separate from this – this is all telephone and

radio traffic.

Trustee Smith asked if the camera is separate like when they drive into the parking lot, it uploads?

Lt. Ivory answered yes, that is already in place.

Supervisor Kowall asked if there was anything else from the Board?

It was MOVED by Clerk Noble, SUPPORTED by Trustee Smith to approve the request to purchase a new phone recording system from Equature for the police department up to \$43,000 as presented. The motion PASSED by voice vote (7 yes votes).

Chief Keller thanked the Board.

B. CONSIDERATION OF PRELIMINARY SITE PLAN APPROVAL – AVALON

Director O’Neil stated the next two items on the agenda both pertain to the same project known as Avalon. It is located at Hill Road and M-59 on the northwest corner. This is a project that is comprised of 2 parcels that total approximately 110 acres in size. The request for tonight is for rezoning 2 parcels, which is zoned both AG & PD that is on the west side of Hill Road and the property on the east side of Hill Road is currently zoned R1A. Both of the applicants are requesting these projects be rezoned to PD and that is one site plan that will pull both of these properties into one project for a request for approval.

Director O’Neil further stated that on April 21st, the Planning Commission recommended approval of the rezoning request. At that time, they denied that request for site plan approval and gave the applicants some direction. The applicants came back & at the July 7th meeting and obtained a recommendation for approval from the Planning Commission and that plan is before you tonight.

Director O’Neil stated it is a very large project and explained some of the details. He indicated that the applicants are here and prepared to make a presentation tonight. He summarized the request tonight is for preliminary site plan approval and then first reading of the rezoning from AG and PD on the westside and then R1A on the eastside of Hill Road to PD (Planned Development).

Director O’Neil added that these projects will be on our Township utilities and the water and sewer will be extended down Hill Road and across the M-59 frontage. Hill Road will be paved to nearly the most northern extent of their property. They don’t know the exact configuration but a traffic light will need to be installed at a location to be determined on M-59. They are working with the Department of Transportation. The applicant is also proposing a \$100,000 contribution to the park fund.

Trustee Powell stated that it would probably take 15 pages of variances for the ZBA to consider each one individually but if rezoned to PD, it can be done based upon the guidance from this Board as to what we want the development to look like or to simulate.

Trustee Powell also stated that he is a major fan of cluster options and open spaced plans. He stated he thinks that they are a win-win. The problem is most developers think of it only as one-sided. They want to win with extra density because they see every unit as extra dollars in their pocket. Rarely do they see a win for the Township, unless they are forced into it. This developer that's before us tonight, he can't say enough good about them. They are very astute. However, they are developers and they're in this to make money. They're not doing this to better White Lake Township, otherwise they'd be gone and we'd be dealing with another entity. It's up to us to make sure that White Lake Township is represented properly and not just the developer.

He submitted to the applicant and this Board that the parallel plan that was submitted on both sides of this road, both the single family and the multiple cannot be built as presented. This Township would vote against approving that if they were to submit it right now for approval. It doesn't meet the requirements of the ordinance so it really can't be approved without variances being obtained. He further commented that the Township would not allow them to fill in all the wetlands and they must get site plan approval from the Township first. He is a major fan of that rezoning. However, the density and the base plans need to be relooked at and evaluated more than what they are. He further stated he would be considering tabling the site plan but moving forward with the rezoning.

Director O'Neil offered the Board additional background on the zoning portion.

Supervisor Kowall asked if there were any other comments from the board?

Trustee Voorheis stated she has had multiple people reach out to her and absolutely say lessen the density. She loved the idea of the bigger setbacks. She does realize it's M-59, but she does want to attempt to retain the rural atmosphere. She further stated that she is all about tabling this. But also improving the rezoning. She suggested having them go back to the drawing board and give us more like that rural feeling in rural White Lake.

Trustee Smith concurred with Trustee Powell. She liked the ideas of the setback as well. She thinks that will be palpable to our community and fit in better to have it set backed and bermed. She would prefer the RM1 zoning instead of RM2. She understands the explanation but would prefer the less density. She is in favor of tabling it, working on it, making the changes that Mr. Powell spoke of tonight and bringing it back to the Board.

Trustee Powell pointed out that if we move the rezoning forward, the first reading that doesn't set the density in place, remember the density is tied to the site plan. I think we're safe if we table the site plan tonight and but move forward with the rezoning to PD to both sides.

Supervisor Kowall commented it does allow the Township some tools in the toolbox. Mr.

Powell is absolutely correct. This is a very ambitious project for White Lake Township. He agreed with Mr. Powell that the RM2 and the R1D in the PD are appropriate. He is a fan of the larger setbacks. He further stated the rural integrity here is a constant tightrope walk and we are always trying to make sure that the residents know that we're trying to do our best to look out for their interest and the impact it's going to have on the community. The addition of a light will actually be welcome in that area that would be helpful down there. He also thinks consideration should be given to moving the zoning change forward and tabling the site plan for further consideration.

Director O'Neil stated he wanted to make sure the applicants had a chance to ask any questions, so they could take direction. He knows that there were concerns and we had discussed them regarding the underlying parallel plan. It needed to be modified to better match the requirements of the ordinance

Supervisor Kowall commented he was going to ask the applicant if they'd like to come forward and give a little outline of what your thought process is.

Trustee Ruggles stated when the Planning Commission first looked at the lot sizes, they knew they were below the recommendation of staff; 70 feet wide was the recommendation a lot of these are in 60's, but the reason for that is allows them to work around the wetland and once we understood that then we all agreed with that idea that the wetlands wouldn't be disturbed where on that parallel plan not that they'd be able to accomplish it, but it shows them filling in all the wetland, so we would prefer that they worked around it, so that's one reason that the planning commission was okay with the way it was presented.

Supervisor Kowall asked if he was talking about the east side of the road.

Trustee Ruggles replied it was the eastside single family homes, correct.

Supervisor Kowall asked the applicants if they cared to present or anything they would like to discuss?

James Galbraith introduced himself and his colleague Mark Kasab. He stated he thinks they've got clarity from the Board this evening as to how we should look at refining the parallel plan. He stated they will dive deeper into the plan they hope to bring forth. He also stated they made some adjustments to it along the way, but there's still room for some improvement. They are very sensitive to the buffering of the community, not only to the neighbors to the north, which we've already done a significant improvement to the plan but also to the frontage along M-59. He further stated it's to their benefit as well and we can do the same along Hill Road. He said they pride themselves on our communities.

He said they look forward to working with this Board and we'll refine this plan, exchange it with staff and continue to value your input. They also would support the idea of the site plan being tabled for further study, if they could advance the zoning along from the first reading to the

second reading. He stated that would be appreciated in the process. He concluded by asking if anyone had questions for him.

Supervisor Kowall asked if there were any questions from the staff? (No questions at this time.) He stated he certainly appreciated them looking at White Lake as an opportunity for their business as well as the growth of our community.

James Galbraith commented they've had a long history with this parcel. They've owned it for about 16 or 18 years. He thinks several people recognized that they first acquired this property with the thought of doing retail on the frontage. He stated they had high hopes of another box store or a village. They've done box retail such as Target and Costco. He said Target and Costco didn't come to the market and almost every retailer they talked to after they acquired it wanted to be east of Meijer closer to Waterford. He further stated they've seen retailing change dramatically with e-commerce. They also considered the possibility of holding out a small corner of the parcel for retail. After seeing some of the struggles some of the other landlords are having along this corridor, they decided it would be better served as a first-class residential community.

Trustee Smith stated she was comfortable with everything that they have spoken about tonight. But she's still interested in the RM1 zoning. They are at it now anyway, so she asked if they could incorporate that in their motion?

Trustee Powell replied the reason why RM1 will put a little more burden on them is because in the parallel plan, the setbacks are larger between buildings, so the overall density is not able to be obtained on the parallel plan. He further stated he has no problem making that motion because it falls in line with a little bit more with the White Lake Township area.

Supervisor Kowall asked if there was anybody in the audience that would like to speak on this matter? (No public)

Trustee Smith asked Director O'Neil if he was comfortable with the parallel plan on the westside?

Director O'Neil explained in detail the specifics of the zoning ordinance and how related to the master plan and the zoning density.

Trustee Smith stated she was cautious because with another developer that we've dealt with we thought we were all on the same page. She added she would like to be conservative, a little bit more cautious to get closer to what we actually are hoping for instead of giving them a long leash to run with and they take the whole thing.

Clerk Noble this developer has a long track record within multiple communities including Novi and Commerce.

Trustee Powell stated he is in agreement with Director O’Neil.

Trustee Smith commented she will give this developer the benefit of the doubt. She understands their explanation and would be ok with RM2 for those reasons stated. She further stated she just hopes that they’re much closer to our idea.

Supervisor Kowall replied that we get the final say and that’s submitted to this Board as part of their PD agreement. He stated he was ready to move this along.

Trustee Powell said he will take the motions separately.

It was MOVED by Trustee Powell, SUPPORTED by Supervisor Kowall to approve the first reading and moving along to the second reading for the rezoning from AG and R1A to PD as presented. The motion PASSED by voice vote (7 yes votes).

Supervisor Kowall stated that the rezoning will go forward to the second reading.

It was MOVED by Trustee Powell, SUPPORTED by Clerk Noble to table the consideration of the preliminary site plan approval known as Avalon until the applicant has submitted a revised parallel plan and most probably a revised PD plan that our staff and consultants can review and bring back before this board. The motion PASSED by voice vote (7 yes votes).

D. REQUEST TO APPROVE PERFORMANCE GUARANTEE AGREEMENT – CARTER’S PLUMBING

Director O’Neil stated that Carter’s Plumbing has moved into the old Amcomm building that was previously Oscar Larson. There have been a few big users of this property over the last few years. CAMQ properties, LLC is the actual owner and the address is 10431 Highland Road. Carter’s Plumbing is the new soon-to-be occupant. All of the following information can be found in your packet. In April of this year, the Township was made aware of unpermitted construction activity within the building. Official Spencer went down and let them know that they were required to obtain permits to do the current work or the work that they were undertaking. On June 9th, Aaron Potter was there to witness some excavation of the ground and installation of a storm water system. It was an issue because there were some restrictive covenants that were attached to that property. In 2015, Oscar Larson (previous owner) and EGLE had entered into an agreement which prohibits this kind of excavation. They got on the phone with EGLE. They were able to quickly have a meeting with them and the applicants to kind of outline some of our concerns. It very quickly came up that they were willing to restore what they had disturbed and we were willing to let them do that, but there was a process. We needed a site plan and they had asked to simply be able to gravel the parking lot. The zoning ordinance doesn’t allow the parking lots in commercial buildings to just be graveled. A residential driveway could be graveled, non-residential sites cannot use gravel. We let them know that they would have to pave back the area that they had removed. But again, it would require site plan approval. It

would address stormwater, all the other requirements of the zoning ordinance and that the extra layer was having EGLE involved because of the restrictive covenants. We weren't comfortable with approving anything without EGLE because that's really out of our jurisdiction.

Supervisor Kowall stated we don't have the authority.

Director O'Neil stated they've had good response, as has the applicant. They've been available to discuss and meet. So truly tonight before you is to approve a performance guarantee which is really outside the norm but it could potentially allow this applicant to get a temporary certificate of occupancy and run their business out of this site. But they are requesting some time in exchange for this performance guarantee and temporary certificate of occupancy to get a plan together. They've contracted with Kieft Engineering – who you know does quite a bit of work in the Township and we're certainly comfortable working with them. But there's some lead time and the applicant can probably address some of that. He further stated a lot of it is outlined here so at this point they don't have any objection to the Board approving this. He asked if they would approve it – they do it with conditions. They are asking that you prescribe a period of time within which the improvements must be completed. They also will need a clean certificate of insurance which was provided tonight. The area they want to gravel if you're looking at the aerial is basically right here. Some landscaping has been removed. There are some other things that are going to need to be a part of their plan going forward but primarily the big issue tonight is the request to gravel this area until they can pave it out which will require a plan. That was just a very brief synopsis. He would be happy to answer your questions.

Supervisor Kowall asked if in this process they are going to have to make an application to EGLE as part of their site plan and a part of their engineering plan?

Director O'Neil replied EGLE will be involved as a reviewer on the plan. He doesn't know that they'll necessarily make an application. EGLE is going to require them to meet all of our requirements.

Supervisor Kowall asked if EGLE made or gave any inclination that there may be some remediation necessary?

Director O'Neil responded that he was going to let Aaron Potter answer this because he's had some conversations with them,

Aaron Potter stated the majority of the remediation of this contamination was already completed by Oscar Larson.

Attorney Hamameh offered to answer and advised that when we were talking to EGLE, we did confirm that EGLE was going to go out and take samples to ensure that the plume has not migrated any further requiring any additional remediation.

Aaron Potter stated when they met with EGLE out on the site, they did mention that probably

one of the requirements that they'd be looking at would be a shallow monitoring well in the area around the outlet into the storm drain exiting the property.

Supervisor Kowall asked Mr. Leuffgen in his experience with EGLE, what's their turnaround time on things like this?

Mike Leuffgen replied It can historically take a long time to get a response. He's quite optimistic in this case because they came out so quickly. They were able to get a meeting with them within 2-3 days. They've been very responsive on this item so far, but depending on the priority of the project and how it ranks with whatever else they're dealing with, it could take a while.

Supervisor Kowall asked if we are talking about several months?

Mike Leuffgen replied he wouldn't say that long. He doesn't think you're dealing with anything too complicated here because a lot of the remediation had happened previously.

Supervisor Kowall commented his concern is that if they decide to come out and put a shallow monitoring well in but get results they don't like, will they come back and say we are going to have to come up with a remediation plan? It just kind of pushes the whole thing out so we have an unknown there at this point. We don't really have all that historical data nor do we have in the township the expertise to deal with that and that is the state's wheelhouse so to speak.

Mike Leuffgen stated they don't really have the authority to deal with it as well.

Supervisor Kowall replied he doesn't want to give them an unrealistic timeline because of potential problems He further stated that his own personal experiences with MDNR was that it took forever to get some of the permitting done. It took an excessive amount of time, so he didn't want to give them an unrealistic time frame. He wanted an opinion from the professionals here versus the Board's opinion

Trustee Powell commented he thinks you are thinking correctly and the guidance from our engineer and our DPS director is the same. He went through this exact same issue for the Village of Wolverine Lake. They had an underground storage tank leak and the first thing when the DNR/DEQ/EGLE comes in is you must eliminate all pollution. That's their first stand – eliminate it all. When you can't eliminate it all, you clean it the best you can. There are commercial standards and residential standards. Depending on how clean you've made it, they then allow you to encapsulate it. The thought is that natural bacteria would eventually dissolve it if it just stayed in place and not moved. The problem is when they opened it up, now rain water falls in that and now you're mounting the groundwater which is going to carry that with it EGLE could say no now we're getting into residential areas now you're contaminating off-site, so all we can do is best we can do and make it subject to a timeframe and EGLE approval.

Trustee Ruggles replied he agreed with that.

Director O’Neil stated just to be clear, what they’re requesting and what this agreement is supposed to provide for is they want to be able to occupy this building but prior to completing the following items: submission of an engineered site plan for the parking lot which includes the layout design and design and construction including paving storm water drainage water drainage, wetland protection, landscaping and screening and fencing and those all have to be subject to township and Eagle requirements. Connection of municipal sanitary sewer system which they’re going through the process of doing that with Aaron now and then compliance with the township’s code of ordinances, zoning ordinance, the restrictive covenants that we’ve talked about and other applicable law. They still have to comply with all of those things in order to be compliant with the action they’re requesting that you take tonight which is to hold a hundred thousand dollar cash bond, give them a temporary certificate of occupancy for whatever period you prescribed and they understand that if they do not comply or they should understand and we can talk to them about it is they’ll be in violation of all of that and there will be certain actions that we may have to take and in the process if EGLE finds that circumstances have changed as a result of some of this work – things that we aren’t aware of now may happen.

Supervisor Kowall commented that’s why he doesn’t want to tie their hands with an unrealistic time frame. It’s just not practical. You and I have both had bad experiences with bad sites and you just don’t know what’s going to rear its ugly head.

Trustee Ruggles stated he would say that what Director O’Neil just described as at least 4 months, by the time Kieft sends their guys out, draw it up and review it that puts them into winter. Then we’re going to do some paving, so we’re into next May/June. It’s July now, I’m not sure if 12 months is long enough.

Supervisor Kowall replied he almost concurred with this only because we have this can where the lid is cracked and when it gets popped off we’re not quite sure what’s in it. We don’t want to keep your money. We want you to be there, we want you to be finished, we want it done, but I don’t think an 18 month window is an unrealistic window to request this be done in and understand that your certificate of occupancy would be and will be in jeopardy if this is not met within this timeframe

Trustee Smith expressed her extreme dissatisfaction with the way Township staff were treated through this process. She added that this was nothing more than a case of “I’m going to do it and ask for forgiveness later.” This is a licensed plumber that knows better. He knows that you pull permits, he knows that we have policies, ordinances, regulations and he did not follow any of ours and went full steam ahead. She further stated he did whatever he wanted and hoped this Board would clean up the mess. She would like to hear why the Huron Water River Shed was disturbed by putting in storm drains prior to the sale. She stated she has a lot of questions for him, so she wants to hear from him directly and to help the Board understand if this was done intentionally with the hope for forgiveness afterward. She is not ok with that.

John Little, Attorney representing Matt Carter. He also introduced Casey Leach, a representative from Kieft Engineering. He stated he has graciously come here so he can answer any questions

about the timeline. He agreed this was self-induced and indicated that this was their fault, but it wasn't intentional, premeditated – it was ignorance. He further explained that this was the first time that Carter's Plumbing has been involved in purchasing a commercial building.

He addressed the Board at length and offered that they are here tonight asking for this performance agreement and are willing to pay a \$100,000 cash bond as part of an amends. He is asking the Board to give them the opportunity to make full amends for the mistakes they have made. He confirmed that they are good genuine people and will be an important part of your community. He indicated that Matt is here and they are willing to answer any questions.

Supervisor Kowall asked if any members of the board had any questions for them?

Trustee Smith stated she would like an explanation of what he is doing there. What is the plan for this and why did he put in storm drains and dig down into the Huron River Water Shed?

Matt Carter, 10431 Highland Road, stated that he didn't think he was doing anything wrong at the time. He does a lot of residential plumbing – he's been doing residential his entire life. When they do storm drains for residential use, permits are not required. He is used to that and believed this was the same with a commercial building, but he was wrong. He learned that the hard way. He wants to make it right. He promised whatever they say they're going to do together is going to get done and it's going to get done right. That's all he can do. But he didn't think he was doing anything that tremendously wrong as an honest man.

Trustee Smith stated she appreciated his apology, but it's just not true. She showed him the covenant that he had upon the sale

It was MOVED by Treasurer Roman, SUPPORTED by Supervisor Kowall to approve the performance guarantee agreement for Carter's Plumbing with the amendments to include a \$100,000 cash performance bond with a time limit added to this agreement of 18 months to complete. The motion PASSED by voice vote (6 yes votes, 1 no vote).

**E. RESOLUTION #22-024; WHITE LAKE TOWNSHIP TENTATIVELY
DECLARING ITS INTENTION TO ESTABLISH A SPECIAL ASSESSMENT
DISTRICT TO BE KNOWN AS EMERGENCY SEWER HOOK-UP 2022-02**

Supervisor Kowall asked if there were any questions or comments about this?

Trustee Powell would like to make a motion to approve this.

It was MOVED by Trustee Powell, SUPPORTED by Trustee Roman to approve resolution #22-024; While Lake Township tentatively declaring its intent to establish a special assessment district to be known as emergency sewer hook-up 2022-02. The motion PASSED by voice vote (7 yes votes).

**F. REQUEST FOR ONE YEAR EXTENSION FOR PEERLESS MIDWEST -
WELL MAINTENANCE CONTRACT**

Aaron Potter stated the Township executed a contract with Peerless Midwest in 2008. They extended Oakland County contract pricing to White Lake Township. This contract has expired. Oakland County has just extended their contract with Peerless Midwest. He is requesting the Township board to approve our contract with Peerless Midwest

Trustee Powell stated he didn't have any questions because it was pretty straightforward

Trustee Ruggles asked if one year was the most they would do?

Aaron Potter responded that he didn't even ask that question because Oakland County only extended their contract for one year.

Trustee Ruggles further commented whether their pricing wasn't going to go up.

Supervisor Kowall commented that Oakland County has only extended their contract for a year, which means they are giving us the Oakland County price. In one year, they may not extend Oakland County's agreement. Then they may not extend the same pricing and it could be restructured. He felt they should wait to see at that time where it's all going to fall. He doesn't think they are going to want to lose Oakland County.

It was MOVED by Trustee Ruggles, SUPPORTED by Supervisor Kowall to approve the request for a one year extension for Peerless Midwest Well Maintenance contract not to exceed \$100,000.00. The motion PASSED by voice vote (7 yes votes).

G. FIRST READING; FEE ORDINANCE AMENDMENT - ORD #129

Supervisor Kowall asked if there was anything that needed to be added to this amendment? He also stated that he appreciated Trustee Roman's explanation about this earlier regarding putting "maximum permitted by law" because that could go any which way. They could decide they don't allow us to charge anything anymore for canceled checks when they feel in a generous mood in Lansing. He feels the language is appropriate. They only need to consult with counsel or the State of Michigan to find out what that fee is at the time. He asked if there were any questions from the Board?

It was MOVED by Supervisor Kowall, SUPPORTED by Clerk Noble to move to the second reading; the fee ordinance amendment – Ordinance #129. The motion passed by voice vote (7 yes votes).

**H. RESOLUTION #22-025; TO APPROVE THE PURCHASE OF TAX
FORECLOSED PROPERTIES FROM OAKLAND COUNTY -
GALE ISLAND**

Treasurer Roman stated these are the Gale Island lots that the Township sunk about \$152,000 to \$153,000 to tear down and clean up the mess. Those properties were all tax-foreclosed by Oakland County. White Lake Township has the first right of refusal to pick those lots up. He commented to keep in mind that the Township has already put about \$153,000 into this. The total cost to purchase them comes to \$281,240.62 of which we will get our \$153,000 back. Essentially the Township will spend another roughly \$130,000 to control these lots. He further stated just so the Board knows, the law has changed recently. In the past when the Township picked up tax foreclosed lots, we were not allowed to profit on those lots. The profit had to go back over to Oakland County. That law has now changed to where if the Township did profit on some of the lots, then that money stays with the Township.

Clerk Noble asked if what Treasurer Roman was initially saying was that since the law changed, we could sell for a profit?

Treasurer Roman responded that interestingly enough, if you look at the lots, in his humble opinion some of them they are paying too much for, but for others they aren't paying enough. That is just the way the tax law works. This new law protects us.

Supervisor Kowall stated that his office has been contacted by individuals that are interested in purchasing those lots – multiple individuals.

Trustee Powell asked if they had to go out for public bid on those?

Supervisor Kowall responded they could consult with their attorney with the process. In the meantime, this opportunity should not go past us. This was initially the thought process when the Board saw good reason to demolish the buildings and most of them were sitting on the ground anyway. It was one of those cases that was so expensive being on an island because from a logistical standpoint it was extremely difficult.

Treasurer Roman responded to Trustee Powell's comment stating they were going to have to put their heads together on this situation because do you go out to bid leaving the parcels as they are or do you possibly optimize them? There's some strategy that will have to be put together.

Trustee Powell stated they could split and recombine them into first class buildings.

Treasurer Roman stated he has talked to the new Township assessor and he told him that it would be much easier to combine lots than to split them.

Supervisor Kowall asked if there were any further questions or comments?

It was MOVED by Treasurer Roman, SUPPORTED by Supervisor Kowall to approve Resolution #22-025 to give permission to spend \$281,240.62 out of the general fund to purchase the tax foreclosed properties from Oakland County - Gale Island. The motion PASSED by roll call vote (Noble/yes, Smith/yes, Ruggles/yes, Roman/yes, Voorheis/yes, Kowall/yes).

CLOSED SESSION

APPROVAL TO RECESS INTO CLOSED SESSION TO CONSIDER ATTORNEY/CLIENT PRIVILEGED COMMUNICATIONS, IN ACCORDANCE WITH MCL 15.268 (1)(h)

I. REQUEST TO APPROVE AMENDED EMPLOYMENT AGREEMENT - AARON POTTER

It was MOVED by Supervisor Kowall, SUPPORTED by Treasurer Roman to approve to recess into a closed session to consider attorney/client privilege communications in accordance with MCL 15.2681. The motion PASSED by roll call vote (Kowall/yes, Roman/yes, Noble/yes, Ruggles/yes, Smith/yes, Voorheis/yes).

Recessed into closed session at 9:27 p.m.

Returned to open session at 10:38 p.m.

It was MOVED by Treasurer Roman, SUPPORTED by Supervisor Kowall to approve the first amendment to the employment agreement with the one change as discussed in closed session. The motion PASSED by roll call vote (Noble/yes, Kowall/yes, Roman/yes, Powell/yes, Voorheis/yes, Smith/yes, Ruggles/yes).

TRUSTEE COMMENTS

Trustee Powell stated there are reports in this country that China and Bill Gates are buying up farmland all over the country. The statement from the pundits that he listens to say the local community needs to do everything they can to support the local farmers. He would like to study that and see what we can do to eliminate the possibility of our farmland being sold to out-of-state entities.

Supervisor Kowall concurs with Trustee Powell's comments, but thinks somehow it would be legally challenged.

Trustee Voorheis stated she was disappointed in her fellow Board members because they didn't attend the Music in the Park on June 25th. Thank you to Supervisor Kowall who was there with

125 people. It was a fun evening and they will continue to do it. They are a volunteer group. She also stated she was embarrassed to be the only liaison from this Board who was in attendance. But they can redeem themselves this Saturday by attending a clean comedy club. Mr. Powell appreciates good clean comedy. Advanced tickets are on sale now. The show is on Saturday beginning at 7:00 pm, but the show starts at 8:00 pm at Fisk Farm.

Trustee Ruggles asked if they were going to have a movie this fall?

Supervisor Kowall said they were working on it. There are a lot of things that Parks and Rec are working on.

Trustee Ruggles stated it is the most expensive movie he goes to.

Trustee Smith stated she thought it was wonderful how many officers were promoted tonight. She loved seeing that. She would also like to thank Oxbow Lake Baptist Church for the really neat Law Enforcement Appreciation they did on Sunday. She had the opportunity to speak during the service about our police department and Michigan Police Week. She loved how that community rallied around our police department. She also wanted to share with our community that they gave Pastor Chris Todd a badge and deputized him as our chaplain. He has been our chaplain, but they gave him the official badge. She is so glad to have him as a counsel to our community. She also encouraged more people out in our community to do more things like that.

Trustee Ruggles commented that the Planning Commission for this month has been canceled. We will meet again in August.

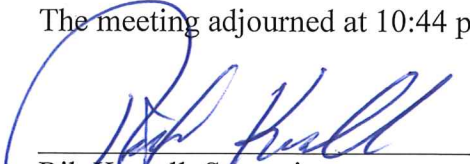
Clerk Noble wanted to thank his staff for working very hard on the elections. Just make sure you get out and vote. If you have any questions, call the Clerk's Office.

Supervisor Kowall stated White Lake Township is a great place to be. The Board is faced with a lot of decisions that sometimes are a little difficult, but we work our way through. He believes this Board has the utmost interest of the Township and its residents at heart. He goes to bed every night thinking that and is grateful for the staff and co-board members that he has. Good night and God Bless.


ADJOURNMENT

**It was MOVED by Supervisor Kowall, SUPPORTED by Treasurer Roman to adjourn.
The motion PASSED by voice vote (7 yes votes).**

The meeting adjourned at 10:44 p.m.



Rik Kowall, Supervisor
Charter Township of White Lake



Anthony L. Noble, Clerk
Charter Township of White Lake

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**

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

CALL TO ORDER

Commissioner Anderson called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Roll was called.

ROLL CALL

Steve Anderson
Merrie Carlock
Pete Meagher
Debby Dehart
Robert Seeley
Scott Ruggles
Mark Fine

Absent: Matt Slicker
T. Joseph Seward

Also Present: Sean O’Neil, Community Development Director
Justin Quagliata, Staff Planner
Mike Leuffgen, DLZ
Lisa Kane, Recording Secretary

Visitors: Approximately 10 members of the public were present

APPROVAL OF AGENDA

Commissioner Seeley moved to approve the agenda of the July 7, 2022 Planning Commission Meeting.

Commissioner Fine supported and the MOTION CARRIED with a voice vote: 7 yes votes.

APPROVAL OF MINUTES

- a. Regular meeting minutes of June 16, 2022
- b. Commissioner Anderson requested amendments to the minutes, showing the motions carrying for tabling cases Elizabeth Lake Retail and White Lake Hill LLC.

Commissioner Ruggles moved to approve the amended Minutes of June 16, 2022.

Commissioner Fine supported and the MOTION CARRIED with a voice vote: 7 yes votes.

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

John Hunt of 871 Oxhill Dr is concerned about the cement that will surround his property when the Black Rock restaurant is built.

PUBLIC HEARING

None

CONTINUING BUSINESS

A. The Avalon fka White Lake Hill

Property described as parcel number 12-20-101-003 (1085 Hill Road), located on the north side of Highland Road, west of Hill Road, consisting of approximately 68.96 acres. Property described as parcel number 12-20-126-006, located north of Highland Road, east of Hill Road, consisting of approximately 41.06 acres. Parcel number 12-20-101-003 is currently zoned (AG) Agricultural and (PB) Planned Business, and parcel number 12-20-126-006 is currently zoned (R1-A) Single Family Residential.

Request:

1) Preliminary site plan approval

Applicant: White Lake Hill, LLC
31550 Northwestern Highway
Farmington Hills, MI 48334

Applicant present: Mark Kassab of Lautrec and Mike Bank

Commissioner Meagher motioned to untable the preliminary site plan. **Commissioner Fine** supported and the MOTION CARRIED with a voice vote. (6 – 1, with Commissioner Seeley voting no)

Director O’Neil introduced the project, stating that the rezoning was previously recommended for approval to the Township Board, however the preliminary site plan was tabled. The applicant has revised the plan, reducing the density to 6.1 per acre for the multiple-family lots and to 2.6 per acre for the single-family lots. The applicant has eliminated many waiver requests, as well as increasing the multiple-family north property setback to 120 feet.

Mr. Leuffgen presented the engineering review. The applicant has proved engineering feasibility with the current plan and the expectation is that the utility plan has not changed from what was previously presented. A donation to the sidewalk fund was indicated due to lack of sidewalk on the west side of Hill Rd. The plan is deficient for extending the sanitary sewer to the property line, it is recommended to have an escrow for the future utility/sanitary sewer connection. To ensure sufficient pressure, a second water supply to the property is necessary and should be a condition of approval. An analysis of sanitary sewer pump station is required at final site plan review.

Commissioner Anderson stated that the applicant has been flexible and agreeable to requests made of them.

Mr. Leuffgen presented the June 15, 2022 letter regarding the traffic impact study results.

Commissioner Ruggles inquired if the study indicated a traffic light be installed.

Mr. Kassab stated that they met with residents recently and considered the comments from the Planning Commission and the residents when reducing the density for the revised plan.

Mr. Levity provided clarification of the traffic study and stated that the data warrants a traffic signal with M-DOT but there has not been a decision made from M-DOT at this time.

Commissioner Meagher asked if M-DOT doesn't approve the signal, what are the ramifications.

Mr. Levity stated that M-DOT would have to offer an alternative if they do not approve a traffic signal or the applicant would have to come up with something else.

Commissioner Anderson inquired about the timeline for that process with M-DOT.

Mr. Levity they would likely install the light when the lowest amount of traffic for the warrant is met.

Mr. Kassab stated that they are prepared to abide by all M-DOT requirements.

Commissioner Seeley and **Commissioner Dehart** stated concerns about the density and size of the single-family lots.

The Board deliberated on the lot sizes and setbacks.

Commissioner Carlock inquired about disturbance to the wooded area during construction.

Mr. Kassab stated that they plan to keep that area in its natural state, installing a retaining wall 30 feet from the buildings. A wetland delineation has been completed identifying the regulated wetlands. They will coordinate with Road Commission of Oakland County for grading and paving of Hill Road. They will also contract a landscape architect to develop the landscaping plan.

Director O'Neil stated that the applicant has offered a \$100,000 contribution to the park fund that could be used for Stanley Park or other park projects.

Commissioner Ruggles inquired about the amount of wetlands on the property.

Mr. Kassab stated that there are 11 acres of wetlands on the project site.

Commissioner Meagher inquired about the front lot requirement and if it is for aesthetics and what the average cost of the single-family units would sell for.

Director O'Neil Stated that the front lot line requirement was established long ago but the trend has gone down in the area. It is believed that smaller lots are easier to maintain and people are in favor of more common areas.

Mr. Kassab stated that the single-family homes are expected to sell for about \$450,000.

The Board deliberated how the sidewalk fund would be determined and if it would be based on the construction cost.

Commissioner Anderson inquired if they had considered a larger donation to the park fund.

Commissioner Seeley inquired about what waivers being requested.

Director O'Neil listed the waivers that the applicant is requesting.

John Ranking of 1849 Hill Rd has concerns of the safety of this development's pavement ending on Hill Roads "S" curve and if the curve could be eliminated.

Harvey Wilson of 1795 Hill Rd appreciates the applicant meeting with residents but feels that this development is too dense.

A letter of support of the project was entered into record.

Commissioner Meagher moved to forward a favorable recommendation, subject to the applicant addressing all of the staff and consultants' review comments and recommendations to the Township Board, the preliminary site plan for the property described as parcel number 12-20-101-003 (1085 Hill Road), located on the north side of Highland Road, west of Hill Road, consisting of approximately 68.96 acres. Property described as parcel number 12-20-126-006, located north of Highland Road, east of Hill Road, consisting of approximately 41.06 acres. Parcel number 12-20-101-003 is currently zoned (AG) Agricultural and (PB) Planned Business, and parcel number 12-20-126-006 is currently zoned (R1-A) Single Family Residential.

Commissioner Fine supported, and the MOTION CARRIED with a roll call vote (6 yes votes): (Anderson/yes, Dehart/yes, Carlock/yes, Fine/yes, Meagher/yes, Seeley/no, Ruggles/yes)

NEW BUSINESS

A. Hypershine Car Wash

Property described as parcel number 12-23-202-006 (9345 Highland Road), located on the south side of Highland Road, west of Fisk Road, consisting of approximately 4.91 acres. Currently zoned as (GB) General Business.

Request:

1) Final site plan approval

Applicant: EROP, LLC
2390 East Federal Drive
Decatur, IL 62526

Applicant Present: Erin McMachen representing EROP

Mr. Leuffgen presented the engineering review. The sanitary and storm sewer have items that need clarification. Engineering approval is recommended based on all items being addressed.

Commission Dehart inquired about the front access easement.

Mr. Quagliata gave a brief presentation of the project which received Township Board approval and was granted three variances by the Zoning Board of Appeals. The applicant has complied to all landscaping requirements and the frontage road has been widened to 24 feet to accommodate cross access.

Ms. McMachen addressed two outstanding comments, one regarding trees and the other was clarification on the screening fence.

The Board deliberated on the materials proposed for the exterior of the building.

Commissioner Carlock inquired about the reclaimed water system.

Ms. McMachen explained how the water reclamation system worked and stated no waste from within the building would enter the storm system.

Commissioner Fine asked if 55-gallon drums would be used and if they would be stored on the premises.

Mary Early of 5925 Pine Ridge Ct has concerns about the size of the lot for the project and inquired if there was a traffic impact study.

Mr. Quagliata M-DOT required a taper lane for this project which is indicated on the plan.

Commissioner Anderson inquired about the traffic stacking requirement.

Mr. Quagliata stated that the plan presented exceeds the requirement.

Commissioner Seeley moved to approve the final site plan subject to all staff and consultants' review comments being addressed as parcel number 12-23-202-006 (9345 Highland Road), located on the south side of Highland Road, west of Fisk Road, consisting of approximately 4.91 acres. Currently zoned as (GB) General Business.

Commissioner Meagher supported, and the MOTION CARRIED with a roll call vote (7 yes votes): (Anderson/yes, Dehart/yes, Carlock/yes, Fine/yes, Meagher/yes, Seeley/yes, Ruggles/yes)

OTHER BUSINESS

A. Concept plan for the southeast corner of Hilltop Drive & Highland Road

Sam Stafa and Arban Stafa requested feedback from the Planning Commission about a potential project that would rezone the proposed site to allow attached single-family homes. Discussion about what direction the Township is interested in as it relates to rentals and home ownership.

Bob Hoffman of Highland Township stated that he currently owned one of the parcels and asked if rezoning would be the first step in the process.

LIAISON'S REPORT

Commissioner Ruggles reported that the Township Board approved the Comfort Care project at the June 21st meeting. DPS has requested two new vehicles, the Board approved one dump truck.

Commissioner Dehart reported that the Zoning Board of Appeals heard two cases at the last meeting, Last Resort Marina on Pontiac Lake Rd was denied.

Commissioner Carlock reported that the Parks Board had a successful Family Fun Day, 125 people enjoyed the event.

DIRECTOR'S REPORT

Director O'Neil Planning Commission members will be receiving ID badges. The update of the CIP is underway and will be available in August for review by the Planning Commission and in September for a vote.

COMMUNICATIONS

NEXT MEETING DATES: August 4, 2022

ADJOURNMENT

Commissioner Fine moved to adjourn the meeting at 9:02 PM

Commissioner Meagher supported and the MOTION CARRIED with a voice vote: 7 yes votes



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EXCEPTIONAL DESIGN
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October 11, 2022

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

RE: The Avalon- f.k.a. White Lake Hill- Preliminary Site Plan Review – 6th Review

Ref: DLZ No. 2145-7233-21

Design Professional: ~~PEA Group~~ Felino A. Pascual and Associates

Dear Mr. O’ Neil,

Our office has performed the above mentioned Preliminary Site Plan review for the revised plan dated September 29, 2022. The plans were reviewed for feasibility based on general conformance with the Township Engineering Design Standards. **Note that no preliminary engineering site plan was received as part of this submittal; only a planning/landscape architecture plan was received.**

General Site Information

This site is located on the north side of M-59 and east of Ormond Road. The property is located on both sides of Hill Road: across from former Brooks Elementary School and West of Meijers. Total site acreage is approximately 110.02 acres.

Site Improvement Information:

- Construction of a Planned Development consisting of **68 (previously 74) 74 (previously 81)** single family condominium homes on the east side of Hill Road.
- Proposed paved and public road for the single family condominium homes with one point of access off Hill Road.
- Construction of a Planned Development consisting of **394** [see comment n] multi-family units for lease on the west side of Hill Road. Associated clubhouse and pool as part of multi-family development.



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- For multi- family units: associated paved and curbed parking including one (1) ADA accessible parking space and maneuvering aisles for clubhouse and pool. Internal streets and drives are also proposed with a point of access off M-59 and a second point of access off Hill Road.
- Site to be serviced by watermain and sanitary sewer.
- Storm water runoff is proposed to be detained as follows: 1) Detention Pond at the northwest corner of Hill Road and M-59- to discharge to existing storm sewer just south. 2) Two detention ponds on the west side of Hill Road and located centrally in the multi-family portion- to discharge to existing culvert under Hill Road. 3) Detention pond located on the southernmost portion of the single family phase- to discharge to existing watercourse located to the west. 4) Detention pond located on the eastern portion of the single family phase- to discharge to the existing wetlands to the southwest.

We offer the following comments:

Note that comments from our September 7, 2022 review letter are in *italics*. Responses to those comments are in **bold**. New comments are in standard font.

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

- a) We note that the number of single family lots has been reduced from 74 to 68 ~~81 to 74~~ and that the multi- family has been reduced to 394 units. These reductions in the number of lots and units will likely not impact utility layout or design. We note that the plan sheets included as part of this submittal did not show the proposed watermain, sanitary sewer, or storm sewer; we assume that the layouts proposed on the most recent Preliminary Site Plan prepared by the design engineer and dated April 4, 2022 are to remain the same.
- b) *Pond 2 located in the single family section of the development (see plan Sheet P-5.1) proposes discharge to the adjacent wetlands to the west. Clarify where drainage from this wetland shall be routed as it appears from existing topography that there is no outlet from this wetland. In addition, a portion of this wetland is located off site; an off-site drainage easement would be required. Additional topographical survey information will be required for the property to the south of the wetlands in order to clarify the drainage path. **The design engineer has noted that the discharge from the proposed pond (now labeled as Pond 5) will discharge at an agricultural rate and follow its natural off site drainage course. The difference in pre and post development area discharging from proposed Pond 5 to the existing wetlands is an increase of 0.2 acres. We can consider this item complete for this level of review, however the capacity for the receiving wetland to accommodate***



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the increased runoff volume will need to be demonstrated at the time of Final Site Plan/Final Engineering Plan submittal.

- c) *The multifamily exiting drive onto M-59 shows a width of 16 feet. Township Zoning Ordinance 5.11Q.v. requires a width of 20' for one way drives and a minimum width of 24' for two way drives.*

Dimensions have been clarified; DLZ defers further comment regarding compliance to Township Planning Department.

- d) *We defer to the Township as to whether 6 foot wide sidewalk is required on both sides of Hill Road. None is proposed at this time. Township Zoning Ordinance 5.21 requires a minimum of 6 foot width for sidewalks along major roadways. Comment outstanding. We continue to defer to the Township with regard to this item. Note that an 8' wide path has now been added along a portion of the west side only of the Hill Road frontage and that two road crossings of the path have been proposed near the Hill Road entrances in order to connect the multi-family to the single-family units. The locations for the path crossings should be reviewed for proper pavement markings and pedestrian crossing signage. Comment addressed at this level of review. Per the design engineer, this item was discussed at a Township Zoom meeting on March 25, 2022. It was determined that an 8' wide path will be added along the western side of Hill Road from M-59 to the single family entrance. Paths are also now shown along the frontage for Units 81-84 and 85-87 only as the adjacent areas pose an issue with regulated wetlands and stream encroachment. The developer agreed at the meeting to make a contribution to the White Lake Sidewalk Fund to supplement pathway areas not installed along Hill Road. We note that single family Units 81-87 have now been eliminated and that the paths along those frontages also eliminated.*

We note that portions of the proposed sidewalk along the western side of Hill Road are proposed outside the future ROW. This sidewalk locations shall be either adjusted to inside the future ROW or an easement shall be provided. In addition, our comment with respect to the proper pavement markings and pedestrian crossing signage for Hill Road crossing will need to be addressed at the time of FSP/FEP submittal.

- e) *The following single family lots present conflicts with either the proposed house, required grading, or the potential deck/patio encroaching into the wetlands setback: 1, 27, 28, 40, 61, and 88. Impacts to the wetlands buffer will need to be removed. Comment outstanding. The wetlands setback/buffer for all wetlands was not shown on the initial Preliminary Site Plan submittal dated December 8, 2021. There are now units in the single family portion of this development as well as other areas of the development where grading is proposed in the wetlands setback/buffer which is not allowable. The following single family units will require revision with respect to grading in the wetlands setback: 1-*



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7,20,27,28,39,40,52-54,61,75,76,84,85, and 88. In addition, the proposed retaining wall adjacent grading to the northwest of multi-family Unit 19 will also require adjustment with respect to grading in the wetlands buffer. Since the units listed border EGLE regulated wetlands, our office concurs with the recommendation by Barr Engineering, Inc Wetland Delineation Report (dated February 9, 2022) recommending that Barr's wetland boundary determination and jurisdictional opinion be reviewed by EGLE prior to undertaking any activity near or within any identified wetlands; the proposed layout as submitted may require revision, in response to EGLE's review, to unit/ lot layout in the single family phase, thus impacting the preliminary site layout. **Comment addressed. Per a meeting with the Township on March 25, 2022, it was agreed that grading within the 25' wetland setback would be acceptable. A wetland restoration plan shall be required at the time of FSP/FEP submittal. Plan shall include a timeline for restoration of the wetland buffers. Note that the developer shall also be required to comply with all EGLE requirements with respect to grading and regulated wetlands. A note shall be provided on the FSP/FEP with regard to the wetland buffer restoration.**

- f) All public roads are required to be built to RCOC standards. **Comment remains as a notation.**
- g) Specify the proposed width of the shared access driveways for Lots 81-84 and 85-88 of the single family portion. These drives shall be built to private access drive standards of White Lake as specified in the Zoning Ordinance Section 5.16. Section C. ii. requires two points of access for such drives to an adjacent public or private road. Section D. ii. requires that access driveways shall be able to accommodate emergency vehicles. **Comment partially addressed. Two points of access for each of the drives are now proposed, however, Ordinance 5.16 C.i. requires a 30' wide easement width for an access drive; 25' is proposed for Lots 81-84 and 85-88. In addition, Zoning Ordinance Section 5.16 C. iii. regarding setbacks shall be met (Unit 85 is not in compliance). Also specify on plan that the 20' drive widths proposed are measured as 20' from the edge of the gutter line per Ordinance 5.16 C. v. Please also provide fire truck turning radius for these private access drives. **Comment addressed. Fire truck movements have been provided and show that while tight, the trucks will be able to traverse the drives.****
- h) Clarify if there is an existing drainage easement on the property south of the single family Detention Ponds 1 and 3. An easement will be required for discharge of drainage off site. In addition, the design engineer will be required to demonstrate that there will be no downstream impacts from the proposed development in terms of stormwater discharge flows. Engineer will need to demonstrate that adequate downstream capacity exists to handle post development flow. **Comment remains as a notation and can be further clarified at the time of FSP/FEP. Design engineer has stated in their February 15, 2022 review response letter: "There is not an easement in place. There is an existing stream which provides the historical drainage route through the said parcel to a box culvert under M-59. Since the development will have a 100-year detention basin and will discharge stormwater**



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at an agricultural rate, the downstream ditch should have adequate capacity. A detailed engineering analysis will be provided to the township and MDOT during the construction plan phase.”

- i) *End sections for the three detention basins proposed on the single family portion will be required to be located outside the wetland setback. Comment partially addressed. Our office finds the basin outlet locations acceptable and that the outlet pipes for Basins 4 and 5 shall be constructed within the wetlands setback and the land restored to its natural preconstruction condition. Note that location of the basin end sections shall be subject to review and approval by EGLE. EGLE may require revision of the end section locations. Our office recommends the Township require a wetland setback restoration plan and that the developer be required to post a bond amount to guarantee proper and timely completion of restoration of the wetland buffer setbacks in these two areas should EGLE approve the end section locations. **Comment addressed for this level of review. The design engineer notes a wetland setback restoration plan shall be provided at the time of FSP/FEP submittal. A note shall be provided on the FSP/FEP regarding wetland setback restoration.***
- j) *Extend the sanitary sewer to the north property line along Hill Road. Comment remains. Applicant indicated that the topography near the northern property restricts construction of the sanitary sewer at this location and would require a construction easement from the adjacent property owner. Township Ordinance requires extension to the limits of the property line and the sanitary sewer master plan indicates that gravity sanitary sewer is ultimately proposed north of this location. We defer to the Township if a variance can be granted on this requirement or if completion of this item will be a condition of approval. **Comment addressed. Discussion with the Township concluded that the sewer shall not be extended to the north property line and that an easement for future sanitary sewer extension shall be provided. In addition, the developer shall be required to deposit a monetary fee or escrow with the Township as assurance to supplement the future sewer extension.***
- k) *With nearly 60 feet of elevation change, the designer should ensure that sufficient pressure exists at the higher elevations for a bathroom on the 2nd story. The water may have to come from Pressure District 4 to service units with higher elevations as it appears that there will be insufficient pressure on the northern portions of the proposed development. To interconnect between the pressure districts, at least one PRV may be required. We suggest that the Township request escrow funds with regard to this item such that DLZ can model the water system to determine any deficiencies that may exist regarding water pressures and/or capacities. Our office has performed modeling of the proposed water system, see attached water model results; In all scenarios the area at the northeast corner of Aurora Circle experienced the lowest resulting pressure. There is a need for a handful of homes in this vicinity to have individual booster pumps to ensure adequate pressure given the various*



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scenarios. It can also not be understated that the proposed design places an incredibly high criticality rating on the existing 16" watermain along M59. This is the only supply proposed to serve the nearly 500 residential units. If something were to happen to this watermain there is no second source or storage to feed this area temporarily. DLZ recommends a second water supply be installed to provide redundancy to the proposed distribution system. Please note that in order to stay within the same pressure district the source would need to be from south of the existing Pressure Reducing Valves that exist on either side of the existing Meijer store. **Comment addressed at this level of review. As a condition of the Township engineer's recommendation for Preliminary Site Plan approval, the developer acknowledges the critical issue of not having a redundant source of water supply for the proposed development. The design engineer has stated that a second supply connection is being researched.**

- l) Sanitary sewage from this development is tributary to the existing Meijer sanitary sewer pump station located at the Northeast corner of Highland Road and Bogie Lake Road; an analysis will need to be provided that indicates there is sufficient capacity within the existing pump station, or if upgrades will be necessary to support the additional discharges. **Comment addressed and remains as a notation. Design engineer states in their review response letter dated February 15, 2022: "Since an 18" sewer has been stubbed to the Hill Road/M-59 intersection, it is our understanding that the pump station and forcemain were designed for future development along Hill Road and Ormond Roads. A detailed analysis will be conducted during the construction plan phase."**
- m) Proposed future decks or patios for Lots 12,15,82, and 83 of the single family portion of the development appear to encroach into the proposed storm sewer easement. Please revise. Comment outstanding. A 12' wide deck or patio would only allow for 5' of easement on one side of the storm sewer relative to Units 82 and 83; 6' minimum is required. In addition, Units 9-12 would have a similar issue. Unit 80- the deck or patio could only be placed on the NE area of the rear of the house. Units 85 and 86 would not have enough space for a deck or patio without storm sewer easement encroachment. **This comment remains outstanding. Since the lot numbering and count has changed and no such table has been included and no utility information included with the current submittal, we are unable to review requested changes or provide comment. All numbers for data tables will need to match up.**
- n) The number of multifamily units of 393 in the 'Multi-Family Site Data Table' on Sheet P-2.0 does not match the total shown (72+334=406) in the same table under subsection "Minimum Lot Size." **Comment applies to the engineering Preliminary Site Plan prepared by PEA Group and dated April 4, 2022.**



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- o) *It now appears on the currently submitted plan that only one ADA parking space is provided for the entire multi-family portion of the proposed development. Calculations demonstrating the need for only one ADA space will need to be provided. **Comment outstanding.***

Parallel Preliminary Site Plan Comments-

1. *While the number of single family lots provided on this plan is lower (62) than the current PSP (74), the number of multi-family units has increased from 394 to 540. Although the detention basin areas appear to be enlarged on the parallel plan, the parallel plan does not provide proposed detention basin capacities for this plan. This was an item of discussion at the July 19, 2022 Township Board meeting. We are thus unable to comment as to whether sufficient storm water storage capacity in the basins on the parallel plan is provided. **Comment outstanding.***
2. *The plan proposes lots 55-59 on the east side of Hill Road. In order to service all the lots, the sanitary sewer would have to be extended to the north property line on the west side of Hill Road. An off site easement for construction of the sanitary sewer in this area would have to be obtained as the topography in this area would require construction off site. These actions would need to occur in lieu of the developer providing an easement for future extension to the north property line and a monetary fee or escrow deposited with the Township as noted in Comment j). **Comment outstanding.***

Avalon Single Family Plan

1. This plan is dated September 15, 2022 and was prepared by PEA Group. This plan shows the portion of the single family development located on the east side of Hill Road. The plan proposes 68 units. We have no further comment with respect to review of this plan.

The following comments can be addressed on the Final Site Plan/Final Engineering Plan:

Final Site Plan/Final Engineering Plan Comments-

General

1. Plan shall contain notes per White Lake Township Engineering Design Standards Section A. 8. a.-d.
2. Provide at least two permanent benchmarks on NAVD 88 datum. Benchmarks are required at least every 1,200 feet.
3. Provide soil boring reports that were prepared by CTI and McDowell.



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4. The topographical survey shows existing overhead electrical lines on the parcel west of Hill Road. Clarify as to whether these lines shall remain or be relocated and as to whether an easement for the lines exists. In the event the lines are to be relocated, the easements (if existing) will need to be vacated.
5. A landscape plan showing all proposed trees relative to proposed storm sewer, sanitary sewer, and watermain shall be submitted. Note that 10' horizontal separation is required between proposed utilities noted and proposed trees.

Paving/Grading

1. ADA accessible ramps will be required on sidewalk adjacent to ADA parking spaces. Ramp slopes shall meet ADA requirements.
2. Structural wall calculations, that have been signed and sealed by a Registered Structural Engineer, verifying the wall integrity and the ability to support lateral and vertical stresses will need to be provided for retaining walls over 30" tall.
3. Retaining walls >30" in height shall require a decorative fence or railing at the top that is a minimum of 36" in height.
4. Wetland buffers shall be clearly shown on all grading sheets.
5. Sheets 3.1-3.4 have Hill Road mislabeled as Highland Road. Please revise.

Watermain

1. We defer to the Fire Department regarding items related to fire suppression and hydrant coverage.
2. Show 20' wide easements for all watermain on plan.
3. Additional gate wells will be required to meet isolation requirements.
4. Radii of watermain appears to be too small at Units 40-41. Bends may be necessary.
5. There appears to be less than 10 feet of separation barrel to barrel between the storm sewer and watermain proposed in front of multifamily Unit 38. Please revise.

Sanitary Sewer

1. A manhole will need to be added along Hill Road southeast of multifamily Unit 28. There is 720 feet between manholes.
2. There appears to be less than 10 feet of horizontal separation to storm sewer in front of multifamily Unit 57. Please revise so minimum separation is achieved.



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- 3. Modify sanitary sewer connection note on Sheet P-4.1 to read: " Connect proposed 10" and 18" sanitary to existing 18" sanitary stub."

Stormwater Management

- 1. We recommend that the proposed ditch end section tie into the MH southwest (adjacent to multi-family Detention Pond 3) be moved such that the end section ties into a separate manhole due south of the end section. This would eliminate the potential for four pipe connections into the same MH. See Sheet 4.2.
- 2. Show 12' easements for storm sewer on plan.
- 3. A minimum of 12" diameter sewer is required for storm sewer carrying surface drainage. Reference Sheet 4.4; proposed sewer for Lots 55-80 and 28-36 will need to be changed from 8" to 12".
- 4. Storm sewer shall be located no closer than a 10' horizontally from proposed buildings/structures. Reference Building #28 multi-family.

Recommendation

Most of our previous comments have been addressed; the need for a redundant water source is a significant outstanding item that needs to be acknowledged by the applicant and is a condition of PSP approval by the Planning Commission at their July 7, 2022 meeting. The storm sewer easement deck encroachments mentioned in Item m) above should be discussed as they may pose problems as units are built out. DLZ is confident the remaining items can be further clarified on the Final Site Plan submittals without significant modification to the site layout.

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

Sincerely,

DLZ Michigan

Michael Leuffgen, P.E.
Department Manager

Victoria Loemker, P.E.
Senior Engineer



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

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May 25, 2022

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

RE: The Avalon- f.k.a. White Lake Hill- Preliminary Site Plan Review – 4th Review

Ref: DLZ No. 2145-7233-21 Design Professional: PEA Group

Dear Mr. O’ Neil,

Our office has performed the above mentioned Preliminary Site Plan review for the revised plan dated May 16, 2022. The plans were reviewed for feasibility based on general conformance with the Township Engineering Design Standards.

General Site Information

This site is located on the north side of M-59 and east of Ormond Road. The property is located on both sides of Hill Road: across from former Brooks Elementary School and West of Meijers. Total site acreage is approximately 110.02 acres.

Site Improvement Information:

- Construction of a Planned Development consisting of **81 (previously 87)** single family condominium homes on the east side of Hill Road.
- Proposed paved and public road for the single family condominium homes with one point of access off Hill Road.
- Construction of a Planned Development consisting of **406? 393?** [see comment o)] multi-family units for lease on the west side of Hill Road. Associated clubhouse and pool as part of multi-family development.



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- For multi- family units: associated paved and curbed parking including ADA accessible parking spaces and maneuvering aisles for clubhouse and pool. Internal streets and drives are also proposed with a point of access off M-59 and a second point of access off Hill Road.
- Site to be serviced by watermain and sanitary sewer.
- Storm water runoff is proposed to be detained as follows: 1) Detention Pond at the northwest corner of Hill Road and M-59- to discharge to existing storm sewer just south. 2) Two detention ponds on the west side of Hill Road and located centrally in the multi-family portion- to discharge to existing culvert under Hill Road. 3) Detention ponds located on the southernmost portion of the single family phase- to discharge to existing watercourse located between the two ponds. 4) Detention pond located on the eastern portion of the single family phase- to discharge to the existing wetlands to the southwest.

We offer the following comments:

Note that comments from our April 13, 2022 review letter are in *italics*. Responses to those comments are in **bold**. New comments are in standard typeface.

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

- a) We note that the number of single family lots has been reduced from 87 to 81 and that the multi-family has been reduced from 406 units to 393 units. These reductions in the number of lots and units will likely not impact utility layout or design. We note that the plan sheets included as part of this submittal did not show the proposed watermain, sanitary sewer, or storm sewer; we assume that the layouts proposed on the previous Preliminary Site Plan dated April 4, 2022 are to remain the same.
- b) *Pond 2 located in the single family section of the development (see plan Sheet P-5.1) proposes discharge to the adjacent wetlands to the west. Clarify where drainage from this wetland shall be routed as it appears from existing topography that there is no outlet from this wetland. In addition, a portion of this wetland is located off site; an off-site drainage easement would be required. Additional topographical survey information will be required for the property to the south of the wetlands in order to clarify the drainage path. **The design engineer has noted that the discharge from the proposed pond (now labeled as Pond 5) will discharge at an agricultural rate and follow its natural off site drainage course. The difference in pre and post development area discharging from proposed Pond 5 to the existing wetlands is an increase of 0.2 acres. We can consider this item***



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complete for this level of review, however the capacity for the receiving wetland to accommodate the increased runoff volume will need to be demonstrated at the time of Final Site Plan.

- c) *The multifamily exiting drive onto M-59 shows a width of 16 feet. Township Zoning Ordinance 5.11Q.v. requires a width of 20' for one way drives and a minimum width of 24' for two way drives. Dimensions have been clarified; DLZ defers further comment regarding compliance to Township Planning Department.*
- d) *We defer to the Township as to whether 6 foot wide sidewalk is required on both sides of Hill Road. None is proposed at this time. Township Zoning Ordinance 5.21 requires a minimum of 6 foot width for sidewalks along major roadways. Comment outstanding. We continue to defer to the Township with regard to this item. Note that an 8' wide path has now been added along a portion of the west side only of the Hill Road frontage and that two road crossings of the path have been proposed near the Hill Road entrances in order to connect the multi-family to the single-family units. The locations for the path crossings should be reviewed for proper pavement markings and pedestrian crossing signage. Comment addressed at this level of review. Per the design engineer, this item was discussed at a Township Zoom meeting on March 25, 2022. It was determined that an 8' wide path will be added along the western side of Hill Road from M-59 to the single family entrance. Paths are also now shown along the frontage for Units 81-84 and 85-87 only as the adjacent areas pose an issue with regulated wetlands and stream encroachment. The developer agreed at the meeting to make a contribution to the White Lake Sidewalk Fund to supplement pathway areas not installed along Hill Road.*

We note that portions of the proposed sidewalk along the western side of Hill Road are proposed outside the future ROW. This sidewalk locations shall be either adjusted to inside the future ROW or an easement shall be provided. In addition, our comment with respect to the proper pavement markings and pedestrian crossing signage for Hill Road crossing will need to be addressed at the time of FSP/FEP submittal.

- e) *The following single family lots present conflicts with either the proposed house, required grading, or the potential deck/patio encroaching into the wetlands setback: 1,27,28,40,61, and 88. Impacts to the wetlands buffer will need to be removed. Comment outstanding. The wetlands setback/buffer for all wetlands was not shown on the initial Preliminary Site Plan submittal dated December 8, 2021. There are now units in the single family portion of this development as well as other areas of the development where grading is proposed in the wetlands setback/buffer which is not allowable. The following single family units will require revision with respect to grading in the wetlands setback: 1-7,20,27,28,39,40,52-54,61,75,76,84,85, and 88. In addition, the proposed retaining wall adjacent*



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grading to the northwest of multi-family Unit 19 will also require adjustment with respect to grading in the wetlands buffer. Since the units listed border EGLE regulated wetlands, our office concurs with the recommendation by Barr Engineering, Inc Wetland Delineation Report (dated February 9, 2022) recommending that Barr's wetland boundary determination and jurisdictional opinion be reviewed by EGLE prior to undertaking any activity near or within any identified wetlands; the proposed layout as submitted may require revision, in response to EGLE's review, to unit/ lot layout in the single family phase, thus impacting the preliminary site layout. **Comment addressed. Per a meeting with the Township on March 25, 2022, it was agreed that grading within the 25' wetland setback would be acceptable. A wetland restoration plan shall be required at the time of FSP/FEP submittal. Plan shall include a timeline for restoration of the wetland buffers. Note that the developer shall also be required to comply with all EGLE requirements with respect to grading and regulated wetlands. A note shall be provided on the FSP/FEP with regard to the wetland buffer restoration.**

- f) *All public roads are required to be built to RCOC standards. Comment remains as a notation.*
- g) *Specify the proposed width of the shared access driveways for Lots 81-84 and 85-88 of the single family portion. These drives shall be built to private access drive standards of White Lake as specified in the Zoning Ordinance Section 5.16. Section C. ii. requires two points of access for such drives to an adjacent public or private road. Section D. ii. requires that access driveways shall be able to accommodate emergency vehicles. Comment partially addressed. Two points of access for each of the drives are now proposed, however, Ordinance 5.16 C.i. requires a 30' wide easement width for an access drive; 25' is proposed for Lots 81-84 and 85-88. In addition, Zoning Ordinance Section 5.16 C. iii. regarding setbacks shall be met (Unit 85 is not in compliance). Also specify on plan that the 20' drive widths proposed are measured as 20' from the edge of the gutter line per Ordinance 5.16 C. v. Please also provide fire truck turning radius for these private access drives. Comment addressed. Fire truck movements have been provided and show that while tight the trucks will be able to traverse the drives.*
- h) *Clarify if there is an existing drainage easement on the property south of the single family Detention Ponds 1 and 3. An easement will be required for discharge of drainage off site. In addition, the design engineer will be required to demonstrate that there will be no downstream impacts from the proposed development in terms of stormwater discharge flows. Engineer will need to demonstrate that adequate downstream capacity exists to handle post development flow. Comment remains as a notation and can be further clarified at the time of FSP. Design engineer has stated in their February 15, 2022 review response letter: "There is not an easement in place. There is an existing stream which provides the historical drainage route through the said parcel to a box culvert under M-59. Since the development will have a 100-year detention basin and will discharge stormwater at an agricultural rate, the downstream ditch should have adequate capacity. A detailed*



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engineering analysis will be provided to the township and MDOT during the construction plan phase.”

- i) *End sections for the three detention basins proposed on the single family portion will be required to be located outside the wetland setback. Comment partially addressed. Our office finds the basin outlet locations acceptable and that the outlet pipes for Basins 4 and 5 shall be constructed within the wetlands setback and the land restored to its natural preconstruction condition. Note that location of the basin end sections shall be subject to review and approval by EGLE. EGLE may require revision of the end section locations. Our office recommends the Township require a wetland setback restoration plan and that the developer be required to post a bond amount to guarantee proper and timely completion of restoration of the wetland buffer setbacks in these two areas should EGLE approve the end section locations. **Comment addressed for this level of review. The design engineer notes a wetland setback restoration plan shall be provided at the time of FSP/FEP submittal. A note shall be provided on the FSP/FEP regarding wetland setback restoration.***
- j) *Extend the sanitary sewer to the north property line along Hill Road. Comment remains. Applicant indicated that the topography near the northern property restricts construction of the sanitary sewer at this location and would require a construction easement from the adjacent property owner. Township Ordinance requires extension to the limits of the property line and the sanitary sewer master plan indicates that gravity sanitary sewer is ultimately proposed north of this location. We defer to the Township if a variance can be granted on this requirement or if completion of this item will be a condition of approval. **Comment addressed. Discussion with the Township concluded that the sewer shall not be extended to the north property line and that an easement for future sanitary sewer extension shall be provided. In addition, the developer shall be required to deposit a monetary fee or escrow with the Township as assurance to supplement the future sewer extension.***
- k) *With nearly 60 feet of elevation change, the designer should ensure that sufficient pressure exists at the higher elevations for a bathroom on the 2nd story. The water may have to come from Pressure District 4 to service units with higher elevations as it appears that there will be insufficient pressure on the northern portions of the proposed development. To interconnect between the pressure districts, at least one PRV may be required. We suggest that the Township request escrow funds with regard to this item such that DLZ can model the water system to determine any deficiencies that may exist regarding water pressures and/or capacities. Our office has performed modeling of the proposed water system, see attached water model results; In all scenarios the area at the northeast corner of Aurora Circle experienced the lowest resulting pressure. There is a need for a handful of homes in this vicinity to have individual booster pumps to ensure adequate pressure given the various scenarios. It can also not be understated that the proposed design places an incredibly high criticality*



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rating on the existing 16" watermain along M59. This is the only supply proposed to serve the nearly 500 residential units. If something were to happen to this watermain there is no second source or storage to feed this area temporarily. DLZ recommends a second water supply be installed to provide redundancy to the proposed distribution system. Please note that in order to stay within the same pressure district the source would need to be from south of the existing Pressure Reducing Valves that exist on either side of the existing Meijer store. **Comment addressed at this level of review. As a condition of the Township engineer's recommendation for Preliminary Site Plan approval, the developer acknowledges the critical issue of not having a redundant source of water supply for the proposed development. The design engineer has stated that a second supply connection is being researched.**

- l) Sanitary sewage from this development is tributary to the existing Meijer sanitary sewer pump station located at the Northeast corner of Highland Road and Bogie Lake Road; an analysis will need to be provided that indicates there is sufficient capacity within the existing pump station, or if upgrades will be necessary to support the additional discharges. **Comment addressed and remains as a notation. Design engineer states in their review response letter dated February 15, 2022: "Since an 18" sewer has been stubbed to the Hill Road/M-59 intersection, it is our understanding that the pump station and forcemain were designed for future development along Hill Road and Ormond Roads. A detailed analysis will be conducted during the construction plan phase."**
- m) Proposed future decks or patios for Lots 12,15,82, and 83 of the single family portion of the development appear to encroach into the proposed storm sewer easement. Please revise. Comment outstanding. A 12' wide deck or patio would only allow for 5' of easement on one side of the storm sewer relative to Units 82 and 83; 6' minimum is required. In addition, Units 9-12 would have a similar issue. Unit 80- the deck or patio could only be placed on the NE area of the rear of the house. Units 85 and 86 would not have enough space for a deck or patio without storm sewer easement encroachment. **This comment remains outstanding. Since the lot numbering and count has changed and no utility information has been included with the current submittal, we are unable to review requested changes or provide comment.**
- n) Parcel Area Table on Sheet P-2.0 of plans appears to be missing parcel data for Units 82,83,84,86, and 87. Please update. **Comment addressed.**
- o) The number of multifamily units of 393 in the 'Multi-Family Site Data Table' on Sheet P-2.0 does not match the total shown (72+334=406) in the same table under subsection "Minimum Lot Size.'



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The following comments can be addressed on the Final Site Plan/Final Engineering Plan:

Final Site Plan/Final Engineering Plan Comments-

General

1. Plan shall contain notes per White Lake Township Engineering Design Standards Section A. 8. a.-d.
2. Provide at least two permanent benchmarks on NAVD 88 datum. Benchmarks are required at least every 1,200 feet.
3. Provide soil boring reports that were prepared by CTI and McDowell.
4. The topographical survey shows existing overhead electrical lines on the parcel west of Hill Road. Clarify as to whether these lines shall remain or be relocated and as to whether an easement for the lines exists. In the event the lines are to be relocated, the easements (if existing) will need to be vacated.
5. A landscape plan showing all proposed trees relative to proposed storm sewer, sanitary sewer, and watermain shall be submitted. Note that 10' horizontal separation is required between proposed utilities noted and proposed trees.

Paving/Grading

1. ADA accessible ramps will be required on sidewalk adjacent to ADA parking spaces. Ramp slopes shall meet ADA requirements.
2. Structural wall calculations, that have been signed and sealed by a Registered Structural Engineer, verifying the wall integrity and the ability to support lateral and vertical stresses will need to be provided for retaining walls over 30" tall.
3. Retaining walls >30" in height shall require a decorative fence or railing at the top that is a minimum of 36" in height.
4. Wetland buffers shall be clearly shown on all grading sheets.
5. Sheets 3.1-3.4 have Hill Road mislabeled as Highland Road. Please revise.

Watermain

1. We defer to the Fire Department regarding items related to fire suppression and hydrant coverage.
2. Show 20' wide easements for all watermain on plan.
3. Additional gate wells will be required to meet isolation requirements.
4. Radii of watermain appears to be too small at Units 40-41. Bends may be necessary.



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5. There appears to be less than 10 feet of separation barrel to barrel between the storm sewer and watermain proposed in front of multifamily Unit 38. Please revise.

Sanitary Sewer

1. A manhole will need to be added along Hill Road southeast of multifamily Unit 28. There is 720 feet between manholes.
2. There appears to be less than 10 feet of horizontal separation to storm sewer in front of multifamily Unit 57. Please revise so minimum separation is achieved.
3. Modify sanitary sewer connection note on Sheet P-4.1 to read: "Connect proposed 10" **and 18"** sanitary to existing 18" sanitary stub."

Stormwater Management

1. We recommend that the proposed ditch end section tie into the MH southwest (adjacent to multi-family Detention Pond 3) be moved such that the end section ties into a separate manhole due south of the end section. This would eliminate the potential for four pipe connections into the same MH. See Sheet 4.2.
2. Show 12' easements for storm sewer on plan.
3. A minimum of 12" diameter sewer is required for storm sewer carrying surface drainage. Reference Sheet 4.4; proposed sewer for Lots 55-80 and 28-36 will need to be changed from 8" to 12".
4. Storm sewer shall be located no closer than a 10' horizontally from proposed buildings/structures. Reference Building #28 multi-family.

Recommendation

Most of our previous comments have been addressed; the need for a redundant water source is a significant outstanding item that needs to be acknowledged by the applicant as a condition of PSP approval should the Planning Commission desire to make that motion. The storm sewer easement deck encroachments mentioned in Item m) above should be discussed as they may pose problems as units are built out. DLZ is confident the remaining items can be further clarified on the Final Site Plan submittals without significant modification to the site layout.



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May 25, 2022

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

Sincerely,

DLZ Michigan

Michael Leuffgen, P.E.
Department Manager

Victoria Loemker, P.E.
Senior Engineer

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

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INNOVATIVE IDEAS
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June 15, 2022

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

**RE: Traffic Impact Study Review
Mixed-Use Development at Highland Road (M-59) and Hill Road**

Ref: DLZ File No. 2145-7233-21
Date of Study: 06/07/2022

Design Professional: Fishbeck

The applicant has submitted a revised Traffic Impact Study for the redevelopment of P.I.’s #12-20-101-003 and 12-20-126-006. P.I. #12-20-101-003 and 12-20-126-006 total 110.02 acres and are located on the north side of Highland Road (M-59) on both the east and west side of Hill Road. The study evaluated existing conditions, anticipated background conditions and anticipated traffic generated by the proposed development, then it completed both traffic signal warrants and right turn lane warrants for the proposed site. All of the intersections evaluated along Highland Road are under the jurisdiction of the Michigan Department of Transportation (MDOT).

The first observation of the TIS, is that despite utilizing the same traffic data as the previous TIS, which was submitted in December 2021, the Level of Service (LOS) analysis for the existing conditions had a significant change in the existing LOS of the WB Highland Rd. and EB Crossover intersection in the PM Peak hour. The previous TIS had an existing LOS of F and a delay time of 66.8 sec. The revised TIS has an existing LOS of D and a delay time of 29.1 sec for the same intersection in the PM Peak hour. DLZ is not aware of the reason for the change in delay, but the change provides doubt to the potential findings in the TIS. There is also a significant difference between the two reports for the same intersection and same time period in the Background Conditions analysis (LOS F: 78.0 sec delay vs LOS D: 31.3 sec delay).

Upon running the traffic signal warrants at each intersection, the study determined that Warrant 1 – Eight Hour Vehicular Volume and Warrant 3 – Peak Hour Vehicular Volume are met for the WB Highland Road and EB Cross (east of Hill Road) intersection. The intersection was then modeled with a traffic signal, which resulted in improved LOS for the intersection compared with the unimproved future conditions. However, the improved future condition LOS analysis revealed that the LOS is significant worse for the following intersections in the PM Peak hour compared with the background conditions analysis:



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Intersection	Background Condition LOS/Delay	Improved Future Condition LOS/Delay
M-59 and EB crossover (NB)	AM: LOS B – 14.1 sec	AM: LOS D – 45.0 sec
	PM: LOS D – 31.3 sec	PM: LOS E – 60.5 sec
WB M-59 and Hill Road (SB)	AM: LOS B – 14.2 sec	AM: LOS C – 21.3 sec
	PM: LOS D – 30.1 sec	PM: LOS F – 68.2 sec
EB M-59 and WB crossover (SB)	AM: LOS C – 22.3 sec	AM: LOS E – 36.6 sec
	PM: LOS D – 29.1 sec	PM: LOS E – 40.6 sec
EB M-59 and Haven Rd (SB)	PM: LOS D – 34.6 sec	PM: LOS E – 46.4 sec

Due to the number of intersections where the LOS changes from LOS D to LOS E or F, DLZ believes there are further improvements to be made in this area.


We have reviewed the analysis; the methodology appear to be in line with standard practices, and the findings are supported by the data provided, though are in potential conflict with the previous TIS that used the same data. However, the resulting LOS for the intersections is worse than the background conditions for the site on several legs of the analyzed intersections. Several legs currently operating at LOS D or better will change to a LOS E or F, and nearly all legs will operate at a LOS worse than the background conditions. Further evaluation and improvements adjacent to the proposed site should be considered.

Upon running the right turn lane warrant for the WB Highland Road and Hill Road intersection, it was determined that a full right turn lane was warranted due to PM peak hour traffic volumes.

DLZ believes additional improvements are needed in the area in order to improve Level of Service in the corridor to an acceptable level, but would note that final approval of the Traffic Impact Study will be provided by MDOT.

If you have any questions, please feel free to contact to me.

Respectfully,
DLZ Michigan, Inc.


 Digitally signed by Leigh C Merrill III
 Date: 2022.06.16 12:52:27-04'00'

Leigh Merrill, P.E.
Project Manager

CC: Cc: Michael Leuffgen, P.E., DLZ *via email*
Justin Quagliata, Community Development *via e-mail*

WHITE LAKE TOWNSHIP TOWNSHIP BOARD

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Township Board

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

DATE: October 6, 2022

RE: The Avalon
Rezoning and Preliminary Site Plan – Review #6

Staff reviewed the revised preliminary site plan (PSP) prepared by Felino A. Pascual and Associates (FPA) dated May 10, 2022 (revision date September 29, 2022) and preliminary layout plan (single-family) prepared by PEA Group dated September 15, 2022. The aforementioned plans provide differing information for the single-family development, including lot size (area and width) and density; the table on Sheet LP-1 of the FPA plan was not updated during the last revision. **Plans shall be revised for consistency.**

The previous staff reports for the rezoning and PSP (attached) should be referenced for a more complete overview of the project. At its July 19, 2022 meeting the Township Board introduced the rezoning of both parcels to PD (Planned Development) and tabled action on the PSP. To address concerns of the Township Board, a number of changes were made to the PSP, including:

- Reduction of 13 single-family units, from 81 to 68
 - Units fronting Hill Road were eliminated
 - Single-family density was reduced from 2.6 units per acre to 2.2 units per acre
- Increased 12-unit building setback to 100 feet from Hill Road right-of-way line
- Increased ranch-unit building setback to 74 feet from Highland Road right-of-way line

Overall, there would be 394 apartment units (increased one unit from the previous plan) for rent among 57 buildings consisting of 17, twelve-unit buildings; 2, six-unit buildings (non-ranch units); 15, six-unit buildings; 5, five-unit buildings (4 on the prior PSP); 9, four-unit buildings (10 on the prior PSP); and 9, three-unit buildings. In the multiple-family portion of the development, the 12-plex buildings would be two-stories in height and all other building types would consist of ranch-style dwellings (with the exception of 2, six-unit buildings).

Recreation Space

Multiple-family developments are required to provide recreation space for the use of the residents therein. A formula is applied whereby 5,000 square feet for the first unit plus an additional 100 square feet for each additional unit determines such space required for recreation. For a 394-unit multiple-family development, 44,300 square feet (1.02 acres) of recreation space is required. **The table on Sheet LP-1 shall be revised to note the correct recreation space requirement (44,400 square feet is incorrectly listed as required).** 1.29 acres of recreation space (two pocket parks and a dog park) is indicated as provided in the multiple-family portion of the development. **The recreational space listed as provided in the table on Sheet LP-1 (1.12 acres) is incorrect and shall be revised. Furthermore, the open space listed as provided in the table on Sheet LP-1 shall be revised to not include the recreation space (1.29 acres).**

Single-Family Development Standards

- Lot Area
 - Based on the revised PSP, the minimum unit area is 8,350 square feet (311 square foot increase from prior PSP). The average unit is 10,573 square feet (527 square foot increase) in size. The Township Board must determine if the proposed unit areas are acceptable.
- Lot Frontage/Width
 - The minimum unit width proposed is 70 feet (eight-foot increase from prior PSP). It should be noted the average unit width increased ten feet, from the 68 feet to 78 feet.
- Setbacks and Lot Coverage
 - The yard setbacks and lot coverage for the existing R1-A zoning district, R1-D zoning district, PD zoning district, and the proposed PD (single-family) are summarized in the table below.

	R1-A zoning	R1-D zoning	PD zoning	Proposed PD
Front yard setback	35 feet	30 feet	40 feet	25 feet
Side yard setback	25 feet	10 feet	25 feet	7.5 feet
Rear yard setback	40 feet	30 feet	TBD	30 feet**
Max. lot coverage	20%*	20%*	TBD	35%

*A maximum 30% lot coverage may be approved administratively by the Community Development Director or his designee on existing lots of record where the lot has sanitary sewer service and the proposed building complies with all setback requirements.

A 45-foot rear yard setback was previously prescribed for six units at the north end of the PD. **Clarification is required at final site plan.

The initially proposed PD provided 35-foot rear yard setbacks (now five feet less proposed) and 10-foot side yard setbacks (now 2.5 feet less proposed). Based on a discussion with the Developer, it was staff’s understanding the minimum side yard setback would be eight (8) feet. **Staff suggests the Township Board require eight (8) foot side yard setbacks;** the test plot plans confirm various building footprints would fit on the units with eight (8) foot side yards.

The single-family portion of the development would still need waivers from standards of the zoning ordinance, including, but not limited to (see previous staff reports):

- Street Continuation
 - The zoning ordinance requires the street layout in condominium subdivisions provide for continuation of streets to adjoining residential developments or the proper projections of streets (a stub) to adjoining property which could be developed in the future. Currently there is no street stub proposed to the property to the north. The applicant stated there is a 26-foot grade difference from the north property line to the proposed road. Topographic conditions may justify a waiver from this requirement.

- Street Layouts and Blocks
 - The maximum length of cul-de-sac streets and maximum length of blocks within condominium subdivisions cannot exceed 1,500 feet. A waiver from this ordinance provision is required (the extent of the waiver shall be identified by the Developer).

Multiple-Family Development Standards

Generally, six to eight units per acre is allowed in the RM-1 (Attached Single-Family) zoning district and eight to ten units per acre is allowed in the RM-2 (Multiple-Family) zoning district. With 394 total units on approximately 64.82 net acres, density of the proposed multiple-family portion of the development is 6.1 units per acre. For safety reasons and to provide open space, the zoning ordinance requires setbacks between buildings. Where two or more multiple-family structures are erected on the same lot, a minimum setback of 20 feet must be provided between structures. If the structures have a common yard, this setback must be increased by two feet for each ten feet or part thereof by which each of the buildings exceed 40 feet in length on that side of the building facing the common yard. Furthermore, structures located within a multiple-family development must have a minimum setback of 25 feet from the back of sidewalk or 25 feet from back of curb for developments without sidewalks. The maximum lot coverage in both the RM-1 and RM-2 zoning districts is 20 percent, and 19.64 percent lot coverage is proposed.

Parallel Plan

For any residential project, a parallel plan demonstrating the layout and density of residential uses that would be possible without use of the PD District is required. A parallel plan must meet all standards for lot area, lot width, and setbacks; roadway improvements; open space; and contain an area which conceptually would provide sufficient area for stormwater detention. Lots in the parallel plan must provide sufficient building envelope size without impacting regulated wetlands.

The parallel plan provided shows the parcel on the east side of Hill Road developed under R1-D (Single-Family Residential) zoning. According to the plan, 62 units (96 units on the previous parallel plan) could be developed on “lots” 80 feet wide and 12,000 square feet in area (the minimum lot size standards for R1-D zoning). With 62 units on 30.66 net acres, the parallel plan yields a single-family density of 2.02 dwelling units per acre (decreased from 2.9 units per acre on the previous parallel plan).

On the west side of Hill Road, the parallel plan shows the parcel developed under RM-2 (Multiple-Family) zoning. As indicated on the plan, 540 units (apartments) (600 units on the previous parallel plan) could be developed among 43 twelve-unit buildings (49 on the prior PSP) and 4 six-unit buildings (2 on the prior PSP). For the multiple-family portion of the development, the parallel plan shows buildings on the site at 17.7% lot coverage (maximum 20%), and 1.4 acres of recreation space is provided (minimum 1.02 acres). **The recreational space listed as provided in the table on Sheet LP-1 (1.17 acres) is incorrect and shall be revised. Furthermore, the open space listed as provided in the table on Sheet LP-1 shall be revised to not include the recreation space (1.4 acres of pocket parks).** With 540 units on 64.82 net acres, the parallel plan yields a multiple-family density of 8.33 dwelling units per acre (decreased from 9.38 units per acre on the previous parallel plan).

Hill Road

As part of the project, Hill Road would be paved (which can be a requirement of approval per the zoning ordinance) from Highland Road to approximately 140 feet from the north property line. The Developer has offered to pave Hill Road to the property line if/when the Road Commission for Oakland County (RCOC) initiates improvements to Hill Road from its paving terminus, and would provide additional right-of-way if required.

Public Benefit

The intent of the PD district is to permit greater flexibility and more creative design of residential developments than is possible under conventional zoning regulations. A PD allows a developer to propose a residential project with diverse housing types and different lot dimensions and yard setbacks as those prescribed in the standard residential districts. Lot size, yards, frontage requirements, setbacks, building height, and type and size of dwelling unit restrictions are generally waived in a PD. In exchange for the flexible standards, a public benefit must be provided to offset the impact(s) of development on the Township. Other factors to consider during evaluation of public benefit is if an offered public benefit(s) is commensurate with the waivers requested for the project. Ordinance requirements (such as sidewalk installations and utility extensions) and other agency requirements (such as a Michigan Department of Transportation (MDOT) requirement to install traffic signalization on Highland Road) are not considered public benefits. For this project, the Developer has offered \$100,000 to be used at the discretion of the Township Board for projects benefitting the community.

Recommendation

Both the proposed rezoning and planned development (for each parcel) are compatible with the Master Plan and surrounding land uses. Staff recommends approval (final adoption) of the rezonings, and approval of the preliminary site plan subject to the items identified in this report and the previous staff reports (attached) being addressed prior to final site plan.

The following notations summarize the preliminary site plan review:

- Recommendation of approval is in accordance with the preliminary site plans prepared by Felino A. Pascual and Associates dated May 10, 2022 (revision date September 29, 2022) and preliminary layout plan (single-family) prepared by PEA Group dated September 15, 2022, subject to revisions as required. The utility, grading, and storm drainage plans for the site are subject to the approval of the Township Engineering Consultant and shall be completed in accordance with the Township Engineering Design Standards.
- Recommendation of approval is in accordance with the preliminary ranch unit building elevations and floor plans prepared by Alexander V. Bogaerts & Associates, P.C. dated March 29, 2022, subject to revisions as required and with the preliminary 12-plex elevations and floor plans prepared by Burmann Associates Inc. dated June 27, 2018 and July 17, 2018, subject to revisions as required.

Attachments:

1. Avalon staff report dated May 25, 2022.
2. Avalon staff report dated April 13, 2022.
3. Letter from James M. Galbraith dated September 30, 2022.
4. Revised preliminary site plan prepared by Felino A. Pascual and Associates dated May 10, 2022 (revision date September 29, 2022).
5. Preliminary layout plan (single-family) prepared by PEA Group dated September 15, 2022
6. Revised parallel plan prepared by Felino A. Pascual and Associates dated May 10, 2022 (revision date September 29, 2022).
7. Preliminary stormwater analysis prepared by PEA Group dated September 14, 2022.
8. Preliminary ranch unit building elevations and floor plans prepared by Alexander V. Bogaerts & Associates, P.C. dated March 29, 2022.
9. Preliminary 12-plex elevations and floor plans prepared by Burmann Associates Inc. dated June 27, 2018 and July 17, 2018.
10. Test plot plans prepared by Land Development Consulting Services, Inc dated September 20, 2022.
11. Single-family architectural profiles prepared by MJC Companies.

WHITE LAKE TOWNSHIP PLANNING COMMISSION

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission

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

DATE: May 25, 2022

RE: The Avalon
Rezoning and Preliminary Site Plan – Review #4

Staff reviewed the revised preliminary site plan (PSP) prepared by PEA Group (revision date May 16, 2022). The previous staff report for the rezoning and PSP (attached) should be referenced for a more complete overview of the project. At its April 21, 2022 meeting the Planning Commission recommended approval of rezoning both parcels to Planned Development (PD) and recommended denial of the PSP. In an effort to address concerns of the Planning Commission, a number of changes were made to the PSP, including:

- Reduction of 13 multiple-family (apartment) units, from 406 to 393
 - Multiple-family density reduced from 6.3 units per acre to 6.1 units per acre
- Reduction of 6 single-family units, from 87 to 81
 - Single-family density reduced from 2.8 units per acre to 2.6 units per acre
- Increased multiple-family setback from north property line, from 50 feet to 120 feet
- Eliminated sign setback waiver request at the corner of Hill Road and Highland Road
- Eliminated Highland Road driveway width waiver request
- Eliminated parking stall striping waiver request
- Eliminated dumpster pad waiver request

Overall, there would be 393 apartment units for rent among 57 buildings (**Building 39 is not located on the PSP; revise building numbers accordingly**) consisting of 17, twelve-unit buildings; 17, six-unit buildings (21 on the prior PSP); 4, five-unit buildings (5 on the prior PSP); 10, four-unit buildings (6 on the prior PSP); and 9, three-unit buildings. **An updated number of two-bedroom units and three-bedroom units shall be provided on Sheet P-2.0.** In the multiple-family portion of the development, the 12-plex buildings would be two-stories in height and all other building types would consist of ranch-style dwellings. The 81 site condominiums would consist of one- and two-story units. All of the single-family and multiple-family units would have an attached two-car garage. Some single-family products have an optional two-and-a-half car garage and/or three-car garage. There are no side-entry garages on either the single-family or the multiple-family units.

On Sheet P-2.0, the following shall be updated in the Multi-Family Site Data Table:

- **Proposed Use: incorrect dwelling units per acre provided.**
- **Building Footprint Area: was not updated from prior PSP.**
- **Minimum Lot Size: number of units and minimum lot size not updated from prior PSP.**
- **Building Lot Coverage: was not updated from prior PSP.**
- **Setback Requirements (proposed only): was not updated from prior PSP.**
- **Parking Calculations: was not updated from prior PSP.**
- **Open Space: was not updated from prior PSP.**

On Sheet P-2.0, the following shall be updated in the Single-Family Site Data Table:

- **Maximum Building Lot Coverage: incorrect standard listed (correct standard is 20%) and proposed maximum lot coverage was not updated from prior PSP.**
- **Proposed Setbacks: the prior PSP noted a 45-foot rear yard setback prescribed for Units 8-13. If proposed, the data table shall note differing setbacks for certain units.**
- **Open Space: was not updated from prior PSP.**

Parallel Plan

For any residential project, a parallel plan demonstrating the layout and density of residential uses that would be possible without use of the PD District is required. A parallel plan must meet all standards for lot area, lot width, and setbacks; roadway improvements; open space; and contain an area which conceptually would provide sufficient area for stormwater detention. Lots in the parallel plan must provide sufficient building envelope size without impacting regulated wetlands.

The applicant provided a parallel plan showing the parcel on the east side of Hill Road developed under R1-D (Single-Family Residential) zoning. According to the plan, 96 units could be developed on “lots” 80 feet wide and 12,000 square feet in area (the minimum lot size standards for R1-D zoning). With 96 units on 32.51 net acres (net acreage for parallel plan purposes only), the parallel plan yields a single-family density of 2.9 dwelling units per acre.

On the west side of Hill Road, the parallel plan shows the parcel developed under RM-2 (Multiple-Family) zoning. As indicated on the plan, 600 units (apartments) could be developed among 49 twelve-unit buildings and 2 six-unit buildings. For the multiple-family portion of the development, the parallel plan shows buildings on the site at the maximum lot coverage (20%), and the minimum amount of recreation space is provided (1.49 acres). Note areas of recreation space are not identified on the plan; it appears areas likely comprising recreation space include the pocket park, clubhouse facility, and park commons noted on the plan. With 600 units on 63.94 net acres (net acreage for parallel plan purposes only), the parallel plan yields a multiple-family density of 9.4 dwelling units per acre.

Waivers

Generally, in a PD the standard requirements for lot size, yards, frontage, setbacks, building height, and type and size of dwelling unit are waived, provided the purpose and intent of the zoning ordinance are incorporated into the overall development plan. For PDs the zoning ordinance is intended to provide flexibility for the Planning Commission and Township Board to set appropriate standards during site plan review. Where modifications of zoning ordinance standards are requested, the Developer must provide a table which clearly compares each requested modification to the zoning ordinance standard to be modified. Unless variations are specifically requested and approved by the Planning Commission, the final site plan must comply with the appropriate standards of the Township. Based on the revised PSP, the Developer is requesting the following waivers for the Avalon PD:

Recreation Space

Multiple-family developments are required to provide recreation space for the use of the residents therein. A formula is applied whereby 5,000 square feet for the first unit plus an additional 100 square feet for each additional unit determines such space required for recreation. For a 406-unit multiple-family development, 45,500 square feet of recreation space is required. The submitted open space plan shall be revised to note the correct recreation space requirement (10,700 square feet is incorrectly listed as required). 18,623 square feet of recreation space (clubhouse, pool, and dog park) is proposed in the multiple-family portion of the development; therefore, a waiver of 26,877 square feet is required for the amount of recreation space. **It appears a recreation space waiver is still required – an updated calculation shall be provided on the PSP.**

Lot Area

The existing R1-A zoning district requires parcels have a minimum lot area of one acre. In the R1-D (Single-Family Residential) zoning district, the densest district in the Township, parcels are required to have a minimum lot area of 12,000 square feet. For the single-family portion of the project, the PD has “lots” ranging from 7,431.38 square feet to 17,750.68 square feet in size. The average “lot” size is 9,118.05 square feet. Staff suggests the Planning Commission consider requiring minimum lot area of at least 8,000 square feet. **Based on the revised PSP, “lots” range from 8,039 square feet (607.62 square foot increase) to 17,205 square feet (545.68 square foot decrease) in size. The average “lot” is 9,337 square feet (218.95 square foot increase) in size.**

Lot Frontage/Width

Lot width is the straight-line distance between parallel side lot lines, measured at the front setback line. Where side lot lines are not parallel, the width is measured at the front setback line parallel to the street or tangent to the curve of the street. The existing R1-A zoning district requires parcels have a minimum of 150 feet of lot frontage. In the R1-D zoning district, parcels are required to have a minimum lot width of 80 feet. Lots on a cul-de-sac or curvilinear street must have a minimum of 65 feet of frontage and comply with the lot width requirement at the minimum front setback line. Additionally, corner lots in condominium subdivisions must be at least 20 feet wider than the minimum width required by the zoning ordinance. For the single-family portion of the project, the PD has “lots” ranging from 62 feet of lot width (including “lots” on a cul-de-sac or curvilinear street) to 107 feet (**now 105 feet**). The average “lot” width is 68 feet. Staff suggests the Planning Commission consider requiring minimum lot width of at least 70 feet. **Based on the revised PSP, the minimum lot width and average lot width remain unchanged from the prior plan. Maximum lot width decreased two feet, from 107 feet to 105 feet. Staff still supports a larger lot width, with 70 feet suggested as the requirement for the PD.**

Setbacks and Lot Coverage

The yard setbacks and lot coverage for the existing R1-A zoning district, R1-D zoning district, PD zoning district, and the proposed PD (single-family) are summarized in the table below.

	R1-A zoning	R1-D zoning	PD zoning	Proposed PD
Front yard setback	35 feet	30 feet	40 feet	25 feet
Side yard setback	25 feet	10 feet	25 feet	10 feet
Rear yard setback	40 feet	30 feet	TBD	35 feet**
Max. lot coverage	20%*	20%*	TBD	35%***

*A maximum 30% lot coverage may be approved administratively by the Community Development Director or his designee on existing lots of record where the lot has sanitary sewer service and the proposed building complies with all setback requirements.

A 45-foot rear yard setback is prescribed for Units 8-13. **As noted on page 2 of this report, clarification is required on the revised PSP.

*** **As noted on page 2 of this report, clarification is required on the revised PSP.**

Buildings within a multiple-family development must have a minimum setback of 25 feet from the back of sidewalk or 25 feet from back of curb (if no sidewalk is present). A five-foot waiver is requested to allow a 20-foot front setback. **Waiver remains requested.**

The Planning Commission may consider the proposed setbacks and lot coverage and determine whether they are appropriate or whether additional setbacks or less lot coverage should be established. The submitted plan notes no deck or patio would encroach into any setback.

Decks, Porches, and Patios

The zoning ordinance states “In no instance shall a deck, porch, patio or paved terrace be located in any recorded easement...” As noted in the DLZ review letter dated April 13, 2022 decks and patios attached to several single-family units would likely encroach into the proposed storm sewer easement. Staff is concerned about deck/patio encroachment into the storm sewer easement. Maintenance activities within the easement could potentially damage decks/patios in the vicinity. While the storm system is private and must be maintained by the condo association (after assignment by the Developer), if the association fails to maintain the storm sewer and the Township exercises its right to maintain/repair/replace the system (as would be outlined in the development agreement and master deed) correcting resulting damage to private decks/patios should not be the responsibility of the Township. Hold harmless language, subject to approval by the Township Attorney, would need to be incorporated into the development agreement and master deed if a waiver was granted to allow deck/patio encroachment into the storm sewer easement. There is an alternative to not install decks/patios on the rear of units where encroachment into the storm sewer easement would occur. The decks/patios on the units in question could potentially be relocated to the sides of units and/or reduced in size. **As noted in the DLZ review letter dated May 25, 2022, since the unit count and numbering has changed and no utility information was included with the current submittal staff and consultants are unable to review requested changes or provide comment.**

Separate from the waiver request, the note under the typical lot layout on Sheets P-2.3 and P-2.4 of the site plan shall be revised to add the word “within” following the word “encroaching.” Also, the words “wetland buffer” shall be replaced with the words “natural features.” **Comment outstanding.**

Additionally, the Developer shall clarify its correspondence to the Township dated April 4, 2022. In said communication, the Developer requested a waiver to allow decks/patios to encroach within the Natural Features Setback on Units 1, 4, 9, 27, and 40. Such a request for waiver is inconsistent with the submitted preliminary site plans. **Comment outstanding; however, it does not appear a waiver for the aforementioned units to encroach into the Natural Features Setback is required.**

Driveway Access

For boulevard-style driveways, the minimum required entering road width is 20 feet and the minimum required exiting road width is 22 feet. The Hill Road boulevard access to the multiple-family portion of the development (both entering and exiting drives) appear to be 19 feet in width (the PSP measures the drive width to the back of curb; road measurement surface is taken between the edges of the gutter pan) and is noncompliant. Waivers (1 foot for entrance; 3 feet for exit) are needed to allow a reduction of the required road surface width.

Street Layouts and Blocks

The maximum length of cul-de-sac streets and maximum length of blocks within condominium subdivisions cannot exceed 1,500 feet. The Developer is seeking a 930-foot waiver to allow maximum block length of 2,430 feet. Topography, steep grades, and natural features on the site were the stated reasons for the requested waiver. The Fire Department has reviewed the length of the streets and blocks and is satisfied with accommodations for emergency access.

Street Continuation

The zoning ordinance requires the street layout in condominium subdivisions provide for continuation of streets to adjoining residential developments or the proper projections of streets (a stub) to adjoining property which could be developed in the future. Currently there is no street stub proposed to the property to the north. The applicant stated there is a 26-foot grade difference from the north property line to the proposed road. Topographic conditions seem to justify a waiver from this requirement.

Sidewalks

The zoning ordinance requires a minimum six-foot-wide sidewalk placed one-foot from the inside edge of the right-of-way along both the east and west Hill Road property frontages, which the applicant is required to install as part of the project. The submitted site plan shows an eight-foot concrete sidewalk along the west side of the Hill Road property frontage from Highland Road to the south side of the single-family access (across the street). Portions of this sidewalk are proposed outside of the future right-of-way; the sidewalk must be relocated inside the road right-of-way or an easement be provided. Right-of-way/easement widths for public walkways when not adjacent to or a part of street rights-of-way must be at least 15 feet and dedicated to the use of the public. Sidewalks on the east side of Hill Road are proposed along the frontage of Units 81-84 (**now Units 75-78**) and Units 85-87 (**now Units 79-81**). There are regulated wetlands and a stream along the remaining portion of Hill Road north of Units 81-84 (**now Units 75-78**); therefore, the Developer is requesting a waiver to not install sidewalks in this location. However, the Developer offered to make a contribution to the Township Sidewalk Fund to supplement the pathway areas not installed along Hill Road. The amount of the proposed donation must be provided and accepted by the Township.

Signs

The zoning ordinance requires the area, quantity, location, and dimensions of all signs to be provided with the preliminary site plan. One monument sign, not more than 30 square feet in area, may be maintained at or adjacent to the principal entrance to a residential development. One additional sign may be permitted if the residential development has access to two thoroughfares or the development has more than one boulevard street entrance from an existing arterial or it has at least 250 dwellings. The signs may not exceed a height of six feet. The multiple-family portion of the development would contain more than 250 units, so a second development entry sign is permitted by right.

A waiver is requested to install a third sign (determined to be the sign at the corner of Highland Road and Hill Road). For the multiple-family portion of the development, the other monument signs are proposed adjacent to (Highland Road) and within (Hill Road) the boulevard entrances. One monument sign is proposed within the boulevard entrance to the single-family portion of the development.

While signage details were not provided, staff can administratively review and approve the sign design. The monument signs would be required to comply with residential district sign regulations, including not more than 30 square feet in area and six feet in height.

Comments to be addressed from previous review

- The apartments would have access to a 6,658 square foot clubhouse consisting of a business center, fitness center, and leasing office. A patio (covered and uncovered) at the rear of the clubhouse is adjacent to a swimming pool. The conceptual clubhouse renderings state the building would be 5,132 square feet in size. Clarify the size of the clubhouse and revise the plans for consistency.
- The open space plan does not clearly indicate if stormwater management areas are counted as open space. Clarification must be provided.
- Parking calculations (for multiple-family dwellings) on Sheet P-2.0 shall be revised; the number of bedrooms, guest parking required, and total parking required are incorrect.
- Phasing, if any, shall be indicated on the plans.
- A trash enclosure detail shall be provided on Sheet P-7.0 showing the finished face on the outside walls of the enclosure and indicate the color of the gate.
- An updated list of all requested waivers shall be provided by the Developer. Furthermore, PD modifications 2, 4, and 5 shall be removed from the table on Sheet P-2.0.

Planning Commission Options / Recommendation

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 Planning Commission may recommend approval, approval with conditions, or denial of the preliminary site plan to the Township Board. **The proposed rezoning and planned development are both compatible with the Master Plan and with surrounding land uses. Staff recommends approval of the rezoning, and approval of the preliminary site plan subject to the items identified in this report being addressed prior to final site plan.**

The following notations summarize the preliminary site plan review:

- Recommendation of approval is in accordance with the preliminary site plans prepared by PEA Group (revision date ~~April 4, 2022~~ **May 16, 2022**), subject to revisions as required. The utility, grading, and storm drainage plans for the site are subject to the approval of the Township Engineering Consultant and shall be completed in accordance with the Township Engineering Design Standards.
- Recommendation of approval is in accordance with the preliminary ranch unit building elevations and floor plans prepared by Alexander V. Bogaerts & Associates, P.C. dated March 29, 2022, subject to revisions as required and with the preliminary 12-plex elevations and floor plans prepared by Burmann Associates Inc. dated June 27, 2018 and July 17, 2018, subject to revisions as required.

Attachments:

1. Avalon staff report dated April 13, 2022.
2. Revised preliminary site plan prepared by PEA Group (revision date May 16, 2022).
3. Preliminary ranch unit building elevations and floor plans prepared by Alexander V. Bogaerts & Associates, P.C. dated March 29, 2022.
4. Preliminary 12-plex elevations and floor plans prepared by Burmann Associates Inc. dated June 27, 2018 and July 17, 2018.

WHITE LAKE TOWNSHIP PLANNING COMMISSION

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission

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

DATE: April 13, 2022

RE: The Avalon
Rezoning and Preliminary Site Plan – Review #3

White Lake Hill, LLC has submitted an approximately \$140,000,000 planned development (PD) proposal for a project identified as The Avalon. Overall, the 493-unit PD proposal includes the construction of 87 detached single-family site condominiums (The Residence at Avalon) on approximately 30.66 net acres located on the east side of Hill Road, north of Highland Road and the construction of 406 multiple-family units (The Avalon Apartment Homes) on approximately 64.82 net acres located on the west side of Hill Road, north of Highland Road. Site condominiums are units whereby a person owns their individual “lot” and shares ownership of common space with the rest of the owners in the development. Typically, an owner is responsible for maintaining their own “lot,” much like a traditional subdivision. The site condominium would be governed by a declaration of Covenants, Conditions and Restrictions (CCRs), which were provided with the application. The multiple-family development would be maintained by a management company.

The area proposed for a PD is comprised of two parcels, which would be required to be rezoned. The property west of Hill Road (1085 Hill Road; Parcel Number 12-20-101-003) is zoned PB (Planned Business) and AG (Agricultural), and the property east of Hill Road (Parcel Number 12-20-126-006) is zoned R1-A (Single-Family Residential). The parcels proposed for the PD are identified in the table below:

Property/Parcel Number	Acreage	Street Frontage
Parcel Number 12-20-126-006	41.06 gross acres 30.66 net acres	1,624.88 feet (Hill Road)
1085 Hill Road Parcel Number 12-20-101-003	68.96 gross acres 64.82 net acres	1,406.50 feet (at the chord – Highland Road) 2,443.61 feet (Hill Road)

The intent of the PD district is to permit greater flexibility and more creative design of residential developments than is possible under conventional zoning regulations. A PD allows a developer to propose a residential project with diverse housing types and different lot dimensions and yard setbacks as those prescribed in the standard residential districts. Lot size, yards, frontage requirements, setbacks, building height, and type and size of dwelling unit restrictions are generally waived in a PD. In exchange for the flexible standards, a public benefit must be provided to offset the impact(s) of development on the Township. The Developer is proposing to contribute \$100,000 to the Township Parks and Recreation Fund to be utilized at Stanley Park.

Overall, there would be 406 apartment units for rent among 58 buildings consisting of 17, twelve-unit buildings; 21, six-unit buildings; 5, five-unit buildings; 6, four-unit buildings; and 9, three-unit buildings. There would be 334 two-bedroom units and 72 three-bedroom units. The 12-plex buildings would be two-stories in height and all other building types would consist of ranch-style dwellings. The 87 site condominiums would consist of one- and two-story units. All of the single-family and multiple-family units would have an attached two-car garage. Some single-family products have an optional two-and-a-half car garage and/or three-car garage. There are no side-entry garages on either the single-family or the multiple-family units.

The apartments would have access to an approximately 6,658 square foot clubhouse consisting of a business center, fitness center, and leasing office. A patio (covered and uncovered) at the rear of the clubhouse is adjacent to a swimming pool. The conceptual clubhouse renderings state the building would be 5,132 square feet in size. The Developer must clarify the size of the clubhouse and revise the plans for consistency.

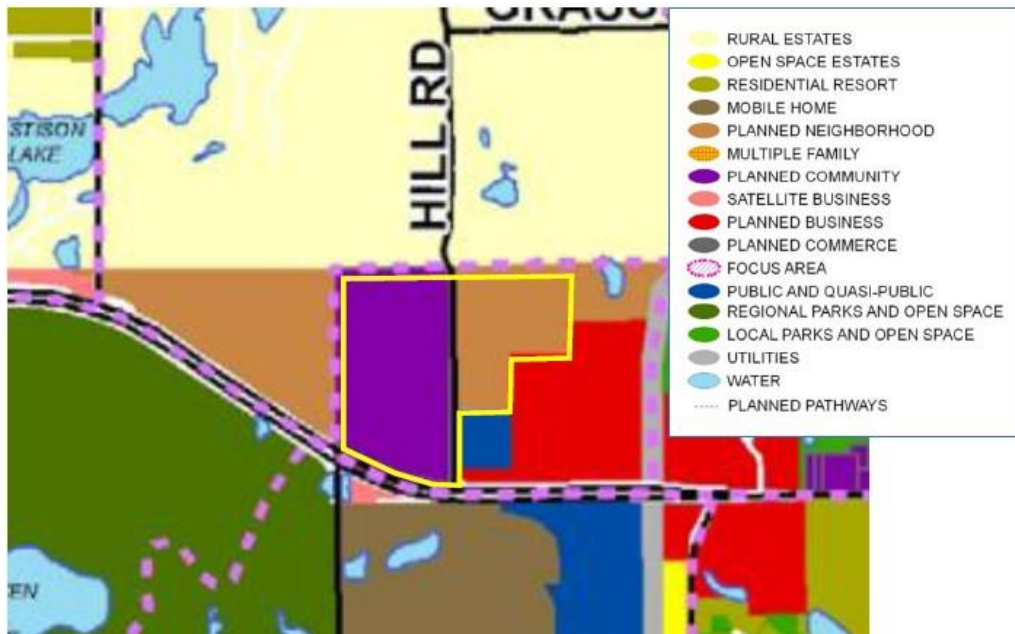
In total, the Developer estimates approximately 1,200 persons would reside within the overall development and anticipates the multiple-family apartments would lease for rates ranging from \$2,000 - \$2,700 per month and the single-family units would be for sale ranging from \$450,000 - \$500,000.

Master Plan

The Future Land Use Map from the Master Plan designates the subject site east of Hill Road in the Planned Neighborhood category, which is envisioned as a primarily residential land use of mixed densities and multiple product types, in a setting which may occasionally include a limited number of neighborhood retail, office, and personal service clusters. Connections to and segments of the Township community-wide pathway system are required as an integral part of all developments. All Planned Neighborhood development is intended to be served by Township sanitary sewers and either Township public water or community well systems. Net residential densities are anticipated to range between 2.0 and 8.0 units per acre, and nonresidential elements should not exceed 25 percent of the net land area after preservation of natural features. With 87 total units on approximately 30.66 net acres, density of the proposed site condominium is 2.8 dwelling units per acre (du/a).

The subject site west of Hill Road is designated as Planned Community on the Future Land Use Map. Planned Community is characterized by a mix of uses including higher residential densities and a variety of housing product types as well as a core area with retail, dining, entertainment, governmental, recreational, institutional, office and personal service establishments. Residential elements of a Planned Community may take the form of a freestanding neighborhood, or may be permitted on the upper floors of nonresidential development in the community core area. Multi-use/story buildings are expected to have two or three stories, however open space must be provided. Connections to and segments of the Township community-wide pathway system are required as an integral part of all developments. With 406 total units on approximately 64.82 net acres, density of the proposed multiple-family portion of the development is 6.3 du/a.

FUTURE LAND USE MAP



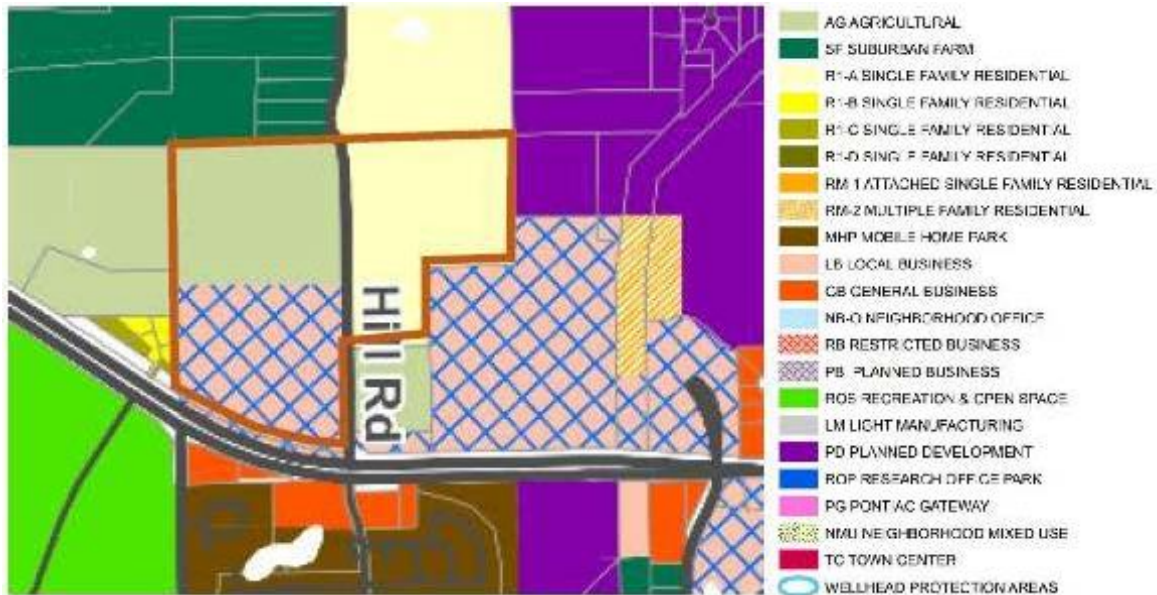
Zoning

The subject site west of Hill Road has split zoning; the south portion of the parcel is located in the PB (Planned Business) zoning district and the north portion of the parcel is located in the AG (Agricultural) zoning district. The subject site east of Hill Road is located in the R1-A (Single-Family Residential) zoning district. The following table illustrates the lot width and lot area standards for the existing and proposed zoning districts:

ZONING DISTRICT	LOT WIDTH	LOT AREA
AG	300 feet	5 acres
PB	No minimum	10 acres
R1-A	150 feet	1 acre

The properties proposed for development are requested to rezone to PD. A PD is allowed on properties a minimum of 10 acres in size. Any type and mix of housing (detached or attached single-family dwellings or multiple-family dwellings) are permitted in a PD. Various types of planned land use on large parcels held in common ownership, which includes preservation of open space, should characterize the PD district.

ZONING MAP



Physical Features

Currently the parcels are undeveloped and in parts are wooded with rolling topography. Wetlands on the properties were delineated by Barr Engineering Co. in March and April of 2021. There were 22 wetlands onsite, identified as A through V in the delineation report. According to the delineation report Wetlands I, J, K, O, R, and S appear to be regulated under Part 303 (Wetlands Protection, of the Michigan Natural Resources and Environmental Protection Act) because they are within 500 feet of the stream located east of Hill Road. Wetlands H and N may be regulated under Part 303 because they extend offsite and may be connected to a larger wetland complex, located west of the area of investigation that appears to be greater than five acres in size. Wetlands T and U may also be regulated under Part 303 because they are part of a larger wetland complex, located offsite, which is likely within 500 feet of the stream and likely five acres or more in size. Therefore, a Part 303 permit would likely be required from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) to place fill, remove soil, drain surface water from, or make use of these specific wetlands. EGLE has regulatory authority regarding the wetland boundary location(s) and jurisdictional status of wetlands on this site. The Developer acknowledged prior to final site plan the wetland boundary determination and jurisdictional opinion shall be reviewed and verified by EGLE. The proposed unit layout may require revision in response to the EGLE review. Based on the submitted plans, 0.41-acre of wetland impact is proposed within the single-family portion of the development and 0.34-acre of wetland impact is proposed within the multiple-family portion of the development.

No building or structure can be located closer than 25 feet to any regulated wetland, submerged land, watercourse, pond, stream, lake or like body of water. The setback shall be measured from the edge of the established wetland boundary as reviewed and approved by the Township. Grading activities should also not occur in the Natural Features Setback (NFS) as the intent is to, as much as possible, leave said area in its natural state (i.e., not maintaining a lawn, not applying fertilizers or pesticides, native plantings only). In the single-family portion of the development, grading is proposed within the NFS. If grading is permitted to occur in the NFS, the area must be restored to its natural, undisturbed state. The Developer acknowledged a NFS restoration plan is required and must be submitted at final site plan, and also acknowledged the following must be conditions of any approval:

- Prior to any construction or grading on the site, the Developer shall install silt fencing at the upland edge of Natural Features Setbacks / limits of grading. The silt fencing shall be removed after construction once the area is stabilized and vegetation has been established.
- Wetland limits shall be clearly identified with permanent markers. The size, number, location, and language on the markers shall be subject to the approval of the Community Development Director.

Access

The site fronts on Highland Road and Hill Road. Highland Road (state trunkline) along the subject site is a four-lane divided highway designated as a Principal Arterial on the Township Thoroughfare Plan. Development of the subject site requires the installation of an eight-foot-wide sidewalk along the Highland Road property frontage (shown on plans; the existing paved shoulder is to be removed and converted to greenbelt). Hill Road is a gravel, two-lane public road without curb and gutter with a proposed 86-foot right-of-way requirement by the Road Commission for Oakland County (RCOC). The Developer will be required to dedicate (if not already completed) the additional portion of the future right-of-way to the RCOC. As part of the project, the Developer would pave Hill Road beginning approximately 140 feet from the northern extent of the condominium southward to Highland Road in accordance with the requirements of the RCOC.

A traffic impact statement (TIS) is required if the proposed use(s) would generate 750 or more driveway trips per day, or 100 or more peak-hour, peak-direction driveway trips. An average day is the average 24-hour total of all vehicle trips counted to and from a study site from Monday through Friday. A peak hour of traffic is the hour of highest volume of traffic entering and exiting the site during the morning and afternoon hours. A TIS prepared by Rowe dated November 22, 2021 was submitted examining traffic generation, access management, safety, and sight distance for the proposed development. The study looks at existing, background (future traffic volumes without the traffic generated by the proposed development; there were no future background developments identified in the study), and future level of service (LOS) during the AM (7:00-9:00 a.m.) and PM (4:00-6:00 p.m.) peak hours at the following intersections around the project site:

- Highland Road and Hill Road
- Highland Road and Le Grand Court
- Westbound Highland Road and crossover east of Hill Road
- Eastbound Highland Road and crossover west of Hill Road
- Westbound Highland Road and crossover west of Hill Road
- Highland Road and Haven Road
- Hill Road and Driveway 1
 - Proposed driveway approximately 2,300 feet north of Highland Road
- Hill Road and Driveway 2
 - Proposed driveway approximately 1,600 feet north of Highland Road

The traffic study notes existing traffic at the studied intersections all operate at an acceptable LOS (LOS D or better) during the AM and PM peak hours, with the exception of westbound Highland Road and eastbound crossover (east of Hill Road). The study shows background traffic at the studied intersections will operate at an acceptable LOS during AM and PM peak hours, with the exception of Highland Road and Haven Road, and westbound Highland Road and eastbound crossover (east of Hill Road). For future traffic, the study indicates all studied intersections will continue to operate at an acceptable LOS during the AM and PM peak hours, with the exception of several movements at the following intersections:

- Westbound Highland Road and Eastbound Crossover (east of Hill Road)
 - The northbound left-turn movement would continue to operate at LOS F in the PM peak hour and experience a total 95th percentile queue length of 411 feet (17 vehicles).
- Highland Road and Hill Road
 - The southbound right turn movement would operate at LOS F in the PM peak hour and experience a 95th percentile queue length of 612 feet (25 vehicles).
- Eastbound Highland Road and Westbound Crossover (west of Hill Road)
 - The southbound left turn movement would operate at LOS E in the PM peak hour and experience a total 95th percentile queue length of 354 feet (14 vehicles).
- Highland Road and Haven Road
 - The southbound left turn movements would operate at LOS E in the PM peak hour and experience a total 95th percentile queue length of 91 feet (4 vehicles).

The 95th percentile queue lengths were reviewed at the studied intersections. Significant queues were observed in the simulation for the westbound Highland Road and eastbound crossover (east of Hill Road) that impacted the eastbound through movements. To mitigate those issues, the study recommends a traffic signal for the westbound Highland Road and eastbound crossover (east of Hill Road). A signal at this intersection would reduce delay for the northbound left turns experienced during the PM peak hour and reduce queues experienced at this intersection and the intersection of Highland Road and Hill Road. The results of the LOS analysis for future conditions with the improvement listed above results in the following:

- Westbound Highland Road and Eastbound Crossover (east of Hill Road)
 - The northbound left turn movement would continue to operate at LOS F in the PM peak hour with a reduction in delay from 239.5 seconds to 189.4 seconds and experience a total 95th percentile queue length of 217 feet (9 vehicles).

- Highland Road and Hill Road
 - The southbound right turn movement would continue to operate at LOS F in the PM peak hour and experience a 95th percentile queue length of 227 feet (9 vehicles).

With improvements, the 95th percentile queue lengths were reviewed at the studied intersections. No significant queue lengths were observed in the simulations and queue lengths did not block any study intersection. The study also suggests a right-turn lane is warranted for the driveway off of westbound Highland Road. The recommended improvements are shown on the plan.

The following table summarizes traffic generation estimates for the proposed project:

Land Use	Land Use Code	Units	AM Peak Hour			PM Peak Hour			Weekday
			In	Out	Total	In	Out	Total	
Single-family Detached Housing	210	88 Units	17	49	66	55	33	88	897
Multi-family Housing (Low-Rise)	220	406 Units	36	113	149	123	72	195	2,678
Total	-	-	53	162	215	178	105	283	3,575

Utilities

Municipal water and sanitary sewer are available in the vicinity of the subject site and would have to be extended to serve the proposed development. The location and capacity of utilities will be reviewed by the Director of Public Services and the Township Engineering Consultant.

The Developer intends to construct sanitary sewer along Hill Road to the furthest extent north possible. To supplement the shortened length (approximately 50 feet from north property line), the Developer will make a contribution to the Township Sanitary Sewer Fund. The amount of the proposed contribution must be provided and accepted by the Township. Additionally, a utility easement will be provided to the Township at north end of the property along Hill Road.

Staff Analysis

In considering any petition for an amendment to the zoning map, the Planning Commission and Township Board must consider the criteria from Article 7, Section 13 of the zoning ordinance in making its findings, recommendations, and decision. Review of the rezoning request should focus on whether the proposed PD zoning is appropriate for the site. When reviewing the preliminary site plan, the Planning Commission should consider if the project meets the design standards for Planned Developments found in Article 6, Section 7 (C) and (D) of the zoning ordinance, the appropriateness of the requested waivers, and the site standards and development procedures for a PD as outlined in Articles 5 and 6, respectively, of the zoning ordinance.

The Planned Development review process is summarized by the following steps:

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

Following is a summary of the project’s consistency with the provisions of the zoning ordinance.

Open Space

Planned Developments are intended to include the preservation of open space. Common open space is land in an undeveloped state preserving natural resources, natural features, scenic or wooded conditions, agricultural use, or a similar use or condition. Land in an undeveloped state may include a recreational trail, picnic area, children’s play area, greenway, or linear park. Land in common open space is not required to be dedicated to the use of the public. With a total of 30.66 acres of developable area, the single-family portion of the development provides 5.93 acres (19.3% of the developable area) as open space. With a total of 64.82 acres of developable area, the multiple-family portion of the development provides 24.22 acres (37.4% of the developable area) as open space. Note the submitted open space plan does not clearly indicate if stormwater management areas are counted as open space. Clarification must be provided.

Parking

For multiple-family dwellings, the zoning ordinance requires two parking spaces for each dwelling unit plus ¼ of a space per bedroom for guest parking in common areas. With 406 multiple-family dwelling units consisting of 884 bedrooms, a total of 1,033 spaces would be required for the project (812 resident spaces and 221 guest spaces). A total of 1,297 spaces are proposed (812 resident spaces in garages, 406 guest spaces in driveways, and 79 guest spaces not associated with individual units). Parking calculations on Sheet P-2.0 shall be revised; the number of bedrooms, guest parking required, and total parking required are incorrect.

Phasing: The applicant indicated both the single-family and multiple-family portions of the project will be developed in one phase. Based on the magnitude and scope of the project, staff estimates 2025-2027 as the project build-out year.

Sidewalks: The zoning ordinance requires sidewalks for internal circulation with a minimum of five feet in width. The submitted site plan shows five-foot-wide sidewalks along both sides of each street in the single-family portion of the project and along at least one side of each street in the multiple-family portion of the project. A crosswalk connection is proposed across Hill Road between the entrances of both the single-family and multiple-family developments.

Streets/Circulation: All condominium subdivisions must be developed with public streets conforming to all minimum requirements, general specifications, typical cross-sections and other conditions set forth in the zoning ordinance and any other requirements of the RCOC. All streets must also be approved by and dedicated to the RCOC. In the event the Developer is unable to obtain approval from, and dedicate the proposed streets to the RCOC, a separate application for approval of private condominium streets must be filed with the Planning Commission. All private condominium streets must conform to the standards of the zoning ordinance. The Developer indicated the streets at The Residences at Avalon would be built to public standards and approved and dedicated to the RCOC. All streets in the multiple-family portion of the development would be private.

Building Architecture and Design

Generally, exterior building materials should be comprised primarily of high quality, durable, low maintenance material, such as masonry, stone, brick, glass, or equivalent materials. Buildings should be completed on all sides with acceptable materials. As shown on the preliminary architectural plans, the proposed building materials for the project are a mix of horizontal siding and brick veneer, with asphalt shingle roofing. Ranch units within the multiple-family portion of the project would have rear recessed covered patios. Most 12-plex units would also have a recessed covered patio; those units that do not would have a balcony (second-story). At final site plan, detailed elevations will be required to clearly indicate the exterior building materials to be used. Also, the architectural plans shall not identify the 12-plex units as condominiums, as condominiums are not a housing type but rather a form of ownership.

A sample board of building materials to be displayed at the Planning Commission meeting and elevations in color are required by the zoning ordinance and must be submitted at final site plan. Additionally, address (street number) locations must be shown on the buildings. Three-inch-tall numbers visible from the street are required. The address locations are subject to approval of the Township Fire Marshal.

An outdoor patio is located on the north side of the clubhouse building and around the pool. Details for the items to be located on the patio and details for the patio surfacing shall be provided at final site plan. An ornamental paving treatment should be required by the Planning Commission. The treatment should be something either decorative or something to provide aesthetic quality to the patio. Potential options for ornamental paving treatments include, but are not limited to, CMU pavers; brick; stone; or stamped, stained, and sealed concrete. Accessory items within the development such as railings, benches, trash receptacles, outdoor seating (such as tables and chairs), or sidewalk planters located in the vicinity of sidewalks and/or outdoor seating areas are required to be of commercial quality and complement the building design and style. These details must be provided at final site plan.

Landscaping and Screening

Landscaping must generally comply with the provisions of the zoning ordinance and should be designed to preserve existing significant natural features and to buffer service areas, parking lots, and dumpsters. A mix of evergreen and deciduous plants and trees are preferred, along with seasonal accent plantings. A landscape plan will be provided and reviewed in detail during final site plan if the preliminary site plan is approved.

Lighting

Site lighting is required to comply with the zoning ordinance. Information on site lighting will be reviewed in detail during final site plan.

Waivers

Generally, in a PD the standard requirements for lot size, yards, frontage, setbacks, building height, and type and size of dwelling unit are waived, provided the purpose and intent of the zoning ordinance are incorporated into the overall development plan. For PDs the zoning ordinance is intended to provide flexibility for the Planning Commission and Township Board to set appropriate standards during site plan review. Where modifications of zoning ordinance standards are requested, the Developer must provide a table which clearly compares each requested modification to the zoning ordinance standard to be modified. Unless variations are specifically requested and approved by the Planning Commission, the final site plan must comply with the appropriate standards of the Township. Based on the submitted site plan, the Developer is requesting the following waivers for the Avalon PD:

Recreation Space

Multiple-family developments are required to provide recreation space for the use of the residents therein. A formula is applied whereby 5,000 square feet for the first unit plus an additional 100 square feet for each additional unit determines such space required for recreation. For a 406-unit multiple-family development, 45,500 square feet of recreation space is required. The submitted open space plan shall be revised to note the correct recreation space requirement (10,700 square feet is incorrectly listed as required). 18,623 square feet of recreation space (clubhouse, pool, and dog park) is proposed in the multiple-family portion of the development; therefore, a waiver of 26,877 square feet is required for the amount of recreation space.

Parallel Plan

For any residential project, a parallel plan demonstrating the layout and density of residential uses that would be possible without use of the PD District is required. The Developer requested a waiver of this requirement, as the densities proposed are within the Master Plan guidelines.

Lot Area

The existing R1-A zoning district requires parcels have a minimum lot area of one acre. In the R1-D (Single-Family Residential) zoning district, the densest district in the Township, parcels are required to have a minimum lot area of 12,000 square feet. For the single-family portion of the project, the PD has “lots” ranging from 7,431.38 square feet to 17,750.68 square feet in size. The average “lot” size is 9,118.05 square feet. Staff suggests the Planning Commission consider requiring minimum lot area of at least 8,000 square feet.

Lot Frontage/Width

Lot width is the straight-line distance between parallel side lot lines, measured at the front setback line. Where side lot lines are not parallel, the width is measured at the front setback line parallel to the street or tangent to the curve of the street. The existing R1-A zoning district requires parcels have a minimum of 150 feet of lot frontage. In the R1-D zoning district, parcels are required to have a minimum lot width of 80 feet. Lots on a cul-de-sac or curvilinear street must have a minimum of 65 feet of frontage comply with the lot width requirement at the minimum front setback line. Additionally, corner lots in condominium subdivisions must be at least 20 feet wider than the minimum width required by the zoning ordinance. For the single-family portion of the project, the PD has “lots” ranging from 62 feet of lot width (including “lots” on a cul-de-sac or curvilinear street) to 107 feet. The average “lot” width is 68 feet. Staff suggests the Planning Commission consider requiring minimum lot width of at least 70 feet.

Setbacks and Lot Coverage

The yard setbacks and lot coverage for the existing R1-A zoning district, R1-D zoning district, PD zoning district, and the proposed PD (single-family) are summarized in the table below.

	R1-A zoning	R1-D zoning	PD zoning	Proposed PD
Front yard setback	35 feet	30 feet	40 feet	25 feet
Side yard setback	25 feet	10 feet	25 feet	10 feet
Rear yard setback	40 feet	30 feet	TBD	35 feet**
Max. lot coverage	20%*	20%*	TBD	35%

*A maximum 30% lot coverage may be approved administratively by the Community Development Director or his designee on existing lots of record where the lot has sanitary sewer service and the proposed building complies with all setback requirements.

**A 45-foot rear yard setback is prescribed for Units 8-13.

Buildings within a multiple-family development must have a minimum setback of 25 feet from the back of sidewalk or 25 feet from back of curb (if no sidewalk is present). A five-foot waiver is requested to allow a 20-foot front setback.

The Planning Commission may consider the proposed setbacks and lot coverage and determine whether they are appropriate or whether additional setbacks or less lot coverage should be established. The submitted plan notes no deck or patio would encroach into any setback.

Decks, Porches, and Patios

The zoning ordinance states “In no instance shall a deck, porch, patio or paved terrace be located in any recorded easement...” As noted in the DLZ review letter dated April 13, 2022 decks and patios attached to several single-family units would likely encroach into the proposed storm sewer easement. Staff is concerned about deck/patio encroachment into the storm sewer easement. Maintenance activities within the easement could potentially damage decks/patios in the vicinity. While the storm system is private and must be maintained by the condo association (after assignment by the Developer), if the association fails to maintain the storm sewer and the Township exercises its right to maintain/repair/replace the system (as would be outlined in the development agreement and master deed) correcting resulting damage to private decks/patios should not be the responsibility of the Township. Hold harmless language, subject to approval by the Township Attorney, would need to be incorporated into the development agreement and master deed if a waiver was granted to allow deck/patio encroachment into the storm sewer easement. There is an alternative to not install decks/patios on the rear of units where encroachment into the storm sewer easement would occur. The decks/patios on the units in question could potentially be relocated to the sides of units and/or reduced in size.

Separate from the waiver request, the note under the typical lot layout on Sheets P-2.3 and P-2.4 of the site plan shall be revised to add the word “within” following the word “encroaching.” Also, the words “wetland buffer” shall be replaced with the words “natural features.”

Additionally, the Developer shall clarify its correspondence to the Township dated April 4, 2022. In said communication, the Developer requested a waiver to allow decks/patios to encroach within the Natural Features Setback on Units 1, 4, 9, 27, and 40. Such a request for waiver is inconsistent with the submitted preliminary site plans.

Driveway Access

One-way drives must be a minimum of 20-feet-wide. Furthermore, for boulevard-style driveways, the minimum required entering road width is 20 feet and the minimum required exiting road width is 22 feet. The exiting drive onto Highland Road is 16 feet in width. DLZ deferred compliance regarding this matter (Item B, Page 2 of the DLZ review letter dated April 13, 2022) to the Community Development Department. The aforementioned item was not addressed. The site plan measures the drive width to the back of curb; the road measurement surface is taken between the edges of the gutter pan. A waiver of six feet is required to allow the Highland Road exit drive to consist of a 16-foot-wide road surface. Additionally, the Hill Road boulevard access (both entering and exiting drives appear to be 19 feet in width) to the multiple-family portion of the development is noncompliant and waivers (1 foot for entrance; 3 feet for exit) are needed to allow a reduction of the required road surface width.

Parking

The zoning ordinance requires each individual parking space be delineated by dual stripes, two feet apart centered on the dividing lines and painted white. A waiver is requested to allow single stripes. Separate from the waiver request, a “Van Accessible” sign detail for the barrier-free parking shall also be provided on Sheet P-7.0 of the site plan.

Street Layouts and Blocks

The maximum length of cul-de-sac streets and maximum length of blocks within condominium subdivisions cannot exceed 1,500 feet. The Developer is seeking a 930-foot waiver to allow maximum block length of 2,430 feet. Topography, steep grades, and natural features on the site were the stated reasons for the requested waiver. The Fire Department has reviewed the length of the streets and blocks and is satisfied with accommodations for emergency access.

Sidewalks

The zoning ordinance requires a minimum six-foot-wide sidewalk placed one-foot from the inside edge of the right-of-way along both the east and west Hill Road property frontages, which the applicant is required to install as part of the project. The submitted site plan shows an eight-foot concrete sidewalk along the west side of the Hill Road property frontage from Highland Road to the south side of the single-family access (across the street). Portions of this sidewalk are proposed outside of the future right-of-way; the sidewalk must be relocated inside the road right-of-way or an easement be provided. Right-of-way/easement widths for public walkways when not adjacent to or a part of street rights-of-way must be at least 15 feet and dedicated to the use of the public. Sidewalks on the east side of Hill Road are proposed along the frontage of Units 81-84 and Units 85-87. There are regulated wetlands and a stream along the remaining portion of Hill Road north of Units 81-84; therefore, the Developer is requesting a waiver to not install sidewalks in this location. However, the Developer offered to make a contribution to the Township Sidewalk Fund to supplement the pathway areas not installed along Hill Road. The amount of the proposed donation must be provided and accepted by the Township.

Signs

The zoning ordinance requires the area, quantity, location, and dimensions of all signs to be provided with the preliminary site plan. The site plan shows the location of a monument sign (at the corner of Highland Road and Hill Road) setback eight feet from the Highland Road right-of-way line. Development entry signs not placed within a boulevard entrance must be setback at least 10 feet from the road right-of-way. Therefore, a two-foot waiver is requested for the aforementioned sign.

One monument sign, not more than 30 square feet in area, may be maintained at or adjacent to the principal entrance to a residential development. One additional sign may be permitted if the residential development has access to two thoroughfares or the development has more than one boulevard street entrance from an existing arterial or it has at least 250 dwellings. The signs may not exceed a height of six feet. The multiple-family portion of the development would contain more than 250 units, so a second development entry sign is permitted by right. A waiver is requested to install a third sign (determined to be the sign at the corner of Highland Road and Hill Road). For the multiple-family portion of the development, the other monument signs are proposed within the boulevard entrances on Highland Road and Hill Road. One monument sign is proposed within the boulevard entrance to the single-family portion of the development.

While signage details were not provided, staff can administratively review and approve the sign design. The monument signs would be required to comply with residential district sign regulations, including not more than 30 square feet in area and six feet in height.

Trash Collection

All units would be served by individual trash carts provided by the waste collection company. A 10-foot by 20-foot dumpster pad/enclosure is located east of the clubhouse building. The zoning ordinance requires dumpsters to be surrounded by a six-foot-tall wall on three sides and an obscuring wood gate on a steel frame on the fourth side, located on a six-inch concrete pad extending 10 feet in front of the gate, with six-inch concrete-filled steel bollards to protect the rear wall and gates. As proposed, the pad does not extend 10 feet in front of the gate; therefore, a 10-foot waiver is required. The zoning ordinance also states dumpsters and trash storage enclosures shall be constructed of the same decorative masonry materials as the buildings to which they are accessory. Brickform concrete (simulated brick pattern) or stained, decorative CMU block are not permitted where the principal building contains masonry. Plain CMU block is also prohibited. As a condition of site plan approval, the dumpster enclosure shall match the same brick veneer/cultured stone veneer as the facade of the clubhouse with a steel-backed wood gate painted a complementary color to the brick veneer/cultured stone veneer. A trash enclosure detail shall be provided on Sheet P-7.0 of the site plan showing the finished face on the outside walls of the enclosure and indicate the color of the gate.

An updated list of all requested waivers shall be provided by the Developer. Furthermore, PD modifications 2, 4, and 5 shall be removed from the table on Sheet P-2.0 of the site plan. Said waivers are not needed.

Planning Commission Options / Recommendation

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 Planning Commission may recommend approval, approval with conditions, or denial of the preliminary site plan to the Township Board. **The proposed rezoning and planned development are both compatible with the Master Plan and with surrounding land uses. Staff recommends approval of the rezoning, and approval of the preliminary site plan subject to the items identified in this report being addressed prior to final site plan.**

The following notations summarize the preliminary site plan review:

- Recommendation of approval is in accordance with the preliminary site plans prepared by PEA Group (revision date April 4, 2022), subject to revisions as required. The utility, grading, and storm drainage plans for the site are subject to the approval of the Township Engineering Consultant and shall be completed in accordance with the Township Engineering Design Standards.
- Recommendation of approval is in accordance with the preliminary ranch unit building elevations and floor plans prepared by Alexander V. Bogaerts & Associates, P.C. dated March 29, 2022, subject to revisions as required and with the preliminary 12-plex elevations and floor plans prepared by Burmann Associates Inc. dated June 27, 2018 and July 17, 2018, subject to revisions as required.

Attachments:

1. Rezoning application dated December 6, 2021.
2. Site plan review application dated December 10, 2021.
3. Community Impact Statement prepared by Developer dated February 25, 2022.
4. Traffic Impact Statement prepared by Rowe dated February 18, 2022.
5. Wetland Delineation Report prepared by Barr Engineering Co. dated February 9, 2022.
6. Preliminary site plans prepared by PEA Group (revision date April 4, 2022).
7. Preliminary ranch unit building elevations and floor plans prepared by Alexander V. Bogaerts & Associates, P.C. dated March 29, 2022.
8. Preliminary 12-plex elevations and floor plans prepared by Burmann Associates Inc. dated June 27, 2018 and July 17, 2018.
9. Preliminary clubhouse rendering and floor plan prepared by TK Design & Associates dated November 13, 2021.
10. Single-family architectural plans prepared by MJC Companies.



Fire Department
Charter Township
of White Lake

Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 10/11/22

Project: The Avalon

File #: N/A

Date on Plans: 09/29/22

The Fire Department has the following comments with regards to the Revised site plan for the project known as The Avalon:

1. Multifamily phase.
 - a. The spacing between hydrants shall not exceed 300 feet. **Comment addressed**
 - b. The hydrants shall be arranged to provide adequate coverage for all buildings including #56 and #57 (additional hydrant to be added to this area). **Comment addressed**
 - c. Include a turn radius profile for units # 49-58. **Comment addressed**
 - d. **All proposed street names shall be submitted for approval:**
Pending Comment from previous reviews - The layout/configuration of the proposed street names assigned to this project are too closely grouped creating potential confusion to responders.
Avoid the following:
 - Name changes at jogs and curves.
 - Duplicate names.
 - Names that could be mispronounced or are difficult to pronounce.
 - Names that are spelled or pronounced close to an existing street/road name.

Reference the Township map for guidance.

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

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



Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 05/24/22

Project: The Avalon

File #: N/A

Date on Plans:

The Fire Department has the following comments with regards to the Revised site plan for the project known as The Avalon:

1. Multifamily phase.
 - a. The spacing between hydrants shall not exceed 300 feet. **Comment addressed**
 - b. The hydrants shall be arranged to provide adequate coverage for all buildings including #56 and #57 (additional hydrant to be added to this area). **Comment addressed**
 - c. Include a turn radius profile for units # 49-58. **Comment addressed**
 - d. The layout/configuration of the proposed street names assigned to this project are too closely grouped creating potential confusion to responders. **Pending (Street names are subject to Fire department approval)**

Avoid the following:

- Name changes at jogs and curves.
- Duplicate names.
- Names that could be mispronounced or are difficult to pronounce.
- Names that are spelled or pronounced close to an existing street/road name.

Reference the Township map for guidance.

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

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

WHITE LAKE HILL L.L.C.
31550 Northwestern Highway, Suite 200
Farmington Hills, MI 48334
(248) 737-1478

September 30, 2022

Mr. Sean O’Neil
Planning Director
White Lake Township
7525 Highland Road
White Lake, MI 48383-2900

VIA HAND DELIVERY
soneil@whitelaketwp.com

RE: AVALON

Dear Mr. O’Neil:

The following is our response to the ongoing review of our Planned Development District (PD) application for Parcels 12-20-101-003 and 12-20-126-006 at the intersection of Highland and Hill Roads.

Parallel Plan

The parallel plan revision is based on RM-2 Multi-Family and R1-D Single-Family Zoning Standards.

The number of Multiple Family Units, Single Family Units and Net Density is summarized below:

		<u>NET DENSITY</u>
Multi-Family Units	540	8.3 Units
Single-Family Lots	<u>62</u>	2.0 Lots
TOTAL:	602	6.1 Combined

Engineering

PEA has determined that there is enough space in both the parallel plan and the PD site plan for adequate storm water detention. Please refer to the enclosed letter from PEA dated September 14, 2022 and the attached maps and calculations.

PD Multit-Family Plan

The PD Multi-Family Plan has been revised to incorporate a 100' landscape buffer along Hill Road. The PD Plan was also reconfigured to improve the entrance from Highland Road and the building layout near the clubhouse. The PD Plan incorporates 394 apartment units consisting of 178 ranch units in 36 buildings and 216 stacked ranch units in 19 two-story buildings.

PD Plan/Single Family Lots

The Single-Family PD Plan has been revised – eliminating eight lots fronting Hill Road. The plan reflects 68 lots with a minimum lot width of 70'. The net density is 2.2 lots per acre. The Single-Family lot configuration is shown on the PD Plan and detailed on the plan from PEA Job Number 2021-0084 dated September 15, 2022.

Single Family Development Standards:

Minimum Lot Area:	8,000 S.F.
Minimum Lot Width:	70'
Minimum Front Yard Setback:	25'
Minimum Rear Yard Setback:	30'
Minimum Side Yard Setbacks:	7.5' Each Side
Maximum Lot Coverage:	35%

Plot plans to confirm lot fit for building foot prints are enclosed. These are provided to demonstrate that the houses proposed will fit on the lots. Lots 2 and 3 have been included to illustrate the fit for lots with wetland buffers. The houses will be built by White Lake Hills LLC and MJC Homes. MJC Homes has built in partnership with various affiliates of White Lake Hill for over thirty years.

Comparison Parallel Plan/PD Plan:

	Parallel Plan	PD Plan
Multi-Family Units	540	394
Single-Family Lots	<u>62</u>	<u>68</u>
TOTAL:	602	462
Multi-Family Density	8.3 Units/Acre	6.1 Units/Acre
Single-Family Density	2.0 Lots/Acre	2.2 Lots /Acre
Overall Density:	6.1/Acre	4.6/Acre

Hill Road

As part of the PD, Hill Road will be paved from Highland Road to approximately 200' north of the entrance to the Single-Family Lots on the east side of Hill Road. When the Township and the RCOC initiate improvements to Hill Road from our paving terminus Hill Road will be paved by White Lake Hill LLC to the north property line of the PD. Additional Right-Of-Way will be provided if required.

Community Benefits

Improvements within the PD that are also tangible benefits to the community, include the paving of Hill Road and signalization on Highland Road. Additionally, White Lake Hill LLC will contribute One Hundred Thousand Dollars to be used at the discretion of the Township Board for projects that benefit the community.

We are available to review this submission with staff in person or via zoom at your convenience.

We respectfully request that PD zoning and preliminary site plan be considered by the board at the October 18, 2022 Township Board Meeting.

Sincerely,

James M. Galbraith

JMG:imm

cc: Mark Kassab

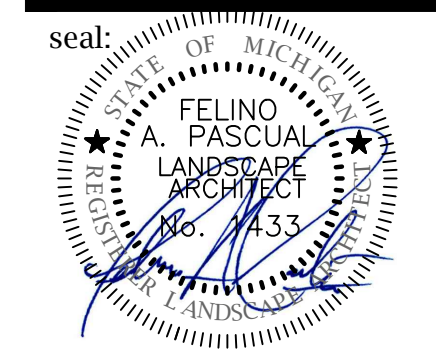
Enclosures:

- Parallel Plan
- PD Site Plan
- Storm Water Analysis
- Test Plot Plans



FELINO A. PASCUAL and ASSOCIATES

Community Land Planner and registered Landscape Architect
 24333 Orchard Lake Rd., Suite G
 Farmington Hills, MI 48336
 ph. (248) 557-5588
 fax. (248) 557-5416



client:

WHITE LAKE HILL, LLC
 31550 Northwestern Hwy
 Farmington Hills, Michigan

project:

AVALON

project location:

White Lake Twp.
 Michigan
 Highland Road & Hill Road

sheet title:

PD SITE PLAN OVERALL VIEW

job no./issue/revision date:

LP20.077.09	REVIEW	10-1-2020
LP20.077.09	REVIEW	11-25-2020
LP21.008.01	REVIEW	1-6-2021
LP21.008.01	REVIEW	1-12-2021
LP22.056.05	REVIEW	5-11-2022
	REVIEW	5-13-2022
LP22.056.07	REVIEW	7-27-2022
LP22.056.08	REVIEW	8-18-2022
LP22.056.08	TWP. REV.	8-25-2022
LP22.056.09	TWP. REV.	9-29-2022

drawn by:
JP, DK, PH

checked by:

FP,
 date:
5-10-2022

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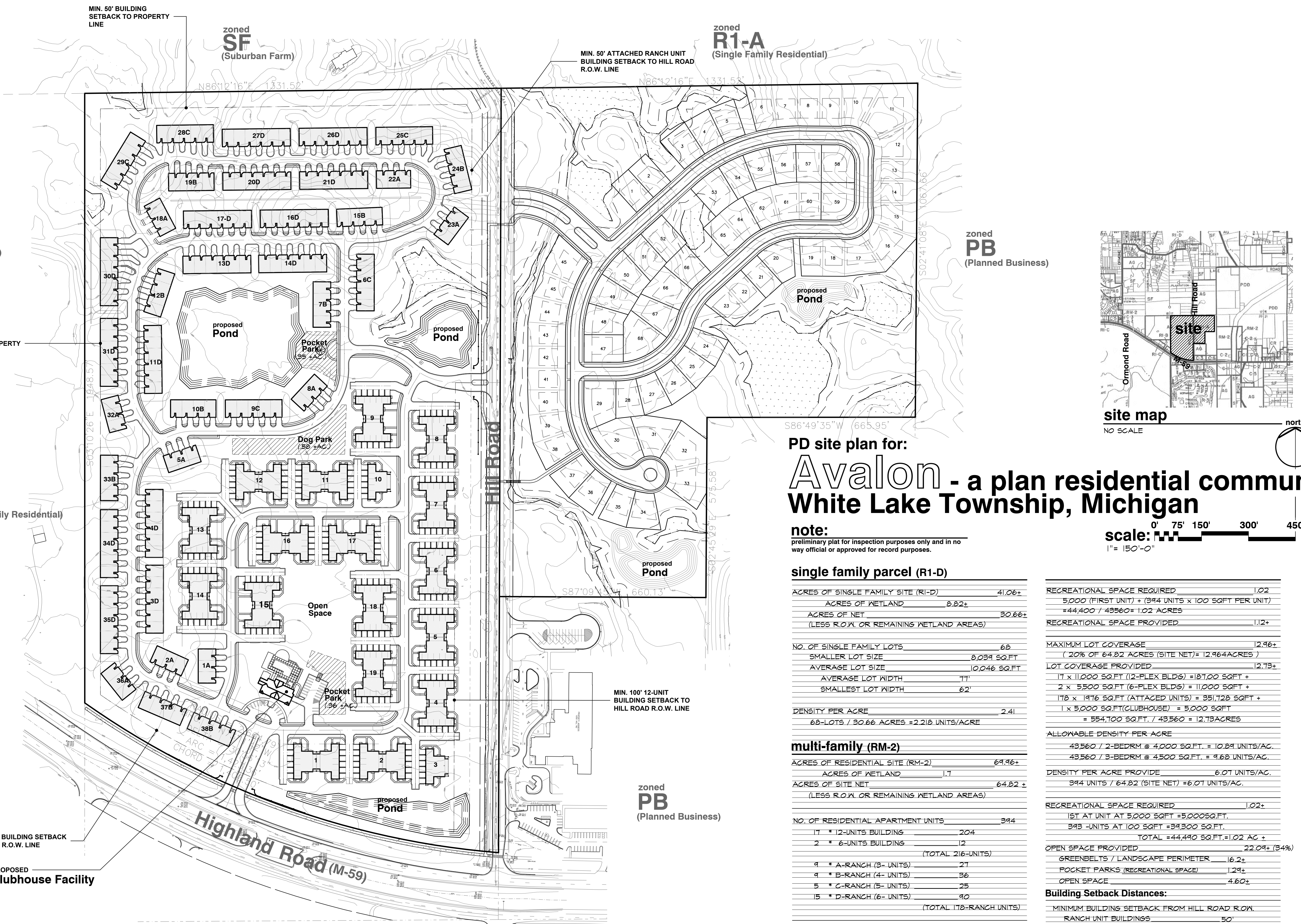
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project no:

LP22.056.05

sheet no:

LP-1 of 5



MIN. 50' BUILDING SETBACK TO PROPERTY LINE

MIN. 50' ATTACHED RANCH UNIT BUILDING SETBACK TO HILL ROAD R.O.W. LINE

MIN. 50' BUILDING SETBACK TO PROPERTY LINE

MIN. 50' BUILDING SETBACK TO R.O.W. LINE

PROPOSED Clubhouse Facility

zoned **SF**
 (Suburban Farm)

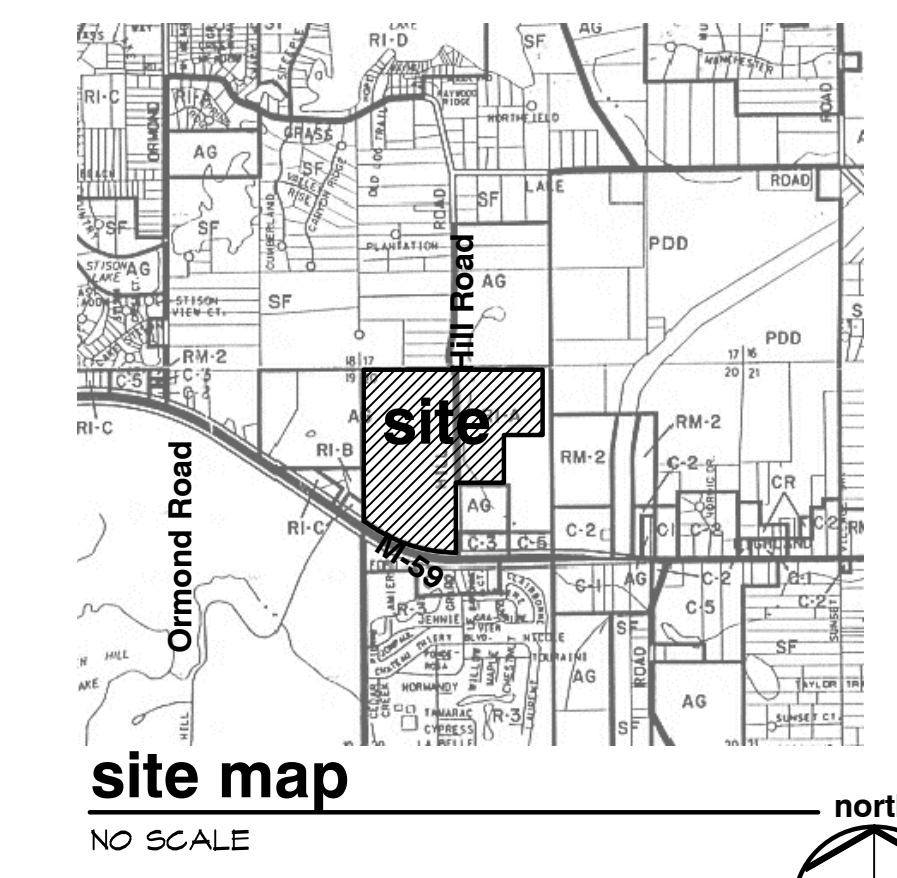
zoned **R1-A**
 (Single Family Residential)

zoned **AG**
 (Agricultural)

zoned **PB**
 (Planned Business)

zoned **R1-B**
 (Single Family Residential)

zoned **PB**
 (Planned Business)



site map
 NO SCALE
 north

PD site plan for:
Avalon - a plan residential community
White Lake Township, Michigan

note:
 preliminary plat for inspection purposes only and in no way official or approved for record purposes.

scale: 0' 75' 150' 300' 450'
 1" = 150'-0"

single family parcel (R1-D)

ACRES OF SINGLE FAMILY SITE (R1-D)	41.06±
ACRES OF WETLAND	8.82±
ACRES OF NET (LESS R.O.W. OR REMAINING WETLAND AREAS)	30.86±
NO. OF SINGLE FAMILY LOTS	68
SMALLER LOT SIZE	8,039 SQ.FT.
AVERAGE LOT SIZE	10,046 SQ.FT.
AVERAGE LOT WIDTH	77'
SMALLEST LOT WIDTH	62'
DENSITY PER ACRE	2.41
68-LOTS / 30.86 ACRES = 2.218 UNITS/ACRE	

multi-family (RM-2)

ACRES OF RESIDENTIAL SITE (RM-2)	64.82±
ACRES OF WETLAND	1.7
ACRES OF SITE NET (LESS R.O.W. OR REMAINING WETLAND AREAS)	64.82±
NO. OF RESIDENTIAL APARTMENT UNITS	394
17 * 12-UNITS BUILDING	204
2 * 6-UNITS BUILDING	12
(TOTAL 216-UNITS)	
9 * A-RANCH (3- UNITS)	27
4 * B-RANCH (4- UNITS)	36
5 * C-RANCH (5- UNITS)	25
15 * D-RANCH (6- UNITS)	90
(TOTAL 178-RANCH UNITS)	

TOTAL NO. OF PARKING REQUIRED	1,525
(2-SPACES UNIT * 1/4 SPACE PER BEDROOM)	
2-SPACES X 394 UNITS = 788-SPACES	
25-SPACE X 2,948 BEDRM = 787-SPACES	
TOTAL NO. OF PARKING PROVIDED	1,644
NO. OF GARAGE PARKING	788
NO. OF PARKING APPROACH	788
NO. OF OPEN PARKING	68

RECREATIONAL SPACE REQUIRED	1.02
5,000 (FIRST UNIT) + (394 UNITS X 100 SQFT PER UNIT)	
= 44,400 / 43,560 = 1.02 ACRES	
RECREATIONAL SPACE PROVIDED	1.12±

MAXIMUM LOT COVERAGE	12.96±
(20% OF 64.82 ACRES (SITE NET) = 12.964 ACRES)	
LOT COVERAGE PROVIDED	12.78±

17 x 11,000 SQ.FT. (12-PLEX BLDG) = 187,000 SQ.FT. +
2 x 5,500 SQ.FT. (6-PLEX BLDG) = 11,000 SQ.FT. +
178 x 1,976 SQ.FT. (ATTACHED UNITS) = 351,728 SQ.FT. +
1 x 5,000 SQ.FT. (CLUBHOUSE) = 5,000 SQ.FT.
= 554,728 SQ.FT. / 43,560 = 12.78 ACRES

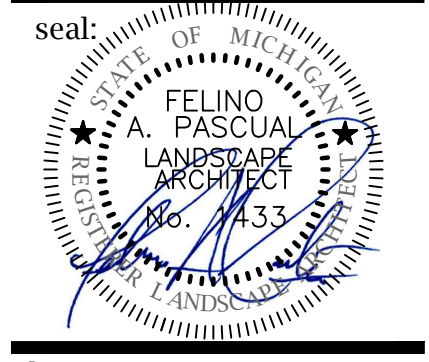
ALLOWABLE DENSITY PER ACRE	43,560 / 2-BEDRM @ 4,000 SQ.FT. = 10.89 UNITS/AC.
	43,560 / 3-BEDRM @ 4,500 SQ.FT. = 9.68 UNITS/AC.
DENSITY PER ACRE PROVIDED	6.07 UNITS/AC.
	394 UNITS / 64.82 (SITE NET) = 6.07 UNITS/AC.

RECREATIONAL SPACE REQUIRED	1.02±
1ST AT UNIT AT 5,000 SQFT = 5,000 SQ.FT.	
394 -UNITS AT 100 SQFT = 39,400 SQ.FT.	
TOTAL = 44,400 SQ.FT. = 1.02 AC ±	
OPEN SPACE PROVIDED	22.09± (34%)

GREENBELTS / LANDSCAPE PERIMETER	16.2±
POCKET PARKS (RECREATIONAL SPACE)	1.29±
OPEN SPACE	4.60±

Building Setback Distances:

MINIMUM BUILDING SETBACK FROM HILL ROAD R.O.W.	
RANCH UNIT BUILDINGS	50'
6 AND 12-UNIT BUILDINGS	100'
MINIMUM BUILDING SETBACKS FROM HILL ROAD PAVEMENT	
RANCH UNIT BUILDINGS	81'
6 AND 12-UNIT BUILDINGS	125'
MINIMUM BUILDING SETBACK FROM HIGHLAND ROAD R.O.W.	
RANCH UNIT BUILDINGS	74'
6 AND 12-UNIT BUILDINGS	48'
MINIMUM BUILDING SETBACK FROM HIGHLAND ROAD PAVEMENT	
RANCH UNIT BUILDINGS	152'
6 AND 12-UNIT BUILDINGS	157'



client:
WHITE LAKE HILL, LLC
 31550 Northwestern Hwy
 Farmington Hills, Michigan

project:
AVALON

project location:
 White Lake Twp.
 Michigan
 Highland Road & Hill Road

sheet title:
PD Multi-Family Site Plan (south parcel)

job no./issue/revision date:

LP20.077.09	REVIEW	10-1-2020
LP20.077.09	REVIEW	11-25-2020
LP21.008.01	REVIEW	1-6-2021
LP21.008.01	REVIEW	1-12-2021
LP22.056.05	REVIEW	5-11-2022
REVIEW		5-13-2022
LP22.056.07	REVIEW	7-27-2022
LP22.056.08	REVIEW	8-18-2022
LP22.056.08 TWP. REV.		8-25-2022
LP22.056.09 TWP. REV.		9-29-2022

drawn by:
JP, DK, PH
 checked by:
FP
 date:
5-10-2022

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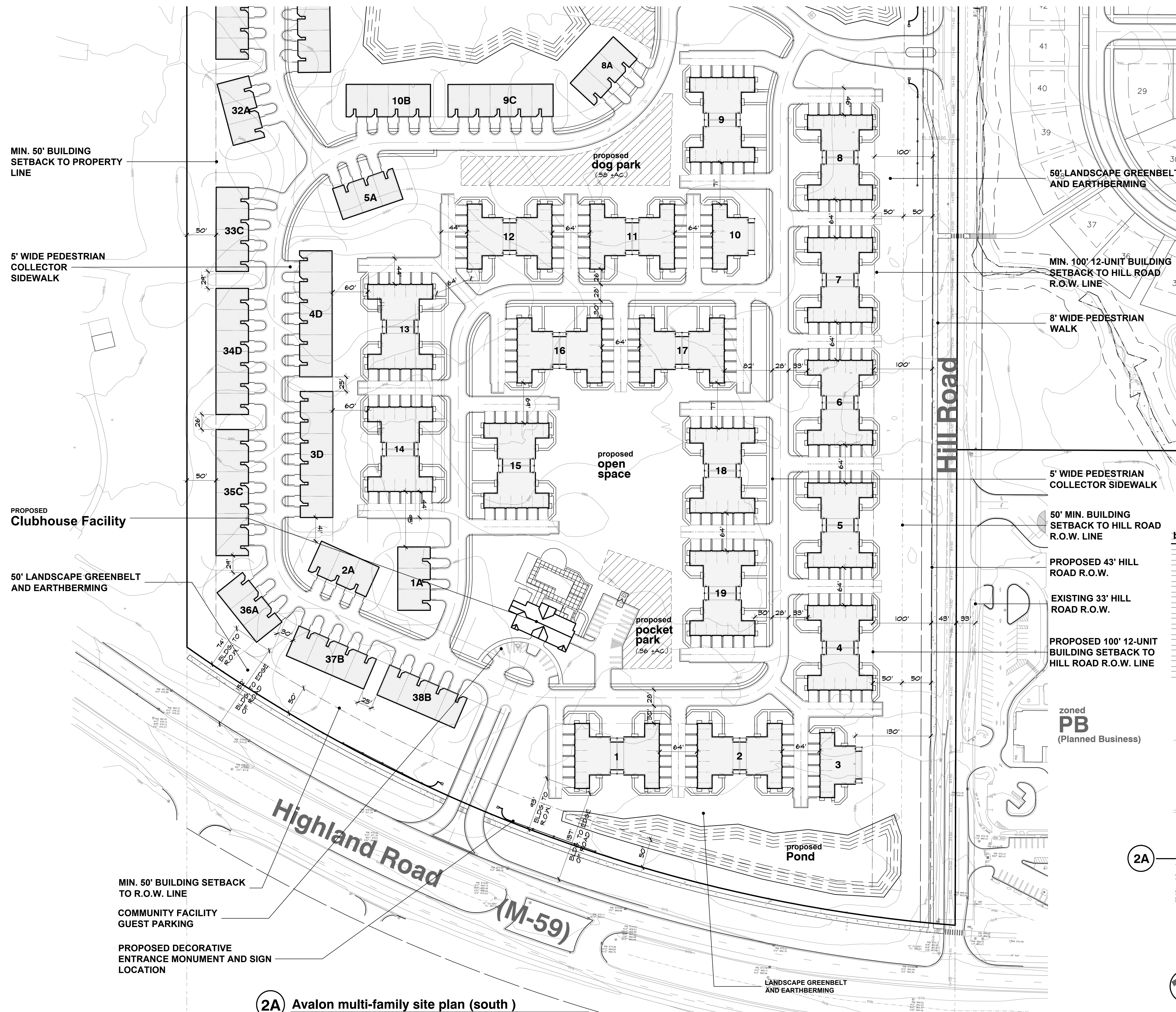


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project no:
LP22.056.05

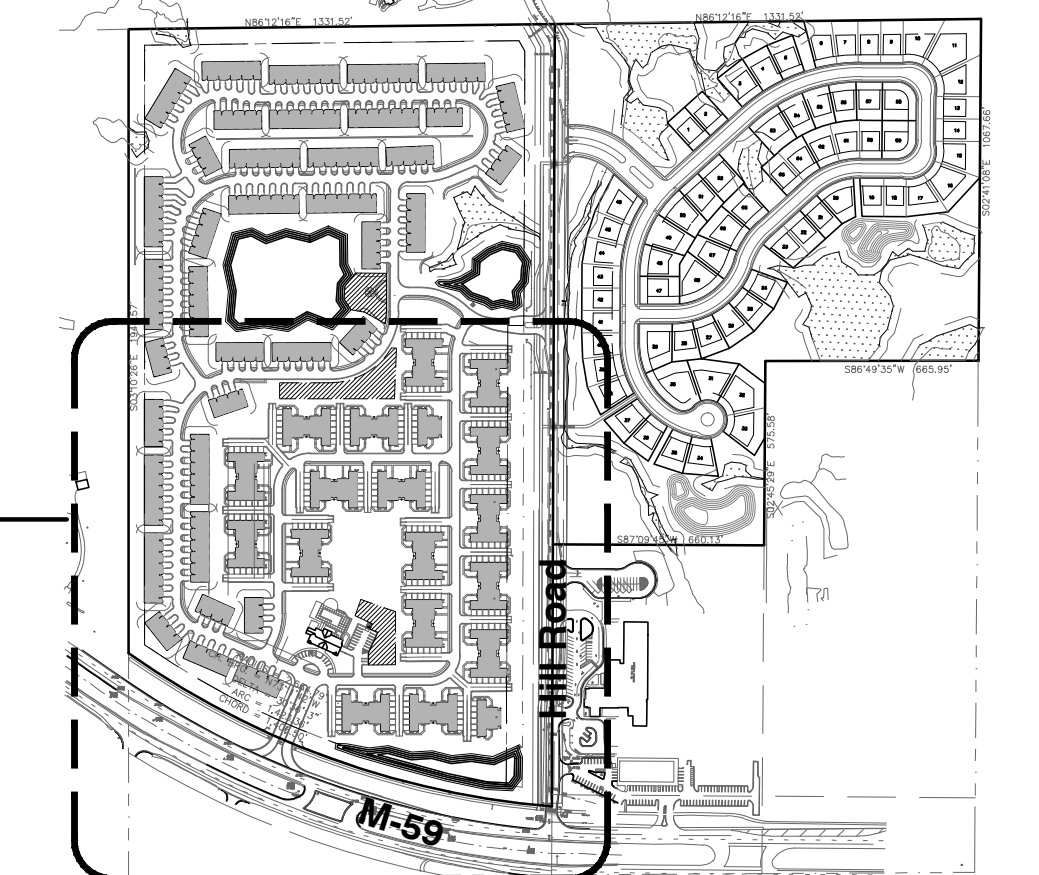
sheet no:

LP-2 of 5



building setback distances:

MINIMUM BUILDING SETBACK FROM HILL ROAD R.O.W.	
RANCH UNIT BUILDINGS	50'
6 AND 12-UNIT BUILDINGS	100'
MINIMUM BUILDING SETBACK FROM HILL ROAD PAVEMENT	
RANCH UNIT BUILDINGS	31'
REVIEW	5-13-2022
6 AND 12-UNIT BUILDINGS	125'
MINIMUM BUILDING SETBACK FROM HIGHLAND ROAD R.O.W.	
RANCH UNIT BUILDINGS	74'
6 AND 12-UNIT BUILDINGS	43'
MINIMUM BUILDING SETBACK FROM HIGHLAND ROAD PAVEMENT	
RANCH UNIT BUILDINGS	152'
6 AND 12-UNIT BUILDINGS	157'



key reference location map
 NO SCALE

2A Avalon multi-family site plan (south)
 SCALE: 1" = 80' - 0"

MIN. 50' BUILDING SETBACK TO PROPERTY LINE

5' WIDE PEDESTRIAN COLLECTOR SIDEWALK

PROPOSED Clubhouse Facility

50' LANDSCAPE GREENBELT AND EARTHBERMING

MIN. 50' BUILDING SETBACK TO R.O.W. LINE

COMMUNITY FACILITY GUEST PARKING

PROPOSED DECORATIVE ENTRANCE MONUMENT AND SIGN LOCATION

50' LANDSCAPE GREENBELT AND EARTHBERMING

MIN. 100' 12-UNIT BUILDING SETBACK TO HILL ROAD R.O.W. LINE

8' WIDE PEDESTRIAN WALK

5' WIDE PEDESTRIAN COLLECTOR SIDEWALK

50' MIN. BUILDING SETBACK TO HILL ROAD R.O.W. LINE

PROPOSED 43' HILL ROAD R.O.W.

EXISTING 33' HILL ROAD R.O.W.

PROPOSED 100' 12-UNIT BUILDING SETBACK TO HILL ROAD R.O.W. LINE

zoned **PB**
 (Planned Business)

LANDSCAPE GREENBELT AND EARTHBERMING



FELINO A. PASCUAL
and ASSOCIATES

Community Land Planner and
registered Landscape Architect
24333 Orchard Lake Rd, Suite G
Farmington Hills, MI 48336
ph. (248) 557-5588
fax. (248) 557-3416



client:

**WHITE LAKE
HILL, LLC**
31550 Northwestern Hwy
Farmington Hills, Michigan

project:

AVALON

project location:

White Lake Twp.
Michigan
Highland Road & Hill
Road

sheet title:
**PD Multi-Family
Site Plan
(north parcel)**

job no./issue/revision date:

LP20.077.09	REVIEW	10-1-2020
LP20.077.09	REVIEW	11-25-2020
LP21.008.01	REVIEW	1-6-2021
LP21.008.01	REVIEW	1-12-2021
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LP22.056.08 TWP. REV.	REV.	8-25-2022
LP22.056.09 TWP. REV.	REV.	9-29-2022

drawn by:

JP, DK, PH

checked by:

FP,

date:

5-10-2022

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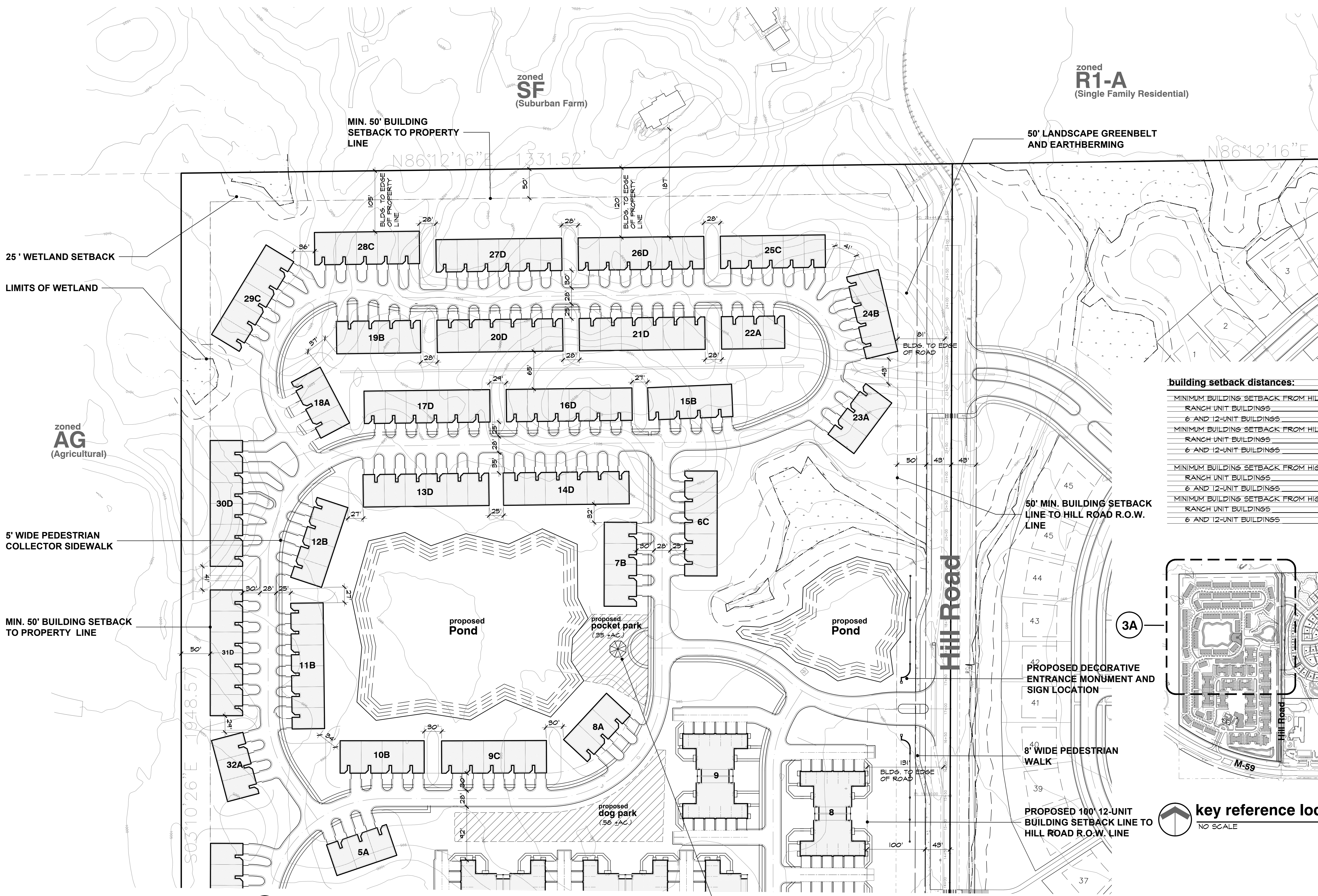
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project no.:

LP22.056.05

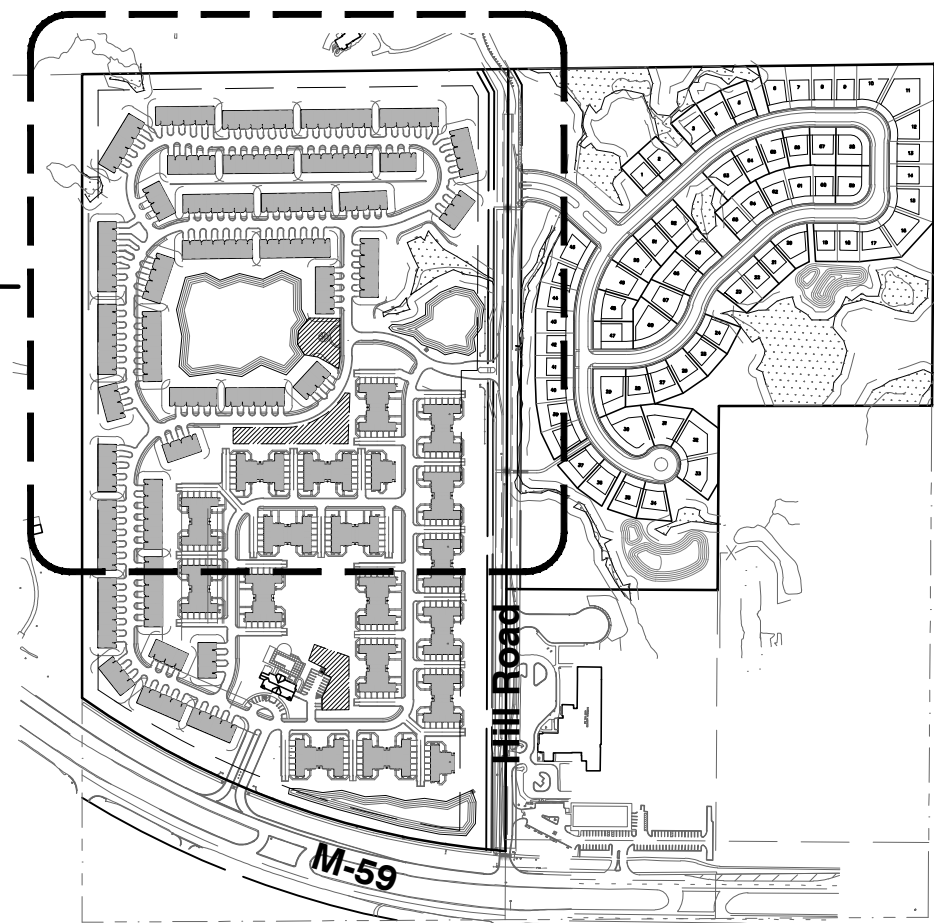
sheet no.:

LP-3 of 5



building setback distances:

MINIMUM BUILDING SETBACK FROM HILL ROAD R.O.W.	
RANCH UNIT BUILDINGS	50'
6 AND 12-UNIT BUILDINGS	100'
MINIMUM BUILDING SETBACK FROM HILL ROAD PAVEMENT	
RANCH UNIT BUILDINGS	25'
6 AND 12-UNIT BUILDINGS	125'
MINIMUM BUILDING SETBACK FROM HIGHLAND ROAD R.O.W.	
RANCH UNIT BUILDINGS	74'
6 AND 12-UNIT BUILDINGS	43'
MINIMUM BUILDING SETBACK FROM HIGHLAND ROAD PAVEMENT	
RANCH UNIT BUILDINGS	152'
6 AND 12-UNIT BUILDINGS	157'



3A Avalon multi-family site plan (north)
SCALE: 1" = 80' - 0"

PROPOSED PARK FEATURE



FELINO A. PASCUAL
and ASSOCIATES
Community Land Planner and
registered Landscape Architect
24333 Orchard Lake Rd, Suite G
Farmington Hills, MI 48336
ph. (248) 557-5588
fax. (248) 557-5416



client:

WHITE LAKE HILL, LLC
31550 Northwestern Hwy
Farmington Hills, Michigan

project:

AVALON

project location:

White Lake Twp.
Michigan
Highland Road & Hill Road

sheet title:

PD Single Family Site Plan

job no./issue/revision date:

LP20.077.09	REVIEW	10-1-2020
LP20.077.09	REVIEW	11-25-2020
LP21.008.01	REVIEW	1-6-2021
LP21.008.01	REVIEW	1-12-2021
LP22.056.05	REVIEW	5-11-2022
	REVIEW	5-13-2022
LP22.056.07	REVIEW	7-27-2022
LP22.056.08	REVIEW	8-18-2022
LP22.056.08 TWP. REV.		8-25-2022
LP22.056.09 TWP. REV.		9-29-2022

drawn by:
JP, DK, PH

checked by:

FP,

date:

5-10-2022

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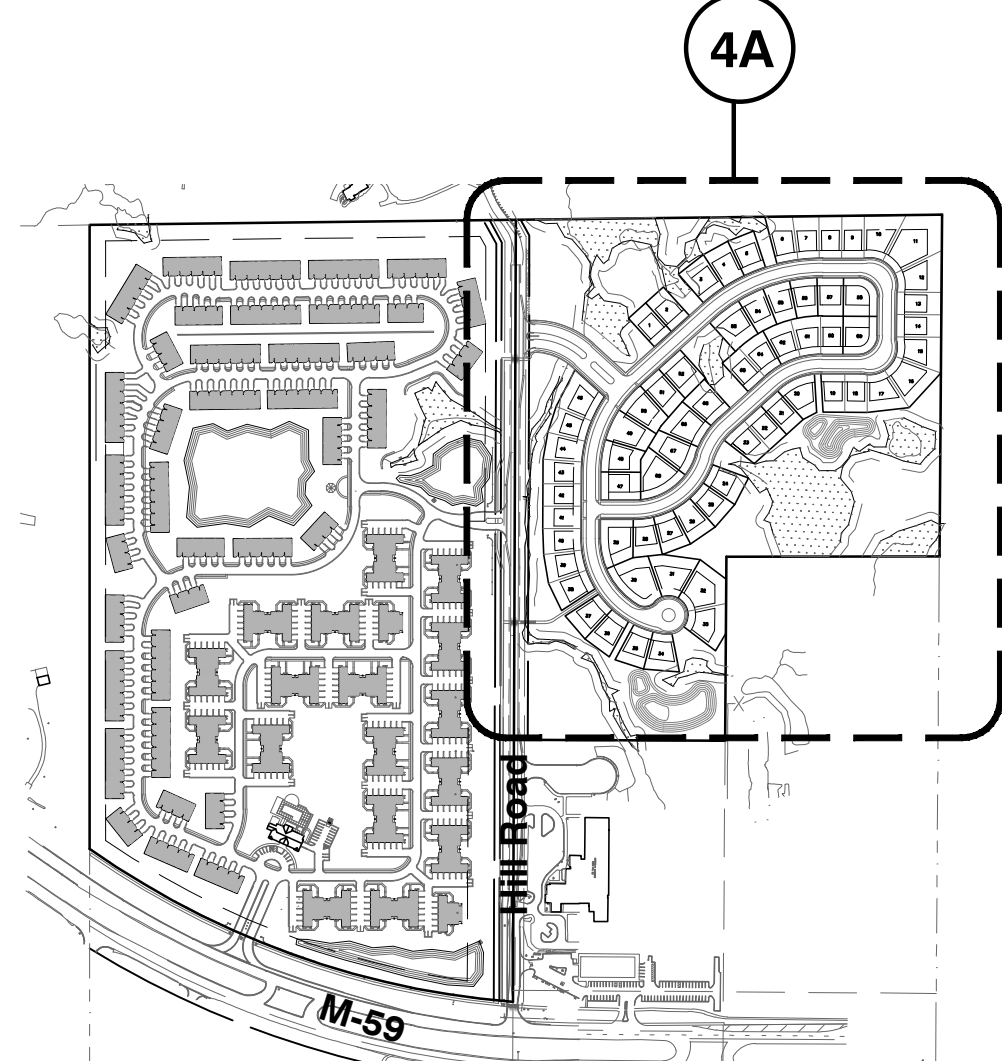
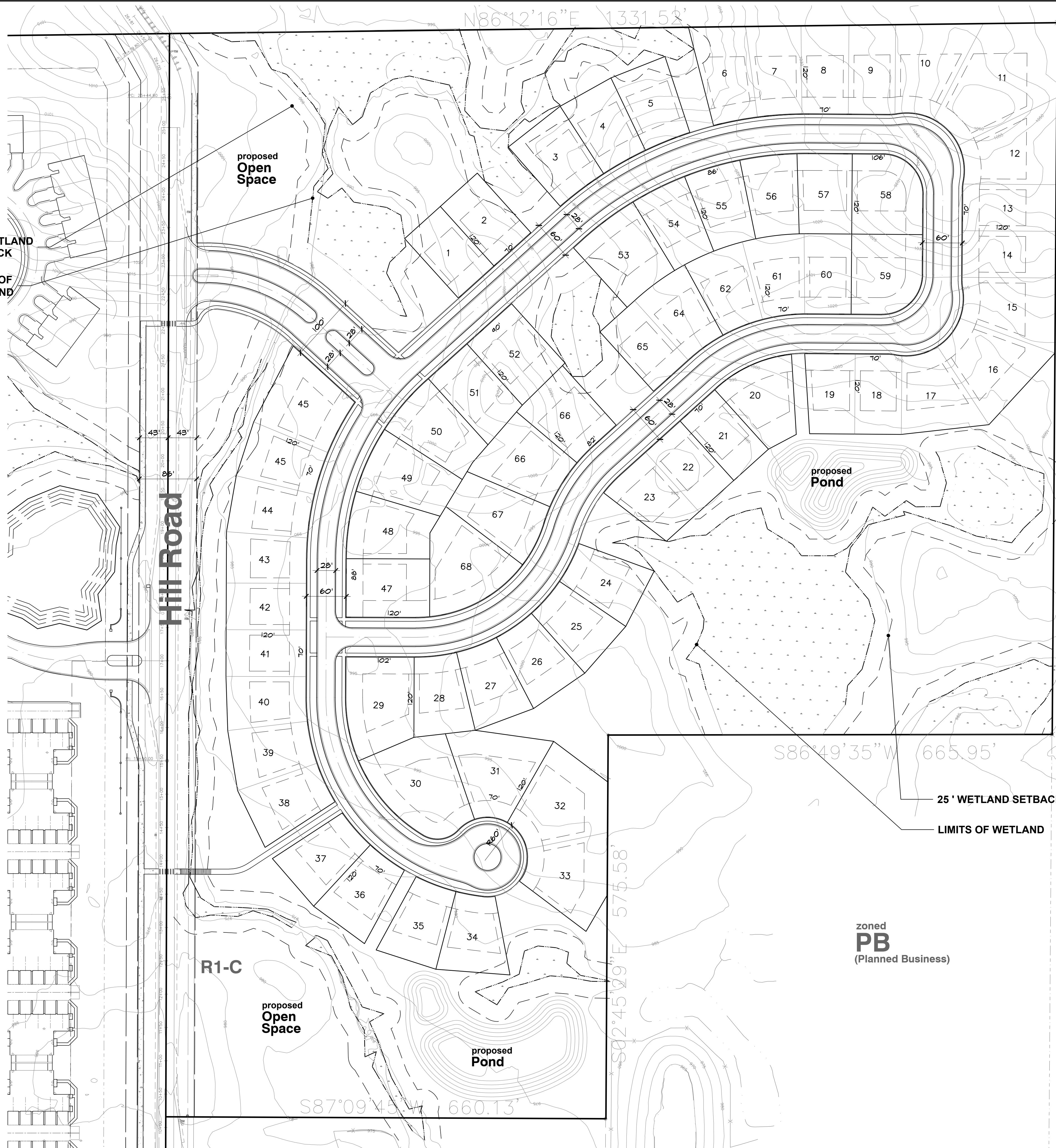
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project no:

LP22.056.05

sheet no:

LP-4 of 5

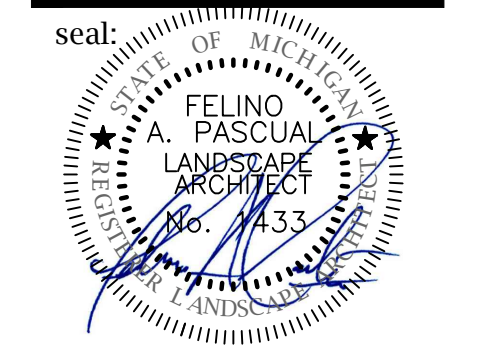


key reference location map
NO SCALE

single family parcel (R1-D)

ACRES OF SINGLE FAMILY SITE (R1-D)	41.06±
ACRES OF WETLAND	8.82±
ACRES OF NET (LESS R.O.W. OR REMAINING WETLAND AREAS)	30.66±
NO. OF SINGLE FAMILY LOTS	68
SMALLER LOT SIZE	8,039 SQ.FT
AVERAGE LOT SIZE	10,046 SQ.FT
AVERAGE LOT WIDTH	71'
SMALLEST LOT WIDTH	62'
DENSITY PER ACRE	2.41
68-LOTS / 30.66 ACRES = 2.218 UNITS/ACRE	

4A Avalon single family site plan (south)
SCALE: 1" = 80' - 0"



client:
WHITE LAKE HILL, LLC
 31550 Northwestern Hwy
 Farmington Hills, Michigan

project:
AVALON

project location:
 White Lake Twp.
 Michigan
 Highland Road & Hill Road

sheet title:
Site Greenbelt Section

job no./issue/revision date:

LP20.077.09	REVIEW	10-1-2020
LP20.077.09	REVIEW	11-25-2020
LP21.008.01	REVIEW	1-6-2021
LP21.008.01	REVIEW	1-12-2021
LP22.056.05	REVIEW	5-11-2022
	REVIEW	5-13-2022
LP22.056.07	REVIEW	7-27-2022
LP22.056.08	REVIEW	8-18-2022
LP22.056.08	TWP. REV.	8-25-2022
LP22.056.09	TWP. REV.	9-29-2022

drawn by:
JP, DK, PH
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FP
 date:
5-10-2022

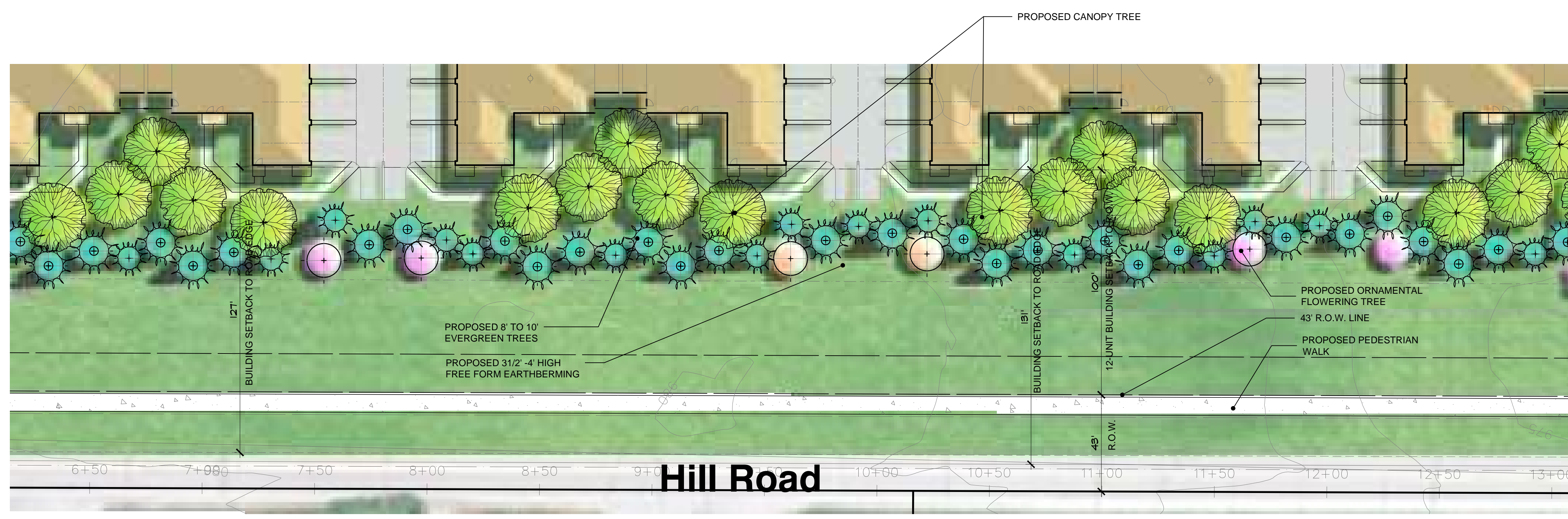
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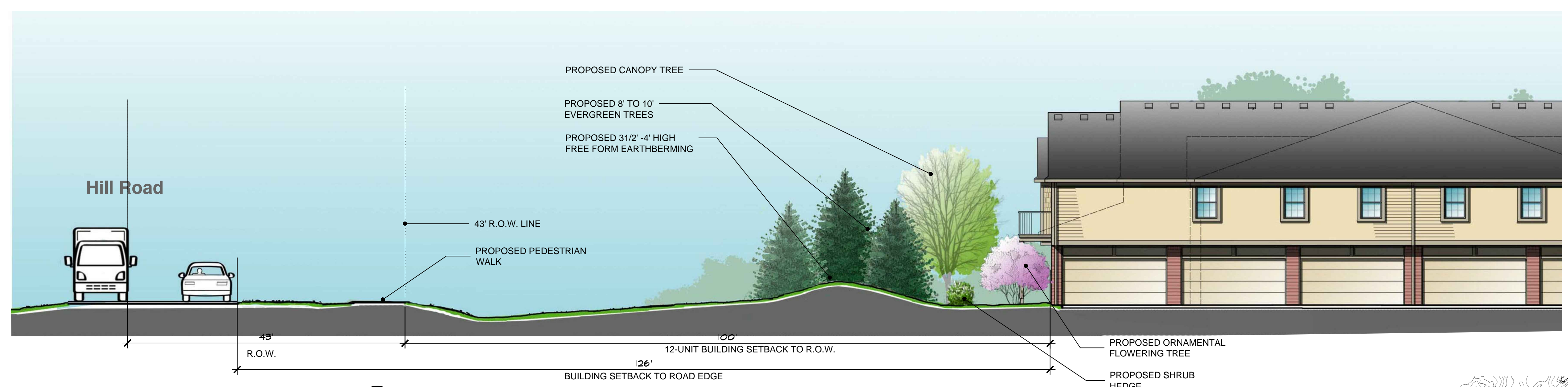
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project no:
LP22.056.05

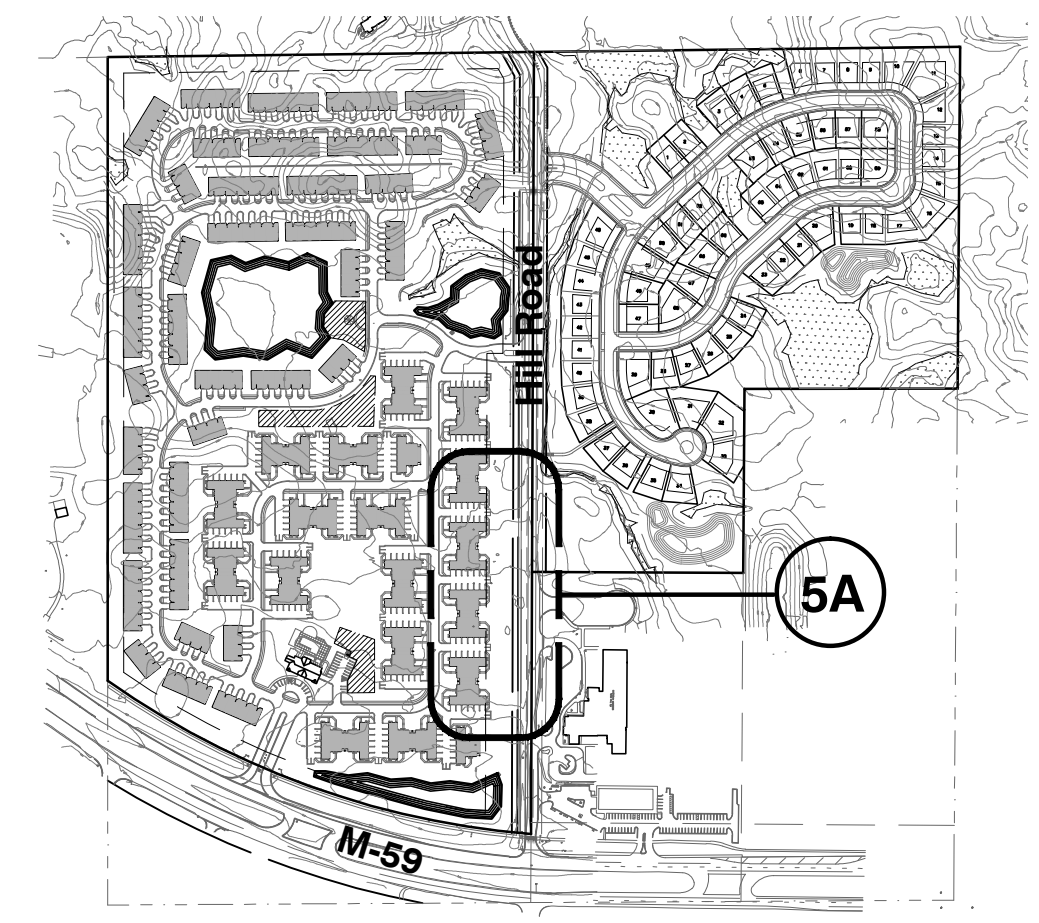
sheet no:
LP-5 of 5



5A landscape greenbelt plan (Hill Road)
 SCALE: 1" = 10' - 0"



5B landscape site section (Hill Road)
 SCALE: 1" = 10' - 0"



key reference location map
 NO SCALE



5C landscape site section (Hill Road)
 SCALE: 1" = 10' - 0"

FP A
FELINO A. PASCUAL
 and ASSOCIATES
 Community Land Planner and
 registered Landscape Architect
 24333 Orchard Lake Rd, Suite G
 Farmington Hills, MI 48336
 ph. (248) 557-5588
 fax. (248) 557-5416

client:
WHITE LAKE HILL, LLC
 31550 Northwestern Hwy
 Farmington Hills, Michigan

project:
AVALON

project location:
 White Lake Twp.
 Michigan
 Highland Road & Hill Road

sheet title:
OVERALL SITE PLAN VIEW

job no./issue/revision date:

LP20.077.09	REVIEW	10-1-2020
LP20.077.09	REVIEW	11-25-2020
LP21.008.01	REVIEW	1-6-2021
LP21.008.01	REVIEW	1-12-2021
LP22.056.05	REVIEW	5-11-2022
	REVIEW	5-13-2022
LP22.056.07	REVIEW	7-27-2022
LP22.056.08	TWP	8-25-2022
LP22.056.09	TWP	9-29-2022

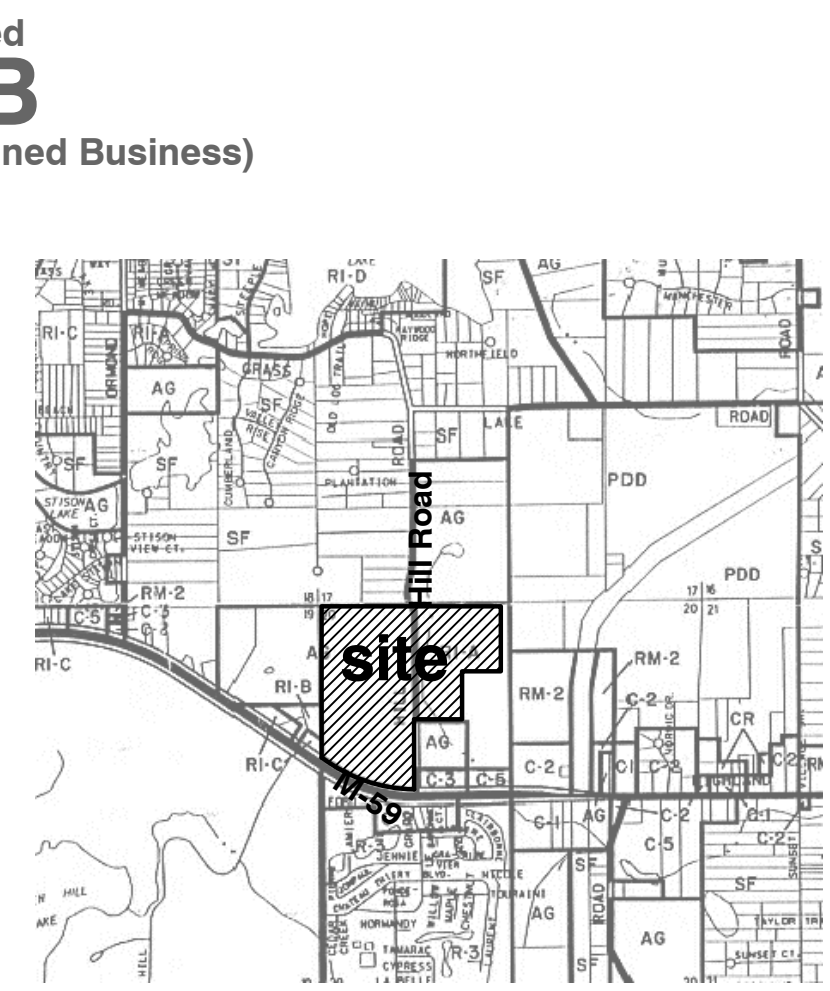
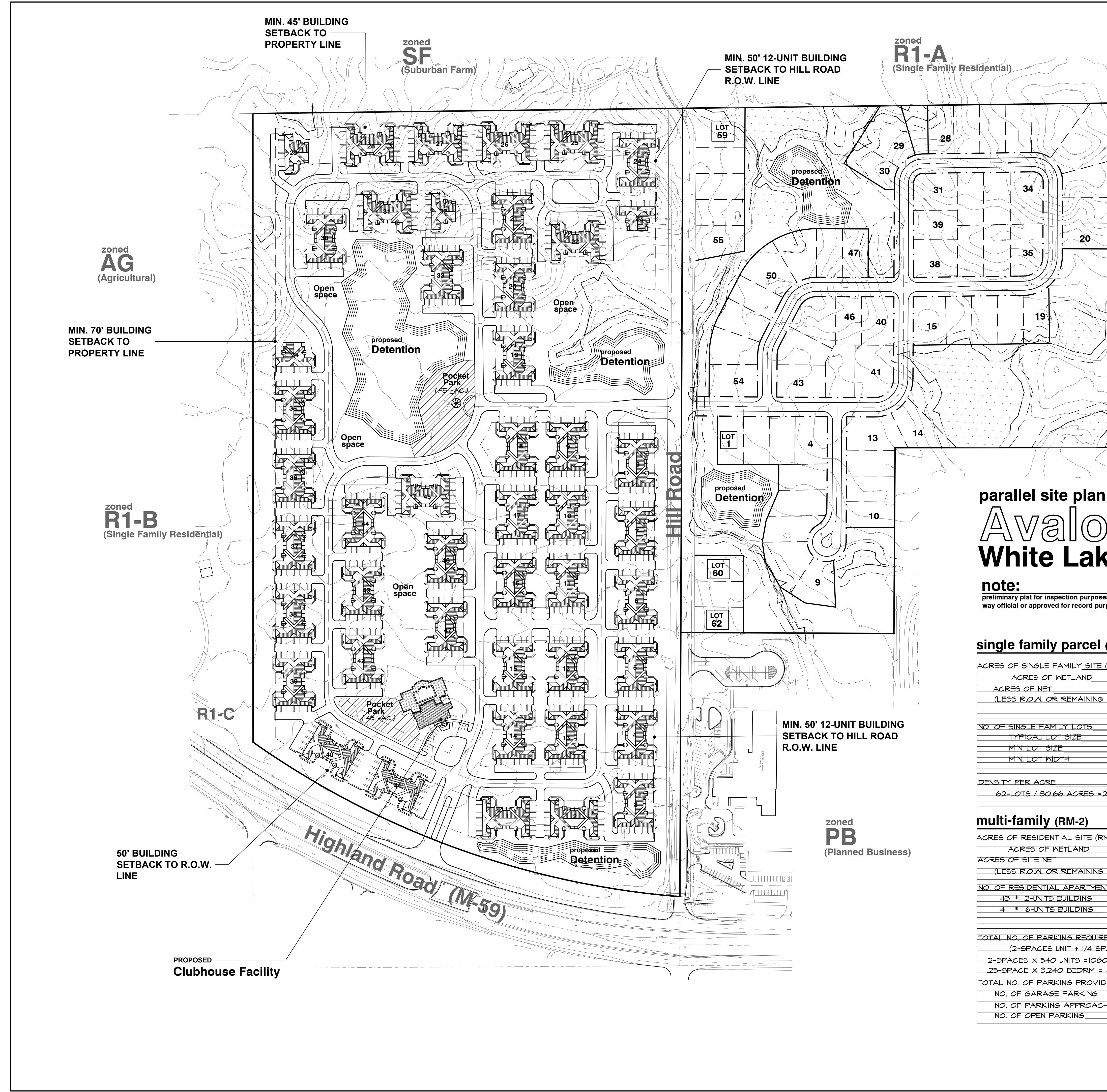
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JP, DK, PH
 checked by:
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5-10-2022

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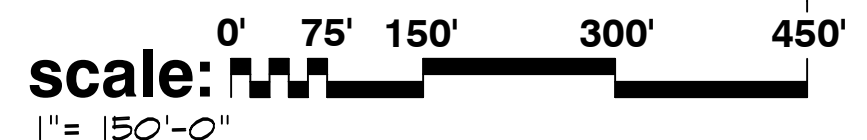
project no:
LP22.056.05
 sheet no:
LP-1 of 4



site location map
 NO SCALE

parallel site plan study for:
Avalon - a plan residential community
White Lake Township, Michigan

note:
 preliminary plat for inspection purposes only and in no way official or approved for record purposes.



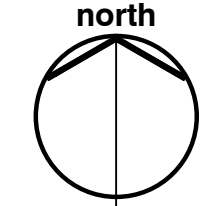
single family parcel (R1-D)

ACRES OF SINGLE FAMILY SITE (R1-D)	41.06±
ACRES OF WETLAND	8.82±
ACRES OF NET (LESS R.O.W. OR REMAINING WETLAND AREAS)	30.66±
NO. OF SINGLE FAMILY LOTS	62
TYPICAL LOT SIZE	80'X150'
MIN. LOT SIZE	12,000 SQ.FT
MIN. LOT WIDTH	80'
DENSITY PER ACRE	2.02
62-LOTS / 30.66 ACRES = 2.02 UNITS/ACRE	

multi-family (RM-2)

ACRES OF RESIDENTIAL SITE (RM-2)	69.96±
ACRES OF WETLAND	1.7
ACRES OF SITE NET (LESS R.O.W. OR REMAINING WETLAND AREAS)	64.82 ±
NO. OF RESIDENTIAL APARTMENT UNITS	540
43 * 12-UNITS BUILDING	516
4 * 6-UNITS BUILDING	24
TOTAL NO. OF PARKING REQUIRED (2-SPACES UNIT + 1/4 SPACE PER BEDROOM)	1,890
2-SPACES X 540 UNITS = 1080-SPACES	
25-SPACE X 3,240 BEDRM = 810-SPACES	
TOTAL NO. OF PARKING PROVIDED	2,175
NO. OF GARAGE PARKING	1080
NO. OF PARKING APPROACH	1080
NO. OF OPEN PARKING	15

RECREATIONAL SPACE REQUIRED	1.02
5,000 (FIRST UNIT) + (540 UNITS X 100 SQFT PER UNIT) = 59,000 / 49360 = 1.19 ACRES	
RECREATIONAL SPACE PROVIDED	1.17±
MAXIMUM LOT COVERAGE (20% OF 64.82 ACRES (SITE NET) = 12.964 ACRES)	12.96±
LOT COVERAGE PROVIDED	11.48±
43 x 11,000 SQ.FT (12-PLEX BLDG) = 473,000 SQFT + 4 x 5,500 SQ.FT (6-PLEX BLDG) = 22,500 SQFT + 1 x 5,000 SQ.FT (CLUBHOUSE) = 5,000 SQFT = 500,500 SQ.FT. / 43,560 = 11.48 ACRES	
ALLOWABLE DENSITY PER ACRE	
43,560 / 2-BEDRM @ 4,000 SQ.FT. = 10.89 UNITS/AC.	
43,560 / 3-BEDRM @ 4,500 SQ.FT. = 9.68 UNITS/AC.	
DENSITY PER ACRE PROVIDED	8.33 UNITS/AC.
540 UNITS / 64.82 (SITE NET) = 8.33 UNITS/AC.	
RECREATIONAL SPACE REQUIRED	1.35±
1ST AT UNIT AT 5000 SQFT = 50000SQ.FT. 599 UNITS AT 100 SQFT = 59,900SQ.FT. TOTAL = 58,900SQ.FT. = 1.35 AC ±	
OPEN SPACE PROVIDED	16.97± (26%)
GREENBELTS / LANDSCAPE PERIMETER	10.82±
OPEN SPACE	4.75±
POCKET PARKS	1.4±



FP A
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 and ASSOCIATES
 Community Land Planner and
 registered Landscape Architect
 24333 Orchard Lake Rd., Suite G
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 ph. (248) 557-5588
 fax. (248) 557-5416

client:
WHITE LAKE HILL, LLC
 31550 Northwestern Hwy
 Farmington Hills, Michigan

project:
AVALON

project location:
 White Lake Twp.
 Michigan
 Highland Road & Hill Road

sheet title:
MULTI-FAMILY SITE PLAN (south)

job no./issue/revision date:

LP20.077.09	REVIEW	10-1-2020
LP20.077.09	REVIEW	11-25-2020
LP21.008.01	REVIEW	1-6-2021
LP21.008.01	REVIEW	1-12-2021
LP22.056.05	REVIEW	5-11-2022
	REVIEW	5-13-2022
LP22.056.07	REVIEW	7-27-2022
LP22.056.08	TWP	8-25-2022
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drawn by:
JP, DK, PH
 checked by:
FP
 date:
5-10-2022

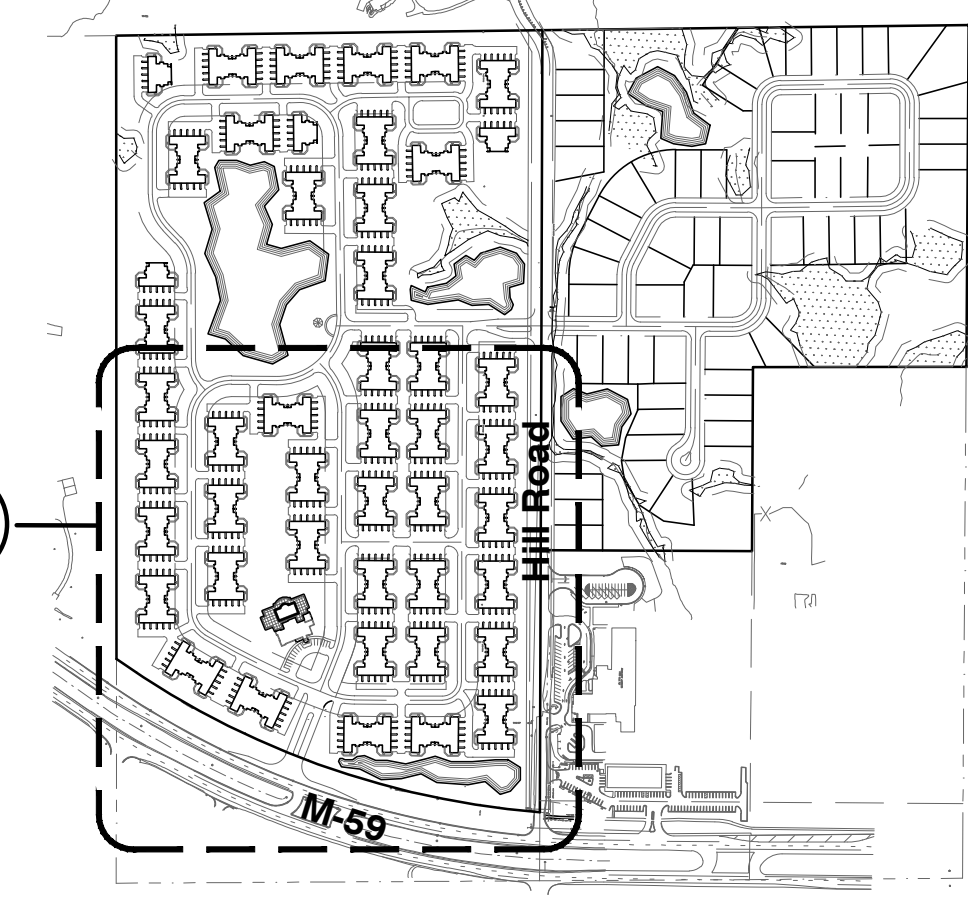
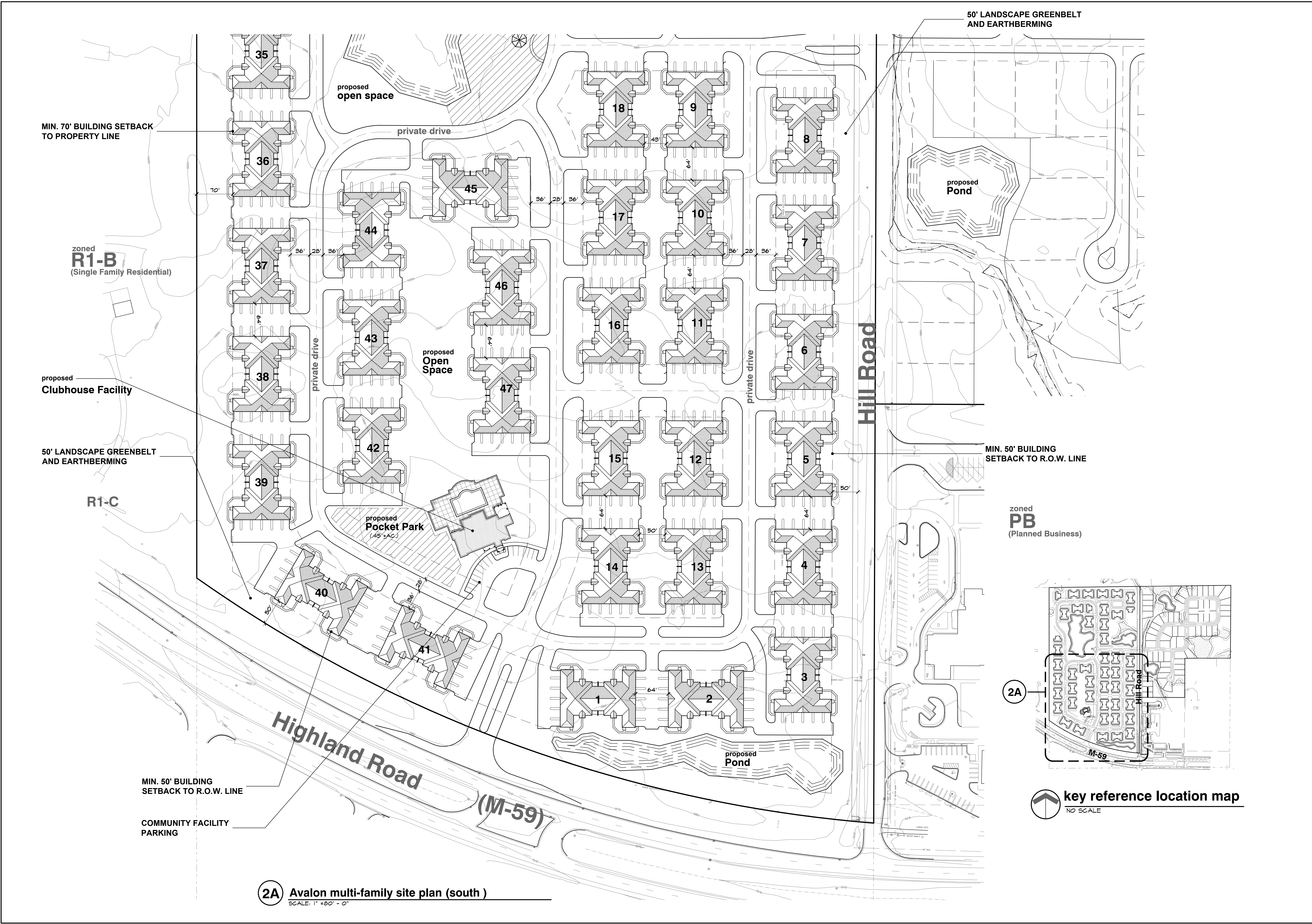
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project no:
LP22.056.05

sheet no:
LP-2 of 4



key reference location map
 NO SCALE

2A Avalon multi-family site plan (south)
 SCALE: 1" = 80' - 0"

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 ph. (248) 557-5388
 fax. (248) 557-5416

client:
WHITE LAKE HILL, LLC
 31550 Northwestern Hwy
 Farmington Hills, Michigan

project:
AVALON

project location:
 White Lake Twp.
 Michigan
 Highland Road & Hill Road

sheet title:
MULTI-FAMILY SITE PLAN (north)

job no./issue/revision date:

LP20.077.09	REVIEW	10-1-2020
LP20.077.09	REVIEW	11-25-2020
LP21.008.01	REVIEW	1-6-2021
LP21.008.01	REVIEW	1-12-2021
LP22.056.05	REVIEW	5-11-2022
	REVIEW	5-13-2022
LP22.056.07	REVIEW	7-27-2022
LP22.056.08	TWP	8-25-2022
LP22.056.09	TWP	9-29-2022

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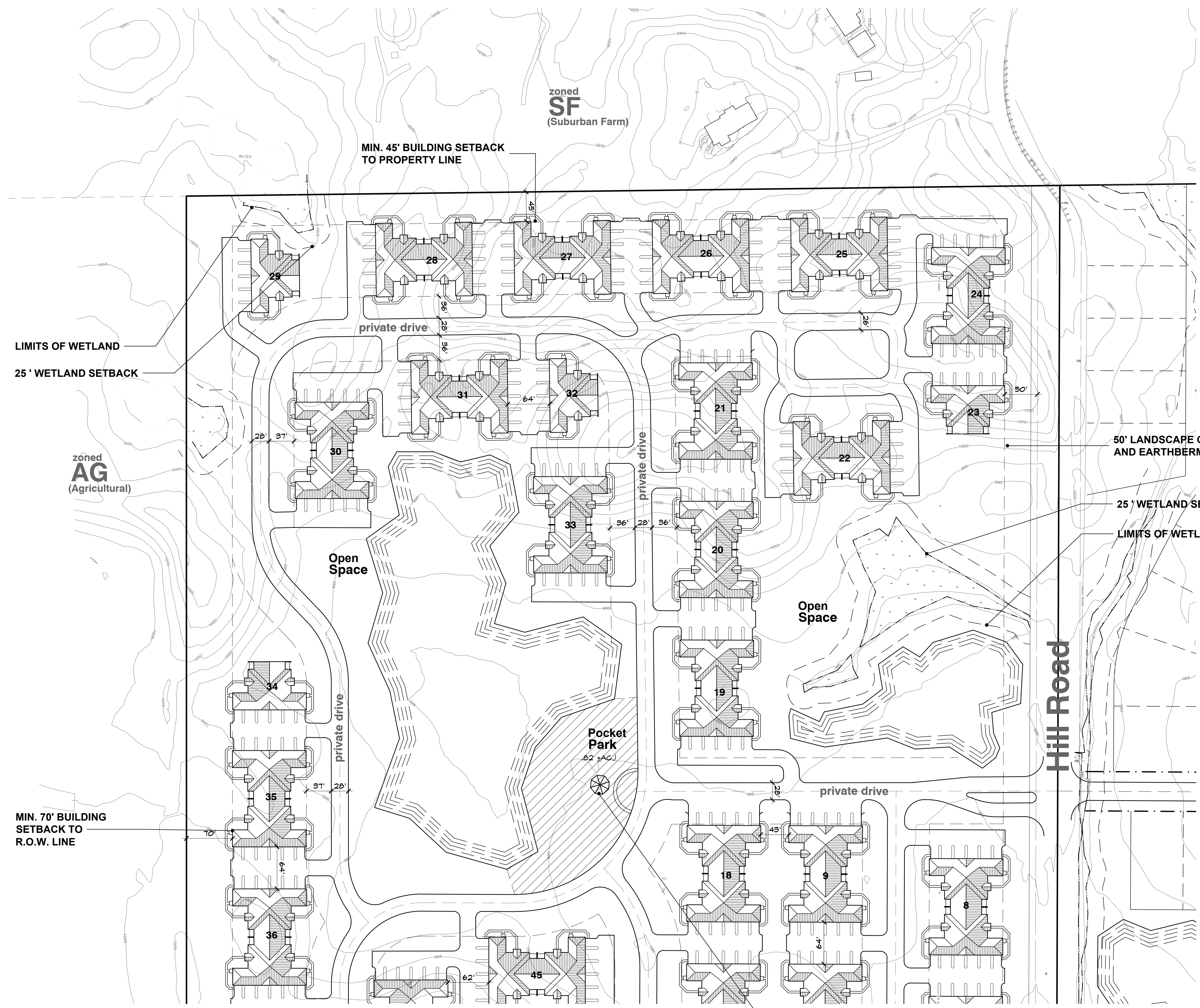
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project no:
LP22.056.05

sheet no:
LP-3 of 4



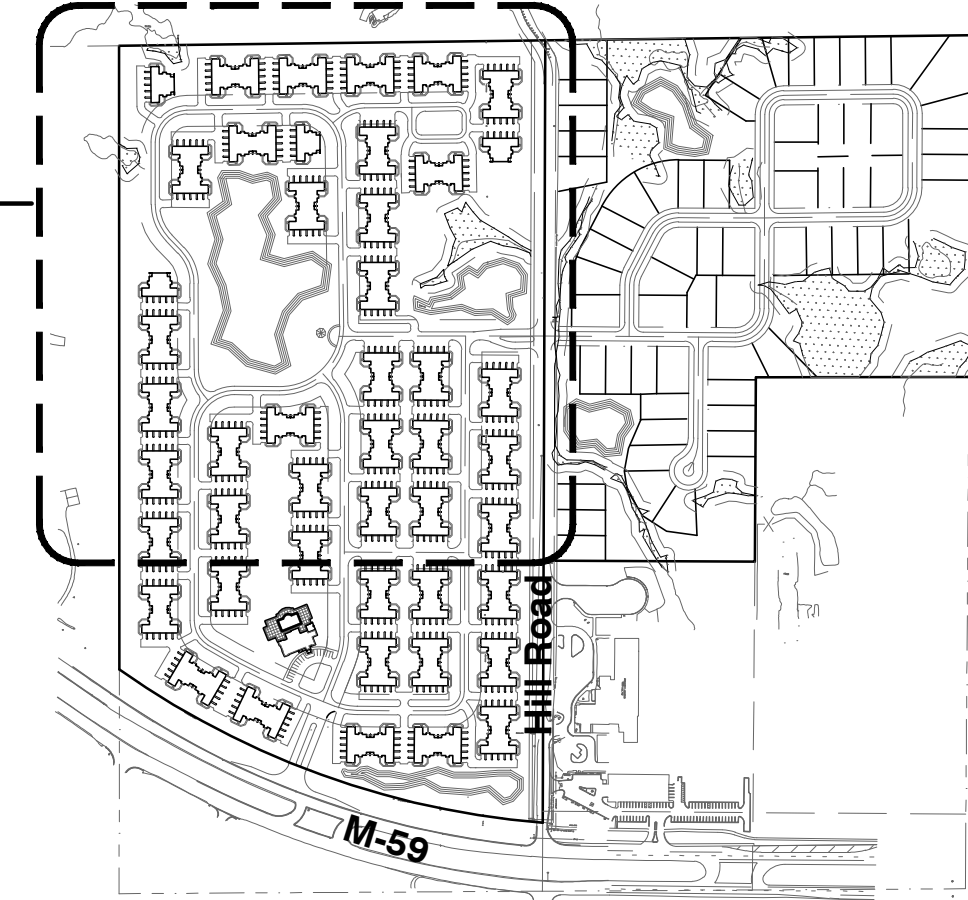
zoned **R1-A**
 (Single Family Residential)

50' LANDSCAPE GREENBELT AND EARTHBERMING

25' WETLAND SETBACK

LIMITS OF WETLAND

Hill Road



key reference location map
 NO SCALE

3A Avalon multi-family site plan (north)
 SCALE: 1" = 80' - 0"

PROPOSED PARK FEATURE



client:
WHITE LAKE HILL, LLC
 31550 Northwestern Hwy
 Farmington Hills, Michigan

project:
AVALON

project location:
 White Lake Twp.
 Michigan
 Highland Road & Hill Road

sheet title:
SINGLE FAMILY SITE PLAN

job no./issue/revision date:

LP20.077.09	REVIEW	10-1-2020
LP20.077.09	REVIEW	11-25-2020
LP21.008.01	REVIEW	1-6-2021
LP21.008.01	REVIEW	1-12-2021
LP22.056.05	REVIEW	5-11-2022
	REVIEW	5-13-2022
LP22.056.07	REVIEW	7-27-2022
LP22.056.08	TWP	8-25-2022
LP22.056.09	TWP	9-29-2022

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5-10-2022

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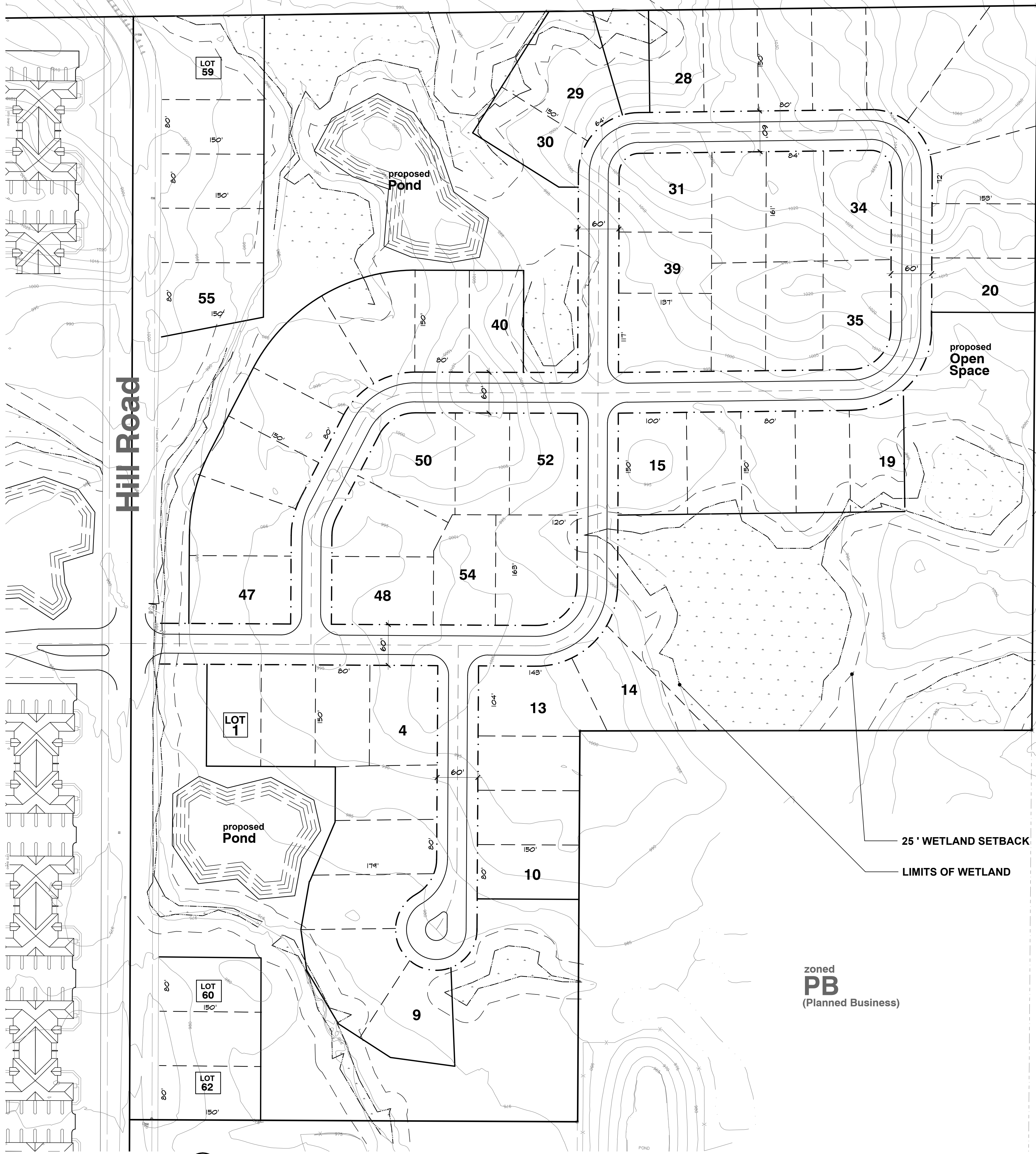
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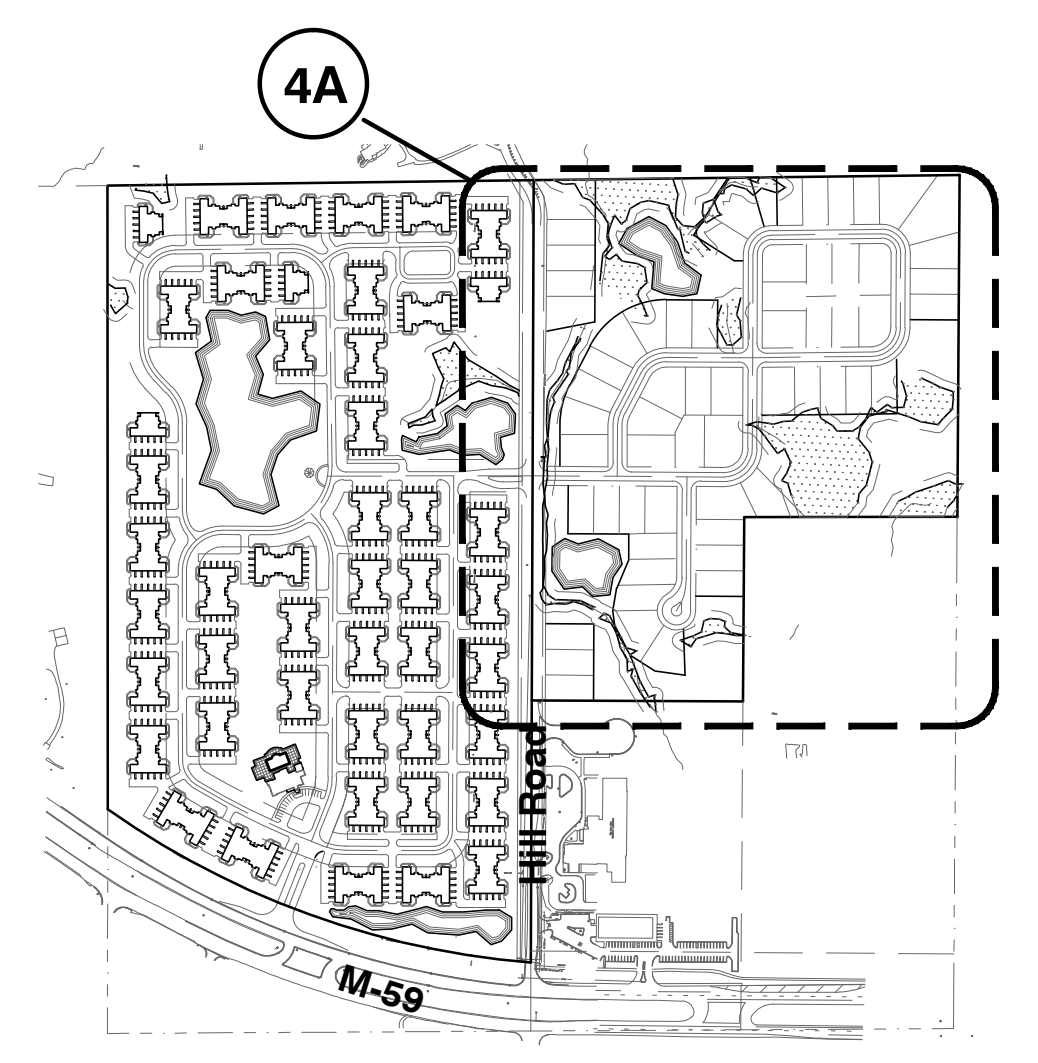
project no:
LP22.056.05

sheet no:
LP-4 of 4



zoned
PB
 (Planned Business)

zoned
PB
 (Planned Business)



key reference location map
 NO SCALE

4A Avalon single family site plan (south)
 SCALE: 1" = 80' - 0"



PEA GROUP

7927 Nemco Way, Suite 115
Brighton, MI 48116

517.546.8583
peagroup.com

September 14, 2022
Project No.: 2021-0084

via email: jgalbraith@lautrecltd.com

Mr. James Galbraith
White Lake Hill, LLC
31550 Northwestern Highway, Suite 220
Farmington Hills, Michigan 48334

RE: The Avalon – White Lake Township
Preliminary Stormwater analysis

Dear Mr. Galbraith:

Pursuant to your request, PEA Group has analyzed the preliminary design of the stormwater detention facilities for this project to assure that adequate space is provided for detention basins on both the current site plan layout and parallel plans.

During development of the Preliminary PUD Site Plan drawings, we calculated the required detention basin volumes according to Oakland County Water Resources Commissioner standards, and designed the basins and grading to provide the required volume and land area to accommodate them.

Attached are the original drainage calculations and maps illustrating the designs referenced above (sheets P-5.1 and P-5.2), and the current site plan and parallel plan by Felino Pascual & Associates. We have overlaid the detention basins we designed (in color red) onto these to demonstrate that there is enough space in both the parallel plan and site plan for adequate stormwater detention.

Sincerely,

PEA Group

Jonathan E. Curry, PE
Sr. Project Manager



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and ASSOCIATES
Community Land Planner and
registered Landscape Architect
24333 Orchard Lake Rd, Suite G
Farmington Hills, MI 48336
ph. (248) 557-5588
fax. (248) 557-5416



client:
LAUTREC
31550 Northwestern
Hwy
Farmington Hills,
Michigan

project:
AVALON

project location:
White Lake Twp.
Michigan
Highland Road & Hill
Road

sheet title:
**OVERALL SITE
PLAN VIEW**

job no./issue/revision date:

LP20.077.09	REVIEW	10-1-2020
LP20.077.09	REVIEW	11-25-2020
LP21.008.01	REVIEW	1-6-2021
LP21.008.01	REVIEW	1-12-2021
LP22.056.05	REVIEW	5-11-2022
	REVIEW	5-13-2022
LP22.056.07	REVIEW	7-27-2022
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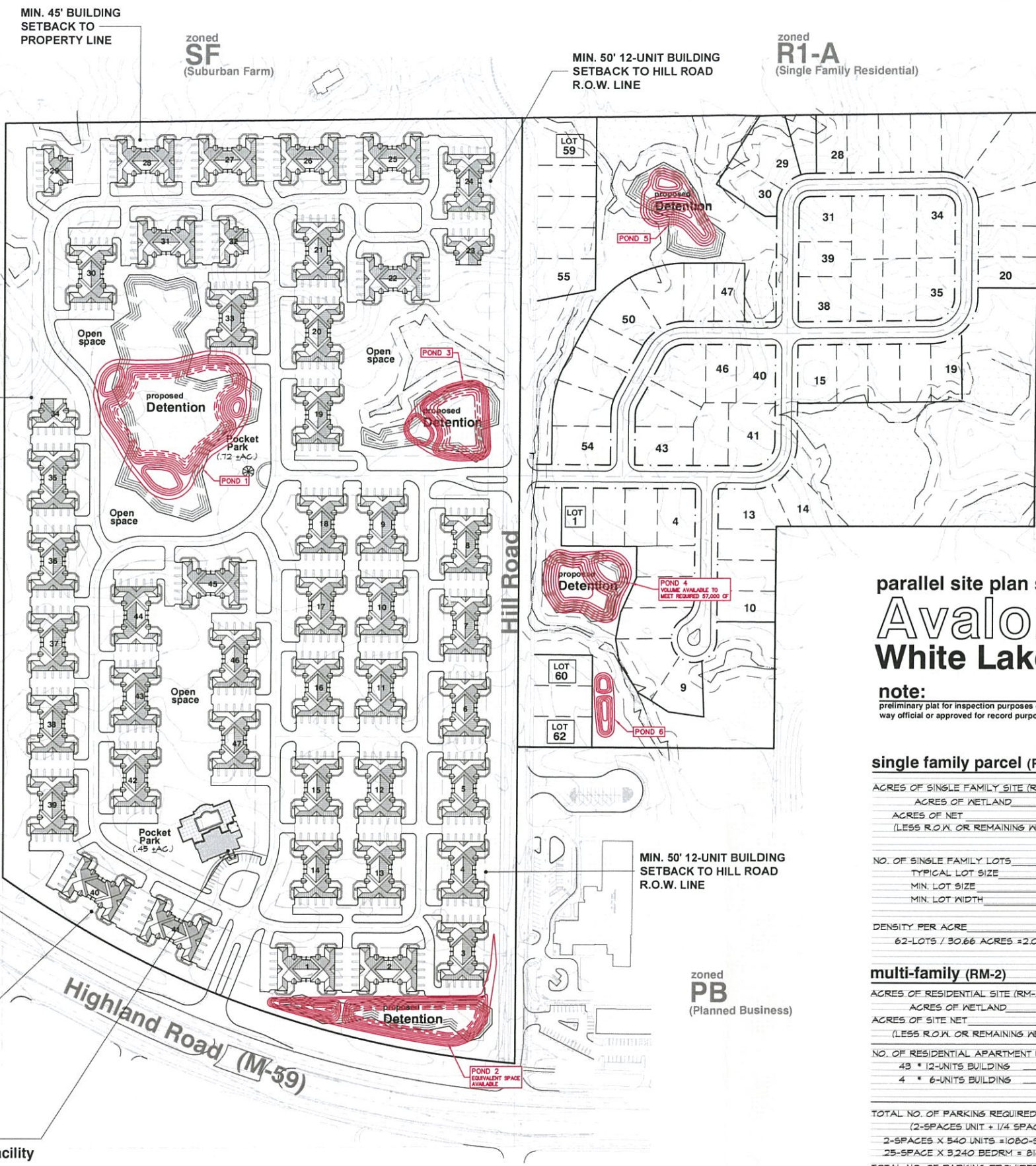
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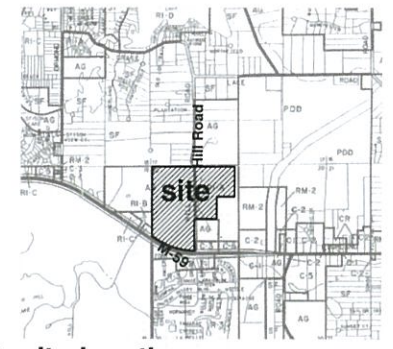
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project no:
LP22.056.05

sheet no:
LP-1 of 4



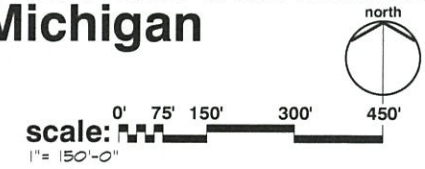
zoned
PB
(Planned Business)



site location map
NO SCALE

parallel site plan study for:
**Avalon - a plan residential community
White Lake Township, Michigan**

note:
preliminary plan for inspection purposes only and in no
way official or approved for record purposes.



single family parcel (R1-D)

ACRES OF SINGLE FAMILY SITE (R1-D)	41.06±
ACRES OF WETLAND	8.82±
ACRES OF NET (LESS R.O.W. OR REMAINING WETLAND AREAS)	30.66±
NO. OF SINGLE FAMILY LOTS	62
TYPICAL LOT SIZE	80'X150'
MIN. LOT SIZE	12,000 SQ.FT
MIN. LOT WIDTH	80'
DENSITY PER ACRE	2.02
62-LOTS / 30.66 ACRES = 2.02 UNITS/ACRE	

multi-family (RM-2)

ACRES OF RESIDENTIAL SITE (RM-2)	64.82±
ACRES OF WETLAND	1.7
ACRES OF SITE NET (LESS R.O.W. OR REMAINING WETLAND AREAS)	64.82 ±
NO. OF RESIDENTIAL APARTMENT UNITS	540
43 * 12-UNITS BUILDING	516
4 * 6-UNITS BUILDINGS	24

TOTAL NO. OF PARKINGS REQUIRED (2-SPACES UNIT + 1/4 SPACE PER BEDROOM)	1,090
2-SPACES X 540 UNITS = 1080-SPACES	
25-SPACE X 3,240 BEDRM = 810-SPACES	
TOTAL NO. OF PARKINGS PROVIDED	2,175
NO. OF GARAGE PARKING	1,080
NO. OF PARKING APPROACH	1,080
NO. OF OPEN PARKING	15

RECREATIONAL SPACE REQUIRED 1.02
5,000 (FIRST UNIT) + (540 UNITS X 100 SQFT PER UNIT)
= 59,000 / 43,560 = 1.35 ACRES
RECREATIONAL SPACE PROVIDED 1.17±

MAXIMUM LOT COVERAGE 12.96±
(20% OF 64.82 ACRES (SITE NET) = 12.964 ACRES)
LOT COVERAGE PROVIDED 11.48±
43 x 11,000 SQ.FT (12-PLEX BLDG) = 473,000 SQ.FT +
4 x 5,500 SQ.FT (6-PLEX BLDG) = 22,500 SQ.FT +
1 x 5,000 SQ.FT (CLUBHOUSE) = 5,000 SQ.FT
= 500,500 SQ.FT. / 43,560 = 11.48 ACRES

ALLOWABLE DENSITY PER ACRE
43,560 / 2-BEDRM @ 4,000 SQ.FT. = 10.89 UNITS/AC.
43,560 / 3-BEDRM @ 4,500 SQ.FT. = 9.68 UNITS/AC.
DENSITY PER ACRE PROVIDED 8.33 UNITS/AC.
540 UNITS / 64.82 (SITE NET) = 8.33 UNITS/AC.

OPEN SPACE REQUIRED (15% OF SITE NET) 9.72±
(64.82 X .15 (15%) = 9.723 ACRES)

OPEN SPACE PROVIDED 16.97± (26%)
GREENBELTS / LANDSCAPE PERIMETER 10.82±
POCKET PARKS AND OPEN SPACE 6.15±

zoned
AG
(Agricultural)

MIN. 70' BUILDING
SETBACK TO
PROPERTY LINE

zoned
R1-B
(Single Family Residential)

50' BUILDING
SETBACK TO R.O.W.
LINE

MIN. 45' BUILDING
SETBACK TO
PROPERTY LINE

zoned
SF
(Suburban Farm)

MIN. 50' 12-UNIT BUILDING
SETBACK TO HILL ROAD
R.O.W. LINE

zoned
R1-A
(Single Family Residential)

MIN. 50' 12-UNIT BUILDING
SETBACK TO HILL ROAD
R.O.W. LINE

zoned
PB
(Planned Business)

PROPOSED
Clubhouse Facility



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 ph. (248) 557-5588
 fax. (248) 557-5416



client:
LAUTREC
 31550 Northwestern Hwy
 Farmington Hills, Michigan

project:
AVALON

project location:
 White Lake Twp. Michigan
 Highland Road & Hill Road

sheet title:

SITE PLAN OVERALL VIEW

job no./issue/revision date:

LP20.077.09	REVIEW	10-1-2020
LP20.077.09	REVIEW	11-25-2020
LP21.008.01	REVIEW	1-6-2021
LP21.008.01	REVIEW	1-12-2021
LP22.056.05	REVIEW	5-11-2022
	REVIEW	5-13-2022
LP22.056.07	REVIEW	7-27-2022
LP22.056.08	REVIEW	8-18-2022
LP22.056.08 TWP. REV.		8-25-2022

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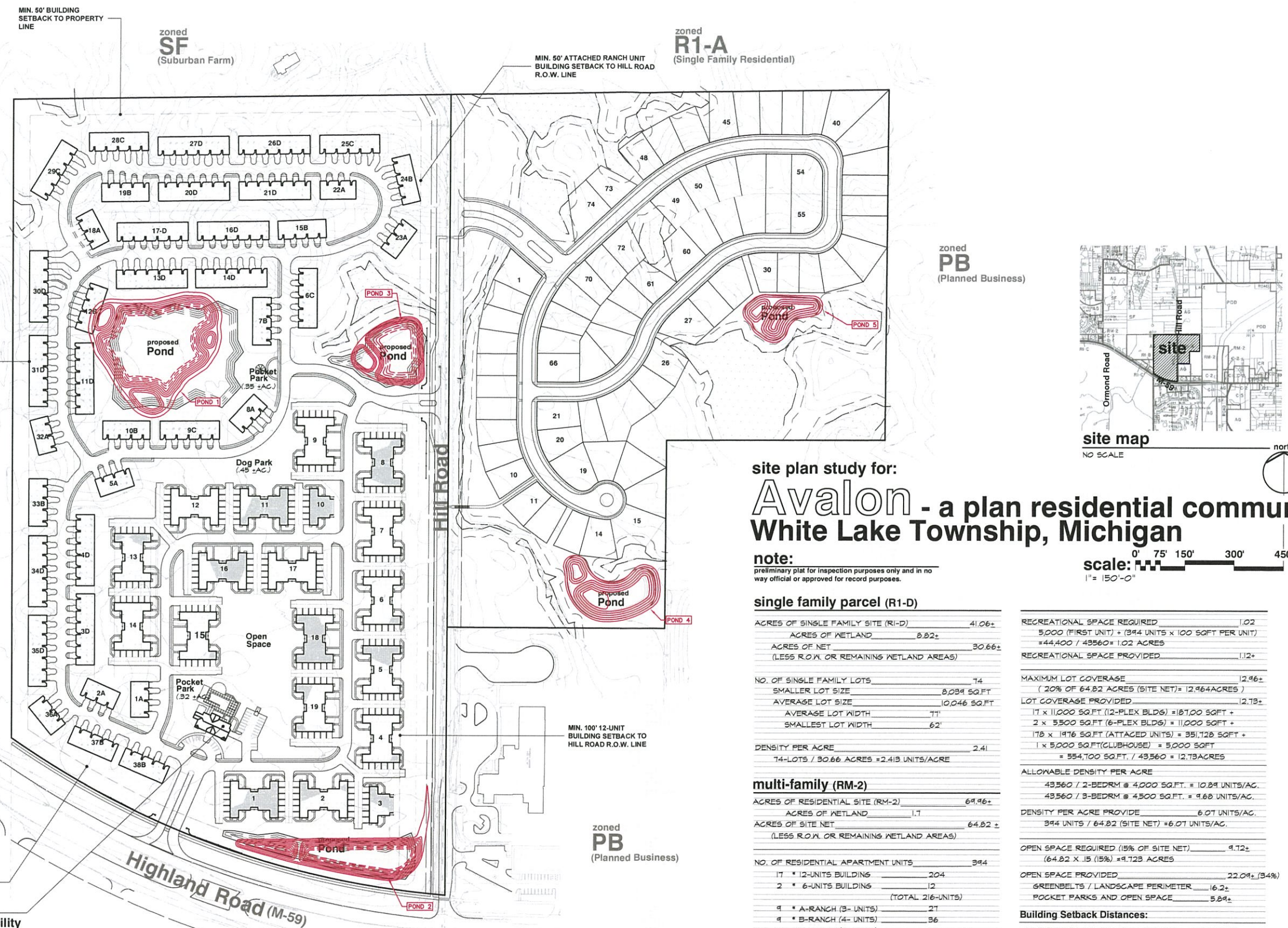
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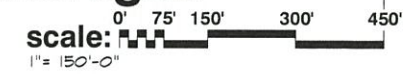
project no:
LP22.056.05

sheet no:



site plan study for:
Avalon - a plan residential community
White Lake Township, Michigan

note:
 preliminary plat for inspection purposes only and in no way official or approved for record purposes.



single family parcel (R1-D)

ACRES OF SINGLE FAMILY SITE (R1-D)	41.06±
ACRES OF WETLAND	8.82±
ACRES OF NET	30.66±
(LESS R.O.W. OR REMAINING WETLAND AREAS)	
NO. OF SINGLE FAMILY LOTS	74
SMALLER LOT SIZE	8,089 SQ.FT.
AVERAGE LOT SIZE	10,046 SQ.FT.
AVERAGE LOT WIDTH	71'
SMALLEST LOT WIDTH	62'
DENSITY PER ACRE	2.41
74-LOTS / 30.66 ACRES = 2.413 UNITS/ACRE	

multi-family (RM-2)

ACRES OF RESIDENTIAL SITE (RM-2)	64.96±
ACRES OF WETLAND	1.7
ACRES OF SITE NET	64.82 ±
(LESS R.O.W. OR REMAINING WETLAND AREAS)	
NO. OF RESIDENTIAL APARTMENT UNITS	394
17 * 12-UNITS BUILDING	204
2 * 6-UNITS BUILDING	12
(TOTAL 216-UNITS)	
9 * A-RANCH (3- UNITS)	27
4 * B-RANCH (4- UNITS)	36
5 * C-RANCH (5- UNITS)	25
15 * D-RANCH (6- UNITS)	90
(TOTAL 178-RANCH UNITS)	

TOTAL NO. OF PARKINGS REQUIRED	1,525
(2-SPACES UNIT + 1/4 SPACE PER BEDROOM)	
2-SPACES X 394 UNITS = 788-SPACES	
25-SPACE X 2,948 BEDRM = 737-SPACES	
TOTAL NO. OF PARKINGS PROVIDED	1,644
NO. OF GARAGE PARKINGS	788
NO. OF PARKING APPROACH	788
NO. OF OPEN PARKINGS	68

RECREATIONAL SPACE REQUIRED	1.02
5,000 (FIRST UNIT) + (394 UNITS X 100 SQFT PER UNIT)	
= 44,400 / 43,560 = 1.02 ACRES	
RECREATIONAL SPACE PROVIDED	1.12±

MAXIMUM LOT COVERAGE	12.96±
(20% OF 64.82 ACRES (SITE NET) = 12.964 ACRES)	
LOT COVERAGE PROVIDED	12.73±
17 X 11,000 SQ.FT. (12-PLEX BLDGS) = 187,000 SQFT +	
2 X 5,500 SQ.FT. (6-PLEX BLDGS) = 11,000 SQFT +	
178 X 1,916 SQ.FT. (ATTACHED UNITS) = 351,128 SQFT +	
1 X 5,000 SQ.FT. (CLUBHOUSE) = 5,000 SQFT	
= 554,100 SQ.FT. / 43,560 = 12.73 ACRES	

ALLOWABLE DENSITY PER ACRE	
43,560 / 2-BEDRM @ 4,000 SQ.FT. = 10.89 UNITS/AC.	
43,560 / 3-BEDRM @ 4,500 SQ.FT. = 9.68 UNITS/AC.	

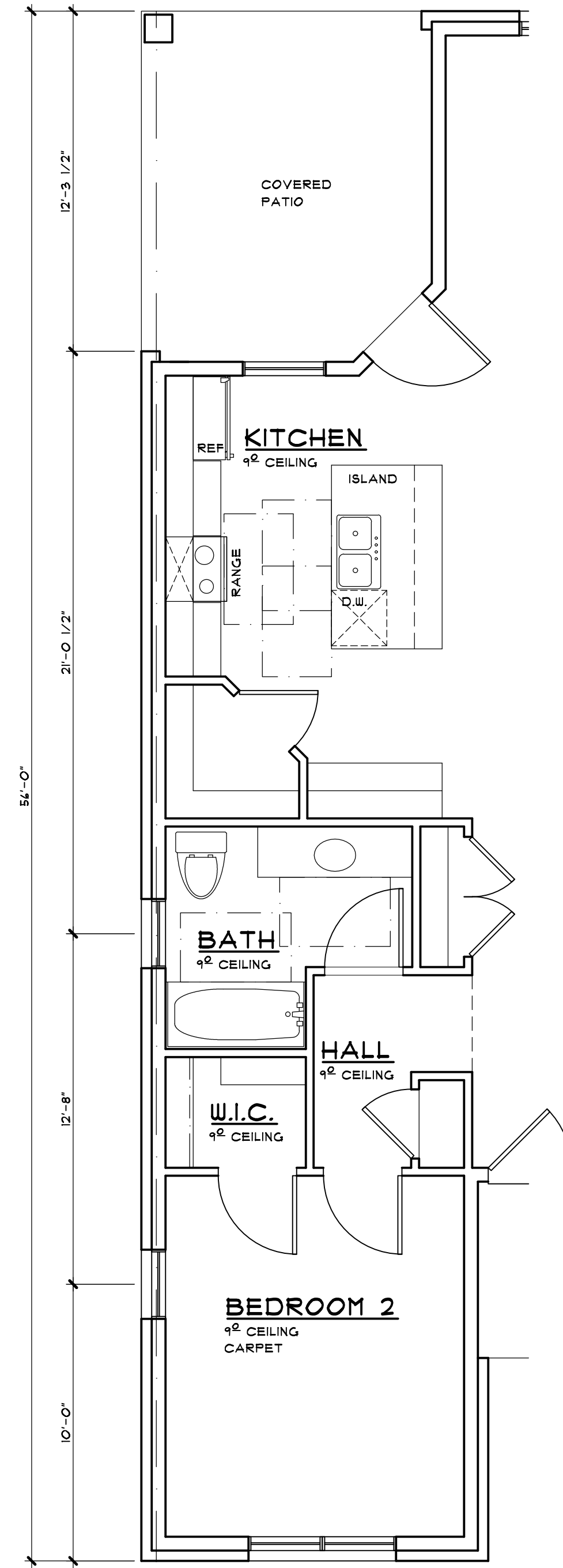
DENSITY PER ACRE PROVIDE	6.07 UNITS/AC.
394 UNITS / 64.82 (SITE NET) = 6.07 UNITS/AC.	

OPEN SPACE REQUIRED (15% OF SITE NET)	9.72±
(64.82 X .15 (15%)) = 9.723 ACRES	

OPEN SPACE PROVIDED	22.09± (34%)
GREENBELTS / LANDSCAPE PERIMETER	16.2±
POCKET PARKS AND OPEN SPACE	5.89±

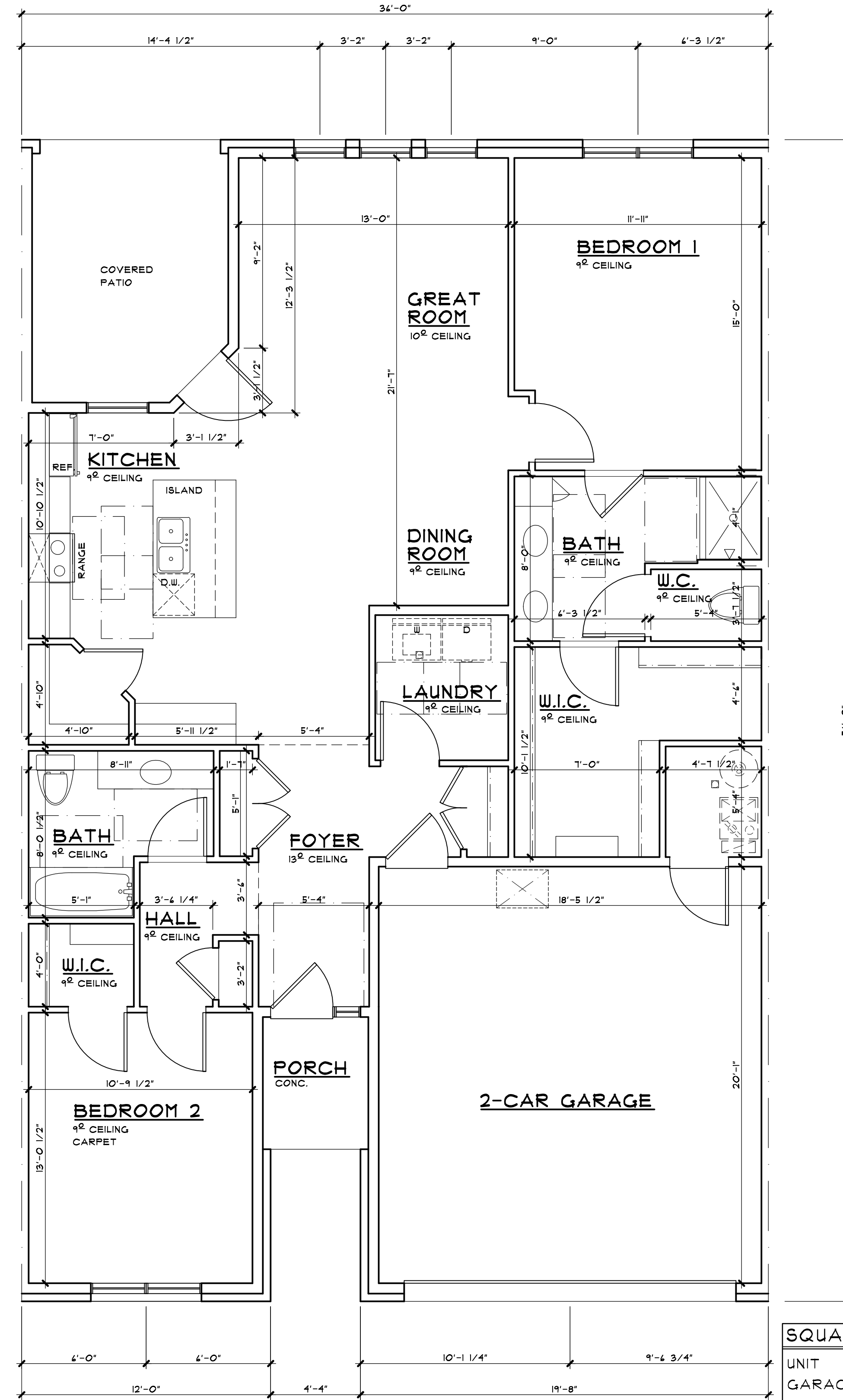
Building Setback Distances:

MINIMUM BUILDING SETBACK FROM HILL ROAD R.O.W.	
RANCH UNIT BUILDINGS	50'
6 AND 12-UNIT BUILDINGS	100'
MINIMUM BUILDING SETBACK FROM HILL ROAD PAVEMENT	
RANCH UNIT BUILDINGS	81'
6 AND 12-UNIT BUILDINGS	125'
MINIMUM BUILDING SETBACK FROM HIGHLAND ROAD R.O.W.	
RANCH UNIT BUILDINGS	74'
6 AND 12-UNIT BUILDINGS	45'
MINIMUM BUILDING SETBACK FROM HIGHLAND ROAD PAVEMENT	
RANCH UNIT BUILDINGS	152'
6 AND 12-UNIT BUILDINGS	157'



**UNIT FLOOR PLAN -
LEFT SIDE END**

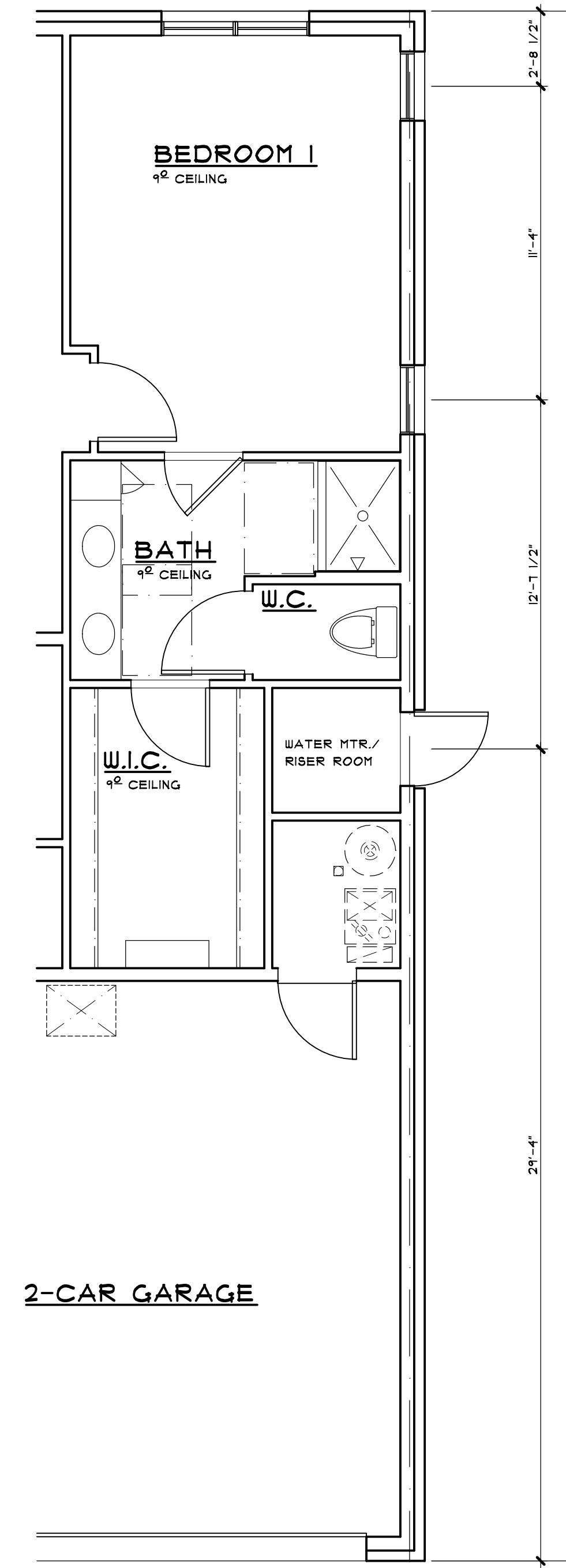
SCALE: 1/4" = 1'-0"



SQUARE FOOTAGE	
UNIT	1,424 SQ FT
GARAGE	403 SQ FT
COV. PAT.	122 SQ FT

UNIT FLOOR PLAN

SCALE: 1/4" = 1'-0"



**UNIT FLOOR PLAN -
RIGHT SIDE END**

SCALE: 1/4" = 1'-0"



Section 9, Item A.

Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design

2445 Franklin Road
Bloomfield Hills, MI 48302
248-334-5000

UNIT FLOOR PLAN

WHITE LAKE HILL, LLC
AVALON - RANCHES

WHITE LAKE TOWNSHIP, MICHIGAN

CLIENT/PROJECT

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BIDS

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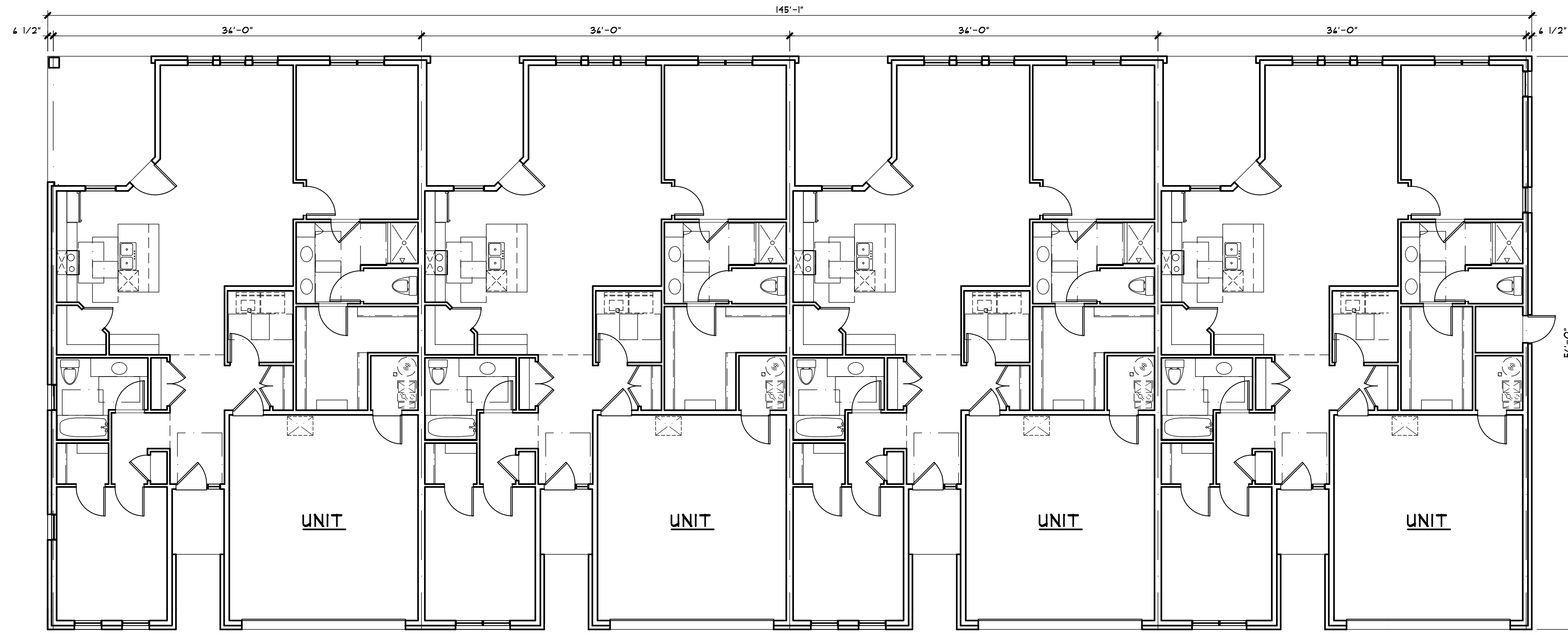
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2451

DATE
2022-03-29

SHEET NUMBER

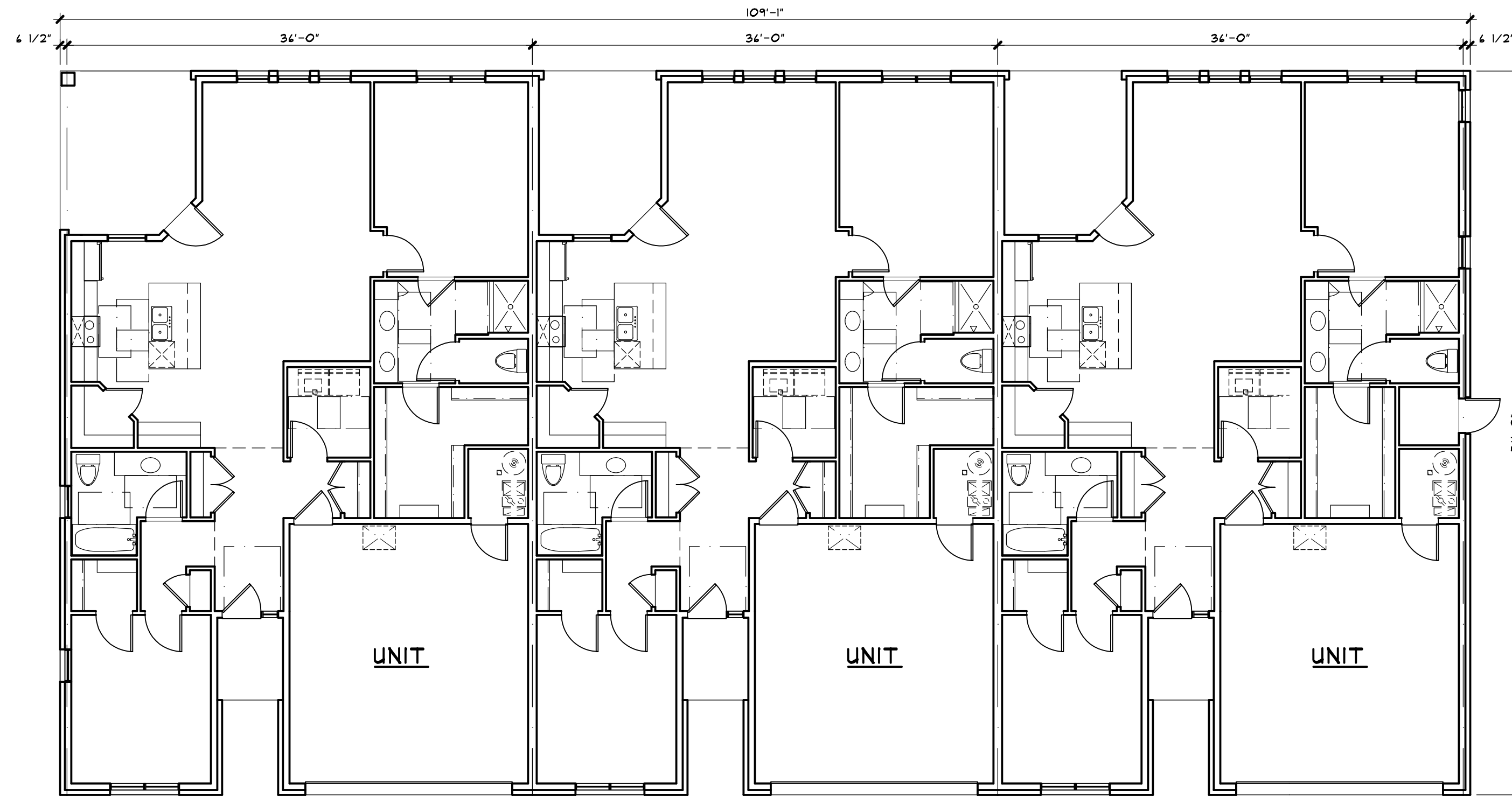
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161



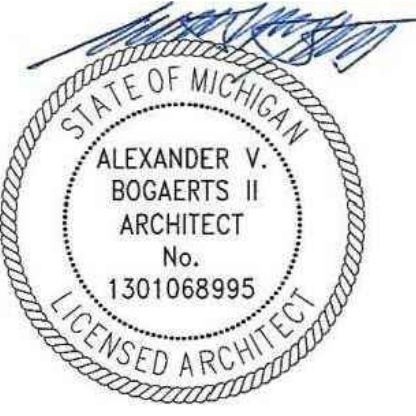
4 UNIT BUILDING FLOOR PLAN

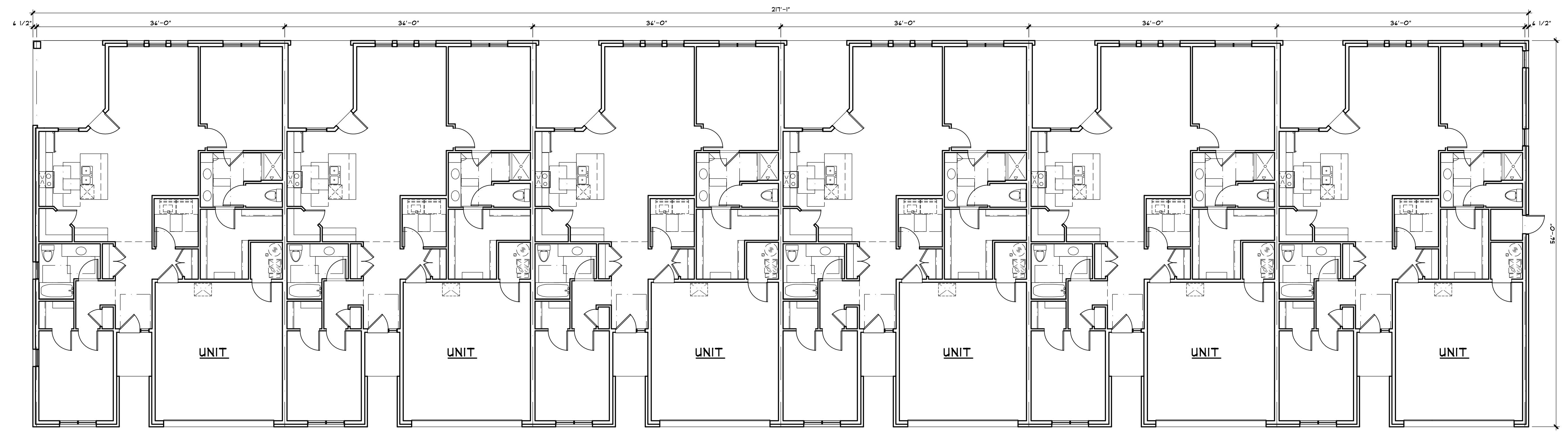
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3 UNIT BUILDING FLOOR PLAN

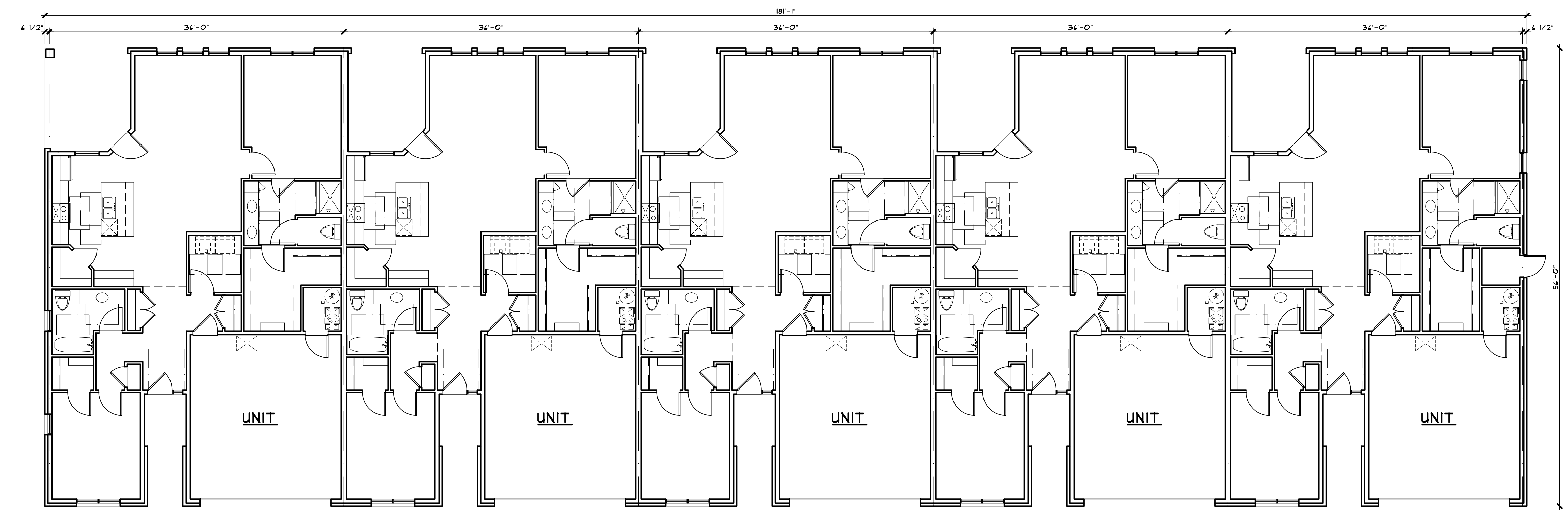
SCALE: 1/8" = 1'-0"





6 UNIT BUILDING FLOOR PLAN

SCALE: 1/8" = 1'-0"



5 UNIT BUILDING FLOOR PLAN

SCALE: 1/8" = 1'-0"

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BUILDING FLOOR PLANS

CLIENT/PROJECT
WHITE LAKE HILL, LLC
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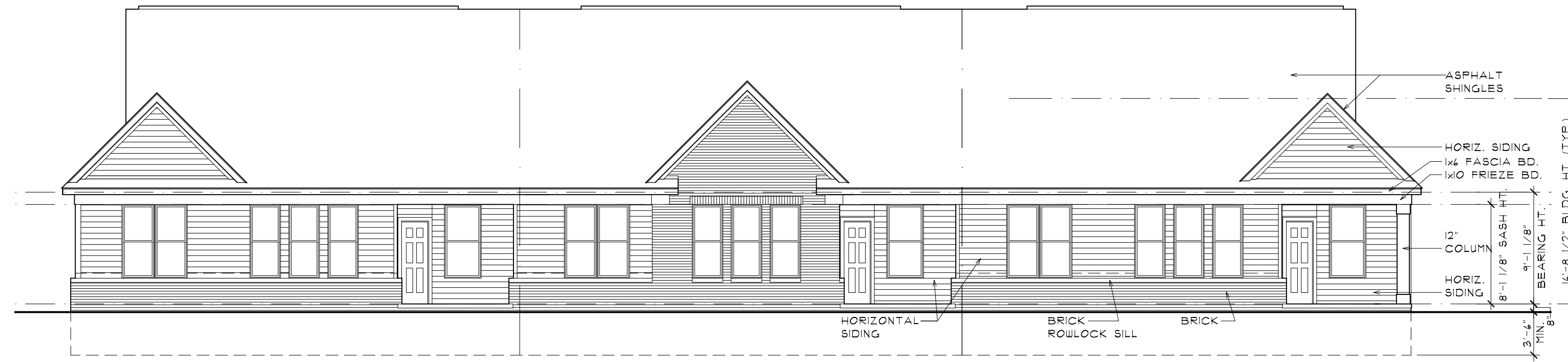
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DATE
2022-03-29
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STATE OF MICHIGAN
ALEXANDER V. BOGAERTS II
ARCHITECT
No. 1301068995
LICENSED ARCHITECT

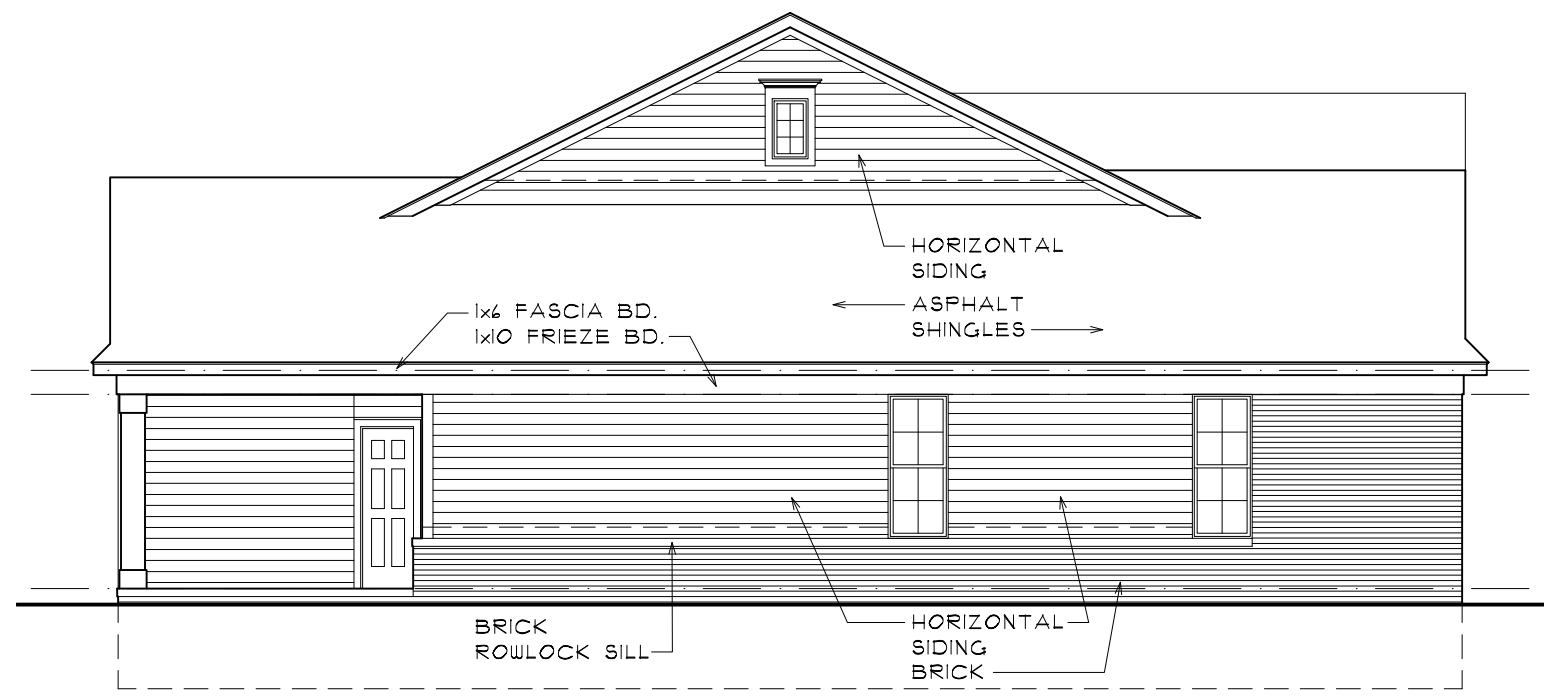
A102

163



3 UNIT REAR ELEVATION 'A' and 'C' ('B' SIMILAR)

SCALE: 1/8" = 1'-0"



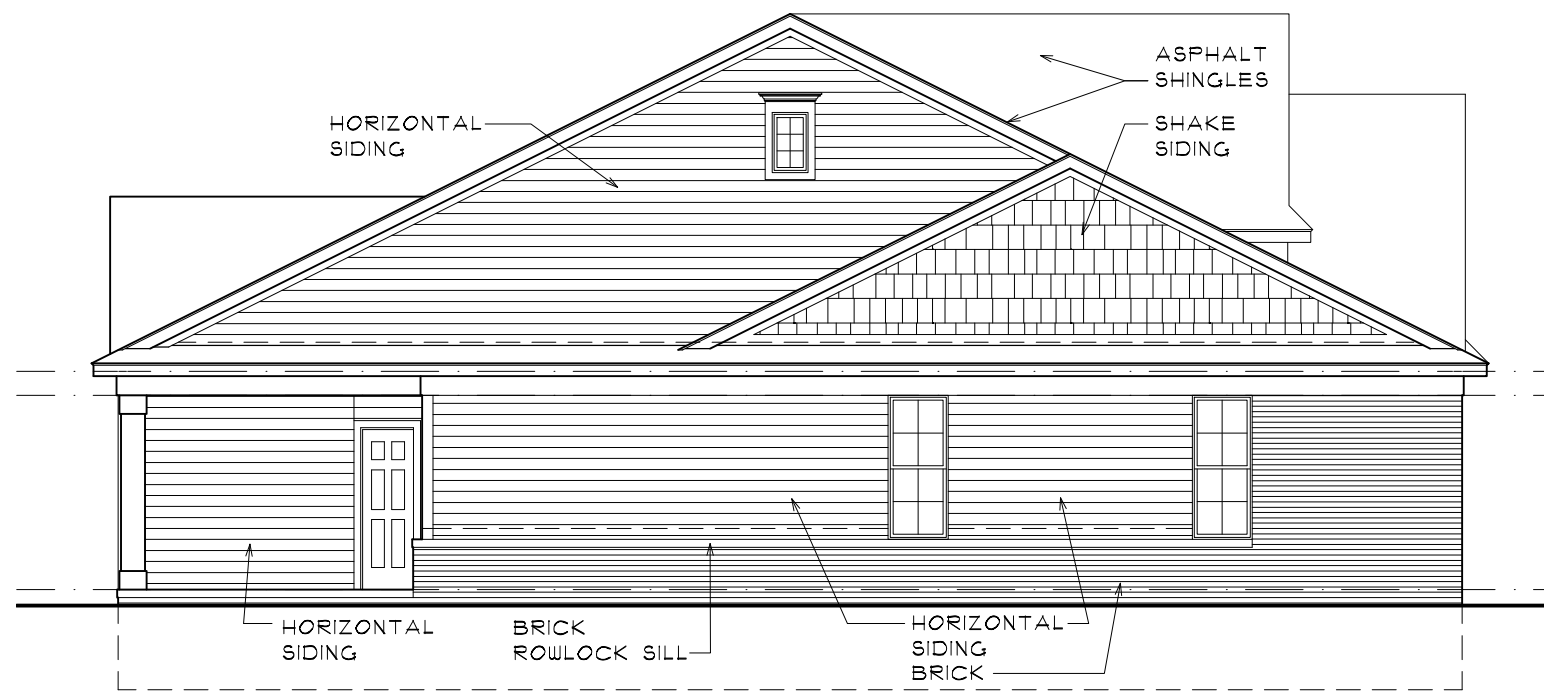
LEFT SIDE ELEVATION 'A' and 'C'

SCALE: 1/8" = 1'-0"



3 UNIT FRONT ELEVATION 'A'

SCALE: 1/8" = 1'-0"



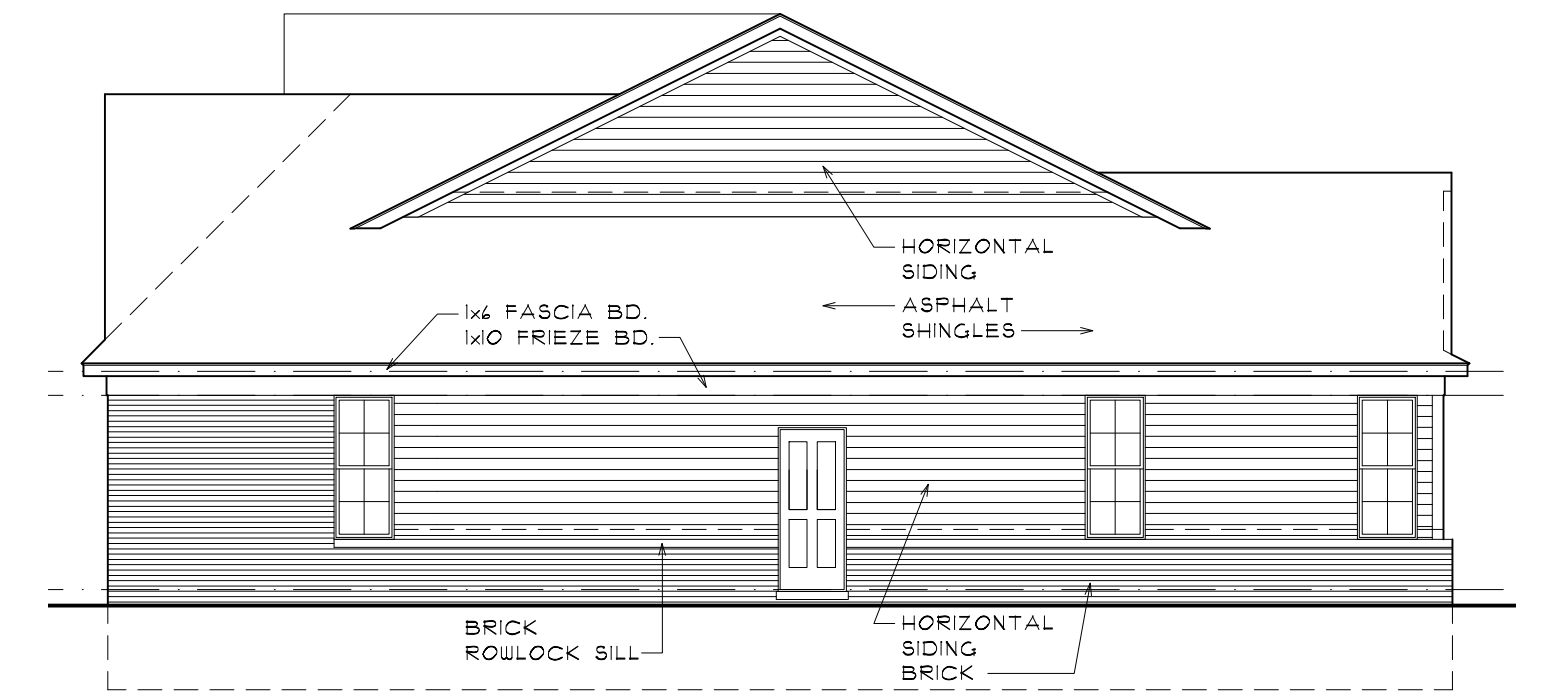
LEFT SIDE ELEVATION 'B'

SCALE: 1/8" = 1'-0"



3 UNIT FRONT ELEVATION 'B'

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION 'B' ('A' and 'C' SIMILAR)

SCALE: 1/8" = 1'-0"



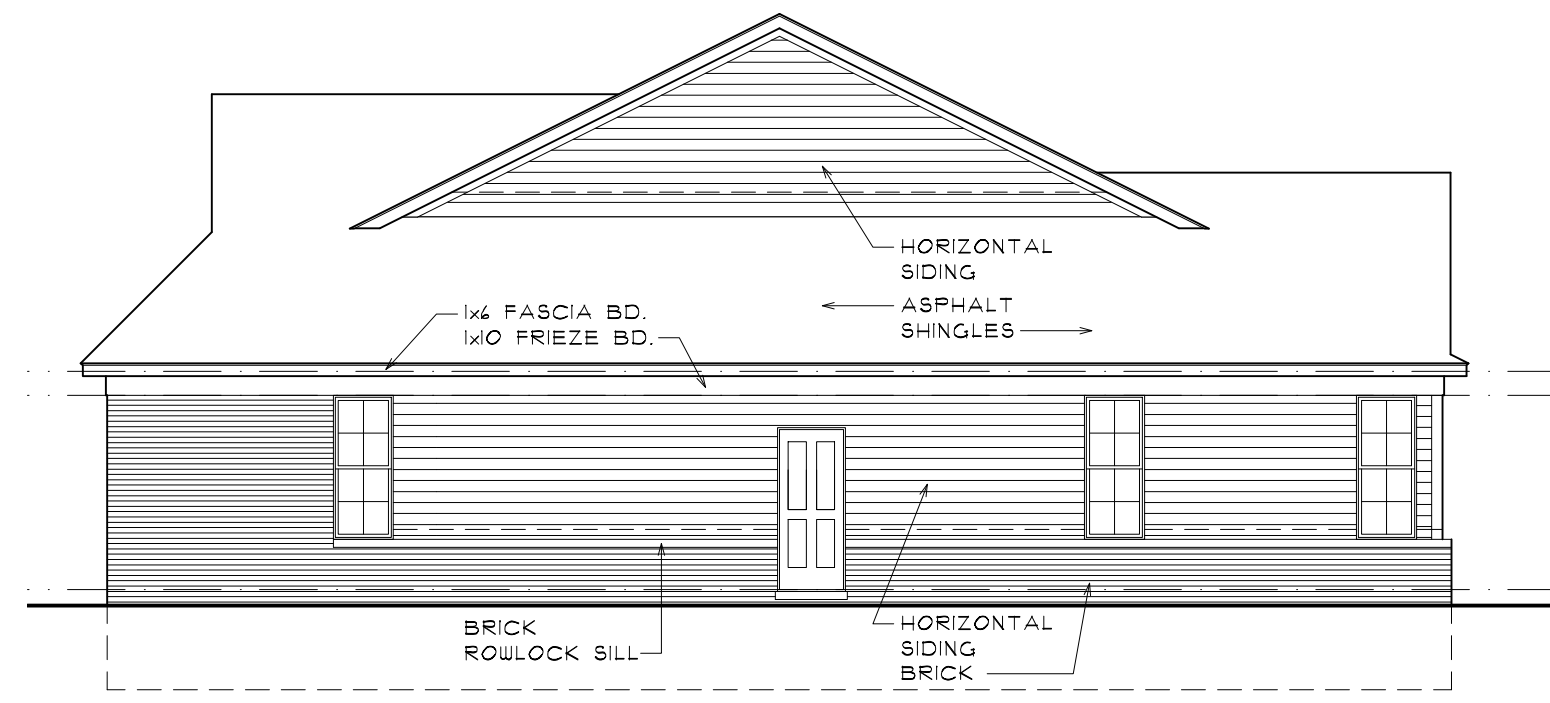
3 UNIT FRONT ELEVATION 'C'

SCALE: 1/8" = 1'-0"

NOTE:
 SEE BUILDING RENDERINGS
 FOR ALL BUILDING MATERIAL
 COLORS. 3 DIFFERENT COLOR
 SCHEMES PROPOSED FOR A,
 B, AND C. 3RD SCHEME C
 SIMILAR TO 4 AND 4 UNIT
 RENDERINGS.
 ELEVATIONS RENDERED:
 4 UNIT FRONT ELEVATION 'B'
 4 UNIT FRONT ELEVATION 'A'

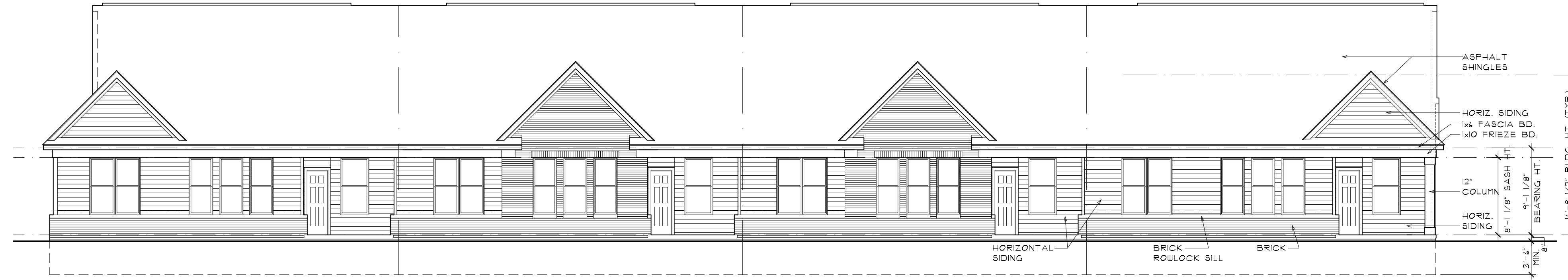


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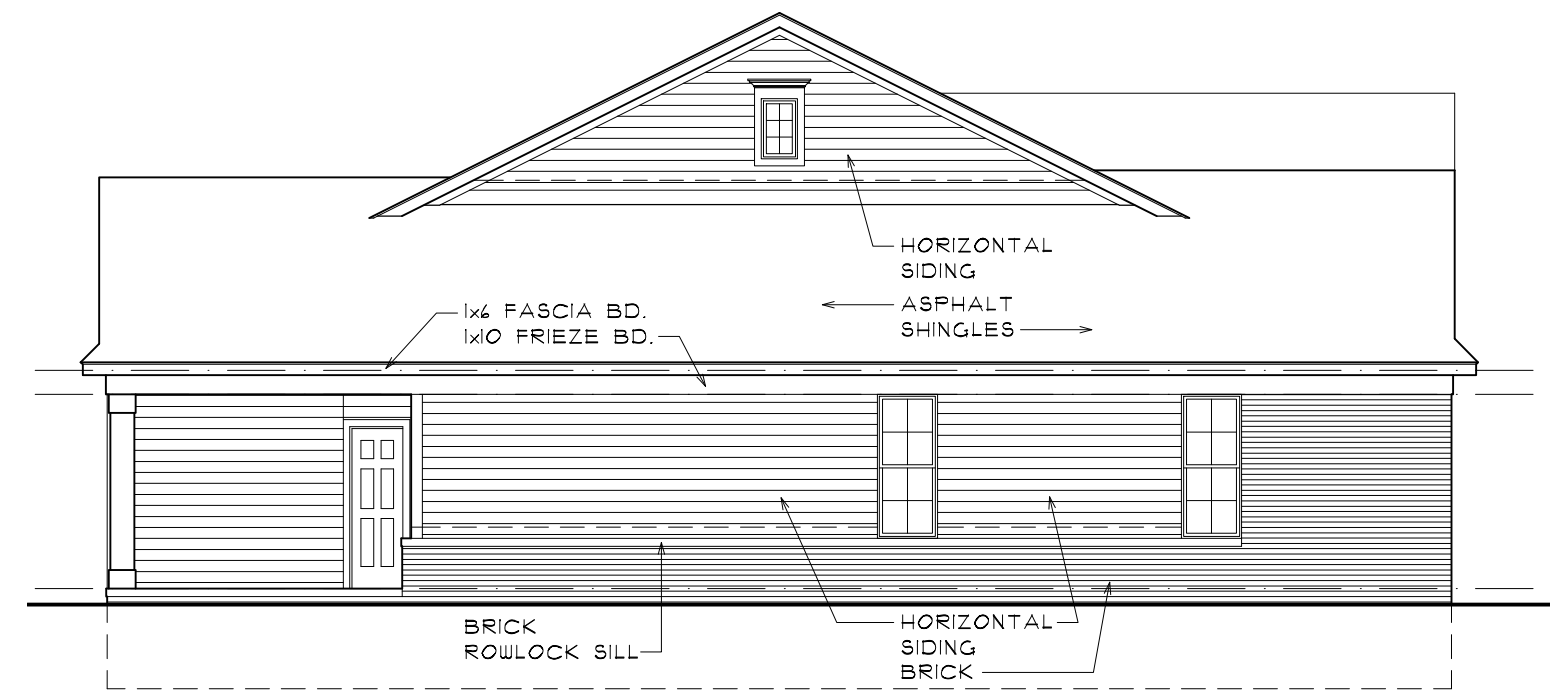
RIGHT SIDE ELEVATION 'B' ('A' and 'C' SIMILAR)

SCALE: 1/8" = 1'-0"



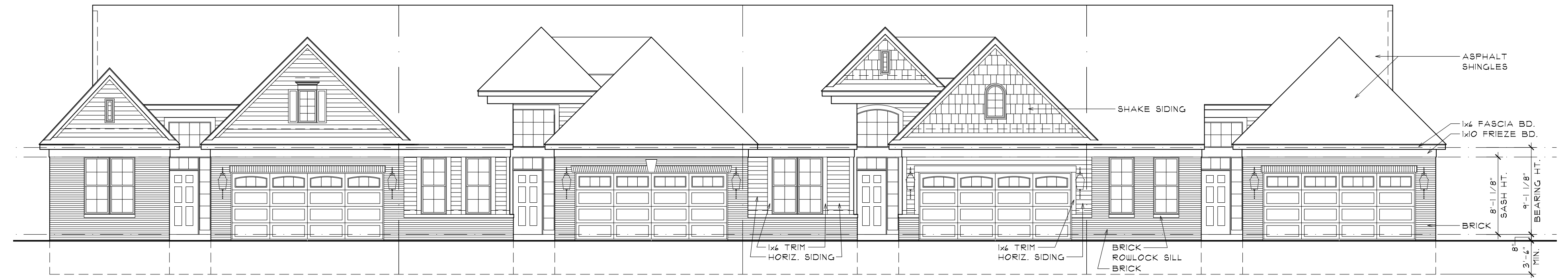
REAR ELEVATION 'A' and 'C' ('B' SIMILAR)

SCALE: 1/8" = 1'-0"



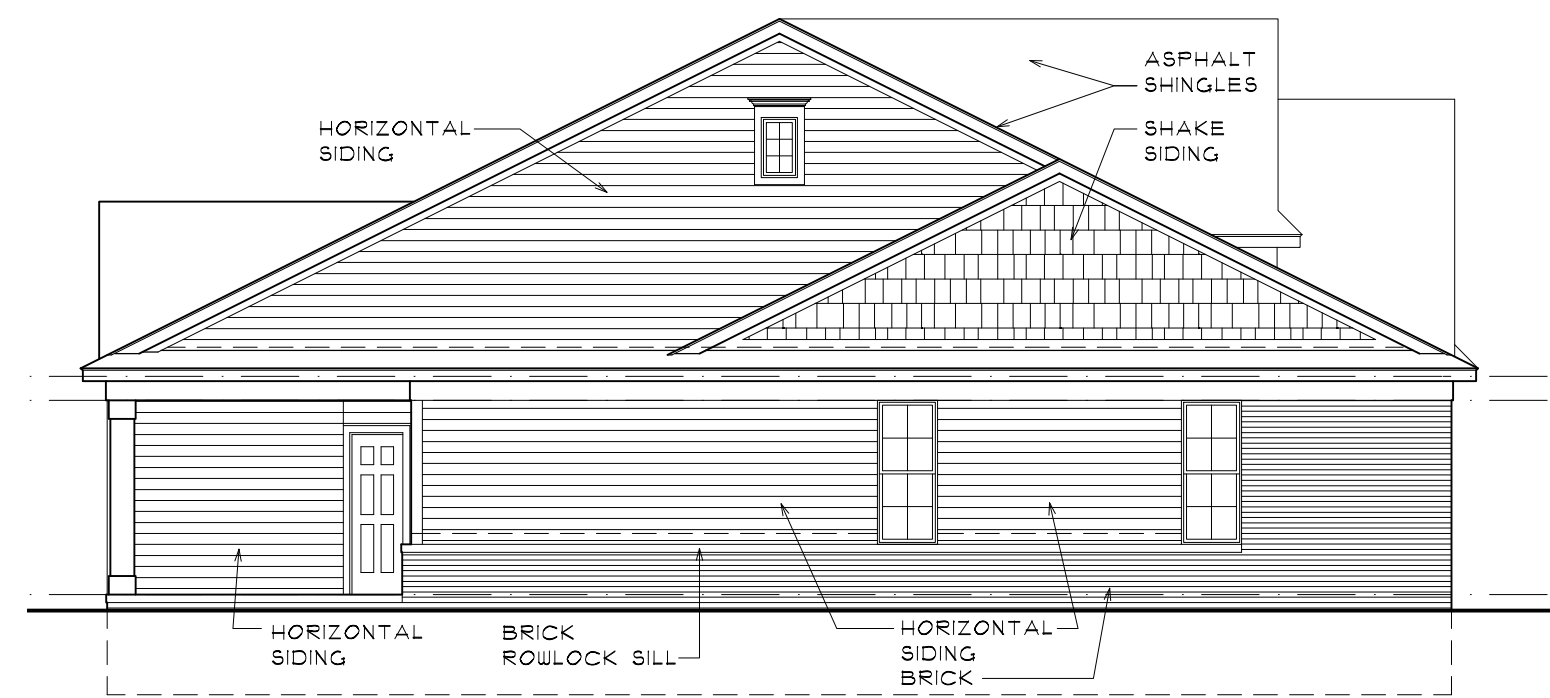
LEFT SIDE ELEVATION 'A' and 'C'

SCALE: 1/8" = 1'-0"



4 UNIT FRONT ELEVATION 'A'

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION 'B'

SCALE: 1/8" = 1'-0"



4 UNIT FRONT ELEVATION 'B'

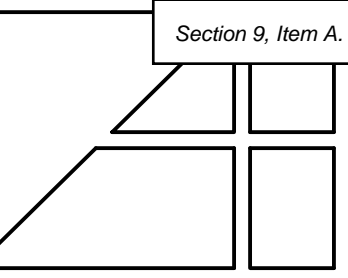
SCALE: 1/8" = 1'-0"



4 UNIT FRONT ELEVATION 'C'

SCALE: 1/8" = 1'-0"

NOTE:
SEE BUILDING RENDERINGS FOR ALL BUILDING MATERIAL COLORS. 3 DIFFERENT COLOR SCHEMES PROPOSED FOR A, B, AND C. 3RD SCHEME C SIMILAR TO 4 AND 6 UNIT RENDERINGS.
ELEVATIONS RENDERED: 4 UNIT FRONT ELEVATION 'B' & 4 UNIT FRONT ELEVATION 'A'



Interior Design
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BUILDING ELEVATIONS

CLIENT/PROJECT
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2451

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2022-03-29

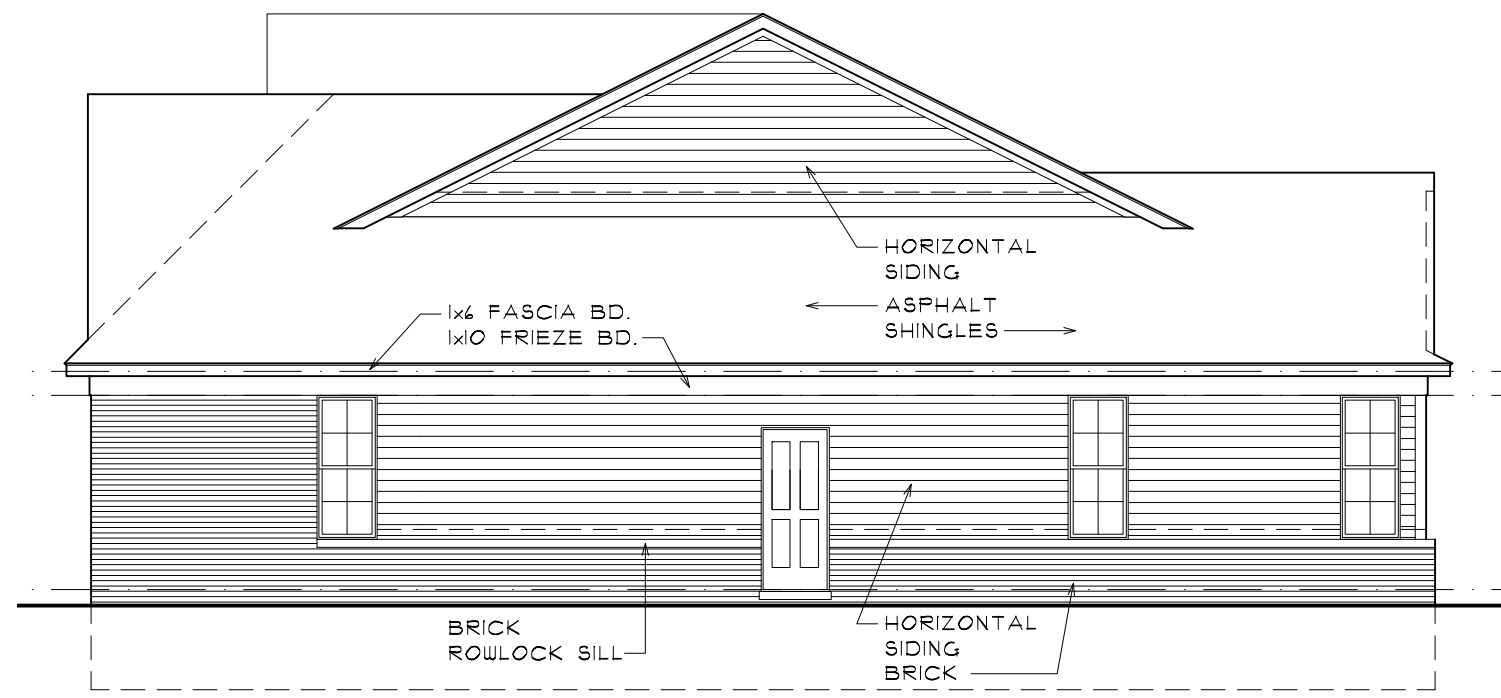
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A104

165

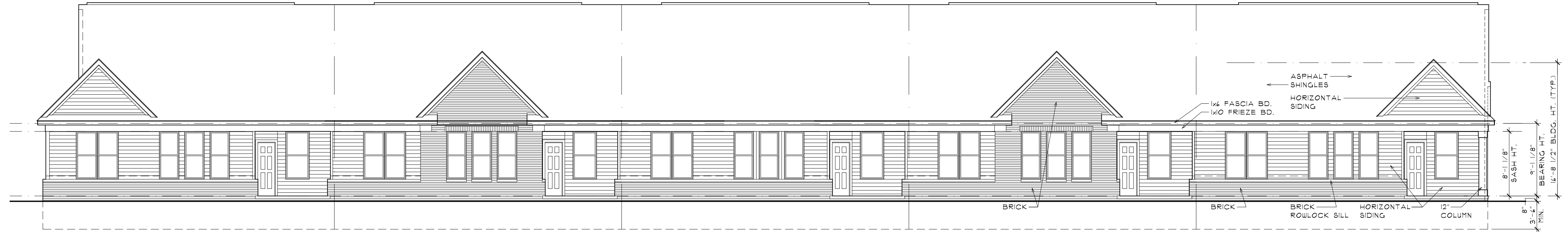


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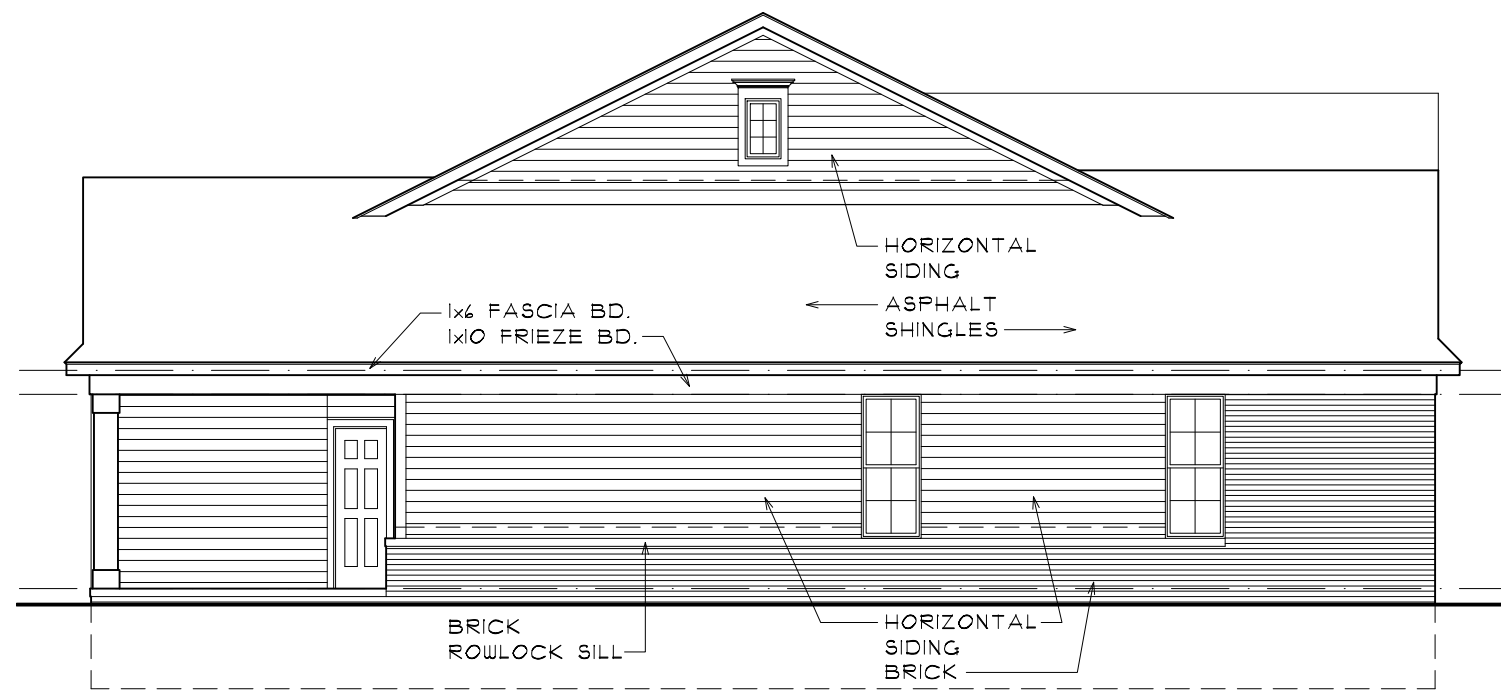
RIGHT SIDE ELEVATION 'B' ('A' and 'C' SIMILAR)

SCALE: 1/8" = 1'-0"



REAR ELEVATION 'A' and 'C' ('B' SIMILAR)

SCALE: 1/8" = 1'-0"



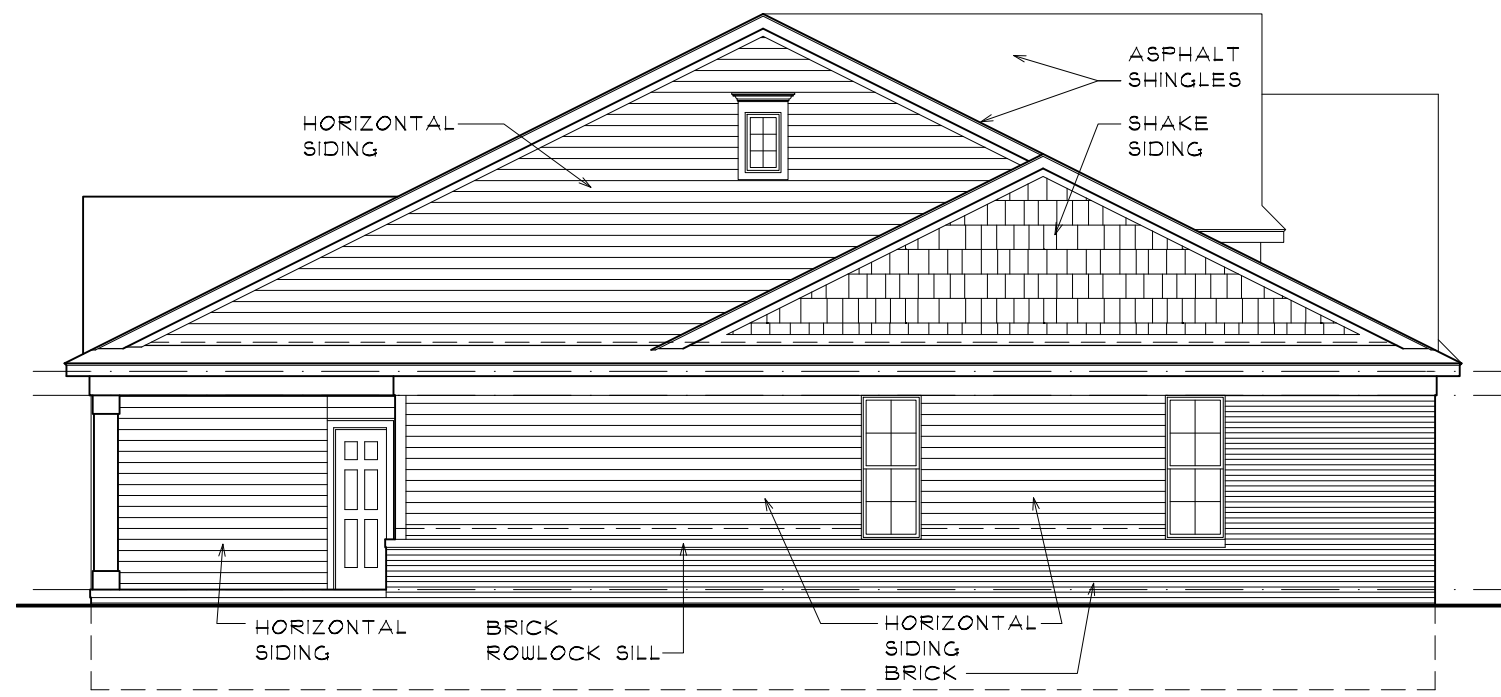
LEFT SIDE ELEVATION 'A' and 'C'

SCALE: 1/8" = 1'-0"



5 UNIT FRONT ELEVATION 'A'

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION 'B'

SCALE: 1/8" = 1'-0"



5 UNIT FRONT ELEVATION 'B'

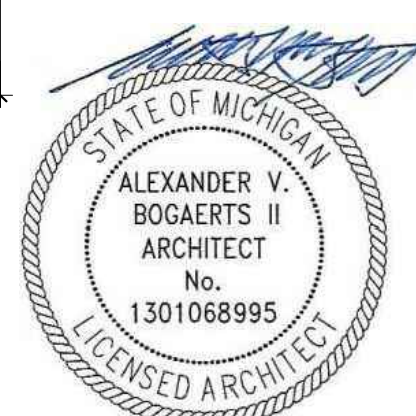
SCALE: 1/8" = 1'-0"



5 UNIT FRONT ELEVATION 'C'

SCALE: 1/8" = 1'-0"

NOTE:
SEE BUILDING RENDERINGS FOR ALL BUILDING MATERIAL COLORS. 3 DIFFERENT COLOR SCHEMES PROPOSED FOR A, B, AND C. 3RD SCHEME C SIMILAR TO 4 AND 4 UNIT RENDERINGS.
ELEVATIONS RENDERED: 4 UNIT FRONT ELEVATION 'B' & 4 UNIT FRONT ELEVATION 'A'

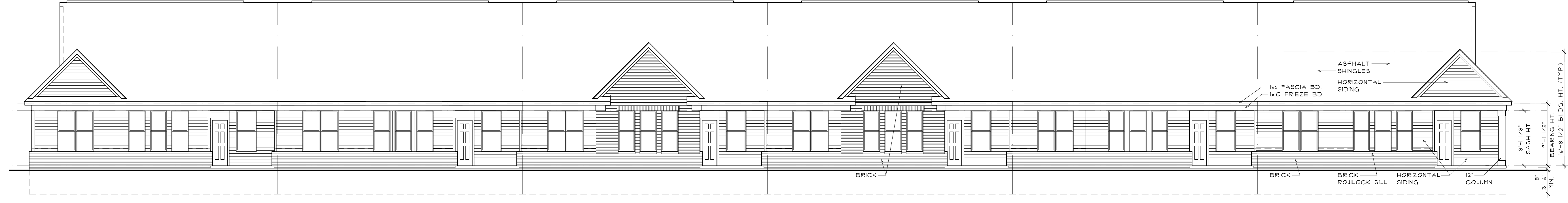


Section 9, Item A.

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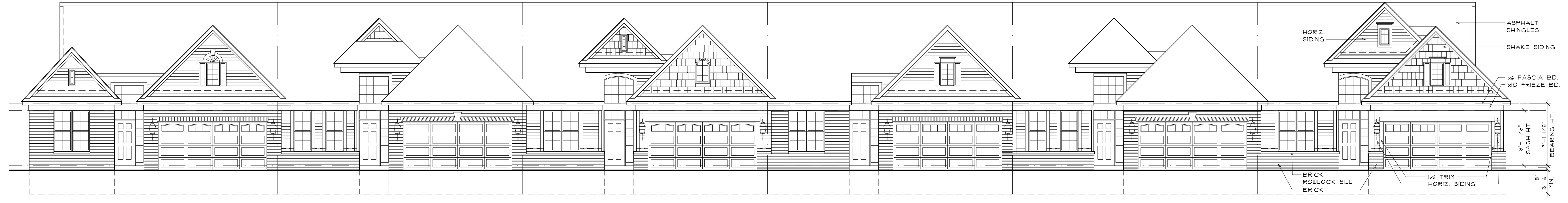
SHEET TITLE: BUILDING ELEVATIONS
 CLIENT/PROJECT: WHITE LAKE HILL, LLC
 AVALON - RANCHES
 WHITE LAKE TOWNSHIP, MICHIGAN

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 CAD FILENAME
 CHECKED BY
 JOB NUMBER 2451
 DATE 2022-03-29
 SHEET NUMBER
A105



REAR ELEVATION 'A' and 'C' ('B' SIMILAR)

SCALE: 1/8" = 1'-0"



6 UNIT FRONT ELEVATION 'A'

SCALE: 1/8" = 1'-0"

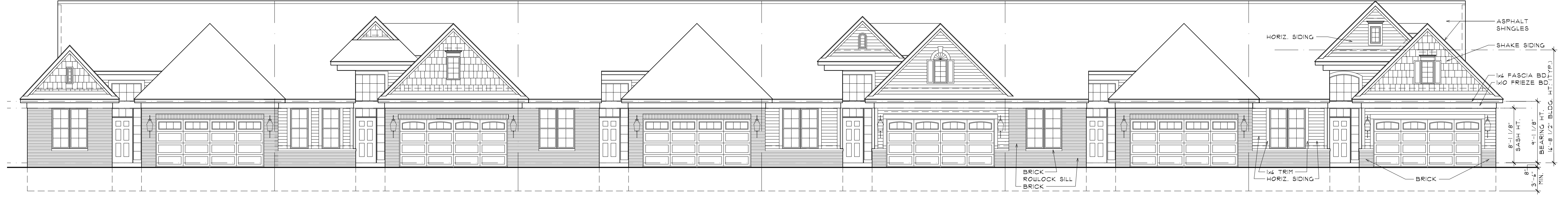


6 UNIT FRONT ELEVATION 'B'

SCALE: 1/8" = 1'-0"

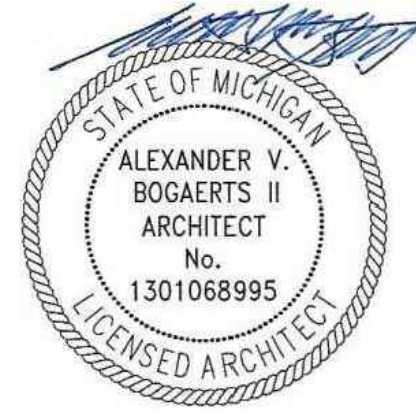
NOTE:
 SEE BUILDING RENDERINGS
 FOR ALL BUILDING MATERIAL
 COLORS. 3 DIFFERENT COLOR
 SCHEMES PROPOSED FOR A,
 B, AND C. 3RD SCHEME C
 SIMILAR TO 4 AND 6 UNIT
 RENDERINGS.
 ELEVATIONS RENDERED,
 4 UNIT FRONT ELEVATION 'B'
 & 4 UNIT FRONT ELEVATION 'A'

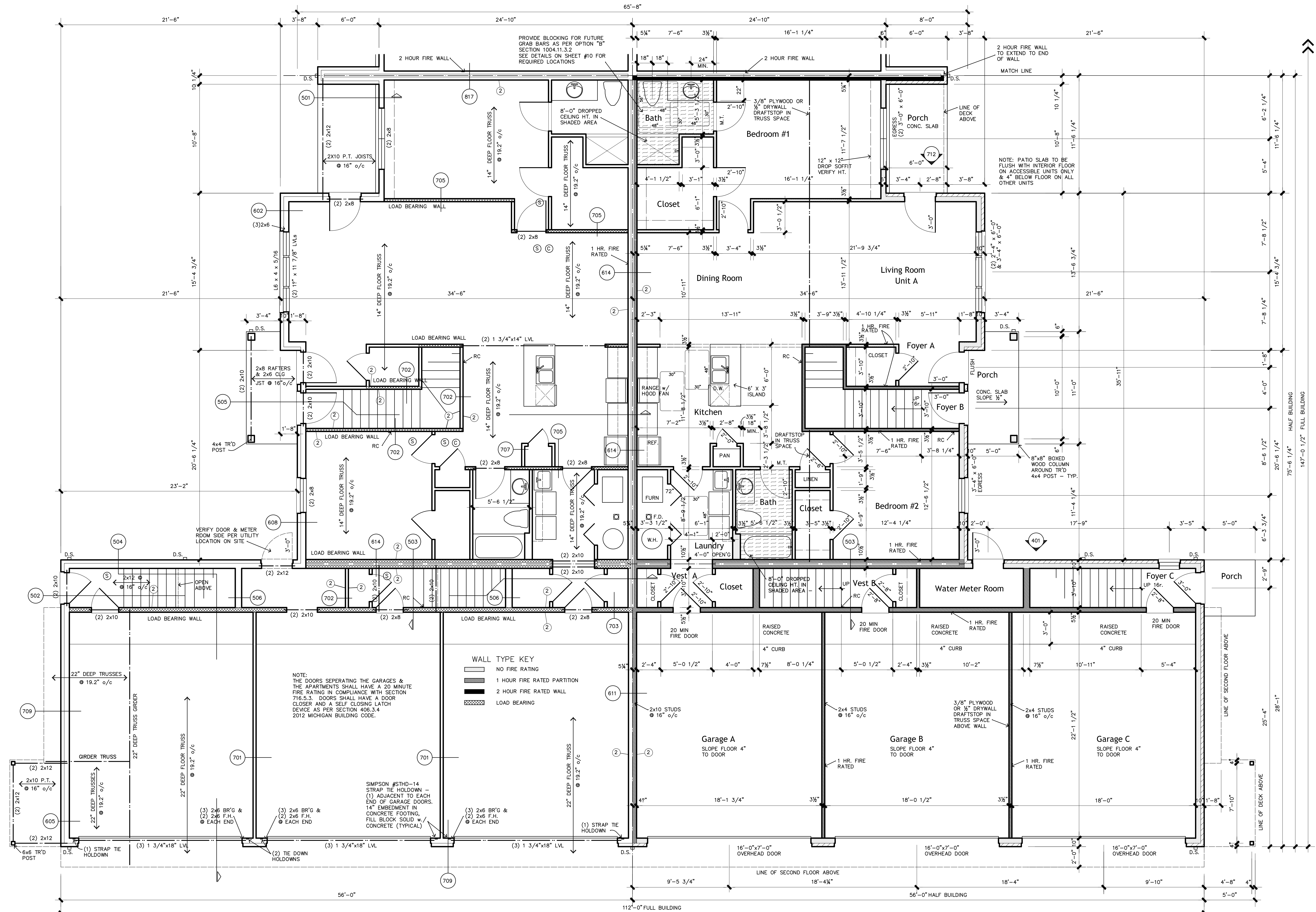
NOTE:
 REFER TO SHEET A105 FOR
 BUILDING SIDE ELEVATIONS



6 UNIT FRONT ELEVATION 'C'

SCALE: 1/8" = 1'-0"





WALL TYPE KEY

[White Box]	NO FIRE RATING
[Grey Box]	1 HOUR FIRE RATED PARTITION
[Black Box]	2 HOUR FIRE RATED WALL
[Hatched Box]	LOAD BEARING

NOTE: THE DOORS SEPARATING THE GARAGES & THE APARTMENTS SHALL HAVE A 20 MINUTE FIRE RATING IN COMPLIANCE WITH SECTION 716.5.3. DOORS SHALL HAVE A DOOR CLOSER AND A SELF-CLOSING LATCH DEVICE AS PER SECTION 406.3.4 2012 MICHIGAN BUILDING CODE.

SIMPSON #5THD-14 STRAP TIE HOLDDOWN - (1) ADJACENT TO EACH END OF GARAGE DOORS. 14" EMBEDMENT IN CONCRETE FOOTING, FILL BLOCK SOLID W/ CONCRETE (TYPICAL)

First Floor Plan
 Scale: 1/4" = 1'-0"

Type "B" Units
 ALL UNITS EXCEPT FOR:
 BUILDINGS #3, #4 & #9 - SEE SHEET #10
 BUILDING #10 - SEE SHEET #11

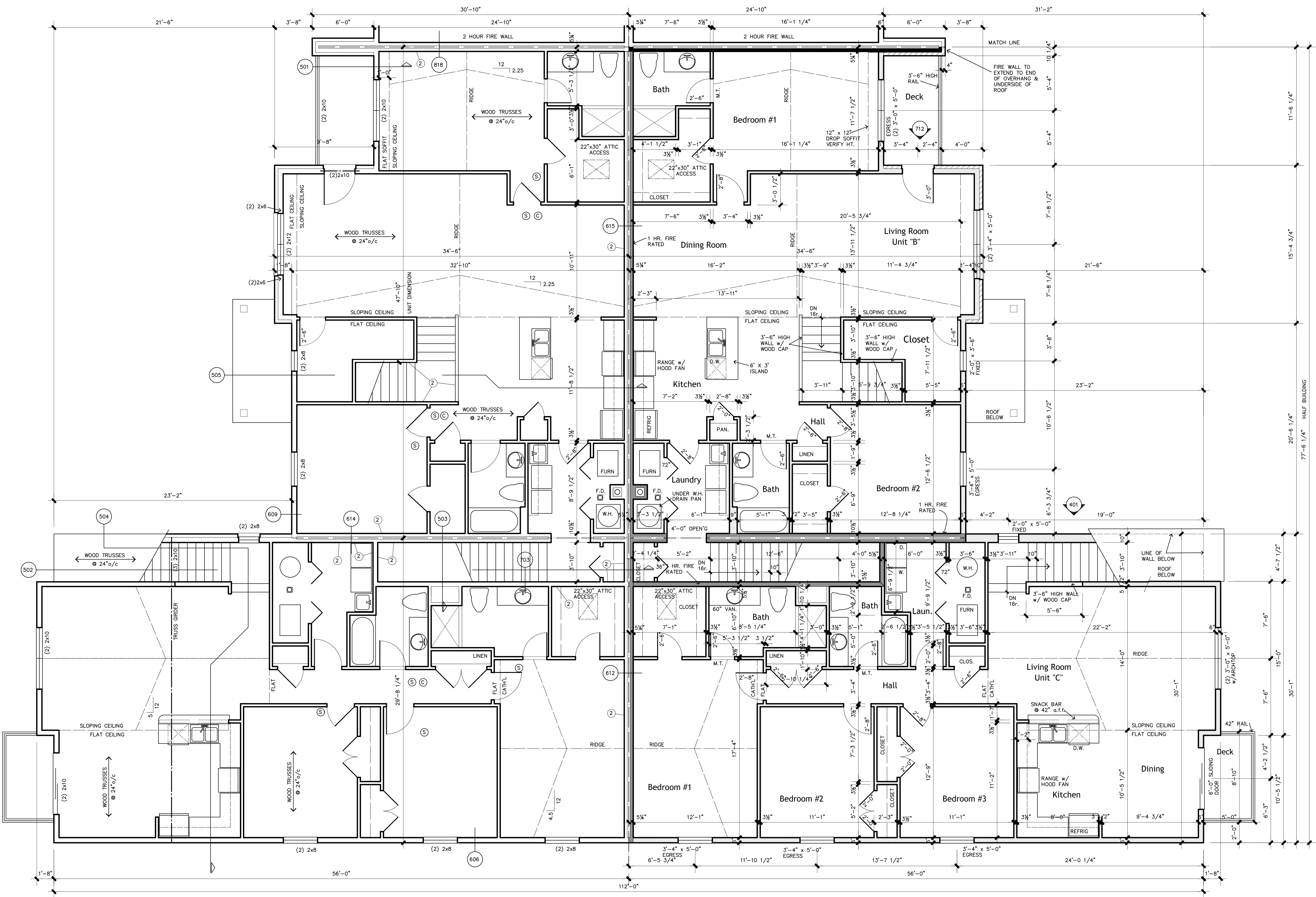
REPRODUCTION OF PRINTS IS PROHIBITED.

Proposed Condominiums for:
MJC
 12 - Plex Condominiums

Architects • Engineers • Historic Restorations
 110 W. St. Clair • Romeo • Michigan • 48065-4655
 Office: 586-752-9010 • 586-201-1602 Cell
 greatarchitects@charter.net
BURMANN
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Sheet Contents:
 First Floor Plan

Job: 18173
 Drawn by: REB
 Date: 27JUN18
 Sheet Number:



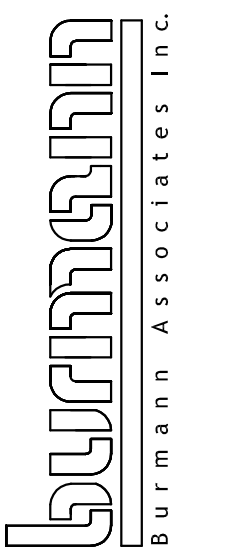
WALL TYPE KEY

(Thin solid line)	NO FIRE RATING
(Dashed line)	1 HOUR FIRE RATED PARTITION
(Thick solid line)	2 HOUR FIRE RATED WALL
(Cross-hatched)	LOAD BEARING

Second Floor Plan
 Scale: 1/4" = 1'-0"

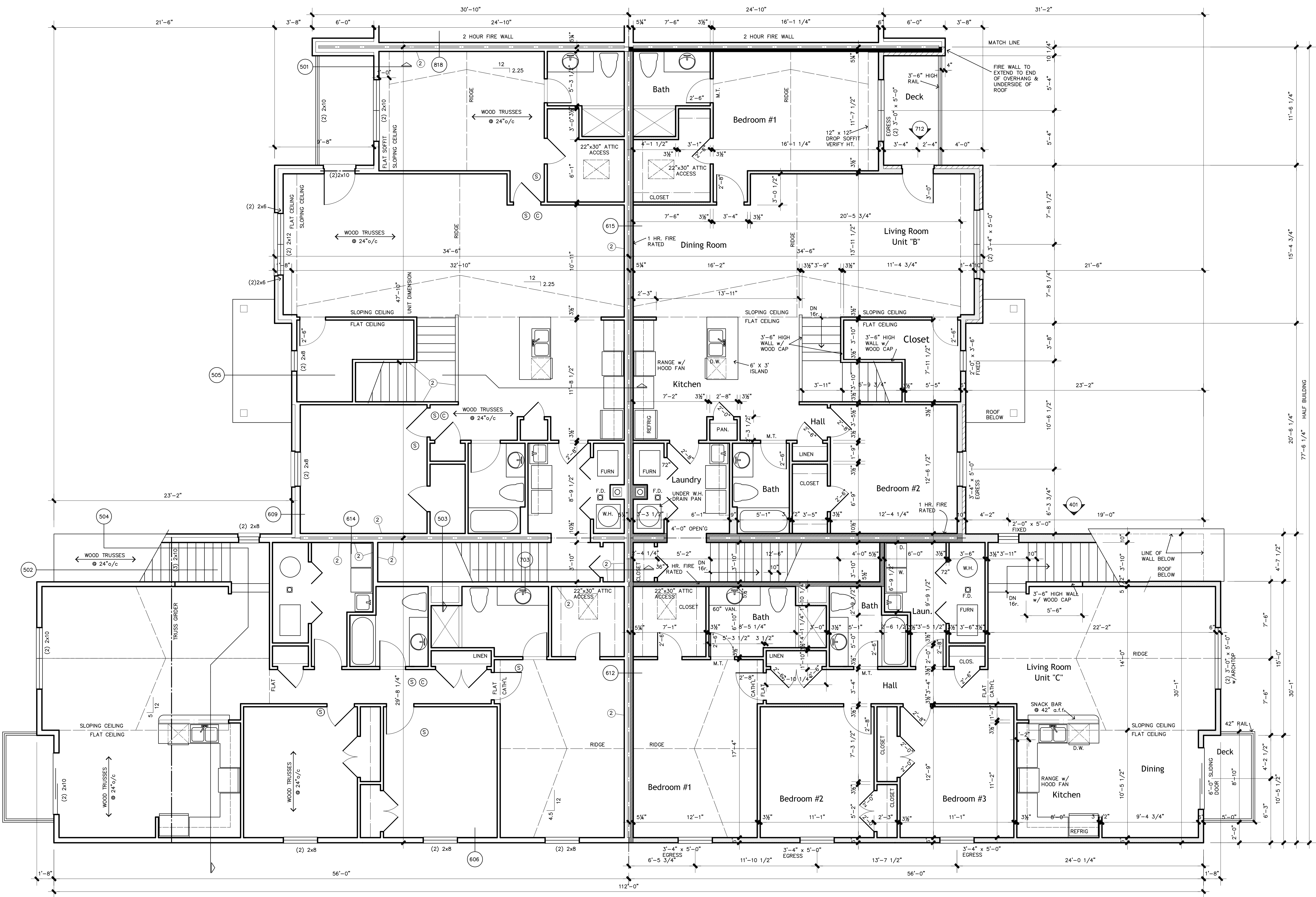
ALL UNITS "B" & "C" ARE NOT ACCESSIBLE UNITS.

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 Second Floor
 Job: 18173
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 Date: 17JUL18
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WALL TYPE KEY

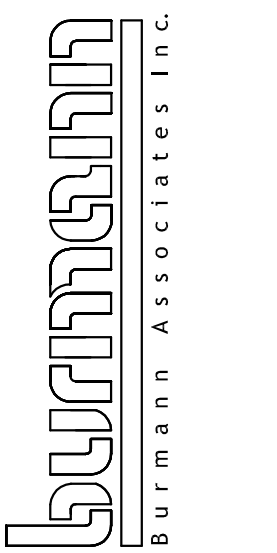
(Thin solid line)	NO FIRE RATING
(Dashed line)	1 HOUR FIRE RATED PARTITION
(Thick solid line)	2 HOUR FIRE RATED WALL
(Cross-hatched pattern)	LOAD BEARING

Second Floor Plan
 Scale: 1/4" = 1'-0"

ALL UNITS "B" & "C" ARE NOT ACCESSIBLE UNITS.

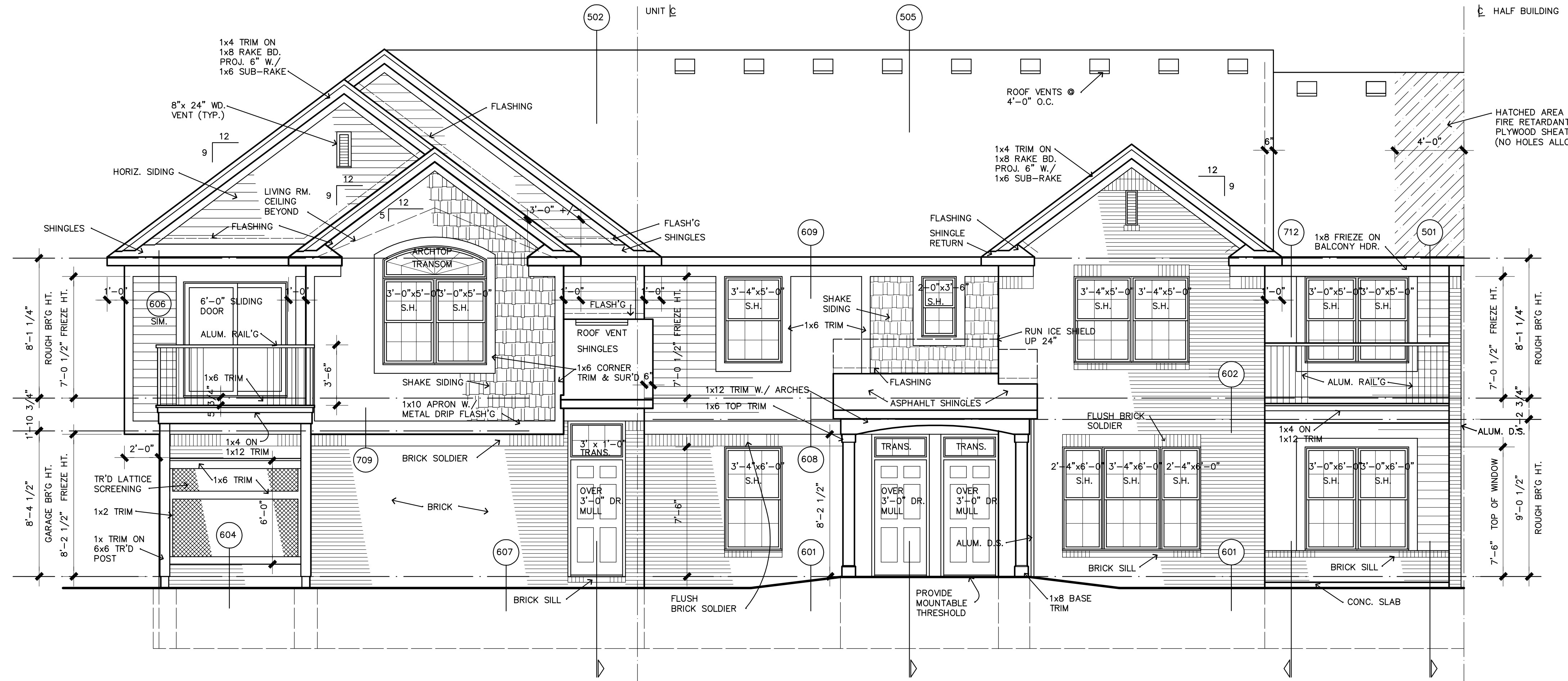
Proposed Condominiums for:
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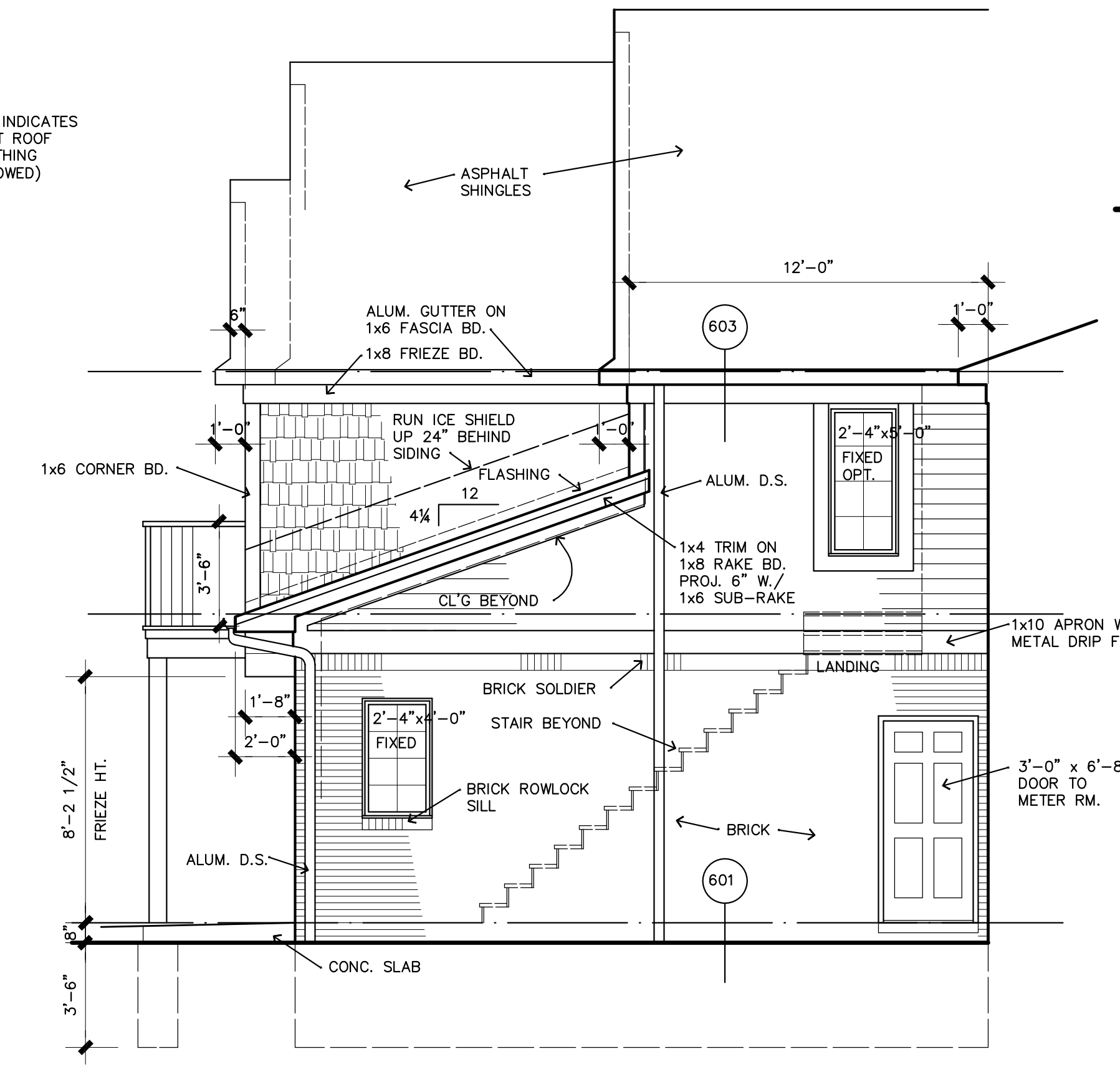


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 Job: 18173
 Drawn by: REB
 Date: 27JUN18
 Sheet Number:

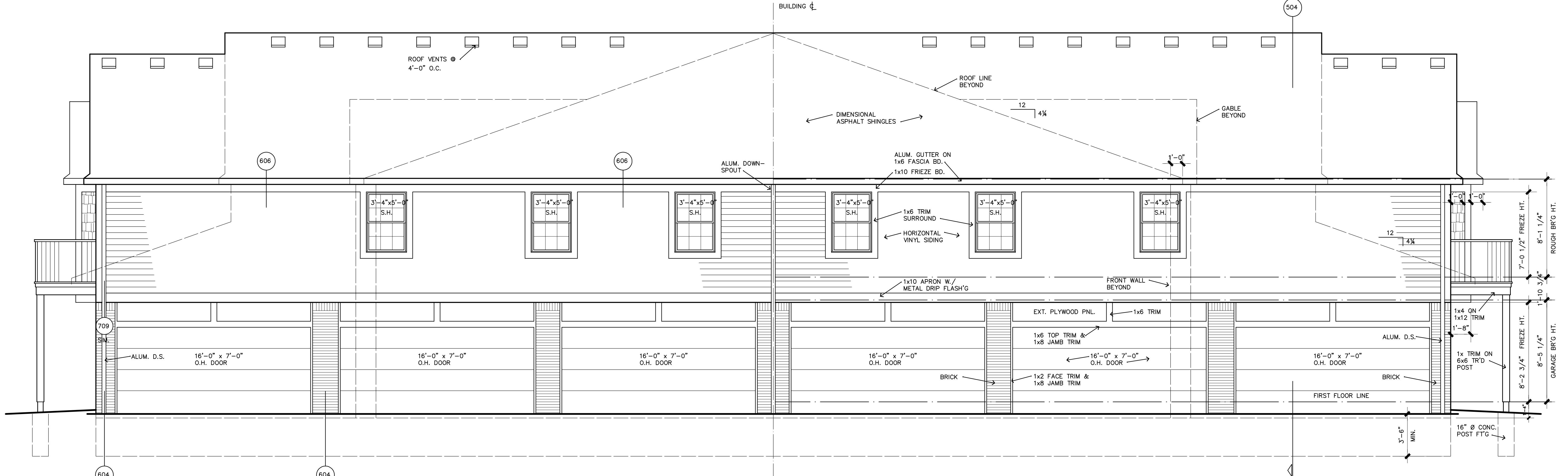
REPRODUCTION OF PRINTS IS PROHIBITED.



Front/Rear Elevation "A"
 Scale: 1/4" = 1'-0"



401 Partial Elevation "A"
 Scale: 1/4" = 1'-0"



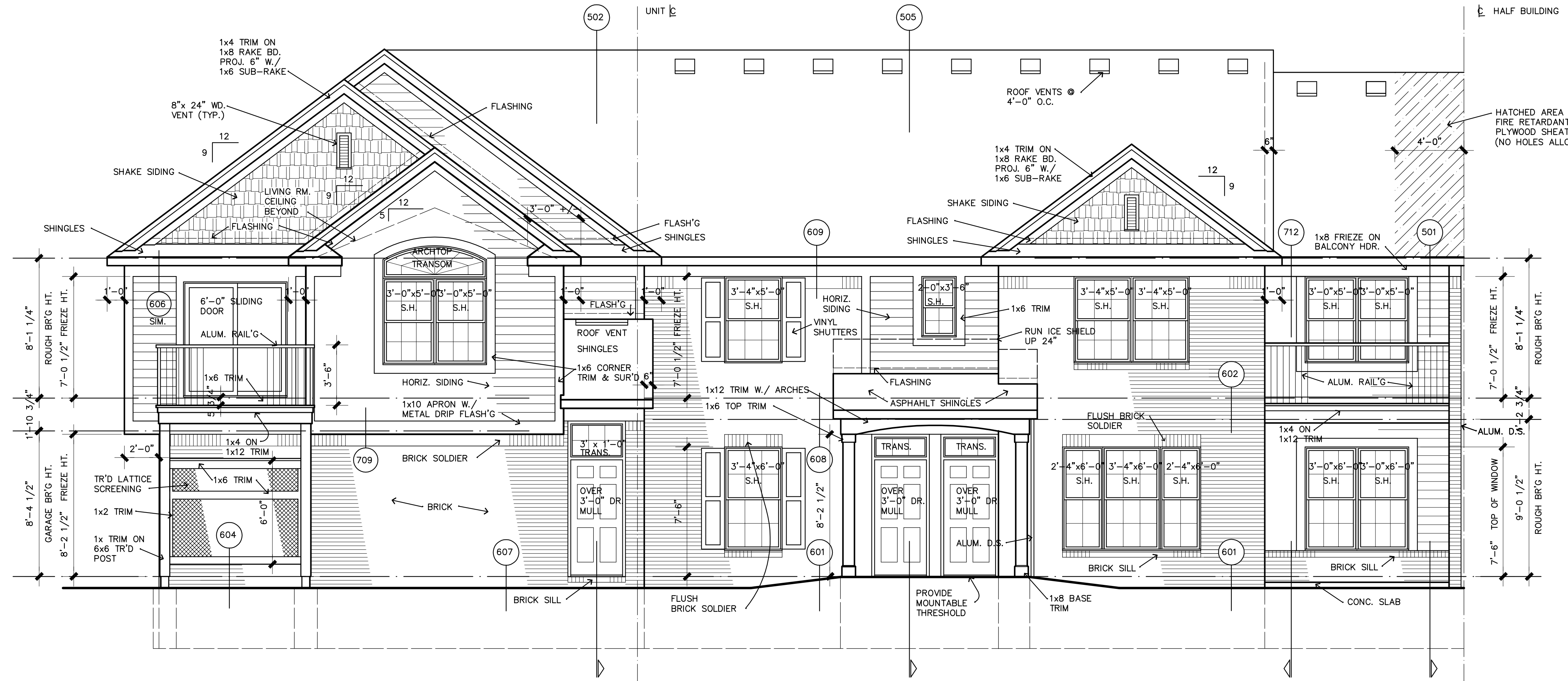
Side Elevation "A"
 Scale: 1/4" = 1'-0"

Proposed Condominiums for:
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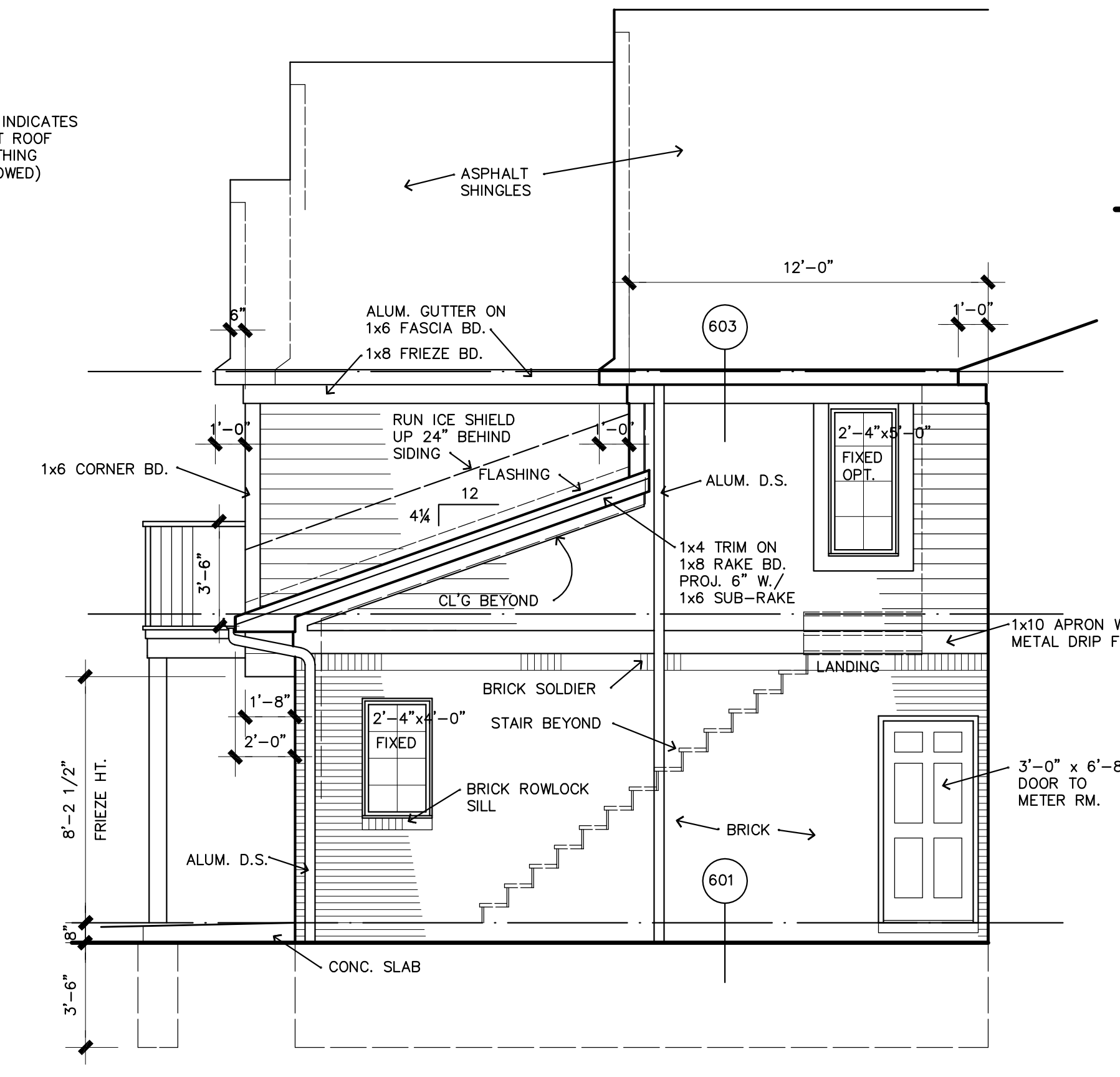
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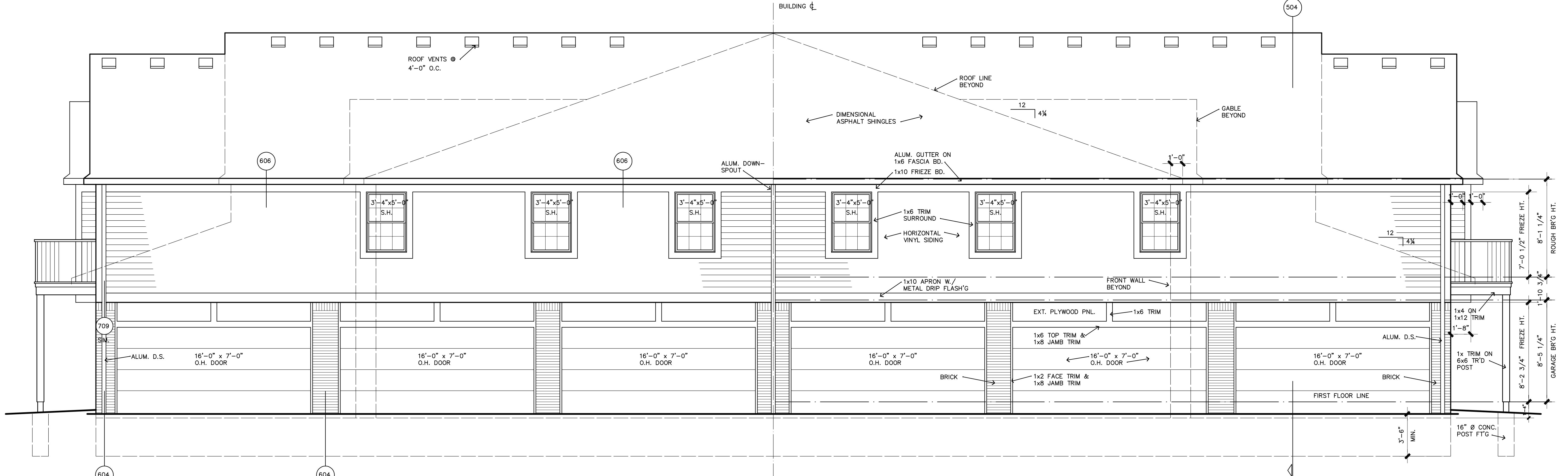
Sheet Contents:
 Elevations
 Job: 18173
 Drawn by: MAK
 Date: 17JUL18
 Sheet Number:



Front/Rear Elevation "B"
 Scale: 1/4" = 1'-0"



401 Partial Elevation "B"
 Scale: 1/4" = 1'-0"



Side Elevation "B"
 Scale: 1/4" = 1'-0"

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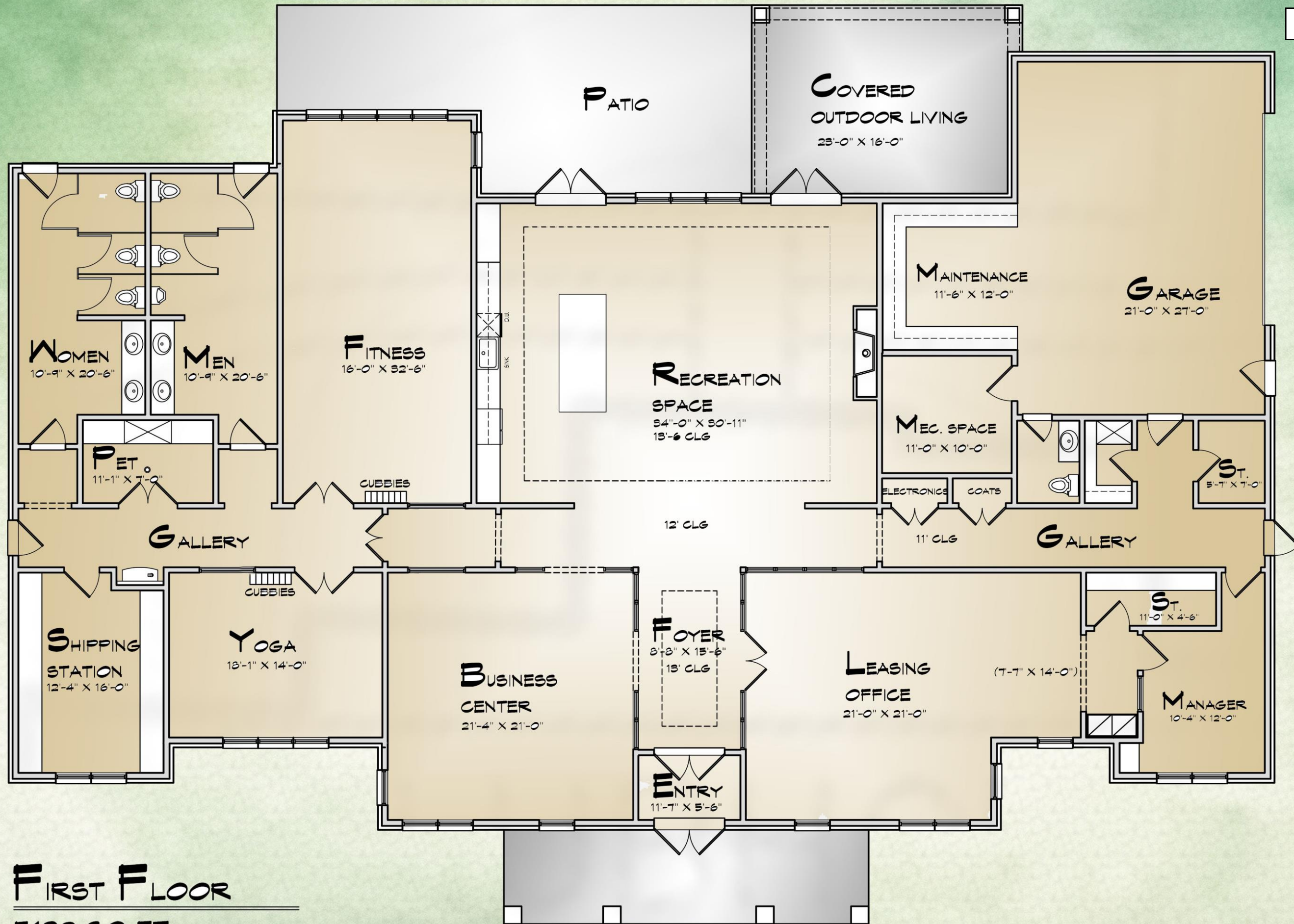
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Sheet Contents:
 Elevations
 Job: 18173
 Drawn by: MAK
 Date: 27JUN18
 Sheet Number:

WHITE LAKE HILLS
PROPOSED CLUBHOUSE

+ OPT. 5132 SQ.FT. BONUS
11-13-2021
VERSION 3





FIRST FLOOR

5132 SQ FT

(EXCLUDES GARAGE AND MAINTANCE AREA)

10' CLG

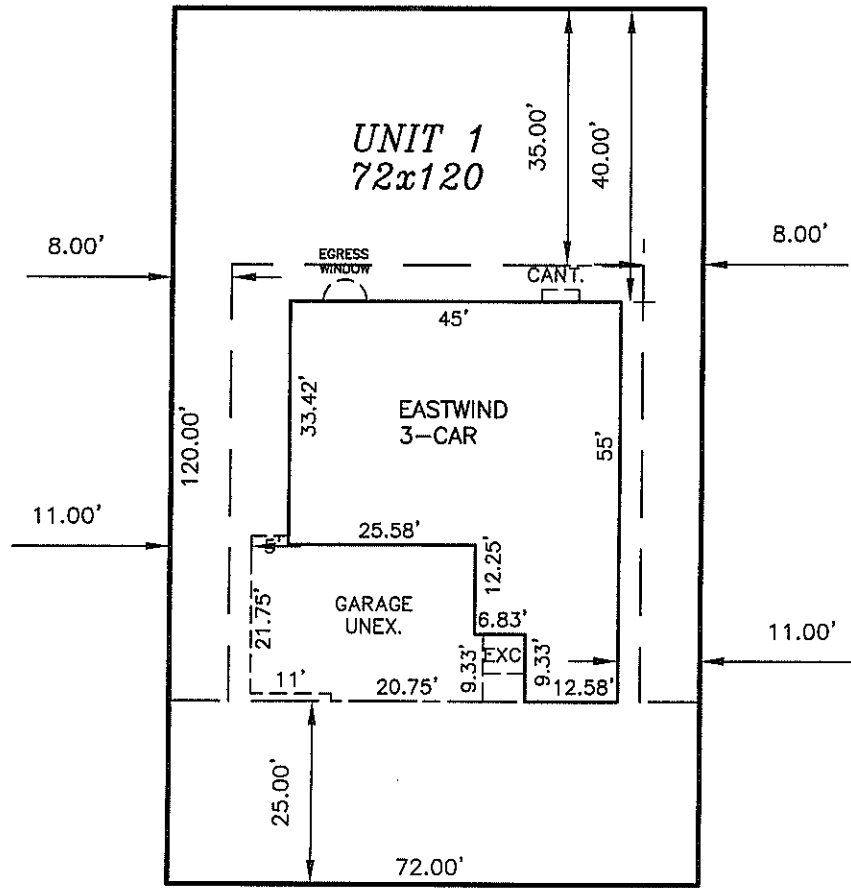



PROPOSED CRAFTSMAN CLUB HOUSE
ENTRY SIDE



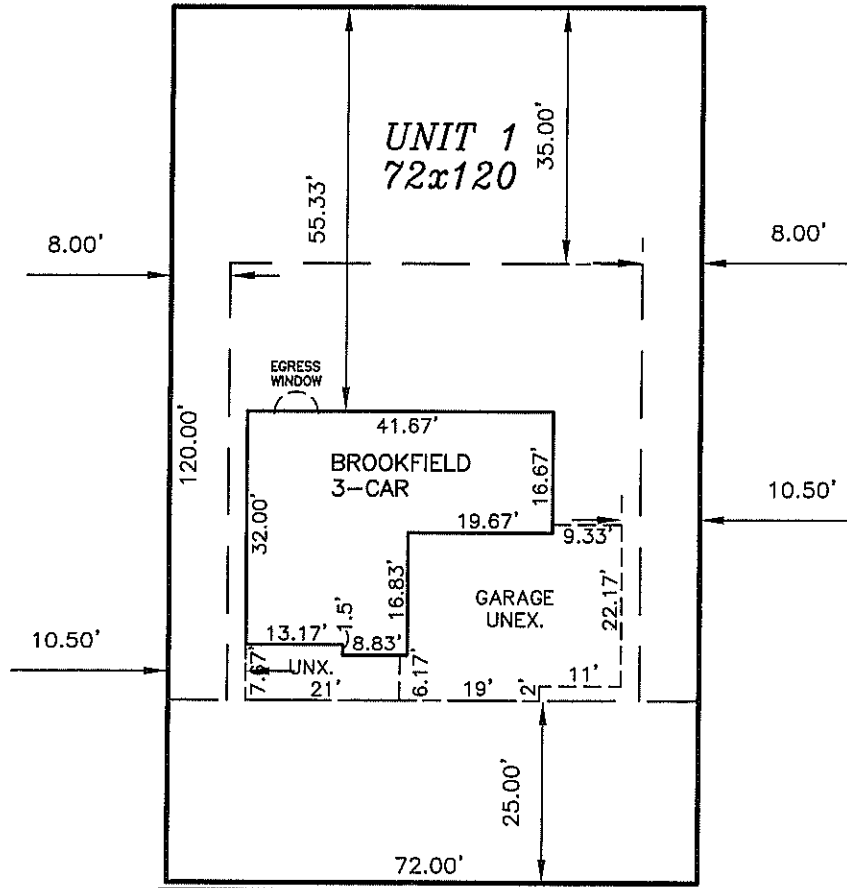
PROPOSED CRAFTSMAN CLUB HOUSE
POOL SIDE


LOT AREA = 8,640 S.F.
 HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 2,556 S.F.
 LOT COVERAGE = 29.58%



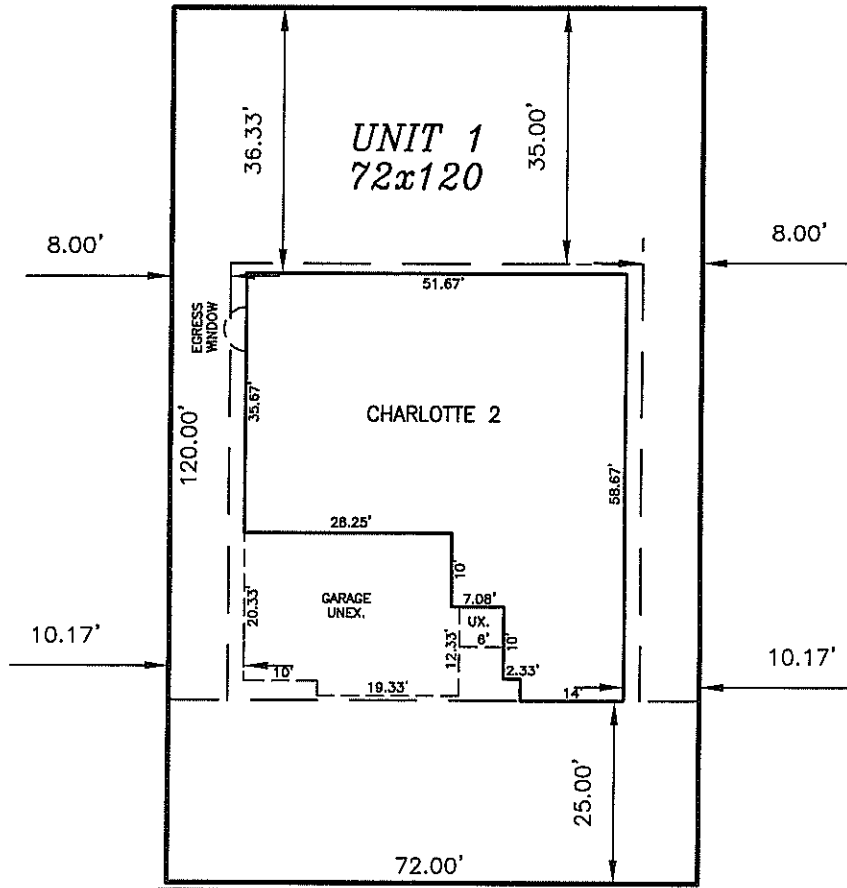
 LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
	SCALE: 1" = 20' DATE: 9-20-2022
UNIT 1 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN	DRAWN BY: JL
CHECK-FOR-FIT	LDCS # 22-C4F-XX
WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY. FARMINGTON HILLS, MI 48334	DRAWING NO. 8 OF 10


LOT AREA = 8,640 S.F.
 HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 1,856 S.F.
 LOT COVERAGE = 21.48%



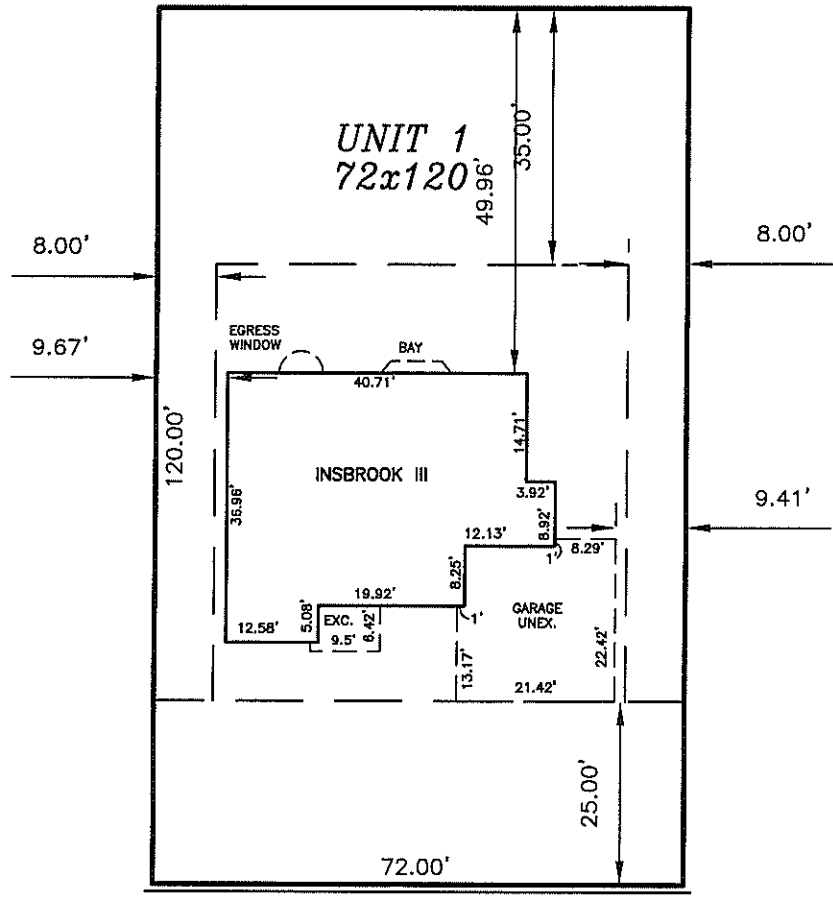
 LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044		PHONE: (586)868-2350 FAX: (586)868-2351
UNIT 1 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN		SCALE: 1" = 20' DATE: 9-20-2022
CHECK-FOR-FIT		DRAWN BY: JL LDOS # 22-C4F-XX
WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334		DRAWING NO. 10 OF 10


LOT AREA = 8,640 S.F.
 HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 2,941 S.F.
 LOT COVERAGE = 34.04%



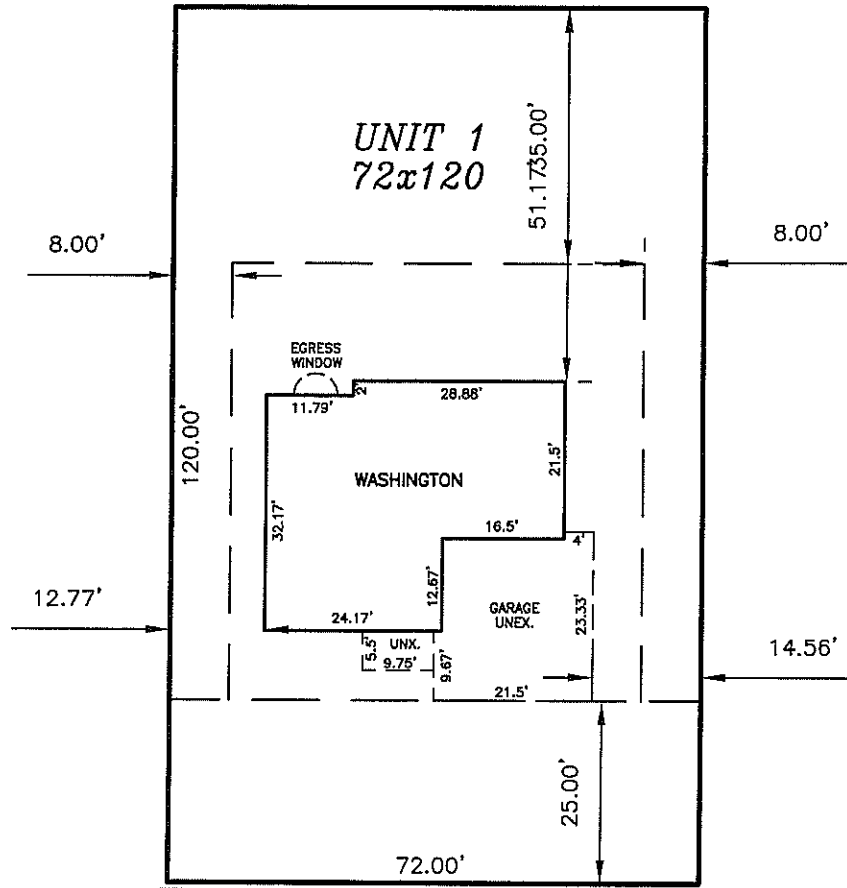
 LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
	SCALE: 1" = 20' DATE: 9-20-2022 DRAWN BY: JL LDOS # 22-C4F-XX
UNIT 1 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN	
CHECK-FOR-FIT	
WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334	DRAWING NO. 2 OF 10


LOT AREA = 8,640 S.F.
 HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 1,843 S.F.
 LOT COVERAGE = 21.33%



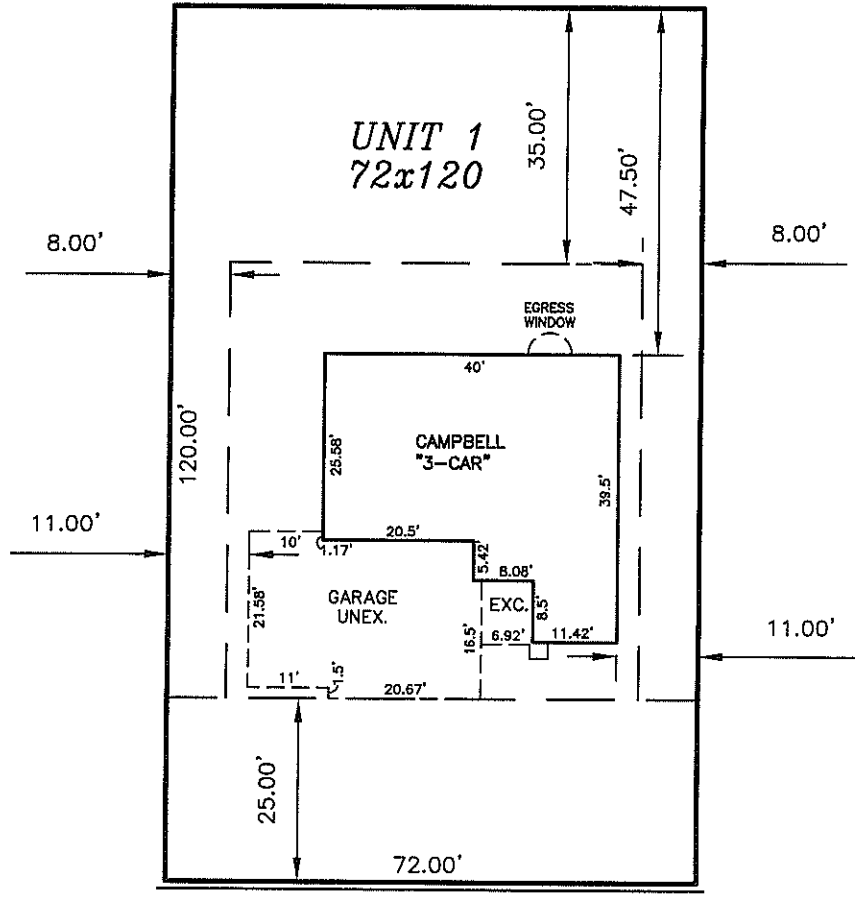
 LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
	SCALE: 1" = 20' DATE: 9-20-2022
UNIT 1 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN	DRAWN BY: JL LDCS # 22-C4F-XX
CHECK-FOR-FIT WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334	DRAWING NO. 3 OF 10


LOT AREA = 8,640 S.F.
 HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 1,682 S.F.
 LOT COVERAGE = 19.47%



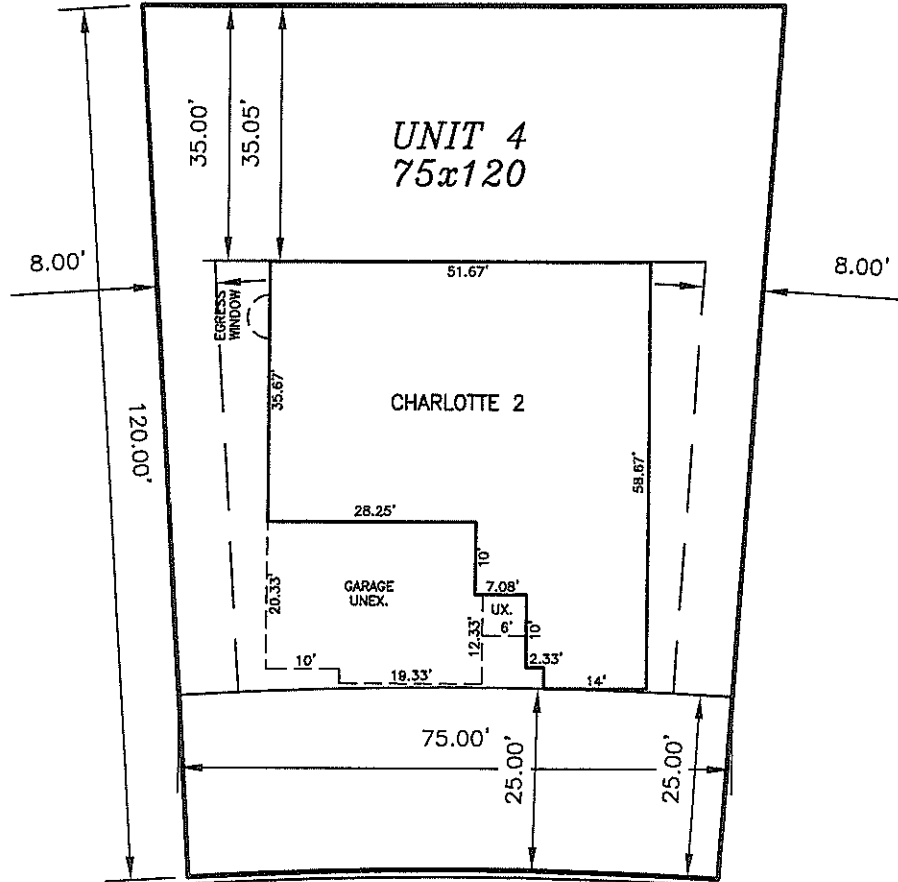
 LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044 PHONE: (586)868-2350 FAX: (586)868-2351	
UNIT 1 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN	
CHECK-FOR-FIT	
WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334	SCALE: 1" = 20' DATE: 9-20-2022 DRAWN BY: JL LDGS # 22-C4F-XX DRAWING NO. 4 OF 10


LOT AREA = 8,640 S.F.
 HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 1,976 S.F.
 LOT COVERAGE = 22.87%



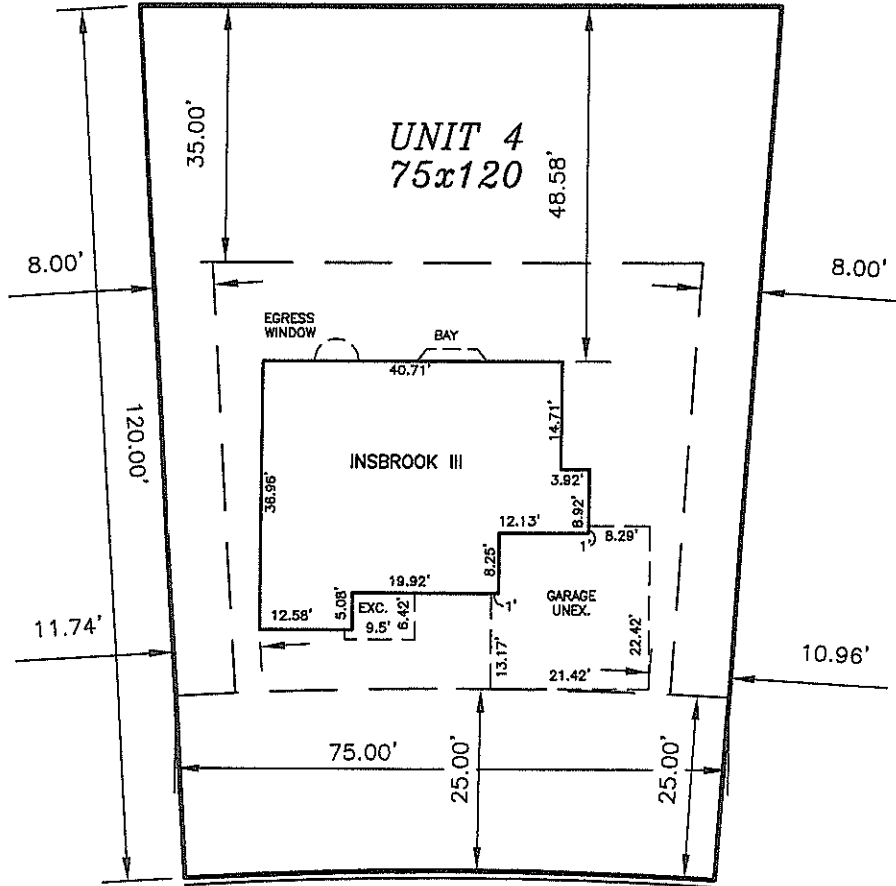
 LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
	SCALE: 1" = 20' DATE: 9-20-2022
UNIT 1 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN	DRAWN BY: JL LDCS # 22-C4F-XX
CHECK-FOR-FIT WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334	DRAWING NO. 6 OF 10


LOT AREA = 9,464 S.F.
 HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 2,941 S.F.
 LOT COVERAGE = 31.08%



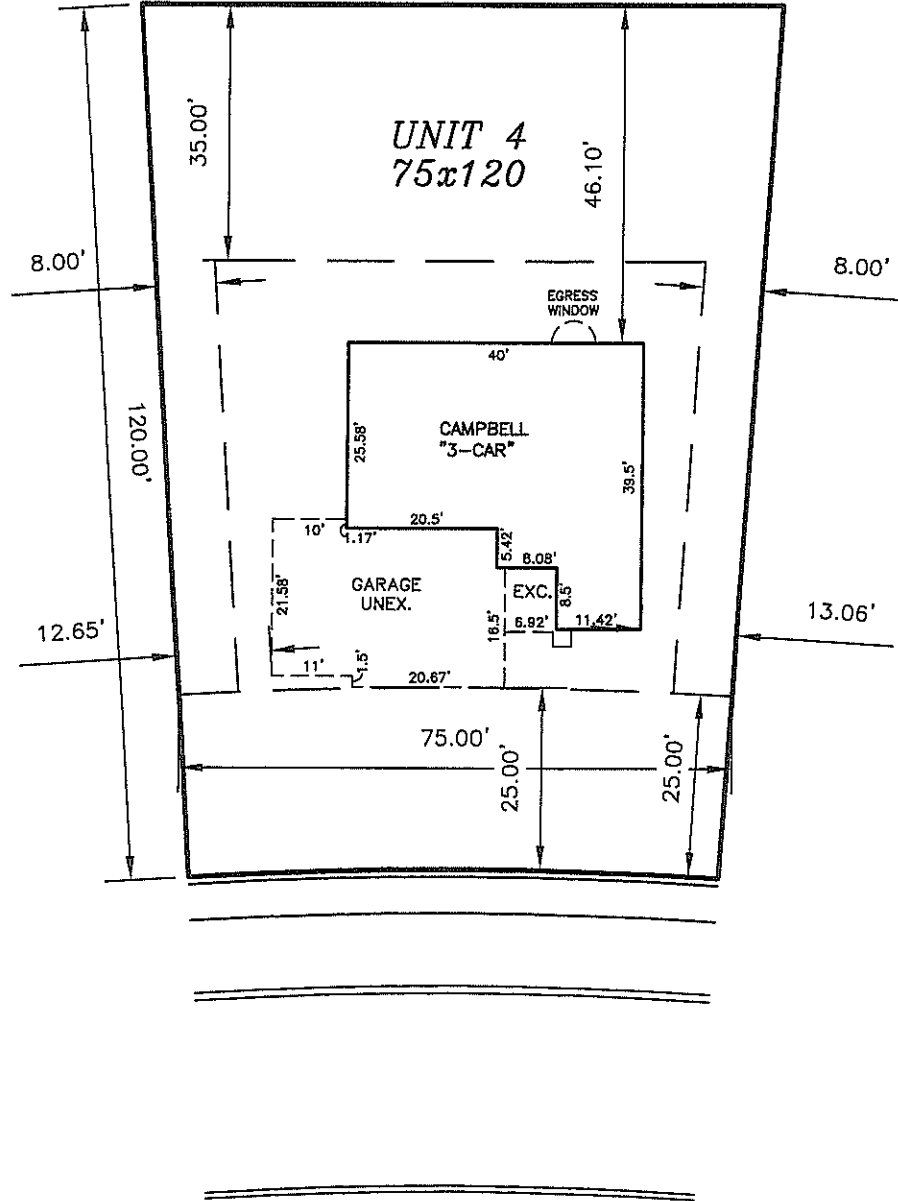
	LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
	UNIT 4 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN	
CHECK-FOR-FIT		SCALE: 1" = 20' DATE: 9-20-2022 DRAWN BY: JL LDCS # 22-C4F-XX
WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334		DRAWING NO. 2 OF 10


LOT AREA = 9,464 S.F.
 HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 1,843 S.F.
 LOT COVERAGE = 19.47%



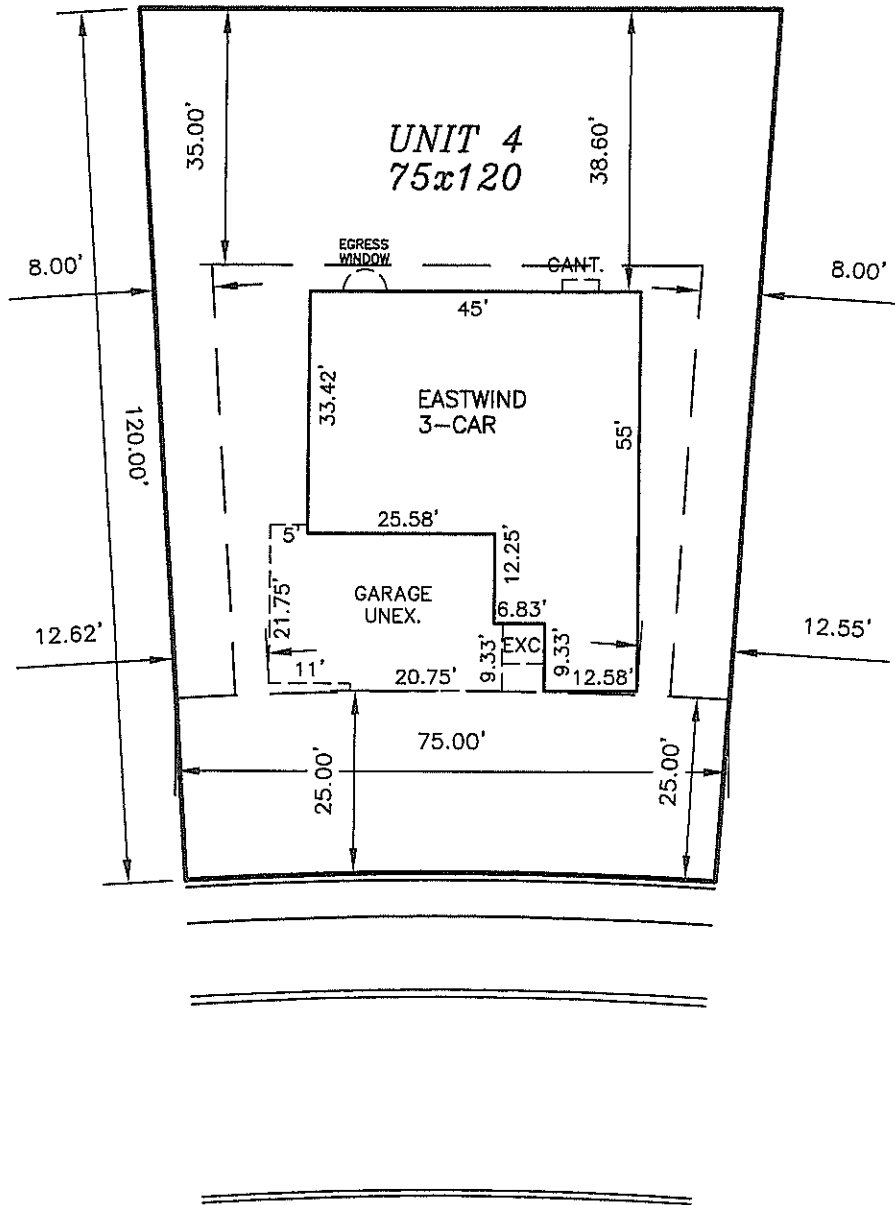
 LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
	SCALE: 1" = 20' DATE: 9-20-2022
UNIT 4 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN	DRAWN BY: JL
CHECK-FOR-FIT	LDCS # 22-C4F-XX
WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334	DRAWING NO. 3 OF 10


LOT AREA = 9,464 S.F.
 HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 1,976 S.F.
 LOT COVERAGE = 20.88%



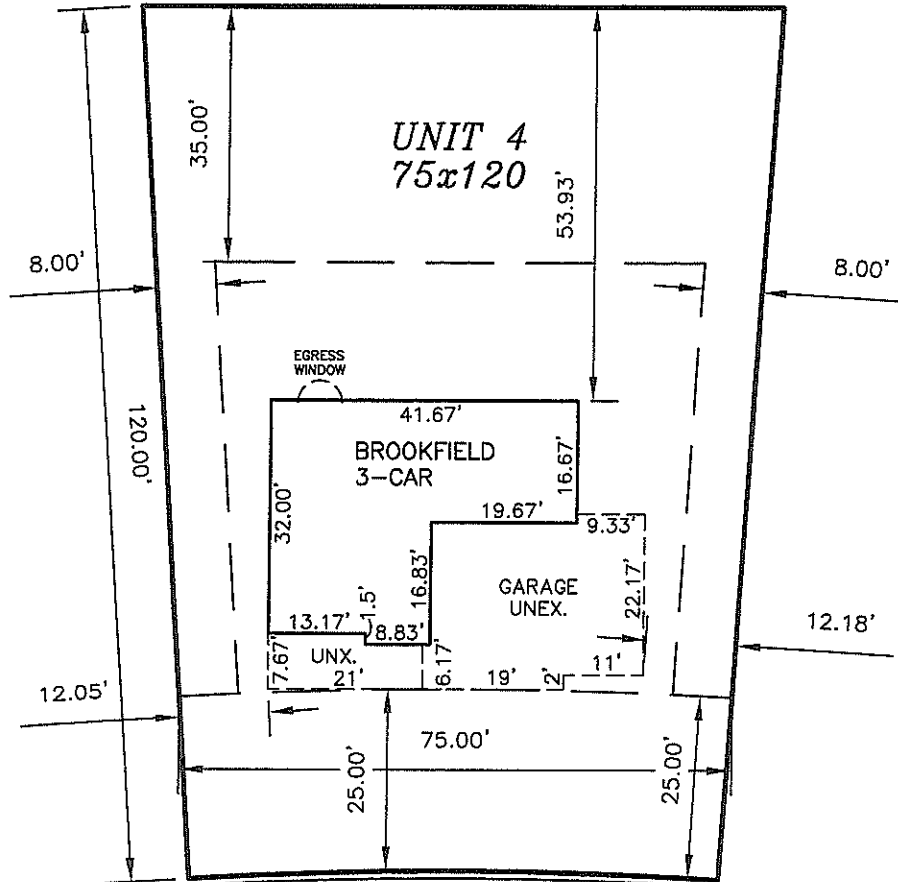
 LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
	SCALE: 1" = 20' DATE: 9-20-2022
UNIT 4 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN	DRAWN BY: JL LDOS # 22-C4F-XX
CHECK-FOR-FIT WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334	DRAWING NO. 6 OF 10


LOT AREA = 9,464 S.F.
 HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 2,556 S.F.
 LOT COVERAGE = 27.01%



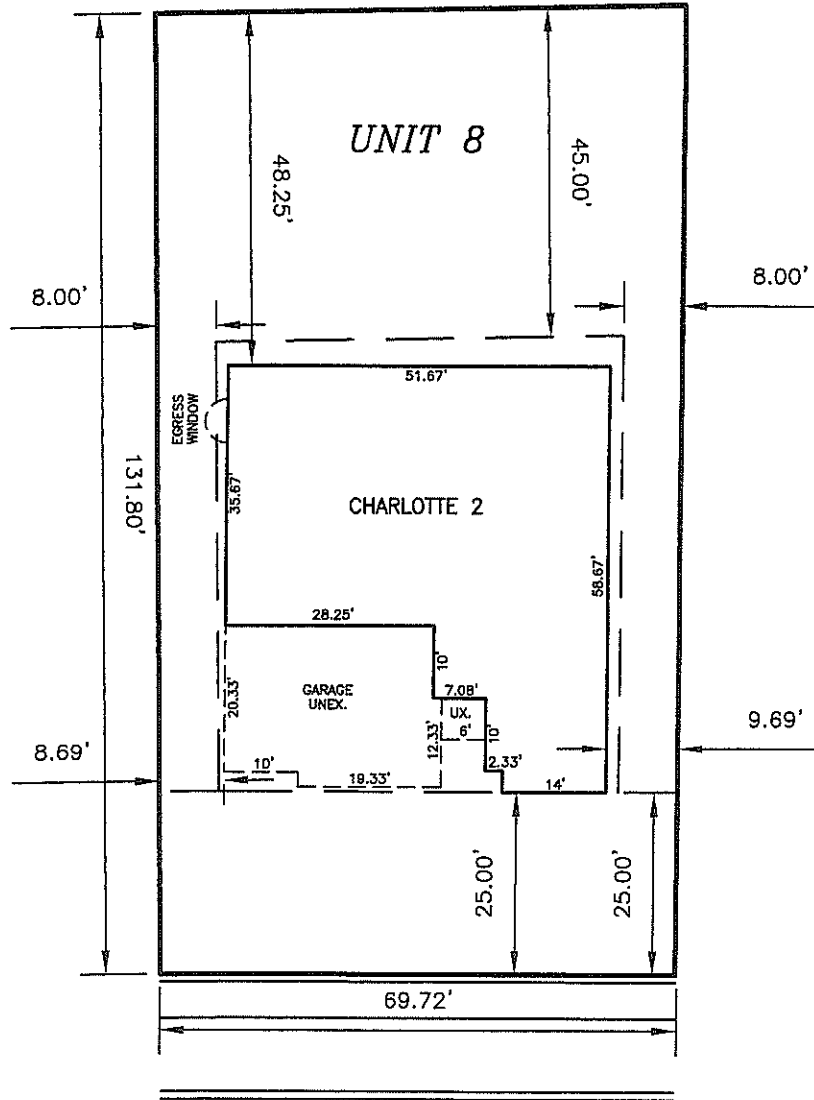
 LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
	SCALE: 1" = 20' DATE: 9-20-2022 DRAWN BY: JL LDCS # 22-C4F-XX
UNIT 4 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN	DRAWING NO. 8 OF 10
CHECK-FOR-FIT WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334	


LOT AREA = 9,464 S.F.
 HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 1,856 S.F.
 LOT COVERAGE = 19.61%



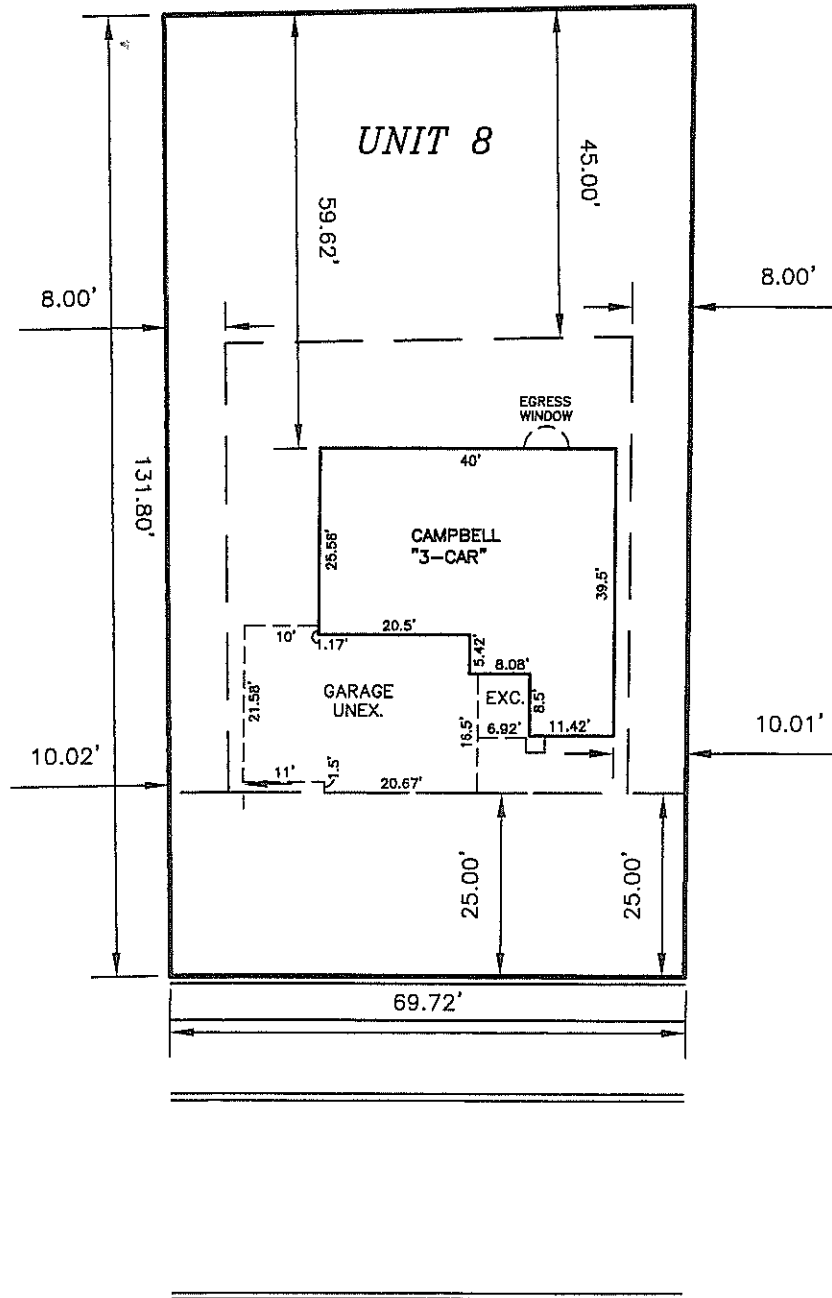
 LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350
	FAX: (586)868-2351
UNIT 4 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN	SCALE: 1" = 20'
CHECK-FOR-FIT	DATE: 8-20-2022
	DRAWN BY: JL
WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334	LDCS # 22-C4F-XX
	DRAWING NO. 10 OF 10


LOT AREA = 9,367 S.F.
HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 2,941 S.F.
LOT COVERAGE = 31.40%



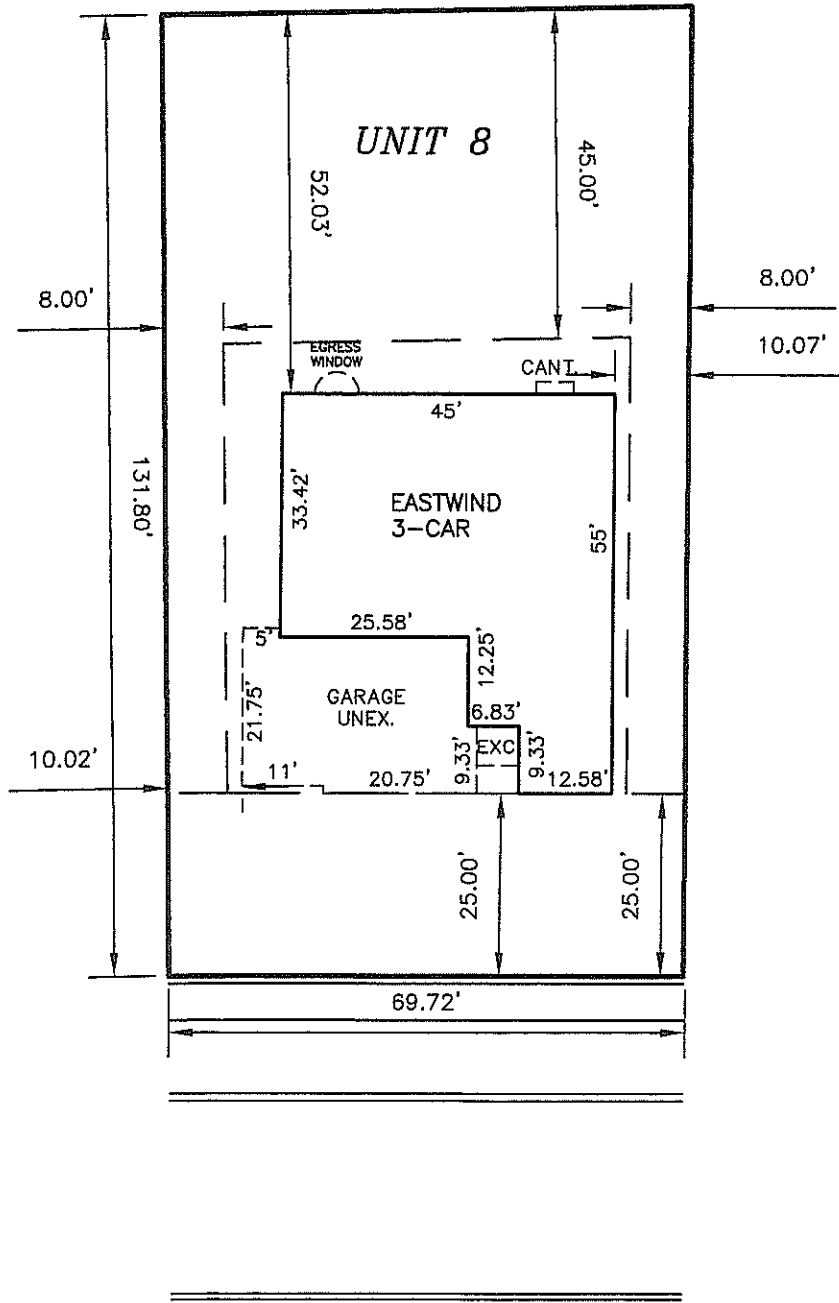
	LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
	UNIT 8 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN	
CHECK-FOR-FIT		
WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334	SCALE: 1" = 20' DATE: 9-20-2022 DRAWN BY: JL LDCS # 22-C4F-XX	DRAWING NO. 2 OF 10


LOT AREA = 9,367 S.F.
 HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 1,976 S.F.
 LOT COVERAGE = 21.10%



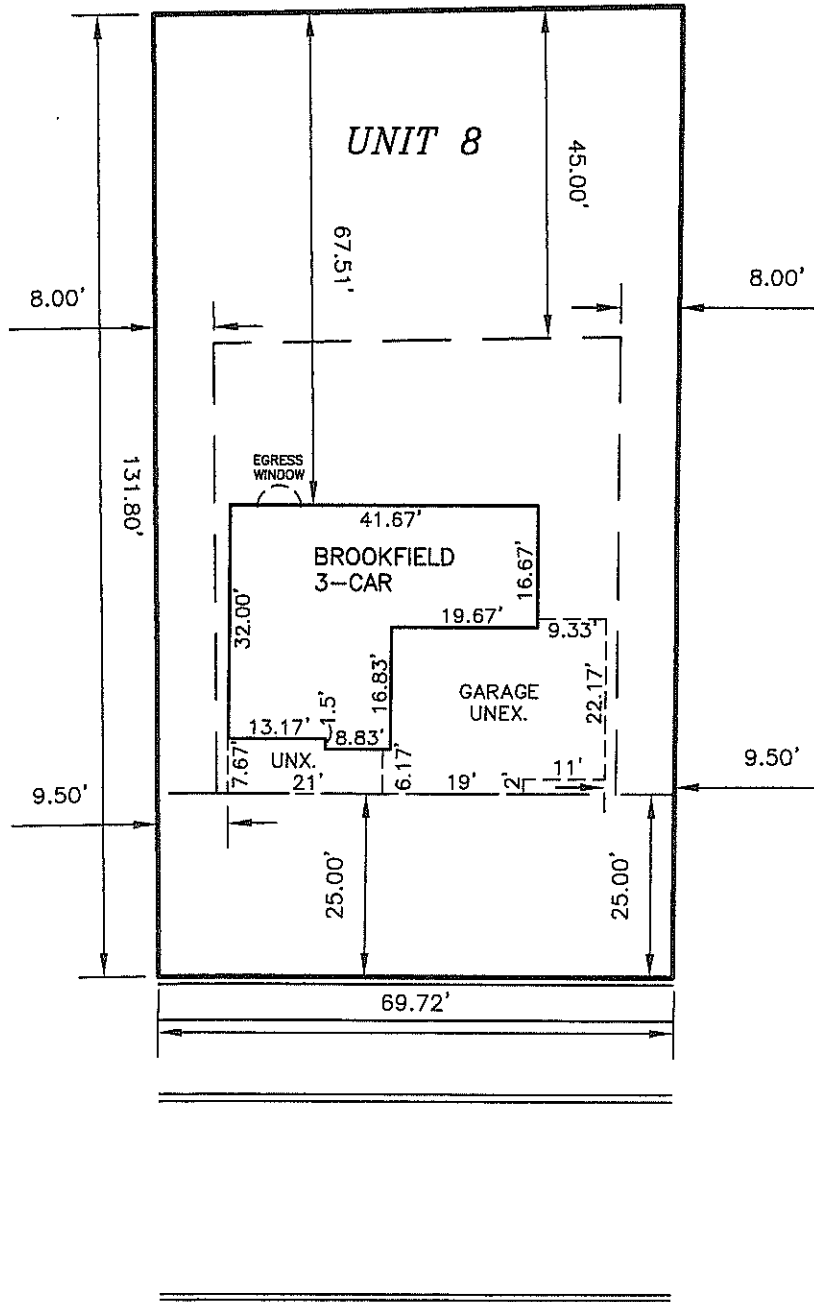
 LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350
	FAX: (586)868-2351
UNIT 8 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN	
CHECK-FOR-FIT	
WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY. FARMINGTON HILLS, MI 48334	SCALE: 1" = 20' DATE: 9-20-2022 DRAWN BY: JL LDCS # 22-C4F-XX DRAWING NO. 6 OF 10


LOT AREA = 9,367 S.F.
 HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 2,556 S.F.
 LOT COVERAGE = 27.29%



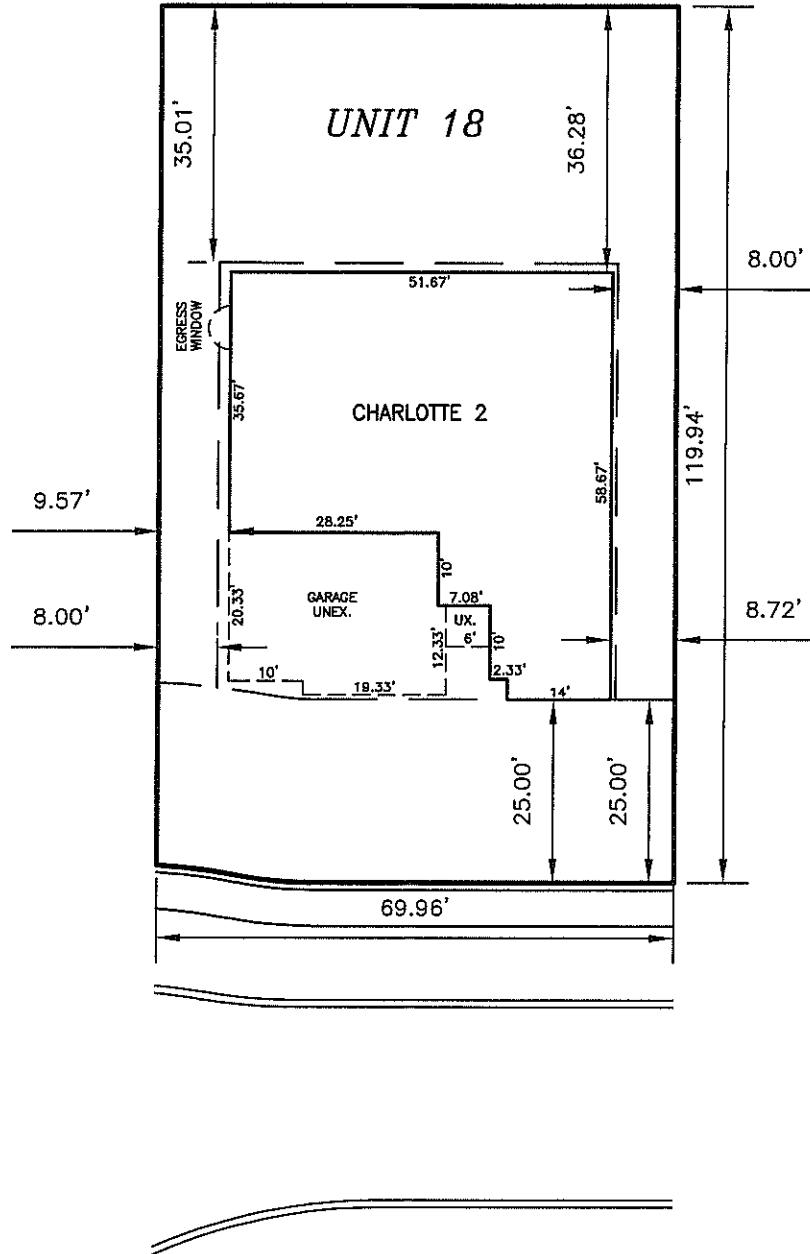
 LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
	SCALE: 1" = 20' DATE: 9-20-2022 DRAWN BY: JL LDOS # 22-C4F-XX
UNIT 8 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN	DRAWING NO. 8 OF 10
CHECK-FOR-FIT WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334	


LOT AREA = 9,367 S.F.
 HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 1,856 S.F.
 LOT COVERAGE = 19.81%



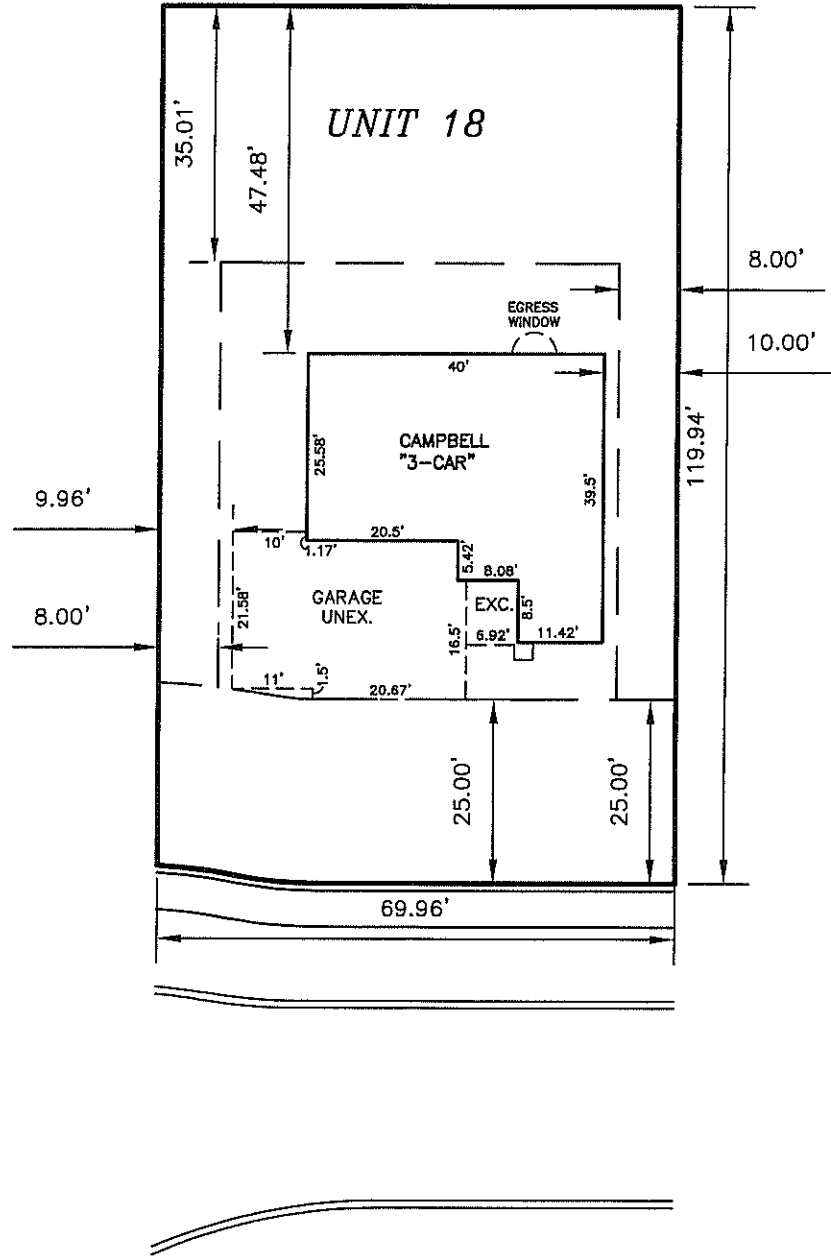
 LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
	SCALE: 1" = 20' DATE: 9-20-2022 DRAWN BY: JL LDCS # 22-C4F-XX
UNIT 8 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN	
CHECK-FOR-FIT	
WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334	DRAWING NO. 10 OF 10


LOT AREA = 8,370 S.F.
 HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 2,941 S.F.
 LOT COVERAGE = 35.14%



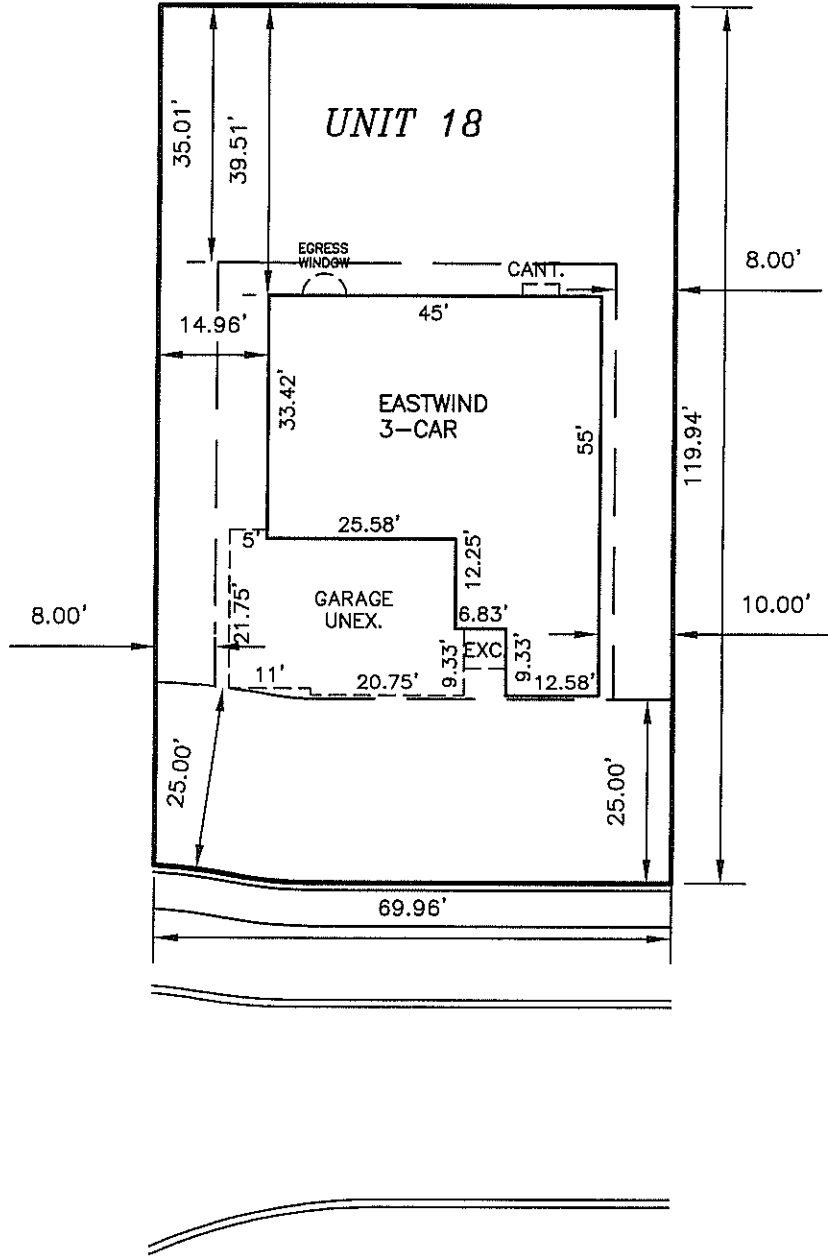
 LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
	SCALE: 1" = 20' DATE: 9-20-2022 DRAWN BY: JL LDCS # 22-C4F-XX
UNIT 18 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN	
CHECK-FOR-FTT	
WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334	DRAWING NO. 2 OF 10


LOT AREA = 8,370 S.F.
 HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 1,976 S.F.
 LOT COVERAGE = 23.61%



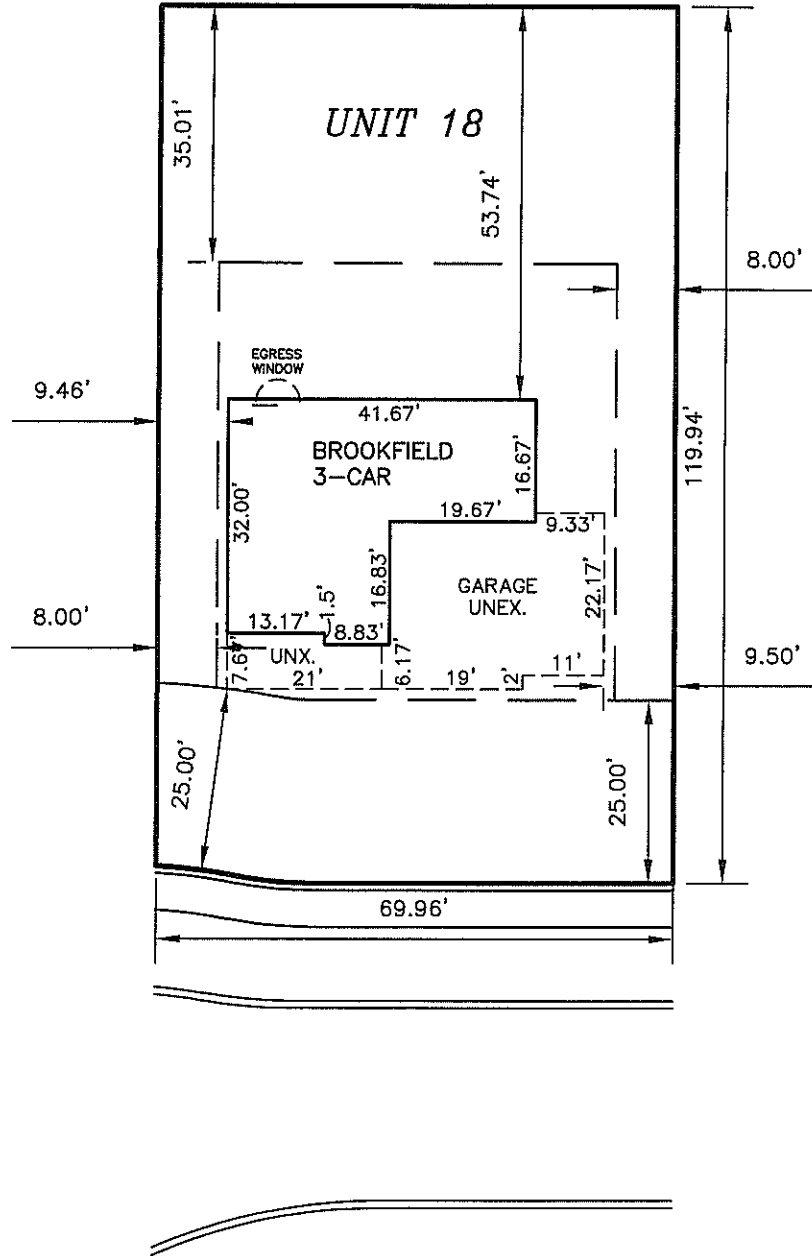
 LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
	SCALE: 1" = 20' DATE: 9-20-2022
UNIT 18 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN	DRAWN BY: JL LDCS # 22-C4F-XX
CHECK-FOR-FIT	DRAWING NO. 6 OF 10
WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334	


LOT AREA = 8,370 S.F.
 HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 2,556 S.F.
 LOT COVERAGE = 30.54%



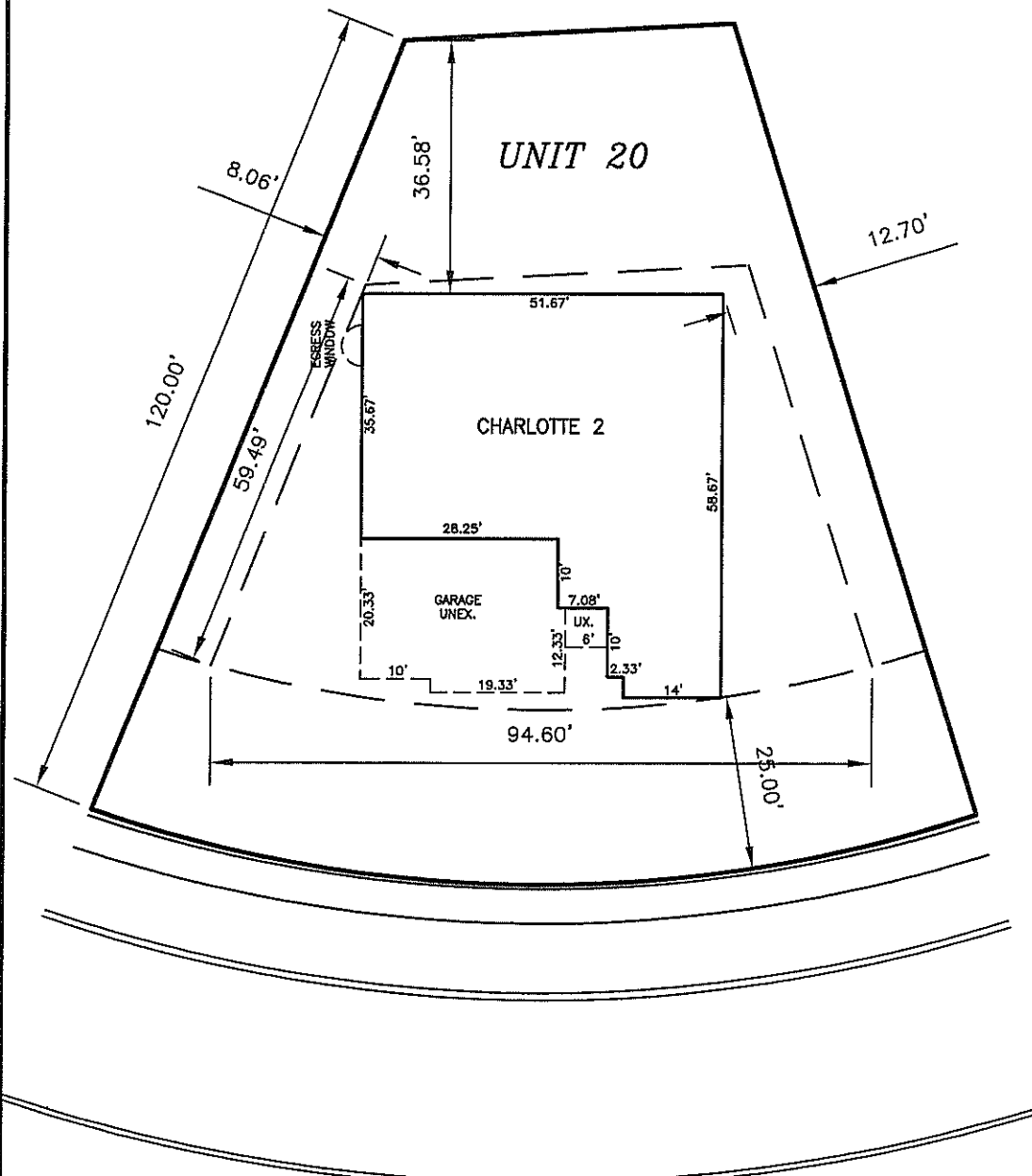
 LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
	SCALE: 1" = 20' DATE: 9-20-2022 DRAWN BY: JL LDCS # 22-C4F-XX
UNIT 18 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN	
CHECK-FOR-FIT	
WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334	DRAWING NO. 8 OF 10


LOT AREA = 8,370 S.F.
 HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 1,856 S.F.
 LOT COVERAGE = 22.17%



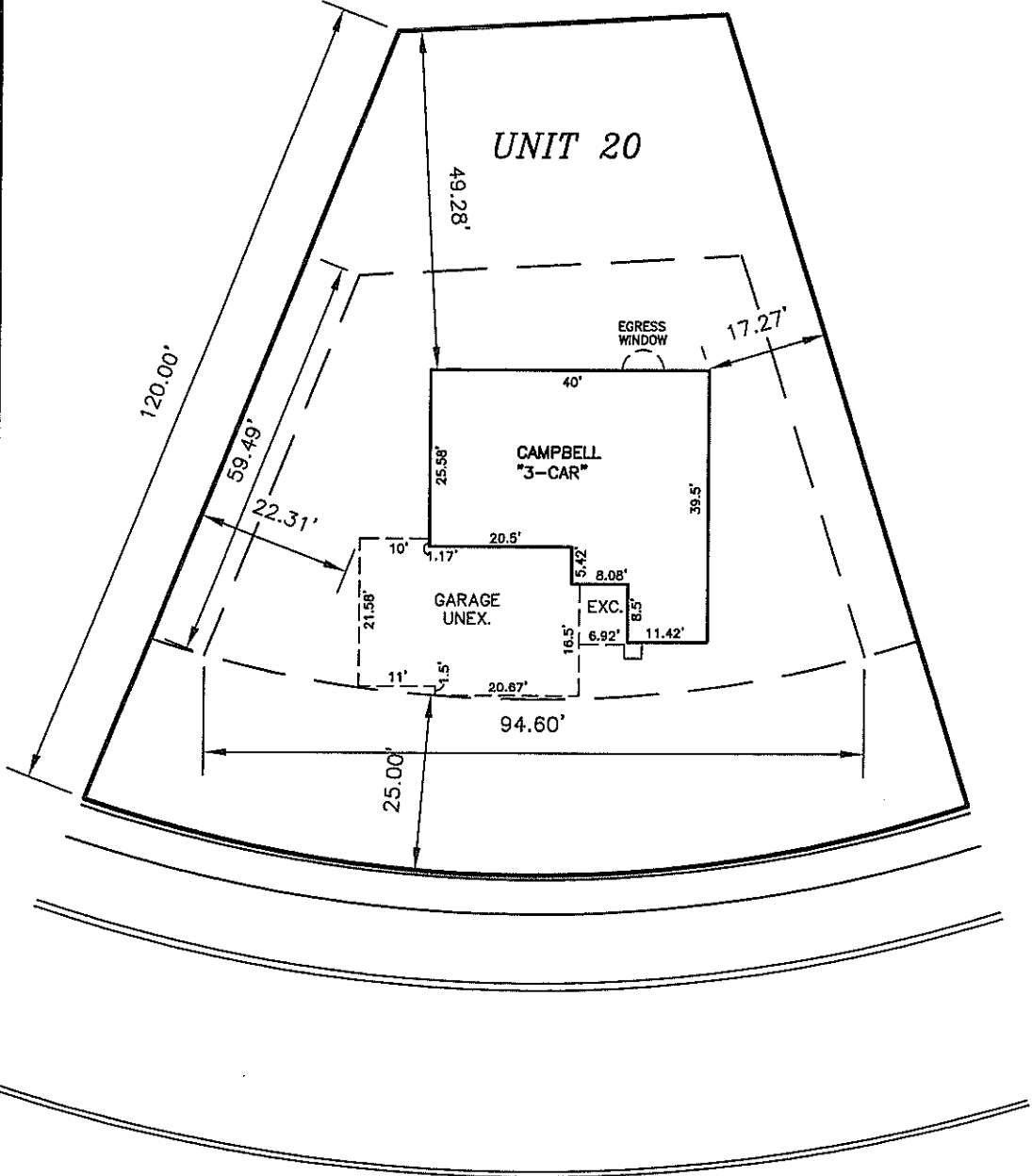
 LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
	SCALE: 1" = 20' DATE: 9-20-2022
UNIT 18 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN	DRAWN BY: JL
CHECK-FOR-FIT	LDCS # 22-CAF-XX
WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334	DRAWING NO. 10 OF 10


LOT AREA = 10,718 S.F.
 HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 2,941 S.F.
 LOT COVERAGE = 27.44%



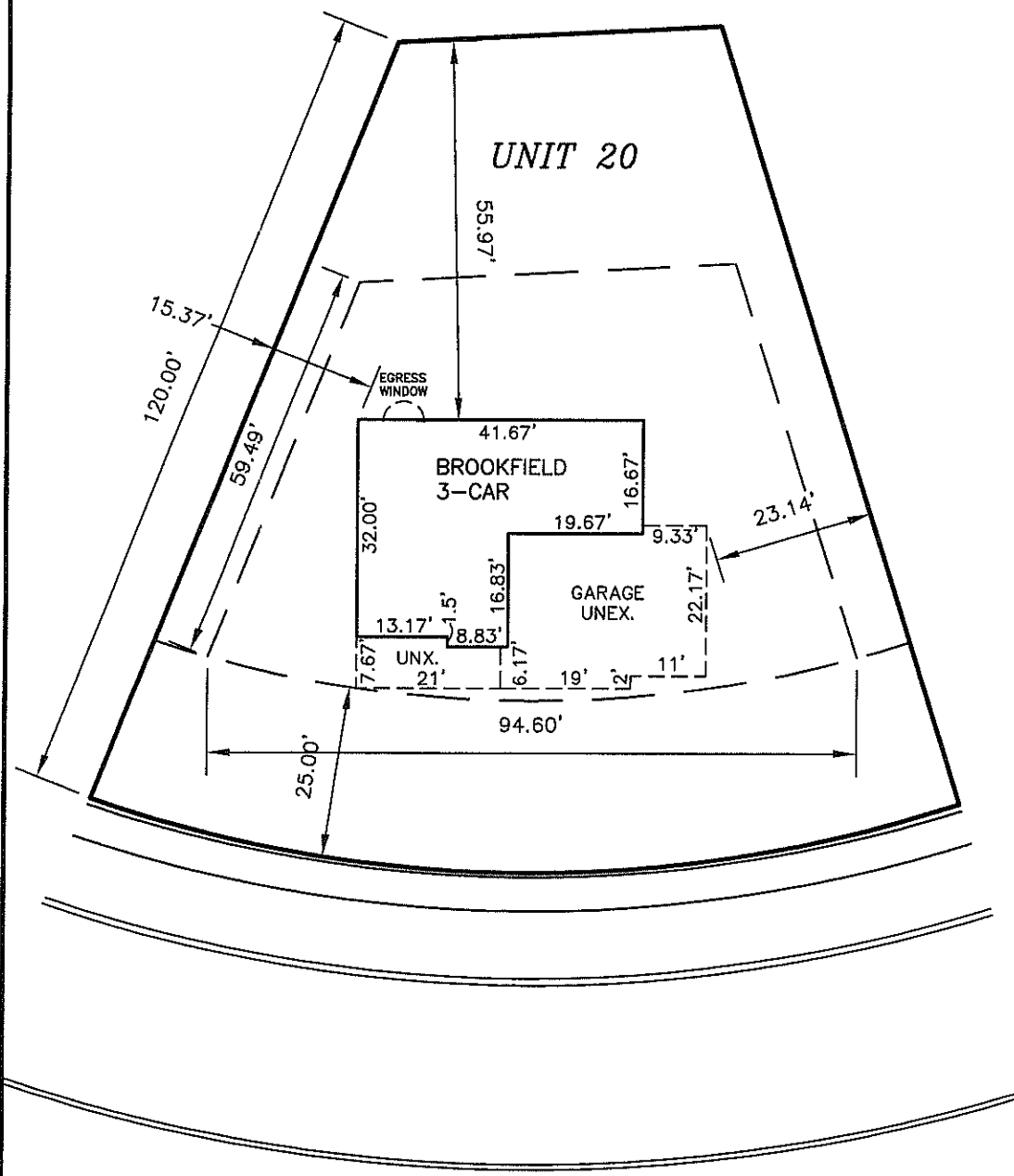
 LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
	SCALE: 1" = 20' DATE: 9-20-2022 DRAWN BY: JL LDCS # 22-C4F-XX
UNIT 20 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN	DRAWING NO. 2 OF 10
CHECK-FOR-FIT WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334	


LOT AREA = 10,718 S.F.
 HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 1,976 S.F.
 LOT COVERAGE = 18.44%



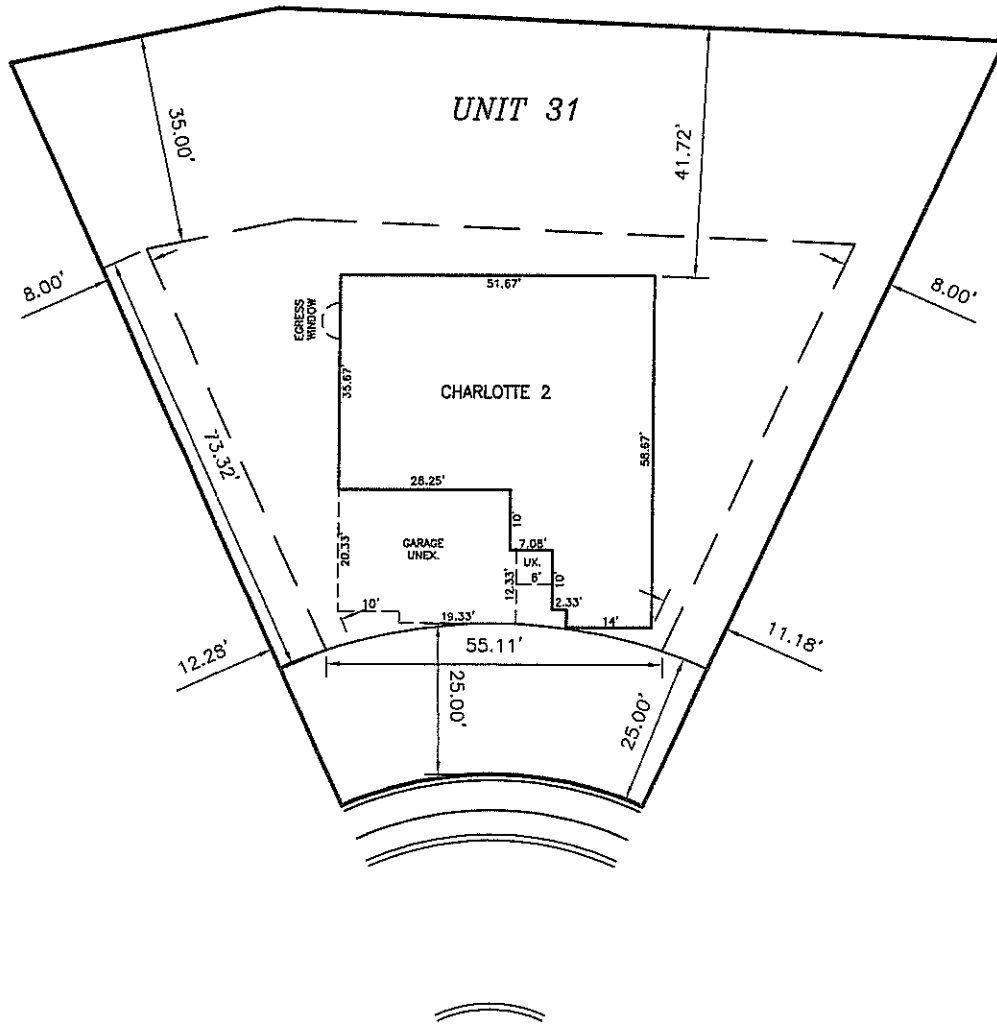
 LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350
	FAX: (586)868-2351
UNIT 20 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN	SCALE: 1" = 20'
CHECK-FOR-FTT	DATE: 9-20-2022
	DRAWN BY: JL
WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334	LDOS # 22-C4F-XX DRAWING NO. 6 OF 10


LOT AREA = 10,718 S.F.
 HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 1,856 S.F.
 LOT COVERAGE = 17.32%



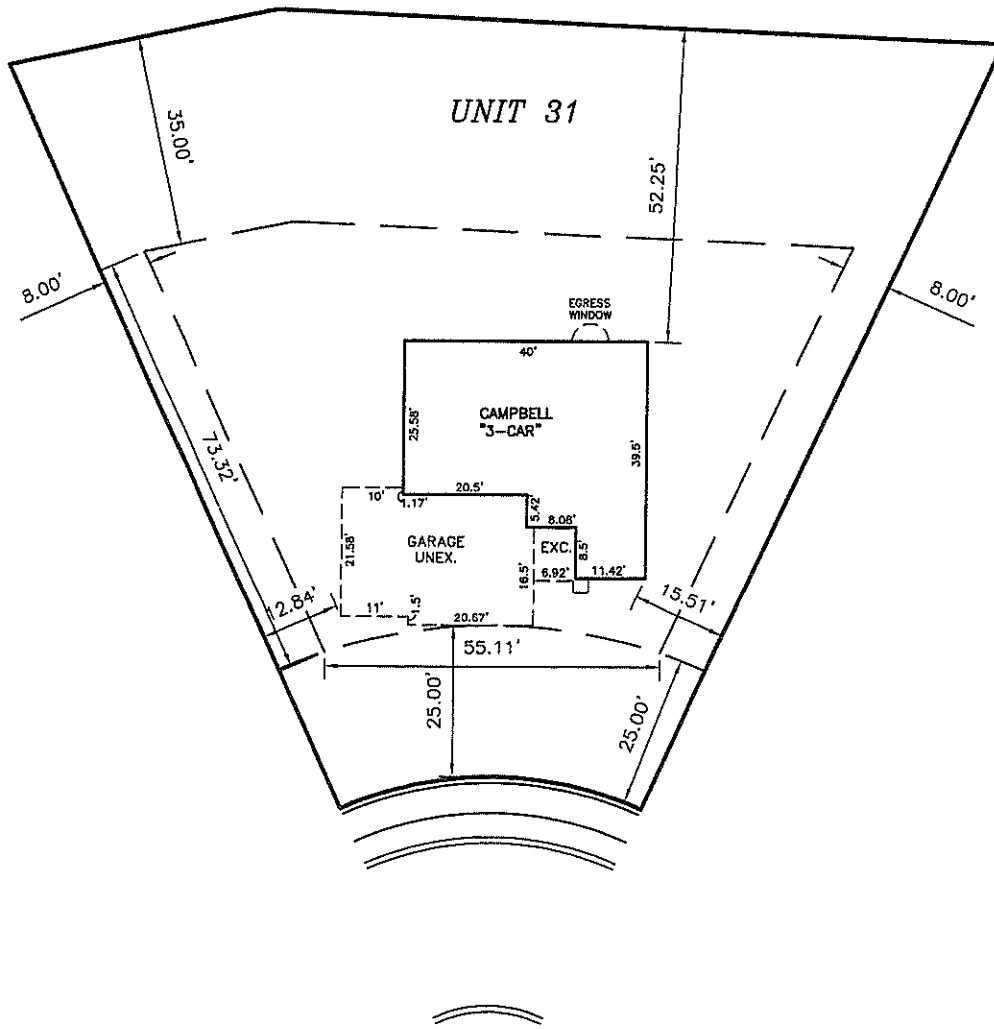
 LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044		PHONE: (586)868-2350 FAX: (586)868-2351
UNIT 20 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN		SCALE: 1" = 20' DATE: 9-20-2022
CHECK-FOR-FIT		DRAWN BY: JL LDCS # 22-C4F-XX
WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334		DRAWING NO. 10 OF 10


LOT AREA = 13,816 S.F.
 HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 2,941 S.F.
 LOT COVERAGE = 21.29%



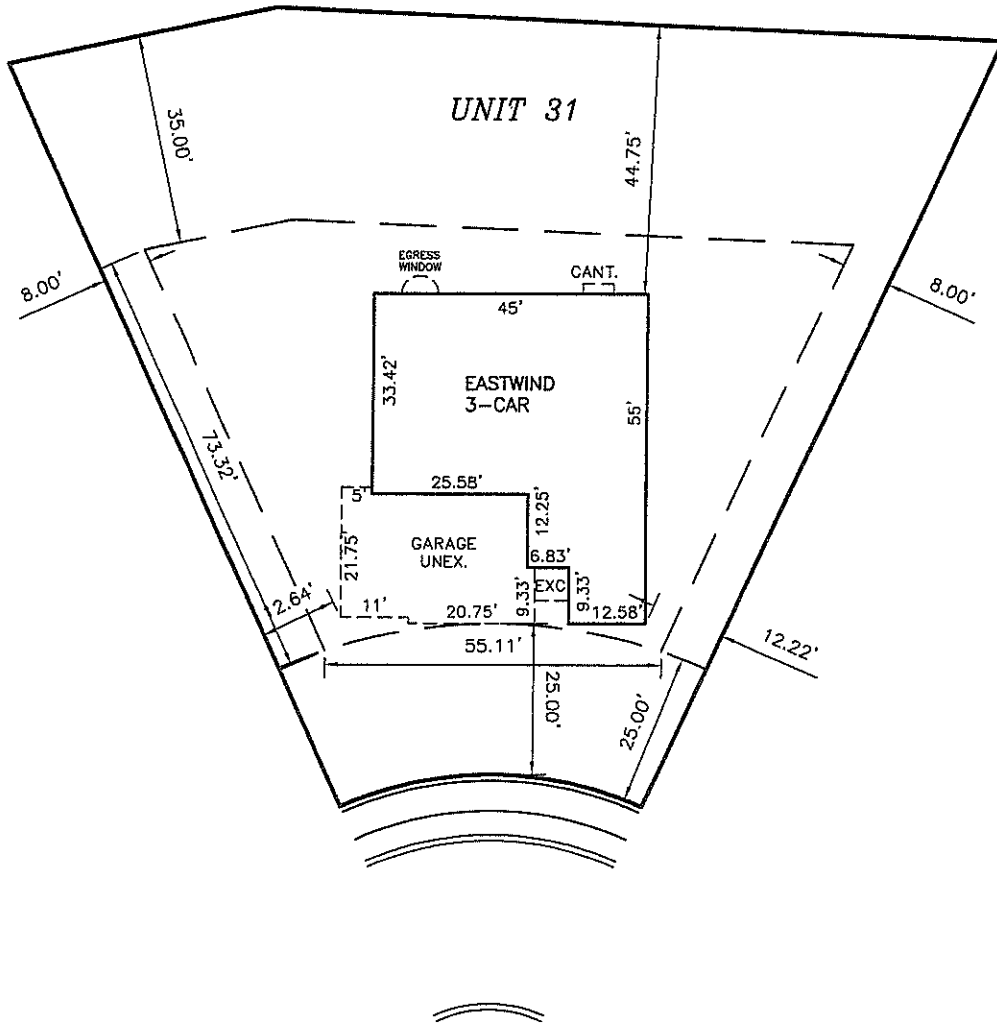
 LAND DEVELOPMENT CONSULTING SERVICES, INC. 48600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
	SCALE: 1" = 20' DATE: 9-20-2022 DRAWN BY: JL LDCS # 22-C4F-XX
UNIT 31 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN	
CHECK-FOR-FIT	
WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334	DRAWING NO. 2 OF 10


LOT AREA = 13,816 S.F.
 HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 1,976 S.F.
 LOT COVERAGE = 14.30%



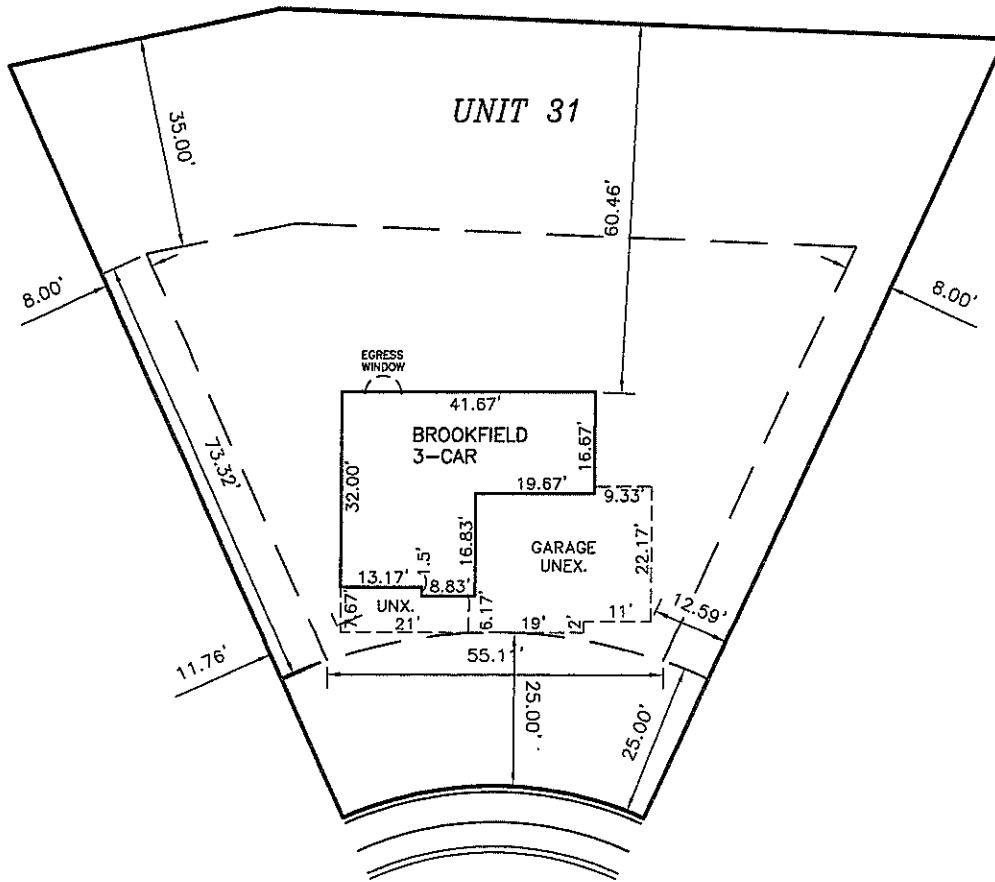
 LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
	UNIT 31 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN
CHECK-FOR-FIT	DRAWN BY: JL LDCS # 22-C4F-1X
WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY. FARMINGTON HILLS, MI 48334	DRAWING NO. 6 OF 10


LOT AREA = 13,816 S.F.
 HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 2,556 S.F.
 LOT COVERAGE = 18.50%



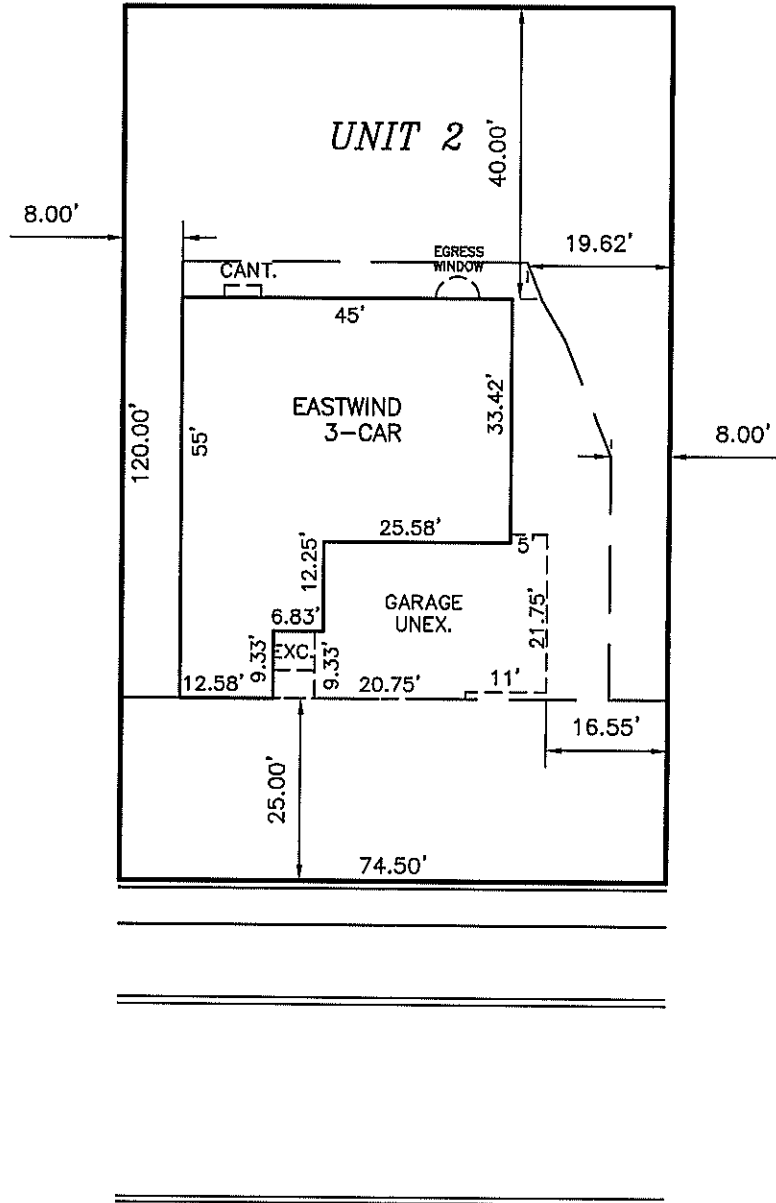
 LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
	SCALE: 1" = 20' DATE: 9-20-2022 DRAWN BY: JL LDCS # 22-C4F-XX
UNIT 31 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN	
CHECK-FOR-FIT	
WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334	DRAWING NO. 8 OF 10


LOT AREA = 13,816 S.F.
 HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 1,856 S.F.
 LOT COVERAGE = 13.43%



 LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
	SCALE: 1" = 20' DATE: 8-20-2022
UNIT 31 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN	DRAWN BY: JL
CHECK-FOR-FIT	LDCS # 22-CAF-XX
WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY. FARMINGTON HILLS, MI 48334	DRAWING NO. 10 OF 10

LOT AREA = 8,955 S.F.
 HOUSE FOOTPRINT AREA (INCLUDING GARAGE) = 2,556 S.F.
 LOT COVERAGE = 28.54%



 LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
	SCALE: 1" = 20' DATE: 9-29-2022
UNIT 2 THE AVALON HIGHLAND ROAD, WHITE LAKE TWP., OAKLAND COUNTY, MICHIGAN	DRAWN BY: JL
CHECK-FOR-FIT	LDOS # 22-C4F-XX
WHITE LAKE HILL, L.L.C. 31550 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334	DRAWING NO. 1



ABERDEEN

First Level	1,182 sf
Second Level	1,091 sf
Total	2,273 sf

THE CRAFTSMAN

Craftsman architecture has been one of America's most iconic styles for decades. The historic design includes an array of distinctive porches, gables, siding materials and stately rooflines.

THE NEXT GENERATION OF STYLE

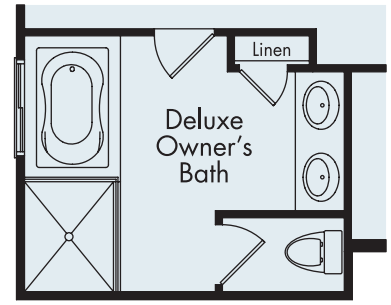
MJC homes are a lot like custom homes without the expense and added stress of starting with a blank canvas. Begin by browsing our newest collection of modern living designs and personalize the spaces that matter most to your family. Want a special style of cabinets and countertops? Unique flooring options? It's up to you. Personalize one of our award-winning home designs to your heart's content. Then sit back and watch your worry-free building experience unfold. Come explore your options to live better with MJC.

ABERDEEN

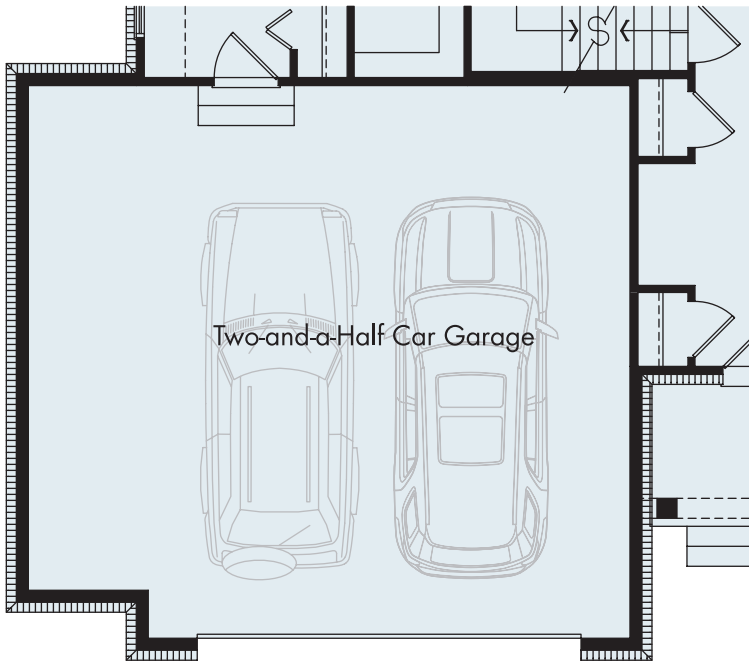
First Level 1,182 sf
 Second Level 1,091 sf
 Total 2,273 sf



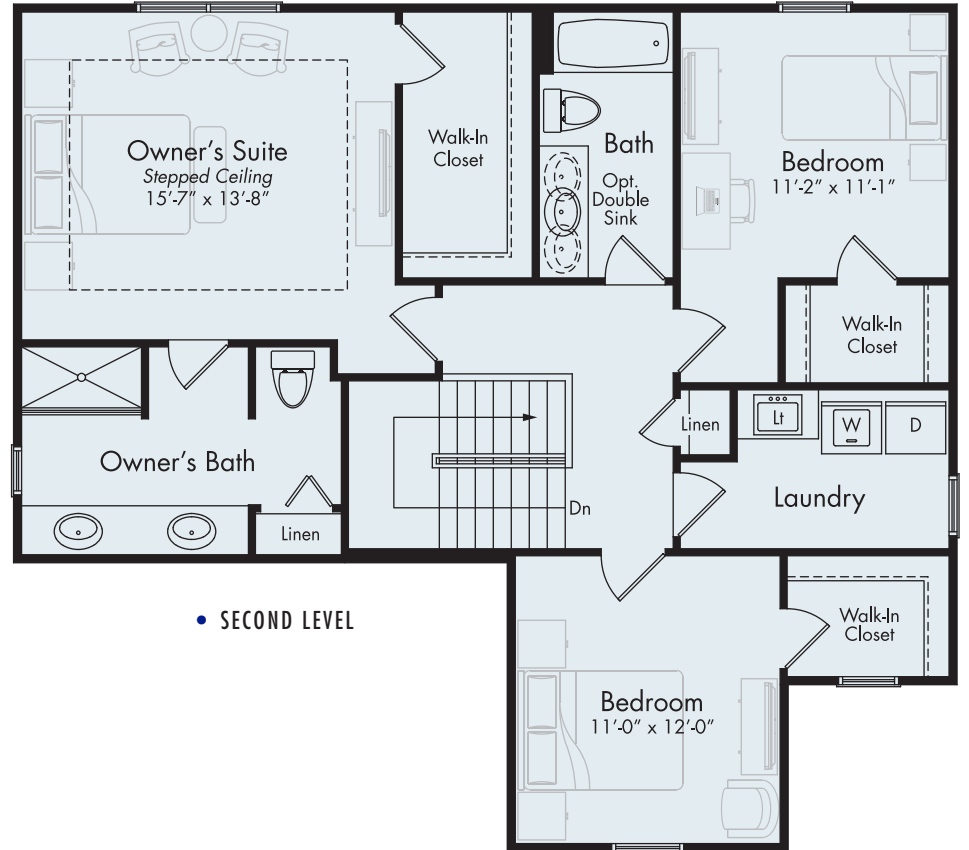
The Aberdeen is designed for entertaining and flexible family living. There's smart space for everything — main-floor study, a mud room with an optional bench, island kitchen with walk-in pantry, large family room with fireplace, and options for a covered porch or harvest room off the dining area. Upstairs, there's a convenient laundry room, private wing with an elegant owner's suite, complete with its own luxurious bath and walk-in closet. There are also options for an oversized 2.5-car or 3-car garage.



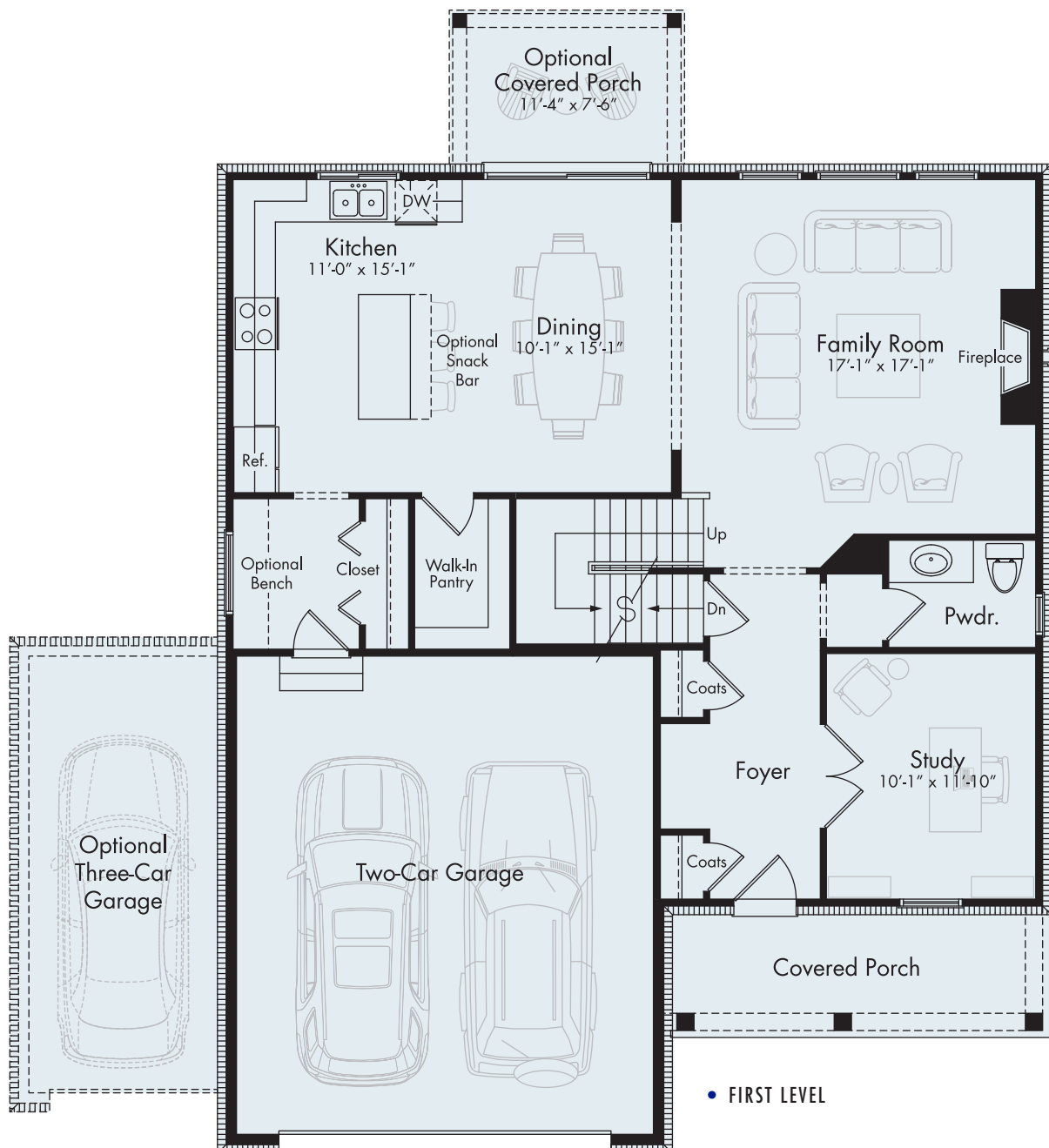
• OPTIONAL DELUXE OWNER'S BATH



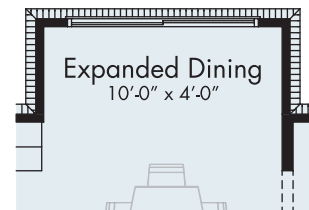
• OPTIONAL TWO-AND-A-HALF CAR GARAGE



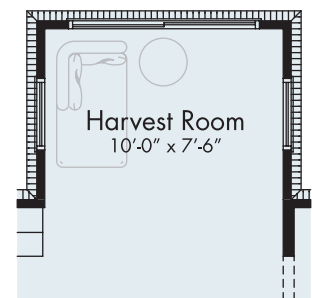
• SECOND LEVEL



• FIRST LEVEL



• OPTIONAL EXPANDED DINING ROOM



• OPTIONAL HARVEST ROOM

The Wide Choice of Elevations Create a Varied and Appealing Streetscape in Your Neighborhood



THE FRENCH ECLECTIC

American soldiers returned home in the mid-1920's with romantic thoughts of French architecture. This timeless, eclectic style showcases rich exterior materials with tall, steeply pitched roofs, dormers and shutters.



THE FARMHOUSE

Modern farmhouse architecture evokes feelings of warmth and comfort. This historic style combines clean lines with rustic touches to provide a relaxed level of sophistication.



THE TRADITIONAL

MJC's traditional elevation styles are modern interpretations of classic forms that provide an attractive, cohesive look to the community. Our traditional elevations offer eye-pleasing symmetry, brick details and timeless color palettes.



MJCompanies.com

All information contained herein was accurate at the time of publication. In order to maintain the high degree of quality and incorporate improvements with greater facilities and economy, we reserve the right to make changes in price, specifications, or materials or to change or discontinue models without notice or obligation. Floor plan dimensions are approximate. Renderings are artist's conception. © 2019 MJC Companies





BERKSHIRE

First Level 1,653 sf

THE CRAFTSMAN

Craftsman architecture has been one of America's most iconic styles for decades. The historic design includes an array of distinctive porches, gables, siding materials and stately rooflines.

THE NEXT GENERATION OF STYLE

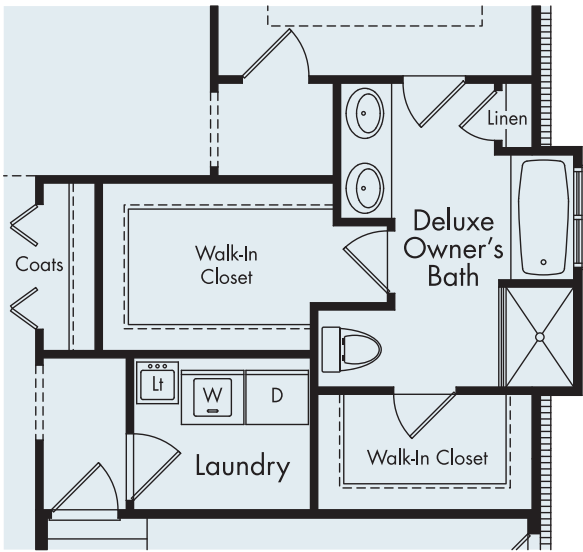
MJC homes are a lot like custom homes without the expense and added stress of starting with a blank canvas. Begin by browsing our newest collection of modern living designs and personalize the spaces that matter most to your family. Want a special style of cabinets and countertops? Unique flooring options? It's up to you. Personalize one of our award-winning home designs to your heart's content. Then sit back and watch your worry-free building experience unfold. Come explore your options to live better with MJC.

BERKSHIRE

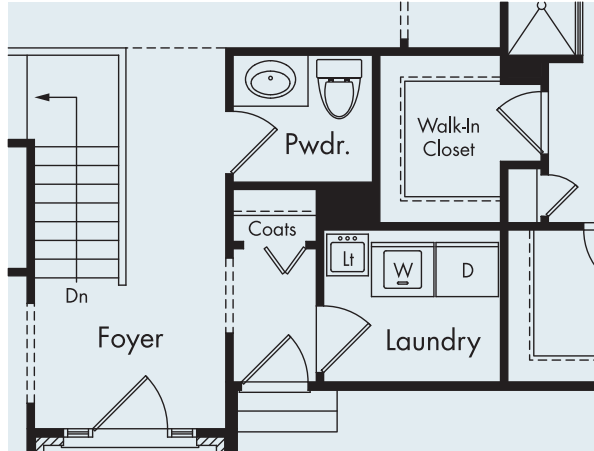
First Level 1,653 sf



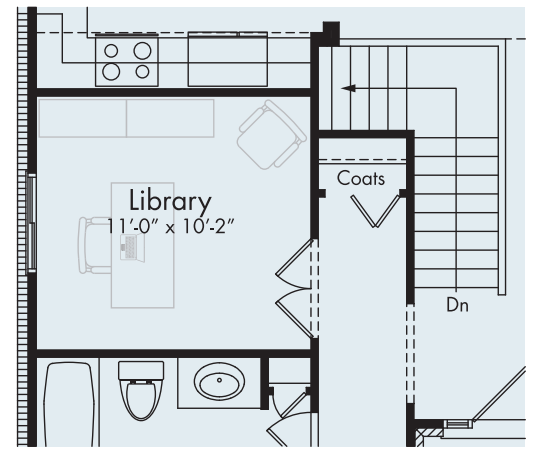
We designed the Berkshire to offer modern, single-level living with a casual touch. The kitchen, family room and dining area have all been brought together to create an open flow for relaxed family times and lively entertaining. Whether you were unwinding in the family room or gathering in the spacious island kitchen, you'll love the natural sunlight that comes in from all the windows in the main living area. The owner's suite showcases the stepped ceiling, spacious private bath and twin walk-in closets. Another wing at the front of the home contains two spacious bedrooms with walk-in closets and access to a second full bath.



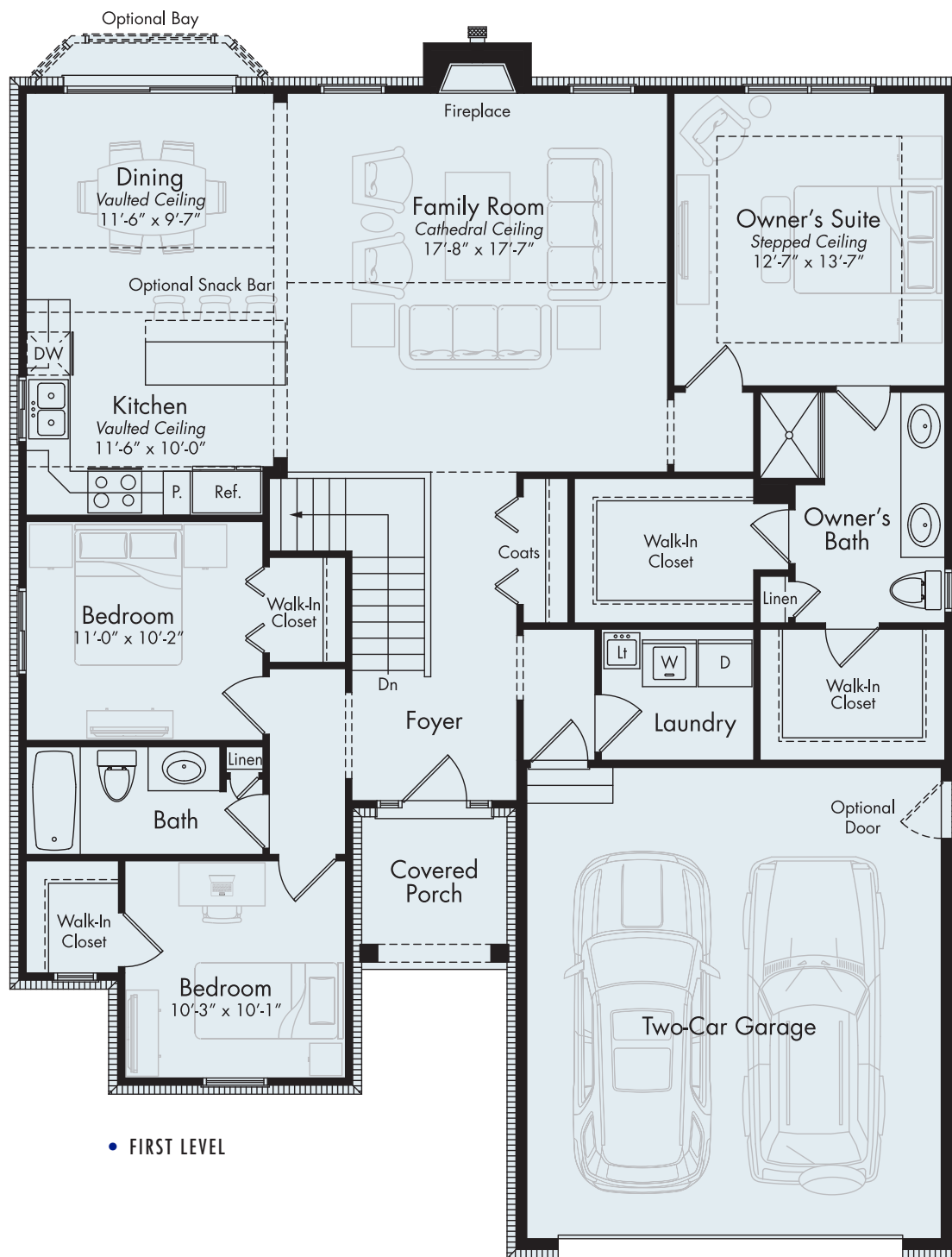
• OPTIONAL DELUXE OWNER'S BATH



• OPTIONAL POWDER ROOM



• OPTIONAL LIBRARY



• FIRST LEVEL

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THE FRENCH ECLECTIC

American soldiers returned home in the mid-1920's with romantic thoughts of French architecture. This timeless, eclectic style showcases rich exterior materials with tall, steeply pitched roofs, dormers and shutters.



THE FARMHOUSE

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BURBANK

First Level	1,332 sf
Second Level	1,160 sf
Total	2,492 sf

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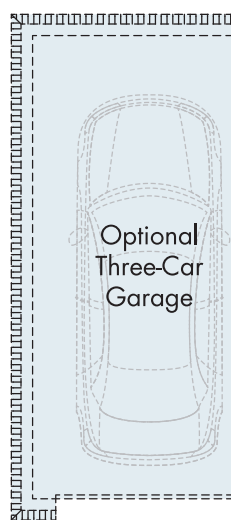
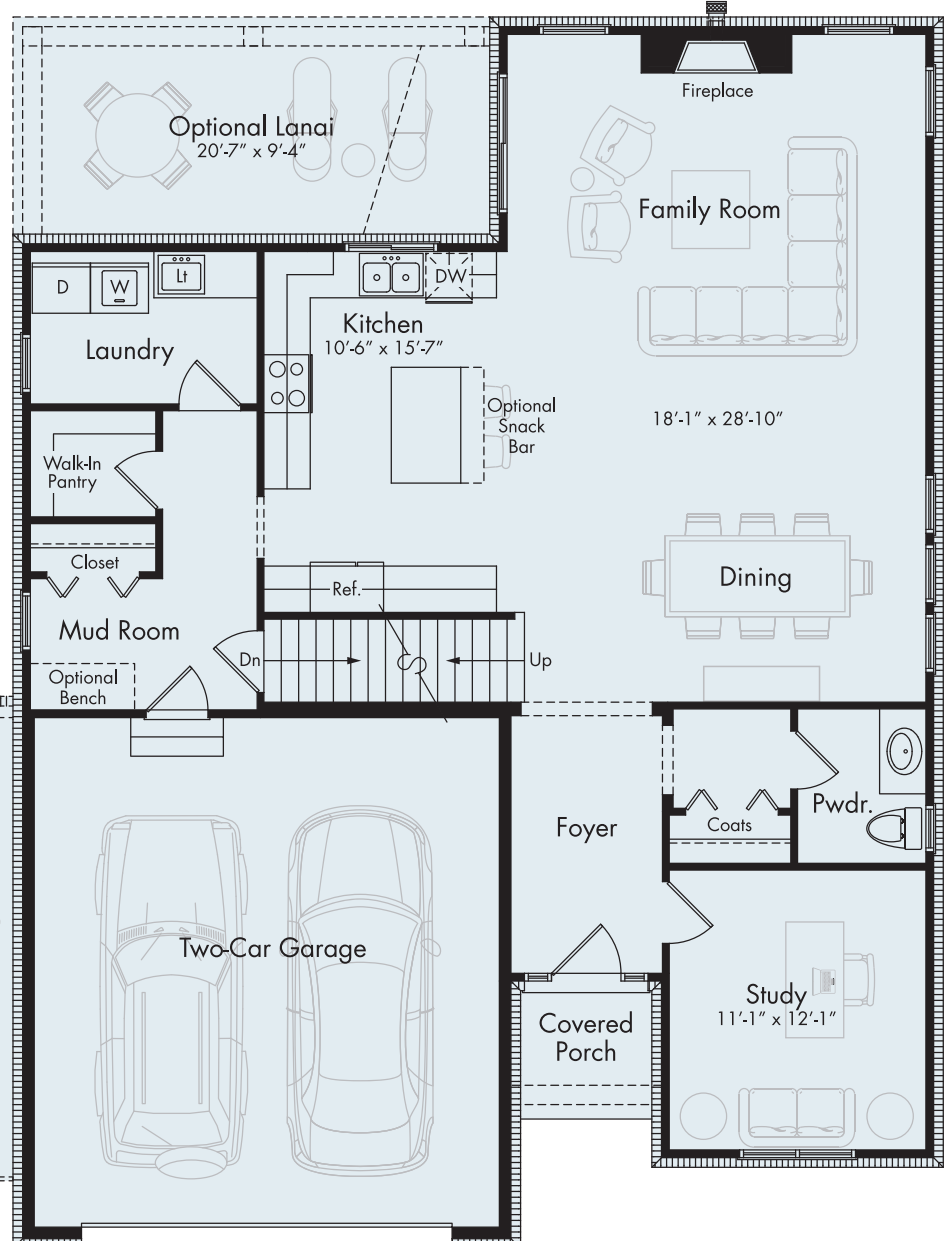
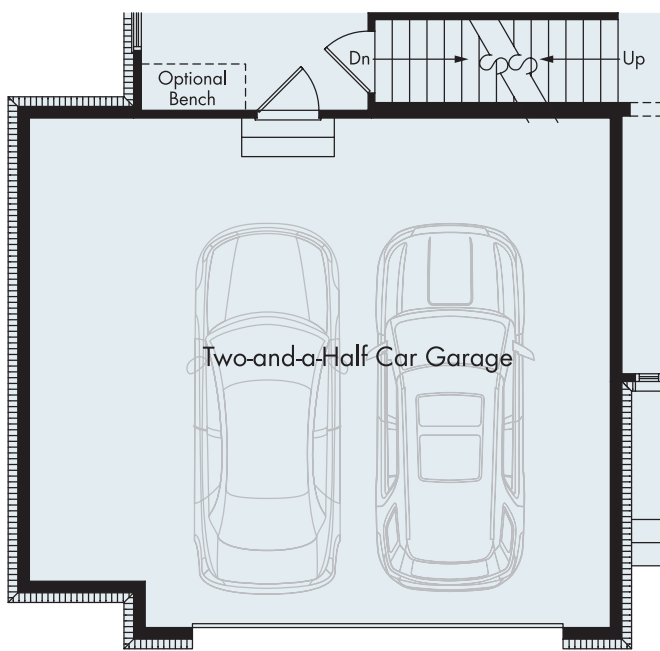
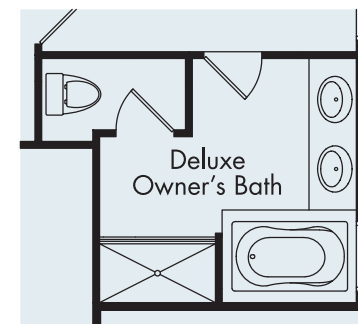
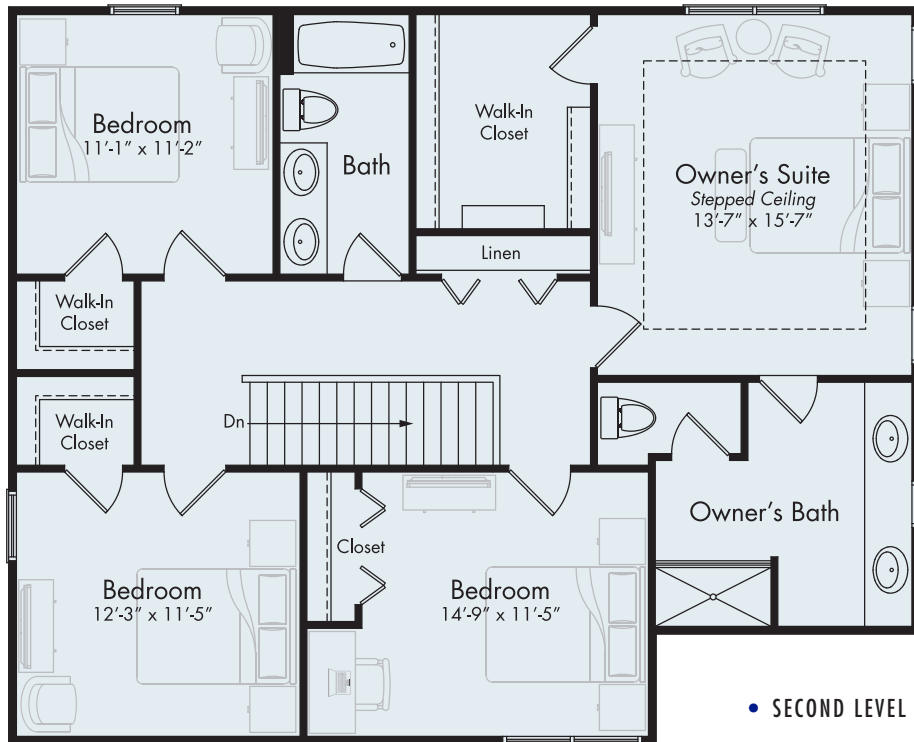
BURBANK

First Level 1,332 sf
 Second Level 1,160 sf
 Total 2,492 sf



The two-story Burbank is a stunning open concept plan with an L-shaped living area that includes the family room, oversized dining room and enormous island kitchen. The optional lanai vastly increases the living space and brings the outdoors into this spacious home. The main floor also includes a secluded study, guest closet, powder room, mud room, walk-in pantry and laundry room. No convenience was overlooked, including the option of a 2.5- or 3-car garage.

Upstairs, the owner's suite features a stepped ceiling, spacious bath with an optional whirlpool tub and oversized walk-in closet. Three more large bedrooms share a central bath with double sinks. No convenience was overlooked, including the option of a 2.5- or 3-car garage.



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CAMPBELL

First Level	1,217 sf
Second Level	1,402 sf
Total	2,619 sf

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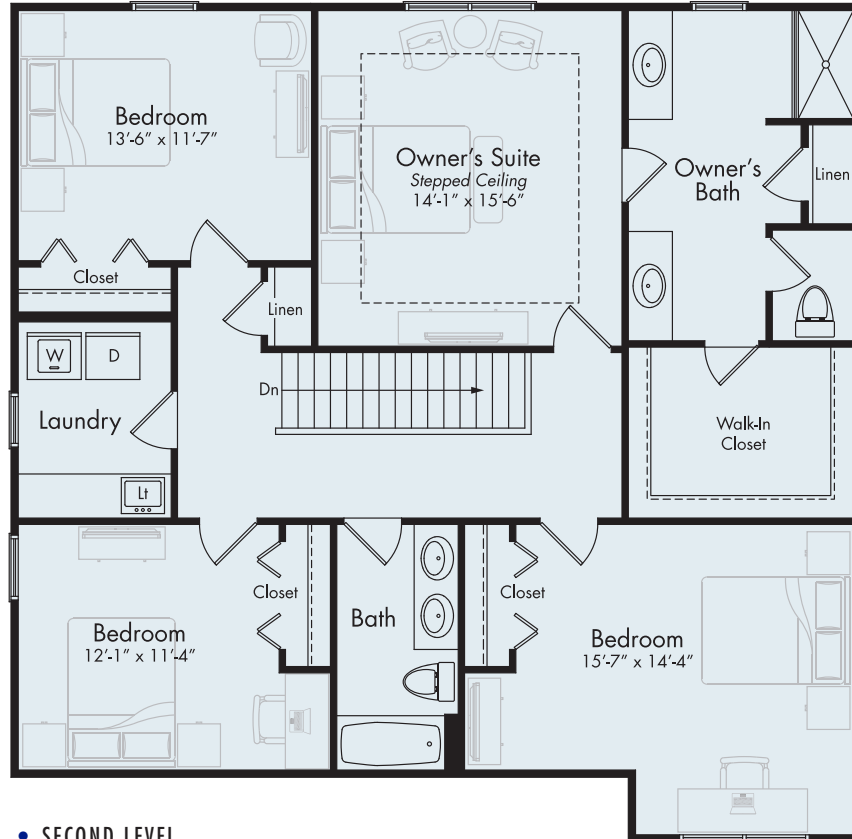


The four-bedroom Campbell is an ideal family home with two spacious levels. The foyer opens to reveal the family room with its centered fireplace and triple windows. This sunny dining room with its sliding glass doorwall can extend outdoors for an optional covered porch. The U-shaped kitchen is centered on a convenient island with snack bar seating. The main floor also includes a secluded study, powder room, mud room and walk-in pantry.

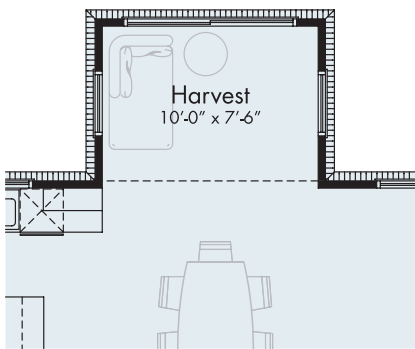
The upper level showcases the owner's suite with stepped ceiling, spacious bath with twin vanities, and large walk-in closet. There is also an option to include a whirlpool tub. There are three more bedrooms on the second floor along with a full bath and oversized laundry room.



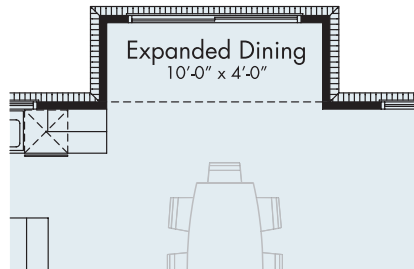
• OPTIONAL DELUXE OWNER'S BATH



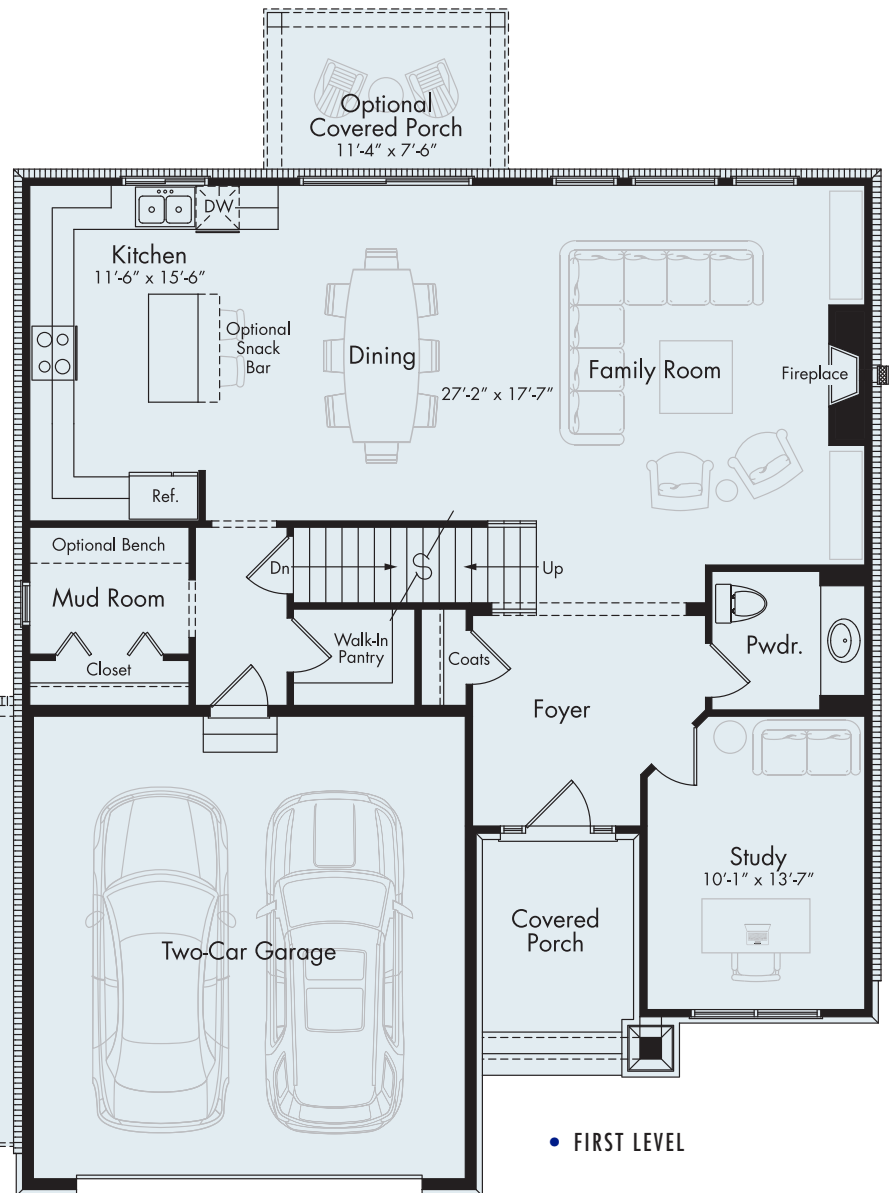
• SECOND LEVEL



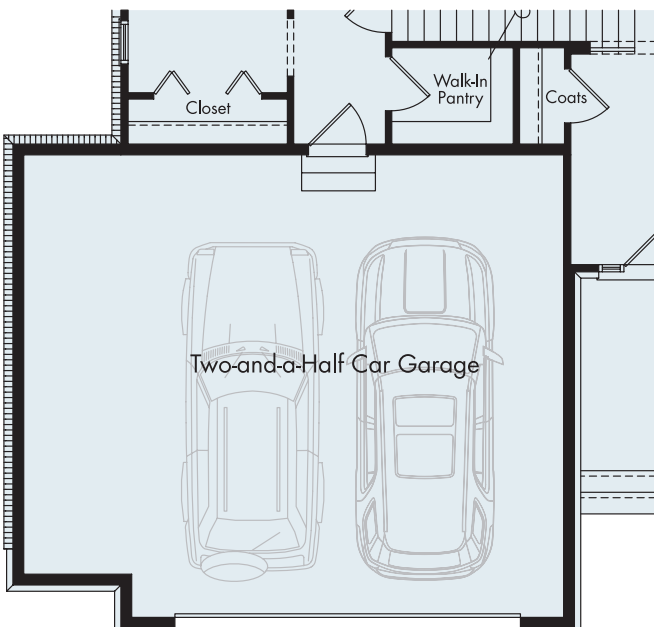
• OPTIONAL HARVEST ROOM



• OPTIONAL EXPANDED DINING ROOM



• FIRST LEVEL



• OPTIONAL TWO-AND-A-HALF CAR GARAGE



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CYPRESS

First Level 1,539 sf

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CYPRESS

First Level 1,539 sf



If you're looking for the perfect ranch floor plan with no wasted space, then the Cypress is ideal for you! The open island kitchen, dining area with its optional bay window, and family room with a cozy fireplace, will keep your family together and enhance the connections during special times hosted at your home. The Cypress also keeps privacy in mind with the elegant owner's suite and two additional bedrooms and a full bath nicely separated from the living space. The 2-car garage opens to a large mud room with a closet and adjacent laundry room.



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DAVENPORT

First Level	1,411 sf
Second Level	1,293 sf
Total	2,704 sf

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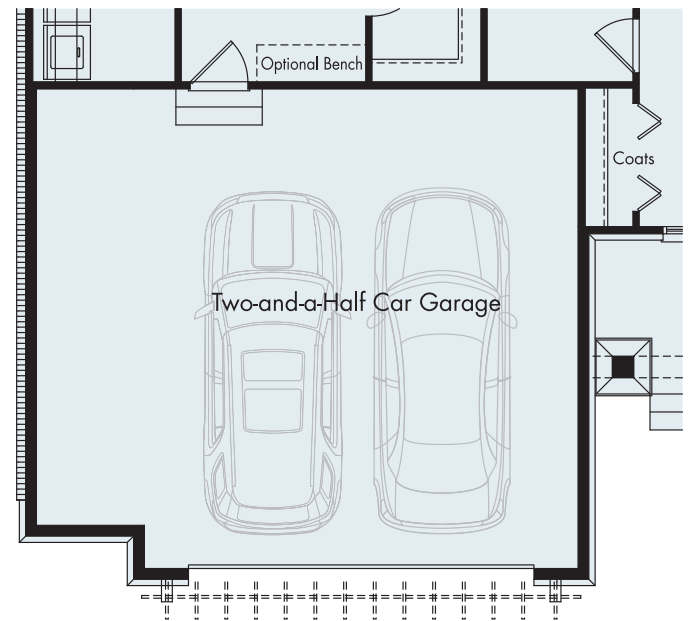
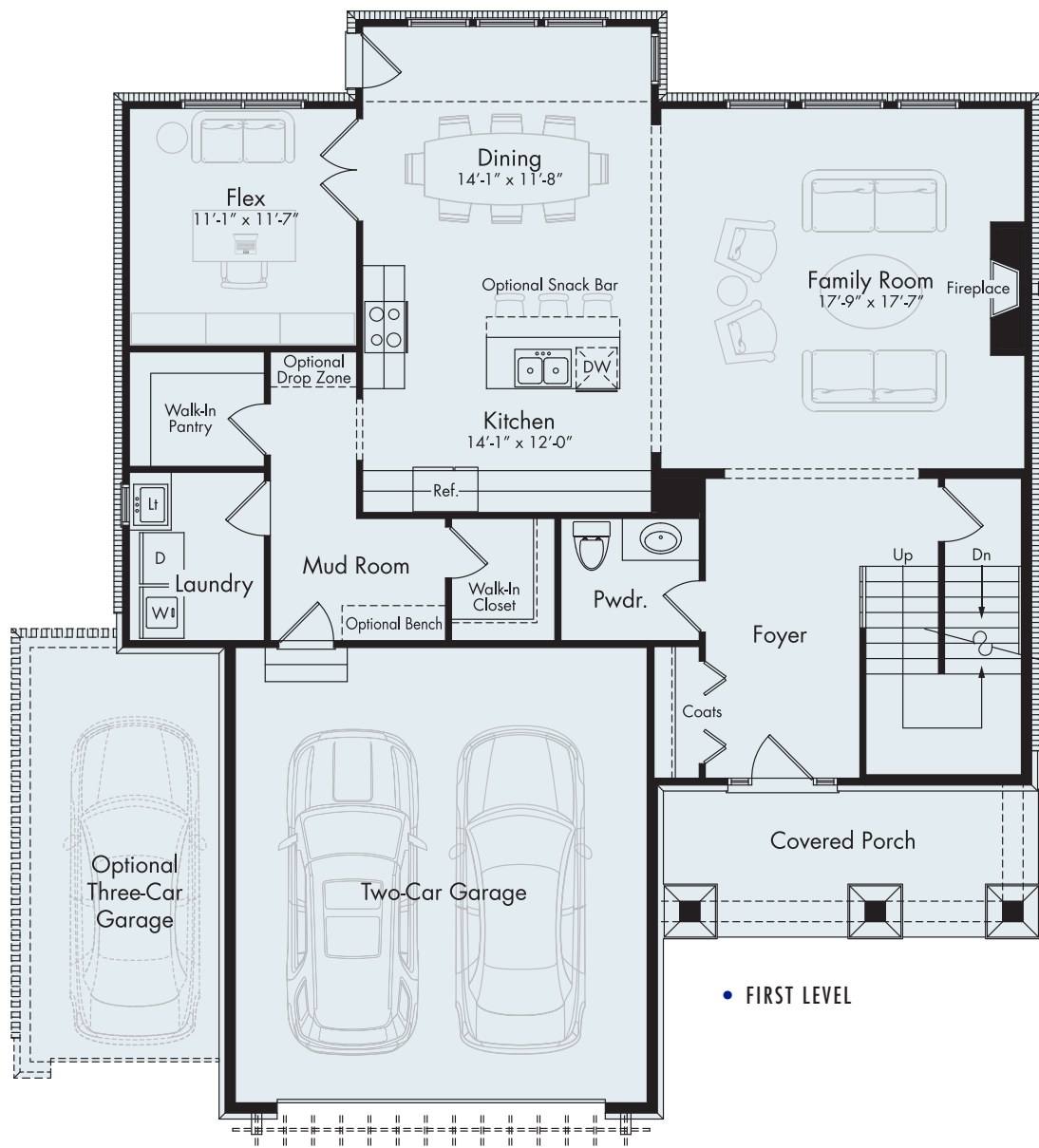
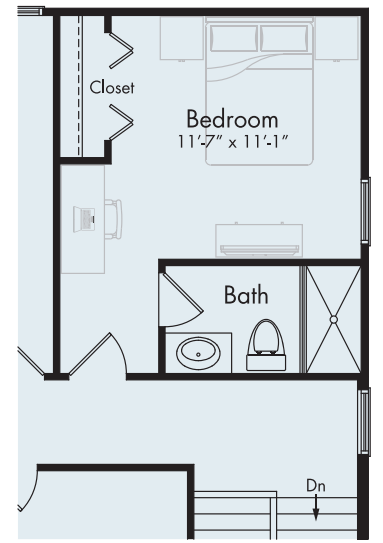
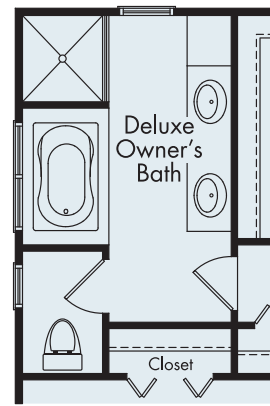
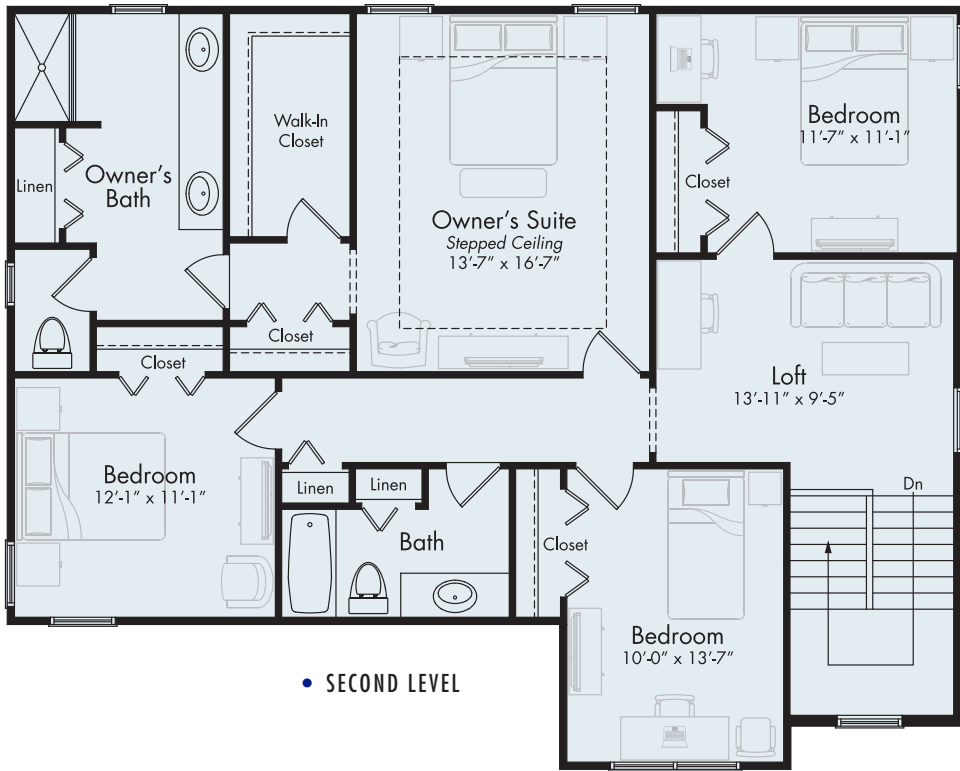
DAVENPORT

First Level 1,411 sf
 Second Level 1,293 sf
 Total 2,704 sf



Fall in love with the spacious open flow of the Davenport's main floor living area. The Davenport offers an imaginatively designed two-story home with an inviting central family room with a cozy fireplace and triple windows. The adjoining kitchen is a dream with lots of counter space and a functional island with optional snack bar seating. The dining room is extended beyond the balance of the room with triple windows and a French door. A flex-room is a pleasant surprise off this area with its double doors and double window. The first floor also offers a powder room, mud room, laundry and walk-in pantry.

The second floor showcases four bedrooms including the owner's suite with its stepped ceiling, plenty of closet space and an elegant bath with the option of a spa tub and stall shower. There is an option for a second bedroom suite with a full bath on this level or a large loft as the standard. A covered front porch adds a distinctive touch to the home as well as an optional 2.5-car or 3-car garage.



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EASTWIND

First Level 1,848 sf

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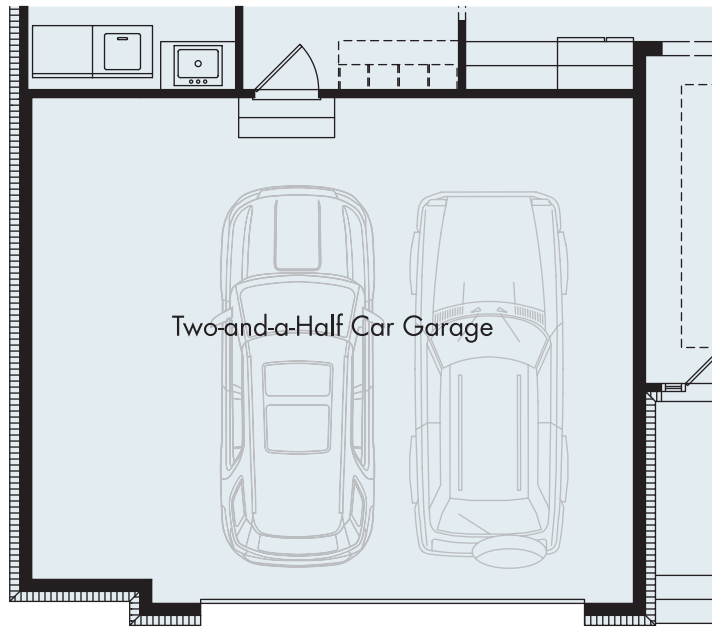
EASTWIND

First Level 1,848 sf

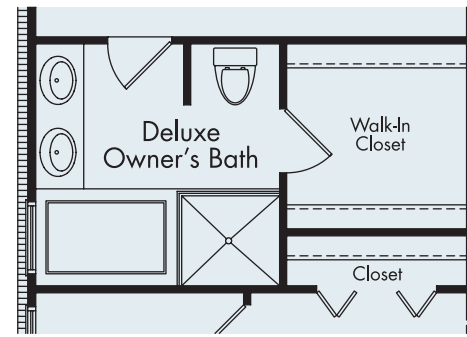


Love the open layouts offered by modern ranch designs, but want more space? The Eastwind is the floor plan for you – with no wasted space. The kitchen, with its oversized island, is the heart of the home with the adjoining dining and family room and a cozy fireplace, abundant windows and stepped ceiling. This creative space will keep your guests well entertained during special occasions.

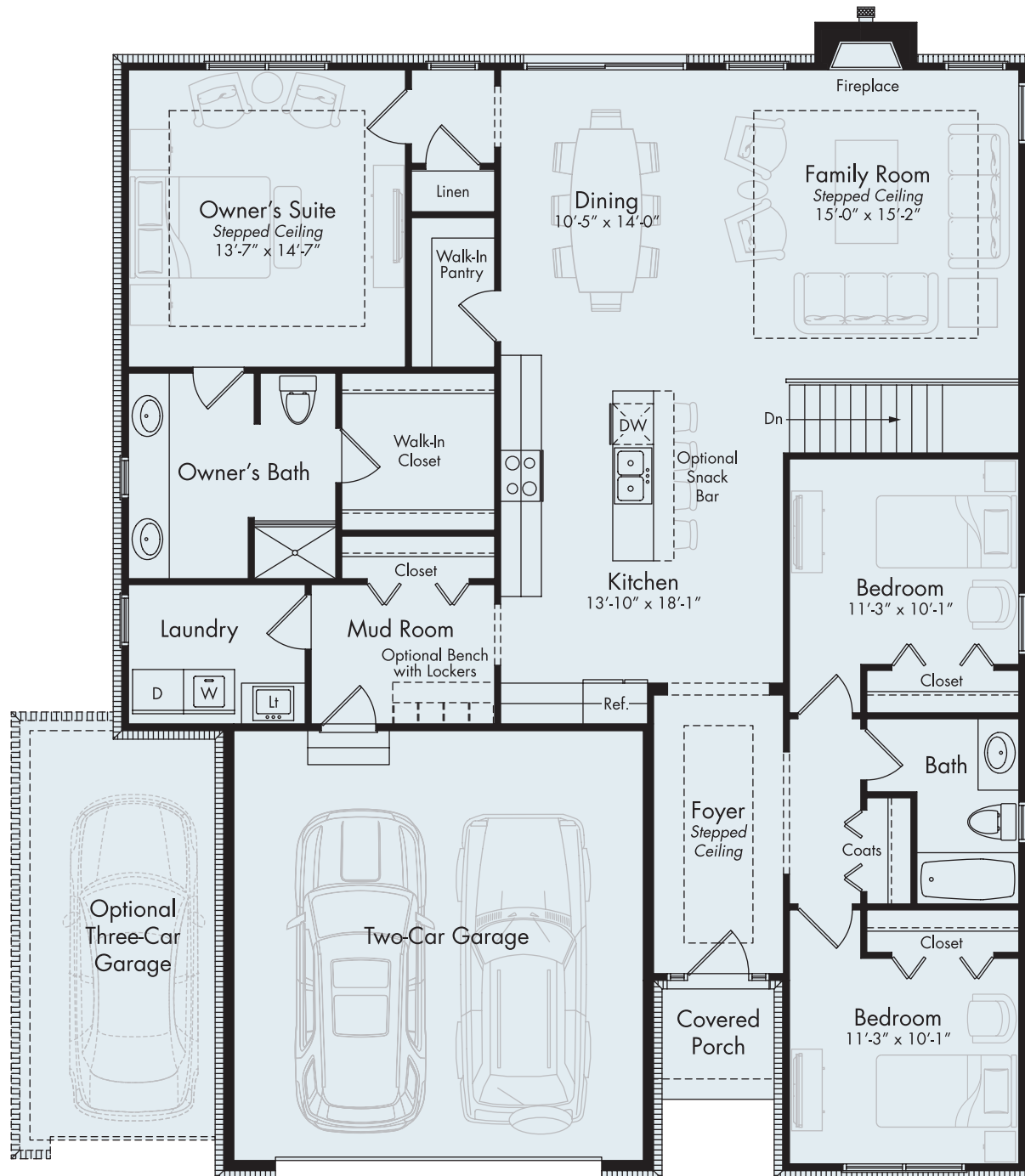
Two bedrooms are tucked away off the foyer with a central bath to share. An owner's suite offers an extra measure of privacy and elegance with its stepped ceiling, spacious bath and an optional soaking tub and large walk-in closet. The garage offers options for 2.5-cars and 3-cars, opens to a mud room with optional bench and lockers and a central laundry room.



• OPTIONAL TWO-AND-A-HALF CAR GARAGE



• OPTIONAL DELUXE OWNER'S BATH



• FIRST LEVEL

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EVANSTON IV

First Level	797 sf
Second Level	1,139 sf
Total	1,936 sf

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EVANSTON IV

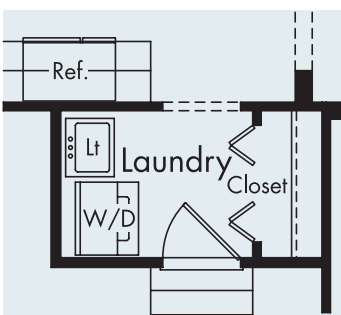
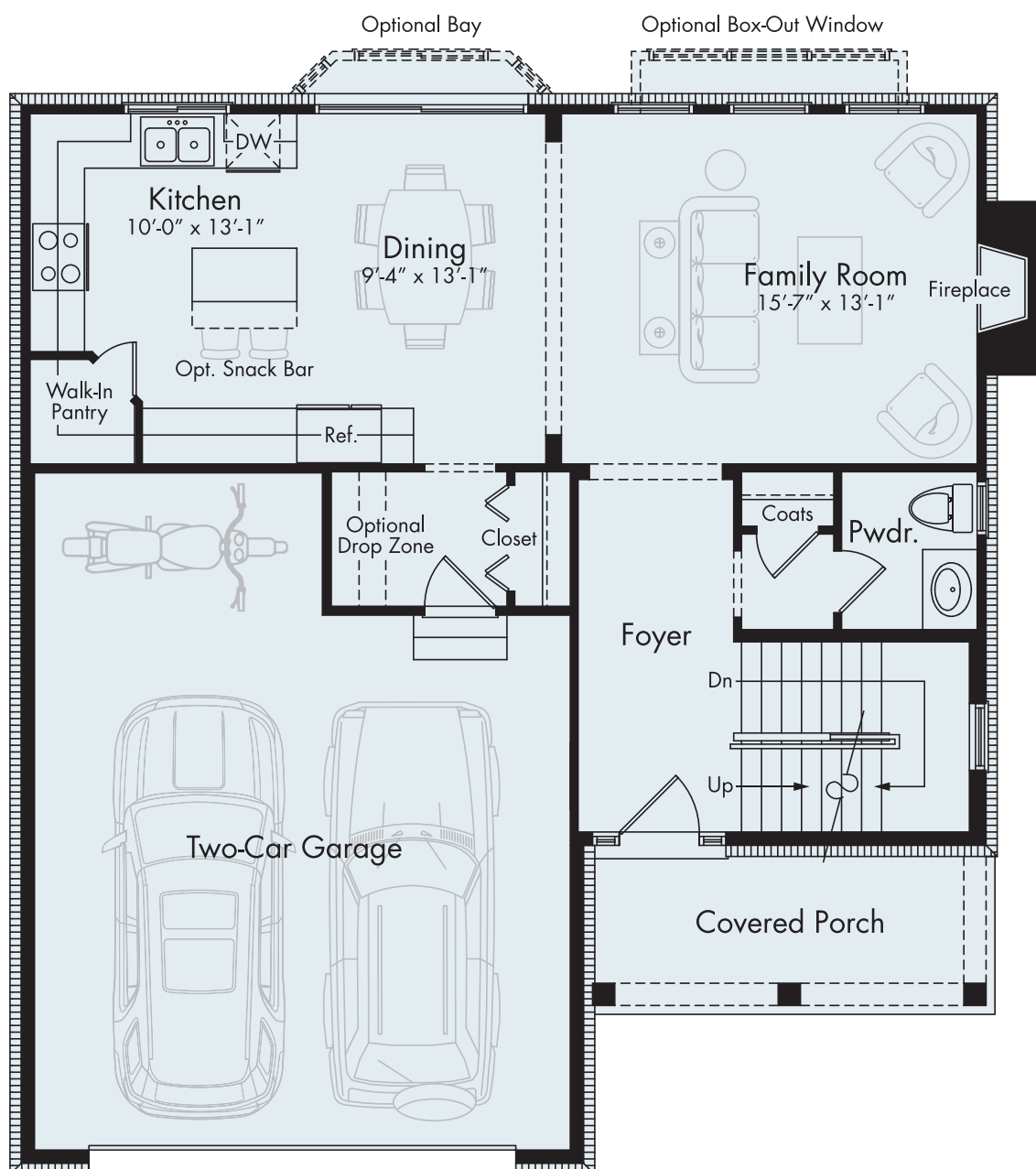
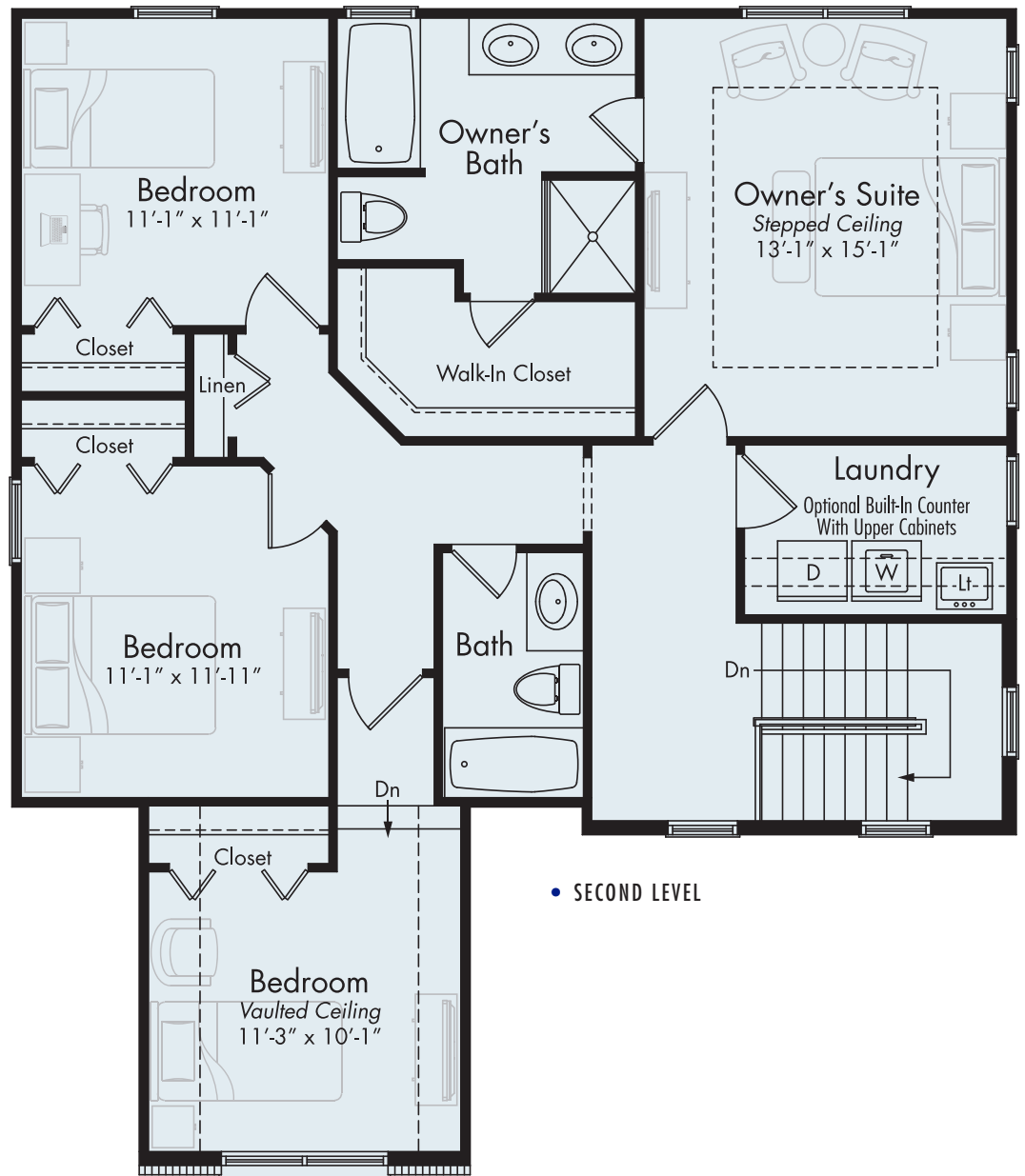
First Level 797 sf
 Second Level 1,139 sf
 Total 1,936 sf



This home is a two-story masterpiece. Featuring a charming front porch with columns, the Evanston IV opens to a large foyer with a guest closet and powder room. The huge U-shaped kitchen, a dining area and family room are bathed in sunlight from lots of windows and sliding glass doorwall with options for a bay and box-out windows to further enhance the open feeling.

Upstairs, the owner's suite boasts a stepped ceiling, elegant bath with separate tub, shower and walk-in closet. There are three more bedrooms on the second floor, along with a central bath and convenient laundry room.

The garage opens to an optional drop zone or second laundry area.



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WASHINGTON

First Level	1,147 sf
Second Level	1,092 sf
Total	2,239 sf

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WASHINGTON

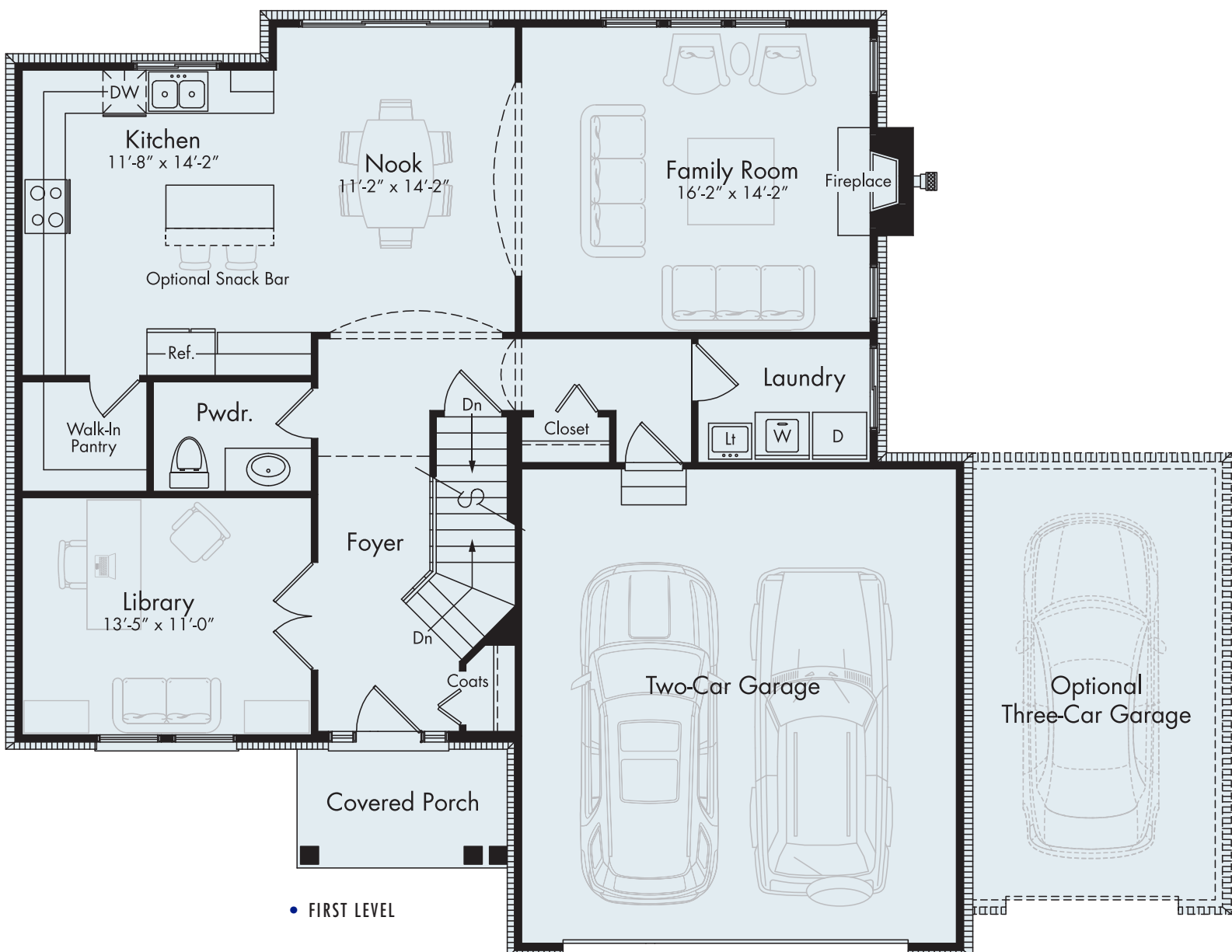
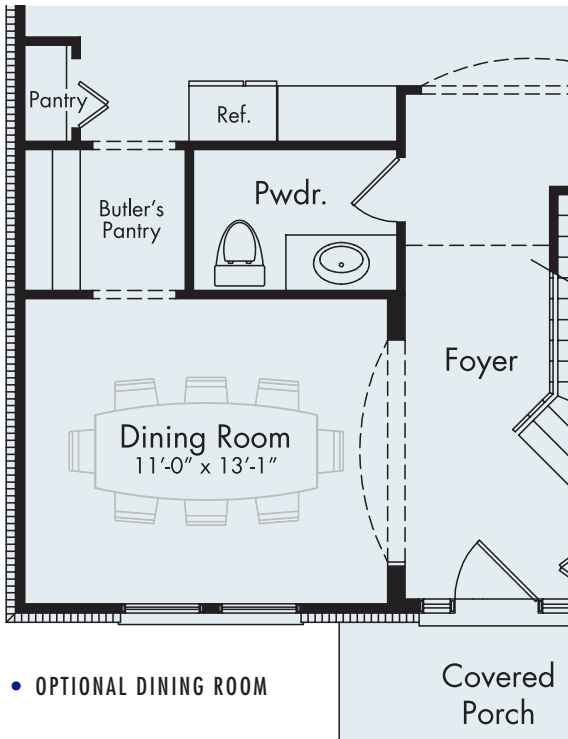
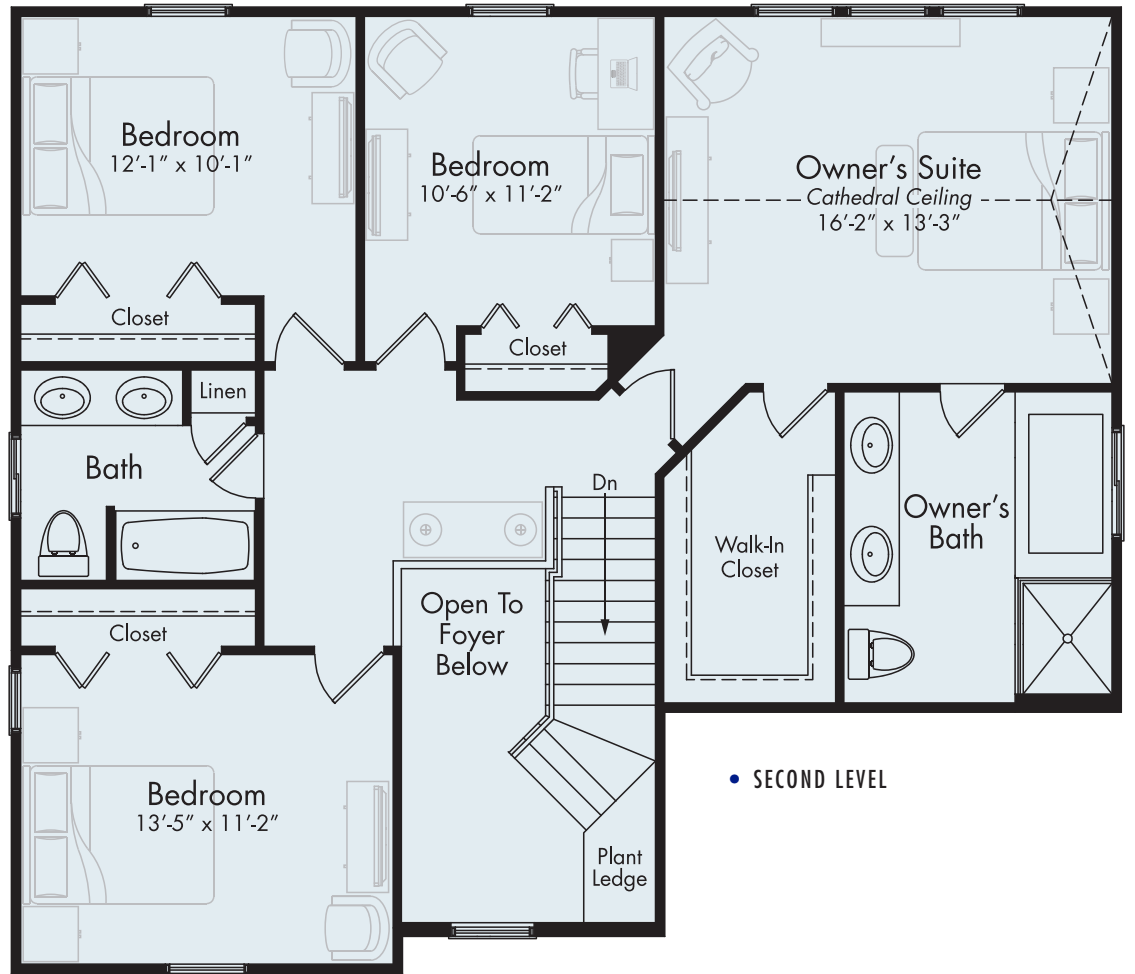
First Level 1,147 sf
 Second Level 1,092 sf
 Total 2,239 sf



The Washington is a very unique floor plan that lives large thanks to its two-story foyer and very open, flowing first floor living area. The foyer opens to a cozy library or optional formal dining room with butler's pantry. The spacious island kitchen, dining nook and family room keep the family connected and engaged.

The second level owner's suite offers a cathedral ceiling, triple windows and an elegant spa bath with separate tub and shower. Three additional bedrooms share a central bath and space for a study station.

A 2-car or optional 3-car garage leads to a mud room and convenient laundry. You'll love this home from the moment you enter from the covered porch.



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

DATE: September 9, 2022

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O'Neil, AICP
Community Development Director

SUBJECT: **Haley Road Rezoning Request**
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.

The rezoning request was considered by the Planning Commission at their regular meeting of September 1st, 2022, at which time the **Planning Commission recommended approval of this rezoning request**. Please find enclosed the following related documents:

- ❑ Draft minutes of the September 1st, 2022 Planning Commission meeting.
- ❑ Review letter prepared by the Township Staff Planner, Justin Quagliata, dated August 22, 2022.
- ❑ Rezoning application submitted by the applicant.
- ❑ Public hearing notice.

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

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**

Township Annex, 7527 Highland Road
White Lake, MI 48383
September 1, 2022 @ 7:00 PM

CALL TO ORDER

Commissioner Anderson called the meeting to order at 7:15 PM and led the Pledge of Allegiance. Roll was called.

ROLL CALL

Steve Anderson
Pete Meagher
Debby Dehart
Matt Slicker
Mark Fine

Absent: T. Joseph Seward
Scott Ruggles
Robert Seeley
Merrie Carlock

Also Present: Sean O’Neil, Community Development Director
Lisa Kane, Recording Secretary

Visitors: Approximately 4 members of the public were present

APPROVAL OF AGENDA

Commissioner Fine moved to approve the agenda of the September 1, 2022 Planning Commission Meeting.

Commissioner Meagher supported and the **MOTION CARRIED** with a voice vote: 5 yes votes.

APPROVAL OF MINUTES

- a. Regular meeting minutes of August 18, 2022

Commissioner Dehart moved to approve the amended Minutes of August 18, 2022.

Commissioner Meagher supported and the **MOTION CARRIED** with a voice vote: 5 yes votes.

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

None

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

Applicant present: Charles Burt of 2110 Haley Road

Director O'Neil gave a brief introduction to the rezoning request. The requested zoning is consistent with the master plan and harmonious with the surrounding area, which is surrounded by low density residential. Staff recommends approval. No utilities are available to this site and there is no need for a traffic study.

Commissioner Slicker inquired about the similarity between Suburban Farms zoning and Rural Estates as it is stated in the master plan.

Director O'Neil stated how Rural Estates relates to the Suburban Farms zoning in lot size and low density.

Mr. Burt stated that he has a conceptual idea of the development he will propose and shared it with the board members.

Deliberation on the lot size requirements for Suburban Farms zoning and requirements for frontage as it relates to roads and splitting of the property.

Commissioner Anderson opened public comment at 7:33 PM

No one from the audience spoke.

Commissioner Anderson closed public comment at 7:35 PM

Commissioner Fine moved to forward a favorable recommendation to the Township Board, the rezoning for 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)

Commissioner Meagher supported and the motion carried unanimously with a roll call vote (5 yes votes) (Anderson/yes, Dehart/yes, Fine/yes, Meagher/yes, Slicker/yes)

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

Applicant present: Ty Nyottilla of Oakland Harvesters at 840 Sherbrooke St., Commerce

Director O'Neil introduced the request of special land use approval, which was previously granted on July 15, 2021. The approval expired in July of 2022 and the applicant has returned to request reinstatement of the approval. On May 5, 2022 the final site plan approval was granted, staff asks that the special land use expire May 5, 2023 to give the applicant the time needed to begin the project.

Mr. Nyottilla stated that his business has been very busy in the summer and asked for clarification with the May 5, 2023 target date.

Chairperson Anderson stated that the project only needs to be begun by that day and has recommended the applicant have a process timeline chart for the project.

Director O'Neil stated that the applicants engineer needs to submit some changes for the final site plan approval. The building permit for this project must be issued by May 5, 2023.

Commissioner Anderson opened public comment at 7:50 PM

No one from the audience spoke.

Commissioner Anderson closed public comment at 7:52 PM

Commissioner Slicker moved to approve the special land use, subject to all original conditions and with an expiration date of May 5, 2023, for the 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. Currently zoned Light Manufacturing (LM)

Commissioner Meagher supported and the MOTION CARRIED with a roll call vote (5 yes votes): (Anderson/yes, Dehart/yes, Fine/yes, Meagher/yes, Slicker/yes)

C. 2023-2028 Capital Improvement Plan (CIP)

Director O'Neil presented the 2023-2028 Capital Improvement Plan, which is a tool used by the Township Board in the budgeting process. Director O'Neil thanked Justin Quagliata for all of his work updating the plan.

Commissioner Meagher inquired if the public had an opportunity to review the plan on the website.

Director O'Neil stated that the document has been available on the White Lake Township website for the public to view.

Commissioner Anderson thanked staff for the work that was put into updating this plan.

Commissioner Anderson opened public comment at 8:04 PM

John Hunt of 871 Oxhill Dr. requested a copy of the plan.

Commissioner Slicker inquired who makes the decision on which projects presented in the plan get selected for funding.

Director O'Neil stated that not all projects are expected to be completed, however the funding source helps to determine which ones can be funded. The Township Board makes the final decision on which projects are completed and in what order.

Commissioner Anderson closed public comment at 8:08 PM

Commissioner Meagher moved to adopt the **2023-2028 Capital Improvement Plan (CIP), resolution #22-027** and recommend that the Township Board accept **2023-2028 Capital Improvement Plan (CIP), resolution #22-027.**

Commissioner Fine supported and the **MOTION CARRIED** with a roll call vote (5 yes votes):
(Anderson/yes, Dehart/yes, Fine/yes, Meagher/yes, Slicker/yes)

CONTINUING BUSINESS

None

NEW BUSINESS

None

OTHER BUSINESS

None

LIAISON'S REPORT

Commissioner Ruggles Not in attendance, nothing to report.

Commissioner Dehart Nothing to report from the Zoning Board of Appeals.

Commissioner Carlock Director O'Neil reported that the Parks & Rec Committee will have a booth at the Fisk Farm Festival on Saturday, September 10 to collect input for the Parks & Rec plan. The online survey is available until September 15 and the public is encouraged to give input.

DIRECTOR'S REPORT

Director O'Neil reported on the Avalon project, which went to the Township Board and the Board asked the developer to make some minimal changes. The applicant was agreeable to making those changes and at the September 20, 2022 meeting the Township Board will consider the preliminary site plan. Black Rock has responded with a revised plan. They are close to demonstrating feasibility and will require a public hearing for special land use regarding outdoor seating. The RFP for the Master Plan update has been sent out to 7 companies. Interviews could occur at the October 20, 2022 meeting.

COMMUNICATIONS

NEXT MEETING DATES: September 15, 2022
October 6, 2022

ADJOURNMENT

**Commissioner Slicker moved to adjourn the meeting at 8:21 PM
Commissioner Fine supported and the MOTION CARRIED with a voice vote: 5 yes votes**

DRAFT

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

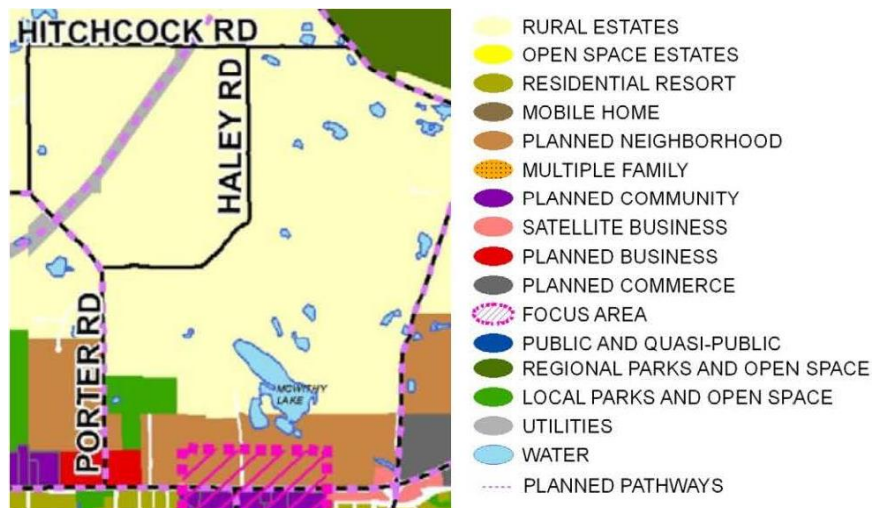
DATE: August 22, 2022

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
2022
BUILDING
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 2022

Applicant: Charles Burt

Address: 2110 Holly white Lake MI 48383

Phone No.: 248 892 0080 Fax No.: 248 889 0387

E-mail: C Burt 4@gmail.com

Applicant's Interest in Property: owner

Property Owner: Charles Burt

Owner's Address: 156 E meadow circle white Lake

Phone No.: 248 892 0080 Fax No.: _____

Location of Property: 2110 Holly

Sidwell No(s): Y-12-15-300-005

Total area of change: 70 acres

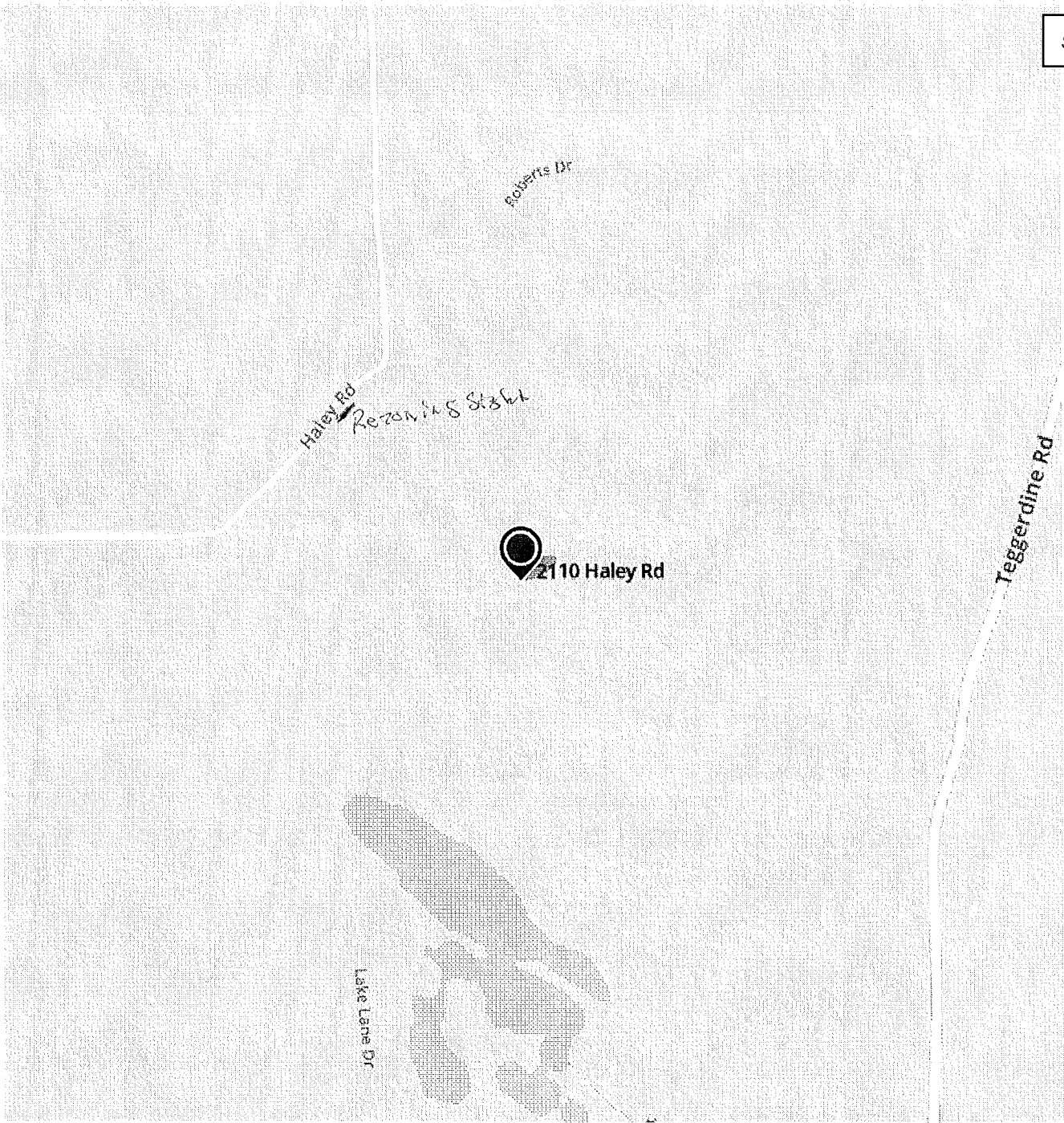
I, the undersigned (owner, attorney, or option holder) hereby request that this property now classified as Agriculture District, be reclassified as Suburban Farm District.

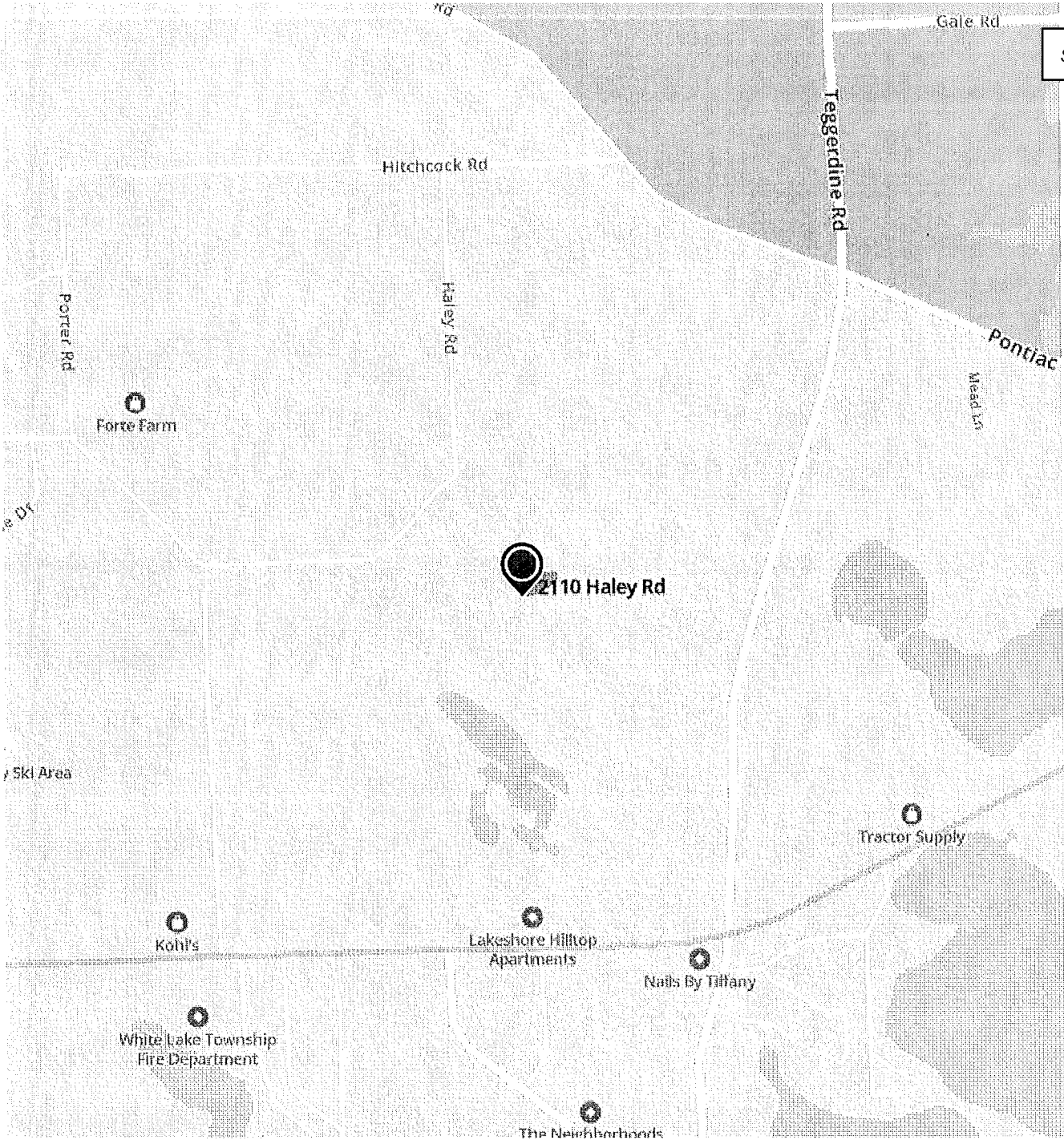
Applicant's Signature: Charles Burt
(If owner does not sign application, attach letter signed by owner, requesting zoning change.)

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.



WHITE LAKE TOWNSHIP NOTICE OF PUBLIC HEARING

Section 9, Item C.

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

245

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

DATE: October 11, 2022

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O’Neil, AICP
Community Development Director

**SUBJECT: Black Rock
Preliminary site plan approval**
Property described as parcel number 12-23-129-018 (9531 Highland Road), located south of Highland Road and east of White Banks Blvd, consisting of approximately 2.78 acres.

The preliminary site plan and special land use approvals were considered by the Planning Commission at their regular meeting of October 6, 2022 at which time the **Planning Commission approved the special land use and recommended approval of the preliminary site plan.** Please find enclosed the following related documents:

- ❑ Draft minutes of the October 6, 2022 Planning Commission meeting.
- ❑ Review letter prepared by the Township Engineering Consultant, Mike Leuffgen, dated September 6, 2022.
- ❑ Review letter prepared by the Township Staff Planner, Justin Quagliata, dated September 6, 2022.
- ❑ Review letter prepared by White Lake Township Fire Marshal, Jason Hanifen, dated September 6, 2022.
- ❑ Site plan and elevations submitted by the applicant.

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

WHITE LAKE TOWNSHIP PLANNING COMMISSION

Township Annex, 7527 Highland Road
White Lake, MI 48383
October 6, 2022 @ 7:00 PM

CALL TO ORDER

Commissioner Anderson called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Roll was called.

ROLL CALL

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

Absent: None

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

Visitors: Approximately 20 members of the public were present

APPROVAL OF AGENDA

Commissioner Seeley moved to approve the agenda of the October 6, 2022 Planning Commission Meeting.

Commissioner Dehart supported and the **MOTION CARRIED** with a voice vote: 9 yes votes.

APPROVAL OF MINUTES

- a. Regular meeting minutes of September 1, 2022

Commissioner Meagher moved to approve the Minutes of September 1, 2022.

Commissioner Fine supported and the **MOTION CARRIED** with a voice vote: 9 yes votes.

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

None

PUBLIC HEARING

A. Cosmo's Car Wash

Location: Property described as parcel number 12-20-276-034, located at the northwest corner of Highland Road (M-59) and Bogie Lake Road, consisting of approximately 1.88 acres, currently zoned (PB) Planned Business.

Request: **To receive public comment on the proposed preliminary site plan for the above Planned Business zoned property, consisting of a 4,535 square foot automobile wash establishment.**

Applicant: EWM- Miller Wash, LLC
201 East Ogden Ave, Ste #18-1
Hinsdale, IL 60521

Applicant present: John Pellegrine of Development Management Associates and Cameron Ray, Head of Operations, EWM-Miller Wash, LLC

Director O'Neil clarified that the applicant is requesting preliminary site plan approval.

Mr. Quagliata presented the project as a car wash establishment that would have road access from the Meijer private drive. This parcel size was determined prior to the 10-acre ordinance requirement so it will not require a waiver for size. No wetland or floodplain is impacted at the site and it is a relatively flat lot. The applicant proposes 20 vacuum stations to the west of the building which will be covered by a canopy. The applicant has agreed to all engineering comments. There is a sidewalk along the Meijer private drive on the site plan that needs clarification. Public utilities are available to this site. There will be waivers requested; including the setback from Bogie Lake Road, the number of stacking spaces, window coverage for the front façade, loading space and dumpster enclosure location. The landscaping comments have been addressed. A community benefit of \$15,000 has been proposed to either the parks fund or sidewalk fund. As the applicant has agreed to address all comments, staff recommends approval.

Mr. Leuffgen presented the engineering review. The drive lane requirement adjacent to the handicap parking space has been satisfied. The number of stacking spaces are deficient. Details are needed for the dumpster enclosure. Clarification needed for the proposed sidewalk. Details are needed for the fire truck turning radius near the vacuum stalls. There is an area near the existing sign that will need grading for drainage. A storm water maintenance agreement is needed, whether they will fall under Meijer's or have their own agreement. A sanitary sewer oil/grit separator clarification is needed. Many of these items can be clarified on final site plan.

Commissioner Carlock inquired about the revised plans that were requested.

Mr. Quagliata stated that the revised plans have not been received yet but the applicant has committed to address all of the comments by staff.

Mr. Pellegrine stated that they agree to meet all of the recommendations from staff and engineering and that they are very interested in partnering with the Township.

Commissioner Fine inquired about water reclamation process for the car wash and how oil is contained.

Mr. Ray stated that there are a series of tanks in the ground that separate all the oil and grit. The first 3 tanks are pumped out every 6 months and there are oil sensors inside the tanks.

Commissioner Slicker inquired how this operation is different from other car wash operations in the area.

Mr. Ray stated that there are a greater number of attendants on site to assist customers. Attendants are highly trained and well paid, which motivates them to give high value of service to the community.

Commissioner Dehart inquired about the other out lot on the Meijer property and would like to see a shared driveway agreement.

Mr. Pellegrine stated that they have been in communications with the group considering developing that lot and they have shared the grading plan so that they can consider a plan for a shared driveway.

Commissioner Meagher is concerned with the community benefit.

Mr. Quagliata stated that the community benefit should be commensurate with the waivers requested.

Director O'Neil clarified that they typically consider not just the number of waivers requested, but the significance of the requested waiver.

Commissioner Anderson stated that a recommendation can be made at this step of the process and consideration can be modified before final site plan review.

Mr. Ray stated the community benefits that they intend to provide in addition to the \$15,000 would include Back to School drives, Teacher Appreciation Week, School District staff lunches, Annual Thanksgiving food drives and Annual Toys for Tots drive.

Commissioner Anderson inquired about the cost of the services.

Commissioner Anderson opened public comment at 7:32 p.m.

Ed Liker of 847 W. Oxhill Dr. is concerned about water runoff being tracked onto the road being dangerous when it ices over.

Mr. Ray stated that they have blowers which push the water into the water separators to reduce water run-off and the 20 feet before and at the exit concrete slabs are heated.

Commissioner Anderson closed public comment at 7:35 p.m.

Commissioner Dehart inquired when the waivers are granted.

The board deliberated the waivers that have been requested.

Commissioner Meagher moves to forward a favorable recommendation, subject to the applicant addressing all of the staff and consultant comments and recommendations to the Township Board, the preliminary site plan for the property described as parcel number 12-20-276-034, located at the northwest corner of Highland Road (M-59) and Bogie Lake Road, consisting of approximately 1.88 acres, currently zoned (PB) Planned Business.

Commissioner Seeley supported, and the MOTION CARRIED with a roll call vote (9 yes votes): (Anderson/yes, Dehart/yes, Carlock/yes, Fine/yes, Meagher/yes, Seeley/yes, Seward/yes, Slicker/yes, Ruggles/yes)

B. Black Rock

Location: Property described as parcel number 12-23-129-018, located south of Highland Road and east of White Banks Blvd, consisting of approximately 1 acre. Currently zoned as (GB) General Business.

Request: **Preliminary Site Plan Approval**

Special Land Use Approval- The applicant is requesting to construct a restaurant with outdoor dining.

Applicant: Black Rock White Lake, LLC
30553 S Wixom Road #300
Wixom, MI 48393

Applicant present: Wayne Perry with Design Engineering and Lonny Morganroth, owner of Black Rock

Director O’Neil clarified that the lot size is 2.7 acres, not 1 acre as indicated on the agenda. The driveway location on M59 may require a variance due to proximity to White Banks Blvd. A right lane deceleration taper on eastbound M59 has been indicated by the applicant’s traffic engineer. The building materials will be presented at the final site plan review. The window percentage on the west façade is deficient by a small amount. The landscaping will be addressed at final site plan review. The number of parking spaces has been reduced to 128 spaces, due to the reduced size of the building. A sign variance would be requested for the location of the digital area of the proposed sign. The proposed sign on the east wall would require a variance. The door handles will not require a variance as they fall under incidental signage. Outdoor seating requires a special land use approval by the Commission. The hours of operation will need to meet the ordinance, the applicant has not indicated what hours they would be requesting. The lighting plan was revised to reduce the impact on the neighbors. No additional parking is needed for the outdoor seating. Staff recommendation for approval is subject to meeting all comments in the staff review letter and obtaining any necessary variances.

Commissioner Seeley inquired if they could reduce the number of parking spaces and still be within tolerances for the ordinance.

Director O’Neil stated that they could, however the applicant indicated that they believe they will need all of the spaces on the plan during weekends, holidays and special events. The applicant moved secondary access further north to accommodate the neighbors’ request. Employees would be parking in the lot furthest from the door which reduces the noise in that area.

Mr. Leuffgen presented the engineering review. This site plan demonstrates engineering feasibility for this level of plan submittal. The storm sewer will require a permit from M-DOT to outlet into the road right of way. The site utilizes underground detention storage for storm water. There are possible contamination tanks near the Speedway. Environmental reports have been presented indicating no contamination impacting this site. Engineering is committed to reviewing the site to make sure there are no adverse impact on adjacent properties.

Commissioner Carlock inquired how many parking spots over what is required by the ordinance.

Director O’Neil stated there were 31 parking spots over the requirement of the ordinance.

Mr. Perry responded on behalf of the owner of Black Rock White Lake. MDOT has responded that the entrance on M59 has to move about 50 feet to the west, which will align with the convenience store across the street. They anticipate approval for the storm water drainage to drain to M59. Due to the utility easement on the southern property line, they are not able to plant any landscaping in that area. At the

request of staff, they have lowered the lights and have them facing the restaurant so that they will not impact the residences.

Commissioner Seeley inquired if the lighting continues around the parking lot.

Mr. Perry stated that it does.

Commissioner Carlock inquired if some parking spaces could be removed to increase landscaping.

Mr. Perry stated that the Black Rock restaurant has a high volume of customers at the end of the week and the weekend and they will need to utilize all of the parking spaces indicated on the plan.

Director O'Neil inquired about the revision to the parking lot with the entrance moving west on M59.

Mr. Perry presented an updated site plan which indicates the change to the entrance and parking spaces. The handicap spaces move to the curb and closer to the front door, which is a better location for them.

Commissioner Ruggles inquired about the entrance shift on White Banks Blvd. to the north and noted that it appears they have made effort to accommodate the residents.

Commissioner Slicker inquired about a line on the west side of the rear parking indicated on the site plan.

Mr. Perry stated that it is an existing retaining wall that belongs to the neighbors, which is encroaching on their property.

Commissioner Anderson opened public comment at 8:19 p.m.

Dan Torossian of 844 E. Oxhill is concerned about the entrances on M59 and on White Banks Blvd.

Brenda of 232 Cranberry Beach is concerned about traffic to get into her home and would like a traffic light.

Heather Emerson of 846 W. Oxhill is concerned about traffic and believes a traffic light would alleviate much of the problem. Ms. Emerson would like to see less parking spaces and would like to see a "no outlet" sign on White Banks Blvd. She is also concerned about the possibility of outdoor speakers, what the hours would be and if they would play music or just be for announcements.

Bill of 232 Cranberry Beach is concerned about storm water run-off during winter with snow removal.

Christopher Emerson of 846 W. Oxhill is also concerned about traffic coming into his neighborhood and the peninsula of parking near the residences.

Ed Liker of 847 W. Oxhill Dr is concerned about traffic on M59 and the weeds being maintained between the retaining wall and privacy fence.

Lois Demers of 860 W. Oxhill Dr would like to see the parking spaces removed so they are not next to the residential lot.

Theresa Bismack of 548 E. Oxhill Dr. is concerned about traffic as well and would like to see a traffic light at this location.

John Hunt of 871 Oxhill Dr would like to speak with Mr. Perry. He is very concerned about the grading next to his house where the parking lot will be and does not want to have the parking lot next to his property.

David Youngquist of 669 Robar Circle doesn't believe this restaurant will be successful at this location.

Debbie Torossian of 844 E. Oxhill inquired if there is a screen wall at the end of the parking area, where the location of the dumpster will be and about the lighting plan. She also inquired if there has to be two entrances.

Director O'Neil addressed the lighting and stated that no outdoor speakers are allowed. The Township has no authority over traffic lights on M59, only MDOT can authorize a new traffic light and encouraged the residents to appeal to MDOT to consider a traffic light at that location.

Commissioner Anderson closed public comment at 8:48 p.m.

Mr. Perry addressed the storm water and snow melt retention on the site, acknowledged the drainage challenges and stated that they propose to raise the site and have it slope inwards towards the drain for the underground detention. Under the parking lot will be a large, underground detention infiltration system. The dumpster location is near the building, not in the south parking lot, and parking islands are a requirement of the ordinance.

Mr. Morganroth founder of Black Rock is a Lakeland High School graduate and is happy to bring this restaurant home. Mr. Morganroth purchased the property in 2002 and removed the dilapidated building years ago. He believes that the restaurant will be successful at this site and stated that he gives back to the community where they have restaurants. They will have 150 employees.

Commissioner Anderson thanked Mr. Morganroth for speaking.

Commissioner Carlock inquired about the second entrance on White Banks and if it was eliminated would it change the location of the parking spaces.

Director O'Neil stated that a traffic engineer would need to address the issue.

Commissioner Seeley stated that the second entrance could keep traffic from entering the neighborhood looking for the entrance to the restaurant.

The board deliberated the two proposed entrances to the restaurant.

Director O'Neil stated that the "no outlet" sign on White Banks Blvd. was an excellent idea and encourages the residents to request that of the Road Commission, and the Township will request it as well.

Commissioner Carlock inquired about "no parking" signs on White Banks Blvd.

Director O'Neil stated that the Road Commission would need to address that request and that it is a long process that involves the Michigan State Police.

Commissioner Seward moved to approve the Special Land Use subject to all staff and consultant review comments being addressed and obtaining approval of final site plan approval for the property described as parcel number 12-23-129-018, located south of Highland Road and east of White Banks Blvd, consisting of approximately 1 acre. Currently zoned as (GB) General Business

Commissioner Fine supported, and the MOTION CARRIED with a roll call vote (9 yes votes): (Anderson/yes, Dehart/yes, Carlock/yes, Fine/yes, Meagher/yes, Seeley/yes, Seward/yes, Slicker/yes, Ruggles/yes)

Commissioner Meagher moves to forward a favorable recommendation, subject to the applicant addressing all of the staff and consultant comments and recommendations, upon Zoning Board of Appeals approvals and posting that the parking area known as “the leg” will be posted as Employees Only, to the Township Board, the preliminary site plan for the property described as parcel number 12-23-129-018, located south of Highland Road and east of White Banks Blvd, consisting of approximately 1 acre. Currently zoned as (GB) General Business.

Commissioner Fine supported, and the MOTION CARRIED with a roll call vote (7 yes votes): (Anderson/yes, Dehart/no, Carlock/no, Fine/yes, Meagher/yes, Seeley/yes, Seward/yes, Slicker/yes, Ruggles/yes)

CONTINUING BUSINESS

None

NEW BUSINESS

None

OTHER BUSINESS

- A. New Hope Landscape Reduction Request

Applicant present: Rumi Shahzad of New Hope White Lake, LLC

Director O’Neil stated Site Plan for this approval was granted in July of 2020. This request for modification will need to be forwarded to the Township Board for approval as it will necessitate an amendment to the Planned Development Agreement.

Mr. Shahzad addressed the request to scale back the overall landscaping of the project, noting that there are large forested areas on the site which remain natural area. They accommodated a request of one neighbor who could see the building from their home and installed a fence. Mr. Shahzad proposes that the current, existing trees and the new landscaping be adequate as built.

Director O’Neil stated there are three options: approve this request as it is, deny the request and have him add the trees or suggest something else.

Commissioner Anderson inquired what landscaping is lacking.

Director O’Neil stated the deficiency is in the courtyard area and all screening landscaping has been provided.

The board deliberated the landscaping deficiencies and if variances were granted.

Rick Brown of 8159 High Point Trail shared that he is a nearby resident and his sister will be a resident of New Hope White Lake. Mr. Brown would like to see the facility open soon.

Commissioner Carlock moves to forward a favorable recommendation to the Township Board to allow a general 40% reduction in landscaping that the landscaper and land owner find most useful and subject to administrative review.

Commissioner Seeley supported, and the MOTION CARRIED with a roll call vote (9 yes votes): (Anderson/yes, Dehart/yes, Carlock/yes, Fine/yes, Meagher/yes, Seeley/yes, Seward/yes, Slicker/yes, Ruggles/yes)

B. Master Plan Update

Director O'Neil presented a brief update on the RFP for the Master Plan. Seven firms were sent Request for Proposals and 2 firms have responded. They will present to the Planning Commission at the next meeting.

LIAISON'S REPORT

Commissioner Ruggles stated that the Township Board approved the Capital Improvement Plan. The Road Commission of Oakland County has approved the potential road design entrance to the new Town Hall on Elizabeth Lake Road. The Board also approved DLZ to do the engineering for the project.

Commissioner Dehart reported that the Zoning Board of Appeals states that the sign ordinance needs to be discussed.

Commissioner Carlock reported that they are working on the 5-year Parks & Rec plan. They will be meeting with the National Park Service regarding threatened and endangered species. Trunk or Treat next Saturday.

DIRECTOR'S REPORT

None

COMMUNICATIONS

NEXT MEETING DATES: October 20, 2022
November 3, 2022

ADJOURNMENT

Commissioner Fine moved to adjourn the meeting at 9:53 PM
Commissioner Carlock supported and the MOTION CARRIED with a voice vote: 9 yes votes



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

September 6, 2022

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

RE: Black Rock – Preliminary Site Plan Review – 2nd Review

Ref: DLZ No. 2245-7382-02 Design Professional: Desine Inc.

Dear Mr. O’ Neil,

Our office has performed the above-mentioned revised Preliminary Site Plan review for the plan dated August 18, 2022. The plans were reviewed for feasibility based on general conformance with the Township Engineering Design Standards.

General Site Information

This site is located on the south side of Highland Road between Fisk and Teggerdine Lake Roads. The property is on the southeast corner of Highland Road and White Banks Boulevard. Total site acreage is approximately 2.78 acres.

Site Improvement Information:

- Construction of a (1) one story restaurant totaling 6,887 square feet.
- Associated paved and curbed parking including ADA accessible parking spaces and maneuvering aisles.
- Site to be serviced by watermain and sanitary sewer.
- Storm water runoff is proposed to be detained in two (2) underground detention units located under the parking lot on the eastern half of the parcel. Discharge is proposed to the existing MDOT storm system along Highland Road.



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We offer the following comments:

Note that comments from our May 12, 2022 review are in *italics*. Responses to those comments are in **bold**. New comments are in standard font.

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

- a. *The majority of the overhead electrical is proposed to be removed. There is one portion of overhead electrical that runs along the property line between 12-23-129-017 and 12-23-129-007 and is not noted to be removed on the demolition page; however, it is not shown as existing on the proposed pages. Clarify if this portion of the overhead electrical is to be removed as well. DTE approval will be required for the removal and relocation of the overhead electrical.* **Comment addressed. Power line removal and relocation has been clarified.**
- b. *The design for the storm system proposes discharge into the MDOT storm sewer along Highland Road. MDOT approval will be required. If MDOT requires additional storage volume on site, there is room to accommodate additional underground storage volume within the parking lot without impacting the site layout.* **Comment remains as a notation.**
- c. *White Lake Township records show two nearby sites are possibly contaminated at 9640 Highland and 9601 Highland. The applicant should provide supporting documentation that the potential contaminants are not in the influence of the proposed storm sewer system, particularly the underground detention system.* **Comment addressed. Phase 1 and Phase 2 environmental reports have been provided and indicate the Black Rock site has not been contaminated by adjacent site usages.**
- d. *Please show the existing sanitary sewer force main and watermain along White Banks Blvd and ensure no conflicts with proposed landscaping.* **Comment addressed. Sanitary sewer force main and watermain are now shown.**
- e. *The 1-Foot Freeboard extends onto property 12-23-129-006. Drainage and detention must be contained to the site.* **Comment partially addressed. The berm proposed along the east side of the site will need to be extended southward until a point where the existing site grade exceeds the underground detention unit 1' freeboard elevation of 968.70. This item can be addressed at the time of Final Site Plan/ Final Engineering Plan submittal.**

The following comments can be addressed on the Final Site Plan/Final Engineering Plan and are provided at this time as a courtesy to the design engineer:

Final Site Plan/Final Engineering Plan Comments-



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General

- 1. *Plan shall contain notes per White Lake Township Engineering Design Standards Section A. 8. a.-d.*
Comment addressed.
- 2. *Provide parcel IDs on cover page.* **Comment addressed.**
- 3. *Include information regarding the sizes of the existing watermain, sanitary sewer, and storm sewer.*
Comment addressed.

Paving/Grading

- 1. *Additional grades will be required to confirm ramp slopes meet ADA requirements.* **Comment addressed. Grading details will be reviewed at time of FSP/FEP submittal.**
- 2. *The ground appears to be sloped back towards the building at the southwest corner of the building.*
Comment addressed. Grades have been adjusted for positive flow away from the building.

Watermain

- 1. *We defer to the Fire Department regarding items related to fire suppression and hydrant coverage.*
Comment addressed. Per design engineer response letter dated 08/18/2022, Fire Department review comments have been addressed.
- 2. *Fire suppression line connection shall be accomplished utilizing a tapping sleeve, valve, and well.*
Comment remains. Add a note regarding the TSV&W to the utility plan.
- 3. *The existing well on site is not noted to be removed; however, a connection to the municipal water is proposed. Indicate well removal on the plans.* **Comment addressed.**

Sanitary Sewer

- 1. *Total length of the sanitary sewer service lead including the existing portion to be connected to exceeds the maximum length of 150’.* **Comment addressed.**
- 2. *Cleanouts shall be located at a minimum interval of every 75’.* **Comment addressed.**
- 3. *A 4’ diameter sampling manhole is required on the sewer service.* **Comment partially addressed; MH-1 (Observation Manhole) has been provided. Please clarify this as a 4’ diameter manhole.**

Stormwater Management

- 1. *Minimum 24” inlet structure depth shall be 3.5’ from top of frame and cover to invert. The three inlets (CB-123, CB-141, and CB-101) are less than 3.5’ deep.* **Comment remains. Design engineer indicates**



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in 08/18/2022 response letter that the storm system has been revised to address the cover issue. This item will be further reviewed at the time of FEP submittal.

2. *The design engineer will need to demonstrate that the proposed storm sewer material (HDPE-S) will maintain its integrity when located under proposed pavement, otherwise use CLIV Reinforced Concrete pipe within pavement influence.* **Comment remains. Design engineer states that documentation relative to the proposed HDPE-S pipe material will be provided at the time of FEP submittal.**
3. *The storm pipe from FES-210 to MH-200 is not identified with length, size, material, and slope on sheet UT.* **Comment rescinded. Proposed pipe FES-210 to MH-200 is no longer proposed.**
4. *Indicate length of roof drains.* **Comment addressed.**

Landscape Plan

1. *Landscaping shall be revised such that proposed trees are located a minimum of 10' horizontal separation from all watermain, sanitary sewer, and storm sewer.* **Comment addressed.**

Permits and Approvals

1. An easement will be required for the portion of M-59 frontage sidewalk proposed outside of the M-59 ROW.
2. An access easement will be required for the proposed future frontage road stub and drive to the east property line.
3. Soil Erosion Permit is required through Oakland County Water Resource Commissioners Office.
4. Sanitary Sewer tap permit is required through Oakland County Water Resource Commissioners Office.
5. MDOT permit is required for all work within the MDOT Right-of-Way.
6. Permit will be required from Road Commission for Oakland County for all work within the White Banks Boulevard Right-of-Way.

Recommendation

We now recommend approval of the Preliminary Site.



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

Sincerely,

DLZ Michigan

Michael Leuffgen, P.E.
Department Manager

Victoria Loemker, P.E.
Senior Engineer

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

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WHITE LAKE TOWNSHIP PLANNING COMMISSION

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission

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

DATE: September 6, 2022

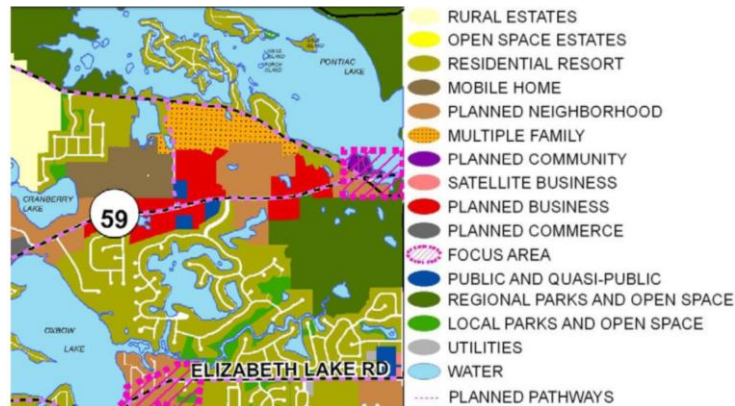
RE: Black Rock
Preliminary Site Plan and Special Land Use – Review #2

Black Rock White Lake, LLC has requested preliminary site plan approval to construct a ~~7,893~~ **6,887** square foot restaurant with alcohol service **(the Developer has reduced the proposed building footprint to accommodate interior changes)** at 9531 Highland Road (Parcel Number 12-23-129-018), located at the southeast corner of Highland Road and Whitebanks Boulevard **(the parcel number and address shall be provided on the plans)**. **(Comment outstanding)**. Special land use approval is also requested to allow outdoor dining at the restaurant.

Master Plan

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

FUTURE LAND USE MAP



Zoning

The subject site is located in the GB (General Business) zoning district, which requires a minimum of 200 feet of lot width and one acre of lot area. The subject site contains 337.6 feet of frontage along Highland Road, 289.11 feet of frontage on Whitebanks Boulevard, and 2.78 acres of lot area. At its meeting on May 17, 2022 the Township Board approved the final adoption for the rezoning of the former easterly parcel (9501 Highland Road) from Local Business (LB) to GB. Restaurants with alcohol service are a permitted principal use in the GB zoning district.

Physical Features

A vacant single-family house which would be demolished is located on the former easterly parcel (9501 Highland Road). The topography of the site is generally level, with elevations ranging from 971 feet above mean sea level near the west side of the site and declining to 967 feet above mean sea level near the east side of the site. The Michigan Department of Environment, Great Lakes, and Energy (EGLE) Wetland Map and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map indicate neither wetlands nor floodplain are present on the site.

Access

The site fronts on Highland Road (state trunkline) and Whitebanks Boulevard. Along the property Highland Road is a five-lane road (two lanes each direction and a center turn lane). Whitebanks Boulevard is a divided two-lane public road with curb and gutter designated a local street by the National Functional Classification System (NFCS) utilized by the Road Commission for Oakland County (RCOC). As a preface to the comments on the following page regarding access management, the Planning Commission should note the zoning ordinance states direct access drives should generally be minimized in number and maximized in separation. Reasonable access is not necessarily the same as direct access. The number of driveways permitted for a site shall be the minimum number necessary to provide safe and efficient access for regular traffic and emergency vehicles.

The site would be accessed from driveways on Highland Road and Whitebanks Boulevard. Driveways must have a minimum of 455 feet of spacing provided from other driveways along the same side of the street, measured centerline to centerline. The centerline of the proposed Highland Road driveway would not be located 455 feet from the existing driveway to the east (property formerly occupied by Brendel’s Septic). The zoning ordinance allows the Planning Commission to consider a waiver of the spacing requirement only after the Applicant has demonstrated both alternative access and access restriction have been seriously considered and incorporated in the site plan where feasible. **As the required spacing is not provided, a variance from the Zoning Board of Appeals is required.** (Comment outstanding; however, the Developer intends to seek a variance from the Zoning Board of Appeals).

The proposed Highland Road driveway must be aligned with the existing driveway on the opposite side of the street or offset 455 feet, measured centerline to centerline; said driveway is offset approximately 60 feet from the existing Famous Market driveway (to the west) and approximately 340 feet from the existing Salvation Army driveway (to the east). **As the required offset is not provided, a variance is required from the Zoning Board of Appeals.** (Comment outstanding; however, the Developer intends to seek a variance from the Zoning Board of Appeals). According to the submitted traffic impact assessment (TIA), the proposed Highland Road driveway does not meet the Michigan Department of Transportation (MDOT) offset criteria. However, the TIA states the proposed Highland Road driveway location creates a positive driveway offset for ingress left-turn traffic along Highland Road which provides the safest operations and minimizes conflict points.

The minimum distance between a proposed driveway and the nearest intersection shall not be less than the minimum required driveway-to-driveway spacing. Also, a proposed driveway on the approach to an intersection shall not be opposite a dedicated left-turn lane for the intersection, or within 100 feet upstream of that lane. This provision may be waived by the Planning Commission if supported by a traffic impact study. The nearest street intersection (Highland Road and Village Drive – to the west) is approximately 230 feet from the proposed Highland Road driveway. Additionally, the proposed Highland Road driveway is located approximately 340 feet from the intersection with Whitebanks Boulevard. **As the driveway is not located 455 feet from adjacent intersections, a variance from the Zoning Board of Appeals is required.** (Comment outstanding; however, the Developer intends to seek a variance from the Zoning Board of Appeals). According to the submitted traffic impact assessment (TIA), the proposed Highland Road driveway does not meet the MDOT spacing criteria from adjacent intersections. However, the proposed Highland Road driveway would be located as far east along the property frontage as possible; the TIA states this spacing provides the greatest distance from the intersections of Highland Road with Whitebanks Boulevard and Village Drive, both of which pose the greatest potential for conflict points between vehicles.

The zoning ordinance requires site plans incorporate, where feasible and appropriate, cross-access with neighboring sites via connected parking aisles or frontage roads, shared side service drives and/or site access drives, and rear service drives connecting to side roads. Any such cross-access should be supported by general-purpose (unrestricted) easements, as well as agreements regarding maintenance responsibilities. **The required frontage road shall be extended to the east property line. Furthermore, the site plan measures the frontage road width to the back of curb; the road surface measurement is taken between the edges of the gutter pan. Twenty-four feet of drive width shall be provided between the edges of the gutter pan.** (Comment addressed. The frontage road has been extended to the east property line and width of the proposed frontage road has been revised to provide 24 feet of pavement).

The zoning ordinance requires a minimum five-foot-wide sidewalk placed one-foot from the inside edge of the right-of-way along the Whitebanks Boulevard property frontage, and a minimum eight-foot-wide sidewalk along the Highland Road property frontage. The submitted site plan shows the required sidewalks (concrete). **A portion of the Highland Road sidewalk (east 85 feet) are proposed outside of the right-of-way; the sidewalk must be relocated inside the road right-of-way or an easement be provided. Right-of-way/easement widths for public walkways when not adjacent to or a part of street rights-of-way must be at least 15 feet and dedicated to the use of the public. Furthermore, the frontage sidewalks shall be constructed through the driveways (concrete sections through the approaches). Direct pedestrian access from the frontage sidewalks to the building should also be provided.** (Comment addressed. An easement dedicated to use of the public will be provided. The site plan also shows concrete walk through the approaches).

A TIA is required if the proposed use(s) would generate between 500 and 749 driveway trips per day, or between 50 and 99 peak-hour, peak-direction driveway trips. An average day is the average 24-hour total of all vehicle trips counted to and from a study site from Monday through Friday. A peak hour of traffic is the hour of highest volume of traffic entering and exiting the site during the morning and afternoon hours. A TIA prepared by Fleis & VandenBrink dated April 25, 2022 was submitted examining traffic generation, access management, safety, and sight distance for the proposed development. Based on the proposed restaurant use, the TIA evaluated weekday afternoon (4:45-5:45 p.m.) and Saturday (12:00-1:00 p.m.) peak hours in its analysis. The Institute of Transportation Engineers (ITE) trip generation rates for Fine Dining Restaurant (Land Use Code 931) were selected to represent the development. The following table summarizes traffic generation estimates for the proposed project:

Land Use	ITE Code	Amount	Units	Average Weekday Daily Traffic	PM Peak Hour (vph)			Average Weekend Daily Traffic	SAT Peak Hour (vph)		
					In	Out	Total		In	Out	Total
Fine Dining Restaurant	931	7,765	SF	651	41	20	61	699	49	34	83

According to the TIA, with the addition of the site-generated traffic resulting from the development the proposed Highland Road driveway meets the MDOT criteria warranting a right-turn deceleration taper. While the TIA recommends the installation of an eastbound right-turn deceleration taper at the proposed Highland Road driveway, the suggested improvement is not shown on the site plan.

Utilities

The project would be served by both the municipal water and sanitary sewer systems. The Township Engineering Consultant will perform an analysis of stormwater, location and capacity of utilities, and grading to ensure compliance with all applicable ordinances as well as the Township Engineering Design Standards.

Staff Analysis – Preliminary Site Plan

Building Architecture and Design

Generally, exterior building materials should be comprised primarily of high quality, durable, low maintenance material, such as masonry, stone, brick, glass, or equivalent materials. Buildings should be completed on all sides with acceptable materials. Overall, the single-story building is approximately 29 feet in height as measured to the peak of the parapet (**building height shall be dimensioned on the elevations at final site plan**). **(Comment addressed. Building height has been noted on all elevations of all top of walls)**. The proposed building materials for the project are a mix of dark gray cultured stone (vener) and light gray EFIS (exterior insulation finishing system).

Wherever a side or rear facade is visible from a street, or if parking is located at the side or rear of a building, the facade shall be designed to create a pleasing appearance, using materials and architectural features similar to those present on the front of the building. **On the east elevation of the building, the 4’-6” section of cultured stone veneer shall be increased in height by six feet, to 10’-6”.** **The exterior elevations shall be revised accordingly at final site plan.** **(Comment addressed. East elevation cultured stone has been raised six feet to a height of 10’-6”).**

The zoning ordinance requires all buildings have windows at eye level. Windows should cover at least 30% of a front facade. **Calculations for window coverage on the front facades shall be provided on the elevations at final site plan.** **(Comment partially addressed. Window coverage area has been noted on the west and north elevations. Insufficient window coverage is proposed on the west elevation (24.5% of the facade). Therefore, a variance is required from the Zoning Board of Appeals).**

A sample board of building materials to be displayed at the Planning Commission meeting and elevations in color are required by the zoning ordinance and must be submitted at final site plan. **(Comment remains as a notation. This requirement was acknowledged by the Developer’s engineer in the response letter provided to the first review).**

The address (street number) location shall be shown on the building. Six-inch-tall numbers visible from the street shall be required. The address location is subject to approval of the Township Fire Marshal. (Comment partially addressed. A note has been added to the plan indicating the proposed location of the address. While the location of the address is subject to approval of the Fire Marshal, staff suggests locating the street number away from the roofline of the building in a more visible location. Additionally, the street number is proposed to be black, which would not be in contrast with the immediate background on which it is mounted (dark gray). Therefore, the street number shall be the color white).

An outdoor patio is located on the west side of the building. Four-foot-tall cultured stone (vener) walls with glass panels (upper wall) and limestone capped columns surround the patio. **Details for the items to be located on the patio and details for the patio surfacing shall be provided at final site plan. An ornamental paving treatment should be required by the Planning Commission.** (Comment remains as a notation. The response letter provided to the first review indicates stamped concrete shall be provided on the patio (a stamp detail is required at final site plan), and furniture pictures shall be provided). The treatment should be something either decorative or something to provide aesthetic quality to the patio. Potential options for ornamental paving treatments include, but are not limited to, CMU pavers; brick; stone; or stamped, stained, and sealed concrete. Accessory items such as railings, benches, trash receptacles, outdoor seating (such as tables and chairs), or sidewalk planters located in the vicinity of sidewalks and/or outdoor seating areas are required to be of commercial quality and complement the building design and style. **These details shall be provided at final site plan.** (Comment remains as a notation).

Landscaping and Screening

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

Following are initial comments on the landscape plan:

- Interior Landscaping Requirements: For every new development requiring site plan review, except site condominiums as regulated in Article 6, Section 1, interior landscaping areas shall be provided, equal to at least 15 percent of the total lot area. These landscaped areas shall be grouped near all building entrances, building foundations, pedestrian walkways, and service areas, and may also be placed adjacent to fences, walls, or rights-of-way. These planting areas shall be so located as to breakup an otherwise continuous abutment of building facade with sidewalks and/or parking areas. All interior landscaping shall provide one large deciduous, small ornamental deciduous, or evergreen tree and five shrubs for every 300 square feet of required interior landscaping area.

- **Parking Lot Landscaping:** Within every parking area containing 10 or more spaces, there shall be parking lot landscaping in accordance with this Subsection. These landscaping areas shall be located so as to better define parking spaces and drives. Landscaping on the perimeter of the parking lot does not satisfy the parking lot landscaping requirement. Island locations shall also be considered in a manner that will assist in controlling traffic movements. The requirements, for trees and islands, may be modified when it is found through careful coordination of parking lot landscaping with peripheral and building plantings an unnecessary duplication of plantings would be created. In addition, consideration shall be given to situations when an excess number of small islands would be created that would only serve to disrupt reasonable traffic patterns and maintenance activities. One hundred square feet of parking lot landscaping containing one large deciduous tree or small deciduous ornamental tree and three shrubs is required for every 100 square feet of required parking lot landscaping area.
- **Transformer and Mechanical Equipment Screening:** All ground mounted transformers, climate control, and similar equipment shall be screened from view from any street or adjacent property by a wall constructed of the same decorative exterior materials as the building and not less than the height of the equipment to be screened. As an alternative, the equipment may be screened by landscaping approved by the Planning Commission. All rooftop climate control equipment, transformer units, and similar equipment shall be screened. The materials used to screen the equipment shall be compatible in color and type with exterior finish materials of the building. All rooftop equipment shall conform to the maximum height regulations of this Ordinance. **The plans do not show proposed locations for mechanical units or provide the method of screening. The plans shall be revised accordingly to provide the location(s) and method of screening at final site plan.** (Comment partially addressed. The plan now shows a proposed transformer on the south side of the building screened with nine arborvitae. It seems rooftop mechanical units are proposed (units not shown on the ground); therefore, the method of screening shall be provided for consideration).
- Trees shall not be planted closer than four feet to a property line. **Add note to landscape plan at final site plan.** (Comment addressed. A note has been added to the plan).
- All required landscape areas in excess of 200 square feet shall be irrigated to assist in maintaining a healthy condition for all plantings and lawn areas. **An irrigation plan shall be provided at final site plan.** (Comment remains as a notation. This requirement was acknowledged by the Developer’s landscape architect in the response letter provided to the first review).
- All required site irrigation systems shall include a rain sensor or similar measure to ensure irrigation does not occur during or shortly after precipitation events. All site plans shall note installation of required irrigation. **Add note to plan at final site plan.** (Comment addressed. A note has been added to the plan).

- The landscape plan denotes seed, and sod is required (particularly in the front yards). **Revise accordingly.** (Comment addressed. Sod has now been specified on the plan).
- The landscape plan denotes mulch. The zoning ordinance states the mulch product itself shall be at least doubled-shredded quality. **Revise accordingly.** (Comment addressed. A note has been added to the plan).
- Trees identified for protection during construction and the means of protection shall be identified on the landscape plan. No construction shall occur until tree protection has been installed and approved by the Community Development Director.
- A screen wall is provided to buffer the adjacent residentially zoned properties to the south from the parking lot (**a wall detail shall be provided at final site plan.**) (Comment remains as a notation). The zoning ordinance requires a screen wall be six feet in height, eight inches in width (faced with a decorative masonry product), with a five-foot greenbelt adjacent to the screen wall for its entire length planted with one large deciduous or evergreen tree and eight shrubs for every 30 linear feet. **No landscaping is provided in the screen wall greenbelt; therefore, a variance is required from the Zoning Board of Appeals.** (Comment partially addressed. The required screen wall greenbelt and landscaping must be provided on the exterior sides of the wall facing adjacent properties. Insufficient landscaping is proposed; therefore, a variance is required from the Zoning Board of Appeals).
- **The screen wall along the south property line (north of 847 W. Oxhill Drive) shall be extended 10 feet westward. Revise accordingly.** (Comment addressed. The proposed screen wall has been extended to the west approximately 10 feet to align with the end of the proposed parking spaces).
- **At least six evergreen trees shall be provided generally west of the screen wall described above. The Red Oak tree in said area shall be replaced with an evergreen tree.** (Comment partially addressed. Three White Pines have been specified in the aforementioned area. In the response letter provided to the first review, the Developer’s landscape architect stated six trees were unable to be provided due to the existing overhead utilities and pole. Note pine trees are prohibited in the Township; a different species of evergreen tree shall be proposed).
- **Staff does not recommend use of the proposed Grey Owl Juniper in front of the monument sign. A combination of Francee Hosta and Stella D’ Oro Daylily would be more pleasing in appearance; other plantings around the monument sign may be proposed for consideration. Furthermore, the landscape bed should be located around all sides of the monument sign, with plantings provided on all sides of the sign.** (Comment partially addressed. Landscaping is now proposed on all sides of the sign. The number of Grey Owl Juniper has been reduced and additional plantings have been proposed. Staff still does not recommend use of the proposed Grew Owl Juniper in front of the monument sign).

- **The Planning Commission should note three of the parking lot landscape islands are proposed to be completely covered with Grow-Low Sumac. A different groundcover should be proposed to add diversity among plantings. Grow-Low Sumac, when not maintained, loses aesthetic appeal. Use of Grow-Low Sumac is generally not preferred. (Comment partially addressed. Additional plants have been proposed in the parking lot islands. Staff maintains use of Grow-Low Sumac is generally not preferred).**
- **A snow storage plan was not provided. Information on method of snow storage shall be provided at final site plan. Winter maintenance of parking lot landscape islands shall be required where heavy applications of salt and de-icing products occur through the use of salt tarps which minimize soil absorption and ultimately reduce plant disorders. (Comment addressed. Snow storage areas are now indicated on the plan).**
- **No landscaping is shown in the stone beds at the north side (and northwest corner) of the building. The width of the bed shall be increased to four feet and furnished with plantings. (Comment addressed. Additional plantings have been added to the north side of the building).**
- **There are labels identifying a certain number of plantings with inconsistent symbols for those plantings depicted on the plan. Revise accordingly.**

Trash Receptacle Screening

The zoning ordinance requires dumpsters be surrounded by a six-foot-tall wall (but not more than eight feet high) on three sides and an obscuring wood gate on a steel frame on the fourth side, located on a six-inch concrete pad extending 10 feet in front of the gate, with six-inch concrete-filled steel bollards to protect the rear wall and gates. The proposed enclosure is located adjacent to the south side of the building. An 8’-10” wall (cultured stone over block screen wall) is proposed on the sides of the dumpster enclosure, with a steel backed wood gate on the south side of the enclosure **(the color of the gate shall be provided at final site plan).** **(Comment addressed. The color of the gate and posts is to be black).** **The depth of the concrete where the dumpsters are located shall also be indicated at final site plan.** **(Comment partially addressed. The depth of the concrete shall be six inches. The “prop. heavy duty concrete pavement” designation shall be used within the delivery and dumpster area. Revise accordingly).** **A concrete pad does not extend 10 feet in front of the dumpster gates; therefore, a variance is required from the Zoning Board of Appeals. (Comment addressed. A 10-foot-wide concrete pad in front of the dumpster enclosure has been added).** **Additionally, the screen wall shall be reduced 10 inches in height or a variance is required. (Comment addressed. Screen wall height has been reduced ten inches to eight feet in height).**

Parking

The zoning ordinance requires restaurants with alcohol service to provide one parking space per 60 square feet of gross floor area. For the proposed 7,893 square foot restaurant, 132 parking spaces are required. Parking for the outdoor patio is described later in this report. In total, 159 parking spaces are provided (153 standard spaces and 6 accessible spaces).

The zoning ordinance requires each individual parking space be delineated by dual stripes, two feet apart centered on the dividing lines and painted white. The plan shall be revised to indicate the required striping, or a variance be requested from the Zoning Board of Appeals. (Comment addressed. Parking space striping has been depicted by dual stripes). Note 1 on the pavement marking plan shall be revised to indicate the color of the required parking stall striping. (Comment addressed. Paint color has been revised to white).

The pavement marking plan shows the easternmost tier of parking spaces 17.5 feet in length and the site plan shows the same tier of parking spaces 17 feet in length. The plans shall be revised for consistency. (Comment partially addressed. Parking space dimensioning has been revised to be consistent. However, gutter pan shall not be included in the measurement of parking space depth. Revise accordingly). Additionally, staff recommends the 15 southeasternmost parking spaces be restricted to employee parking and designated/marked accordingly. (Comment outstanding. Only eight of the southeasternmost parking spaces have been designated as employee parking. Revise accordingly).

Off-Street Loading Requirements

The zoning ordinance requires one loading spaces for a development of this size. Such loading and unloading space must be an area 10 feet by 50 feet, with a 15-foot height clearance. The proposed loading area is located at the south side of the building and 10 feet by 50 feet; **however, the proposed loading area is located in a drive aisle. The applicant previously indicated loading/unloading would occur off-hours as to not conflict with customer traffic flow; a note stating such shall be provided on the final site plan. (Comment addressed. A note pertaining to loading area use limitation has been added to the plan). The loading area shall not block a fire lane and its location is subject to the approval of the Township Fire Marshal. (Comment remains as a notation).**

Signs

The zoning ordinance requires the area, quantity, location, and dimensions of all signs to be provided with the preliminary site plan. The site plan shows the location of a monument sign setback 23 feet from the Highland Road right-of-way line. Overall, the sign is 45.28 square feet in size. An approximately 26 square foot electronic message center comprises one-half of the sign. **The zoning ordinance requires the upper 25% of electronic message board signs not include an electronic component; as proposed, the current sign would require a variance from this requirement. (Comment outstanding. A variance is required from the Zoning Board of Appeals).**

A maximum of one wall sign is permitted for each principal building. In instances where a parcel has frontage on two streets, an additional wall sign may be permitted on the building facing the secondary thoroughfare, which is no greater than 5% of the wall area on which the sign is placed. Where permitted, wall signs must be located flat against the building's front facade or parallel to the front facade on a canopy. A wall sign is shown on the west elevation, which would be permitted since the building contains frontage on Whitebanks Boulevard. A 63 square foot wall sign is shown on the east elevation, which is not permitted. **The wall sign on the east elevation shall be removed, or a variance is required from the Zoning Board of Appeals.** (Comment outstanding; however, the Developer intends to seek a variance from the Zoning Board of Appeals).

Total area of a primary wall sign cannot exceed 10% of the front facade of the building. The primary wall sign (63 square feet in size) is located on the north facade of the building; however, said sign extends above the roofline of the building. The zoning ordinance prohibits signs from extending above the roofline of a building. **A variance from the Zoning Board of Appeals is required to install the north wall sign extending above the roofline of the building.** (Comment outstanding; however, the Developer intends to seek a variance from the Zoning Board of Appeals).

Both the east and west sides of the building contain four metal canopies with the Black Rock logo (BR). **The logos on the canopies shall be removed, or variances are required from the Zoning Board of Appeals.** (Comment addressed. The logos have been removed from all the canopies). **Furthermore, the elevations of all four sides of the building indicate the EIFS cornice contains LED lighting under the bottom edge. As the proposed LED lighting would attract attention to the building, the zoning ordinance considers the lighting prohibited signage. A variance from the Zoning Board of Appeals would be required to install the LED lighting; such a variance request would likely be denied by the Zoning Board of Appeals. Staff recommends as a condition of approval the plans be revised to remove the trim LED lighting.** (Comment addressed. The LED lighting has been removed from the cornice around the top of the building).

On the east elevation, the public entrance to the building contains doorhandles with the Black Rock logo (BR). **The doorhandles meet the zoning ordinance definition of a sign; therefore, a variance is required from the Zoning Board of Appeals.** (Comment outstanding; however, the Developer intends to seek a variance from the Zoning Board of Appeals).

Lighting

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

- Lighting shall be shielded from adjacent properties and designed to reflect continuity with the pedestrian orientation of the area. Floodlights, wall pack units, and other types of unshielded lights, and lights where the lens or bulb is visible outside of the light fixture are not permitted except in service areas where the lights will not generally be visible by the public or adjacent residential properties. Lights underneath canopies must be fully recessed into the canopy to minimize glare from the light source.
- Footcandles shall be measured at approximately six feet above grade. **Revise accordingly, and the plan must contain a note (revise General Note 2) confirming footcandles are measured at six feet above grade. (Comment addressed. Footcandle calculations are shown at six feet above grade).**
- Partial lighting fixture specifications were provided on the photometric plan. **Complete catalog details (lighting fixture specification sheets) for all proposed fixtures shall be provided. Light fixture selections and colors are subject to review and approval by the Township. (Comment outstanding – shall be addressed at final site plan).**
- The preliminary elevations show wall-mounted decorative or architectural lighting proposed on the building. However, said fixtures are not shown on the photometric plan. **Revise accordingly, and see previous comment. Additionally, up-lighting or outward shining lighting are not permitted on the building (see first bullet point on this page). (Comment outstanding. The building lighting, including the now proposed recessed LED light strips, require variances from the Zoning Board of Appeals).**
- Mounting height is measured from grade to the sky side of the fixture. **Revise mounting height on the plan accordingly. (Comment addressed. A mounting height note has been added to the plan).**
- The Planning Commission may require special conditions for properties adjacent to residential uses and districts.
 - Six pole-mounted luminaries are proposed adjacent to residentially zoned property. Ground-mounted lighting can be used as area lighting to illuminate pedestrian areas and walkways. **Staff recommends the Planning Commission require the aforementioned six pole-mounted luminaries be replaced with ground-mounted lighting (such as a bollard light or path light) which is fully shielded and directed downward. Said light fixtures should not exceed three to four feet in height above grade. (Comment partially addressed. Ten pole-mounted luminaries six feet in height are proposed in the aforementioned area. No details were provided for the proposed luminaries, and the proposed height is taller than recommended by staff. Revise accordingly).**

Staff Analysis – Special Land Use

Special land uses for outdoor dining are evaluated using the general standards for all special land uses listed in Article 6, Section 10 of the zoning ordinance and the following specific standards for outdoor dining found in Article 4, Section 18 of the zoning ordinance:

A. The Planning Commission shall determine that the use is designed and will be operated so as not to create a nuisance to property owners adjacent to or nearby the eating establishment. As such, the proposed use shall meet the following minimum criteria:

i. The establishment may operate only during the following hours:

- *Monday thru Thursday: 8:00 a.m. – 12:00 midnight*
- *Friday: 8:00 a.m. – 2:00 a.m.*
- *Saturday: 10:00 a.m. – 2:00 a.m.*
- *Sunday: 10:00 a.m. – 10:00 p.m.*

Black Rock would be required to adhere to said hours of operation.

ii. The use of exterior loudspeakers is prohibited where the site abuts a residential district or use. The noise level at the lot line shall not exceed 70 dB.

Black Rock would be required to adhere to said performance standard.

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

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

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

i. Outdoor dining areas for more than 30 people or which include either permanent or seasonal structures, such as awning, roofs, or canopies, may be required to provide additional parking according to the following:

a. If the outdoor seating is 25% of the indoor seating or less, no additional parking is necessary.

b. If the outdoor seating is 26%-50% of the indoor seating, the restaurant may be required to provide up to 125% of the parking required for the indoor space.

c. If the outdoor seating is over 50% of the indoor seating capacity, the restaurant may be required to provide up to 150% of the parking required for the indoor space.

According to the site plan, a 762.2 square foot patio is proposed on the west side of the building. From an occupancy perspective, the Building Code states assembly without fixed seating – unconcentrated (tables and chairs) is 15 square feet per person. For a 762 square foot patio, that would be a maximum 50 seat capacity. The floor plan shows seating for 36 patrons on the patio (nine, four-top tables). Maximum patio occupancy is subject to approval of the Building Official. For patio parking, the site plan notes 13 parking spaces are required. Based on a restaurant capacity of 276–232, the outdoor seating does not warrant additional parking.

Planning Commission Options / Recommendation

The Planning Commission may recommend approval, approval with conditions, or denial of the preliminary site plan to the Township Board. The Planning Commission may approve, approve with conditions, or deny the special land use. ~~Staff recommends the plans be revised and resubmitted to address the items identified in this memorandum. All site plan review submittals, following the initial preliminary site plan review, shall include a response letter detailing the changes made to the plan since the previous submittal. A list of any requested variances shall also be provided.~~ (Staff recommends approval of the preliminary site plan and approval of the special land use conditioned on the Developer addressing all staff and consultant review comments and recommendations, and requesting and receiving the necessary variances from the Zoning Board of Appeals. An updated list of requested variances shall be provided).

The following notations summarize the preliminary site plan review:

- Recommendation of approval is in accordance with the plans prepared by Desine Inc. (revision date August 18, 2022), subject to revisions as required. Utility, grading, and storm drainage plans for the site are subject to the approval of the Township Engineering Consultant and shall be completed in accordance with the Township Engineering Design Standards.
- Recommendation of approval is in accordance with the exterior elevations and floor plan prepared by Creekwood Architecture, Inc. dated August 15, 2022, subject to revisions as required.
- Recommendation of approval is in accordance with the photometric plan prepared by Gasser Bush dated August 8, 2022, subject to revisions as required.
- Recommendation of approval is in accordance with the landscape plan (north and south) prepared by Vert Verde Landscape Architecture dated January 2022 (revision date August 17, 2022 (Sheet L-1) and July 18, 2022 (Sheet L-2)), subject to revisions as required.



Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 09/06/2022

Project: Black Rock Br & Grill

Project #: 214182

Date on Plans: 08/18/2022

The Fire Department has the following comments with regards to the 2nd review of preliminary site plans for the project known as Black Rock Bar & Grill.

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

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

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

PRELIMINARY SITE PLAN FOR

Black Rock Bar & Grill

WHITE LAKE TOWNSHIP

**A PART OF THE EAST 1/2 OF THE NW 1/4 SECTION 23, T 3 N, R 8 E,
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN**



LOCATION MAP
SCALE: 1" = 2000'

LEGAL DESCRIPTION

A parcel of land being a part of the Northwest 1/4 of Section 23, Town 3 North, Range 8 East, White Lake Township, Oakland County Michigan and all of Lots 8 through 10, inclusive, of "Suburban Knolls Subdivision No. 1, according to the plat thereof, as recorded in Liber 130 of Plats, Pages 42 through 44, inclusive, Oakland County records, being more particularly described as: Commencing at the North 1/4 Corner of Section 23, Town 3 North, Range 8 East, White Lake Township, Oakland County, Michigan; thence S00°15'34"W 498.83 feet along the North-South 1/4 line of said Section 23 as previously platted in said "Suburban Knolls Subdivision No. 1;" thence S89°07'59"W 82.72 feet (recorded as S88°35'26"W 85 feet) along the Southerly line of Highland Road a.k.a. M-59 Highway to the PLACE OF BEGINNING; thence S00°32'33"W (recorded as S00°30'26"W) 512.50 feet to the North line of Lot 54 of said "Suburban Knolls Subdivision No. 1;" thence S88°00'07"W (recorded as S87°58'30"W & platted as S87°58'00"W) 85.00 feet along the North line of said Lot 54; thence N00°32'33"E (recorded & platted N00°30'26"E) 191.93 feet along the East line of Lot 11 of said "Suburban Knolls Subdivision No. 1;" to the Southeast Corner of Lot 8 of said "Suburban Knolls Subdivision No. 1;" thence S84°25'28"W (platted S84°23'21"E) 261.49 feet along the South line of said Lot 8 to the East line of White Banks Boulevard (100-foot wide Right-of-Way); thence along the Easterly line of said White Banks Boulevard the following two courses:

- 1) N00°32'33"E (platted N00°30'26"E) 289.11 feet and
- 2) Northerly 14.35 feet along the arc of a 10.00 foot radius curve to the right, through a central angle of 82°12'08" and having a chord bearing N41°38'37"E (platted N41°36'30"E) to the Southerly line of said Highland Road a.k.a. M-59 Highway;

thence along the Southerly line of Highland Road a.k.a. M-59 Highway (variable width Right-of-Way) the following four courses:

- 1) Easterly 252.60 feet along the arc of a 3207.84 foot radius curve to the right, through a central angle of 04°30'42" and having a chord bearing N85°00'02"E (platted as N84°57'55"E) 252.54 feet,
- 2) N00°32'33"E (platted as N00°30'26"E) 25.12 feet,
- 3) Easterly 38.98 feet along the arc of a 3224.00 foot radius curve to the right, through a central angle of 00°41'35" and having a chord bearing N86°47'04"E (recorded as N87°53'52"E) 38.98 feet and
- 4) N89°07'59"E (recorded as N88°35'26"E) 46.02 feet to the Place of Beginning.

Being a part of the Northwest 1/4 of Section 23, Town 3 North, Range 8 East, White Lake Township, Oakland County, Michigan. Containing 2.78 acres of land, more or less. Subject to and together with all easements and restrictions affecting title to the above-described premises.

PARCEL I.D. #: 12-23-129-007
12-23-129-017

BENCHMARKS

DATUM BASED ON RTK-GPS OBSERVATIONS,
DATE NOVEMBER 5, 2021 AT 1:28 PM

BENCHMARK #200
ARROW ON HYDRANT, LOCATED 11± FEET WESTERLY OF THE NWLY CORNER OF LOT 8.
ELEVATION = 972.75 (NAVD 88)
NOTE: ORIGINAL PROJECT #30106
ELEVATION = 973.21 (NGVD 29) DIFFERENCE OF 0.4566.

BENCHMARK #201
ARROW ON HYDRANT, LOCATED NEAR THE SOUTH SIDE OF HIGHLAND RD (M-59), 32± FEET NORTHERLY OF THE NELY CORNER OF LOT 10.
ELEVATION = 971.33 (NAVD 88)

BENCHMARK #202
NAIL IN CONCRETE, LOCATED NEAR THE WEST SIDE OF #9501 BLDG, 123± SOUTHERLY OF THE NELY CORNER OF LOT 10 AND 14± EAST OF THE WEST PROPERTY LINE.
ELEVATION = 968.79 (NAVD 88)

NOTES:

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



SHEET INDEX

EX	EXISTING CONDITIONS & DEMOLITION PLAN
AD	ADJACENT DRIVEWAY LOCATIONS
SP	SITE PLAN
UT1	UTILITY PLAN
UT2	STORM WATER MANAGEMENT CALCULATIONS
GR	GRADING & PAVING PLAN
SW	STORM WATER PLAN
SG	SIGNAGE & PAVEMENT MARKING PLAN PLAN
DT	SITE PAVEMENT NOTES & DETAILS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN
1 of 1	PHOTOMETRIC PLAN
LT	BUILDING MOUNTED LIGHT FIXTURE DETAILS
A1	COMPOSITE FLOOR PLAN
A2	EXTERIOR ELEVATIONS
A3	EXTERIOR ELEVATIONS



OWNER/DEVELOPER
BRANDENBROOKE INVESTMENTS
30553 WIXOM ROAD
WIXOM, MI, 48393

ARCHITECT
CREEKWOOD ARCHITECTURE INC.
1111 CREEKWOOD TRAIL
BURTON, MI, 48509
(810) 742-0480

CIVIL ENGINEER/LAND SURVEYOR
DESINE INC.
2183 PLESS DRIVE
BRIGHTON, MI. 48114
(810) 227-9533

LANDSCAPE ARCHITECT
VERT VERDE LANDSCAPE ARCHITECTURE LLC
44960 ALBERT DRIVE
PLYMOUTH, MI. 48170
(734) 249-3568

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REVISED	SCALE: AS NOTED
04-20-2022	PROJECT No.: 214182
08-18-2022	DWG NAME: COV
	PRINT: AUG. 18, 2022

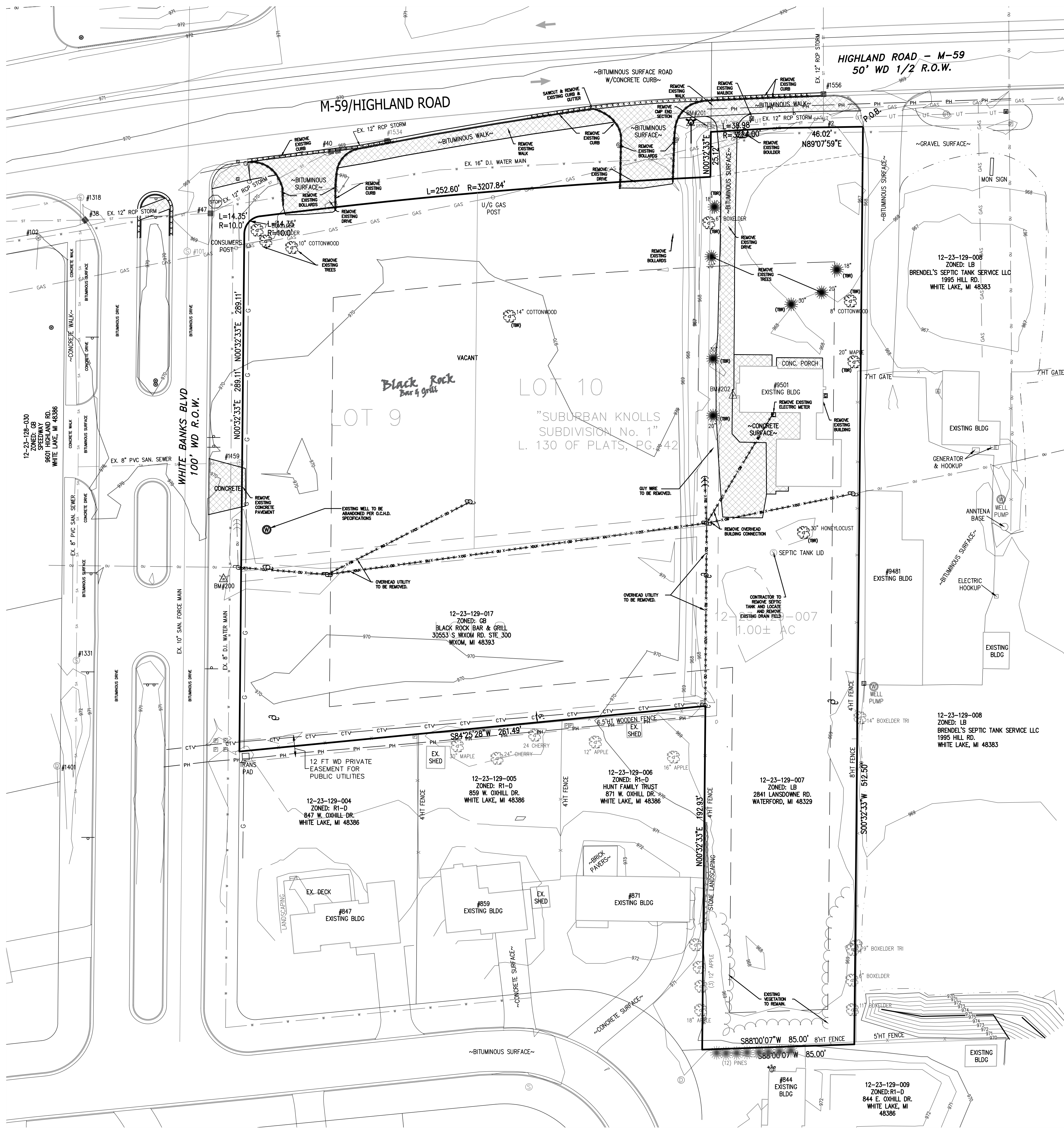
DESINE INC.
(810) 227-9533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

EXISTING UTILITY INVENTORY

- STORM MANHOLE #1
WESTERLY RIM 970.69
- INVERTS
SOUTHWESTERLY 12" RCP 965.39
EASTERLY 12" RCP 965.44
- CATCH BASIN #3
ROAD SIDE RIM 969.93
- INVERTS
NORTHEASTERLY 12" RCP 965.53
NORTHERLY 12" RCP 965.83
SOUTHERLY 12" RCP 965.53
- SANITARY SEWER MANHOLE #101
SOUTHERLY RIM 969.19
- INVERTS
TOP OF WATER 966.89
INVERTS ARE AVAILABLE
- WATER GATE VALVE WELL #102
EASTERLY RIM 970.04
- INVERTS
TOP OF PIPE IRON 961.84
- SANITARY SEWER MANHOLE #106
SWLY RIM 969.27
- INVERTS
WATER LEVEL 967.57
PIPE INVERTS NOT AVAILABLE
- SANITARY SEWER MANHOLE #107
NORTHERLY 971.51
- INVERTS
WATER LEVEL 967.61
PIPE INVERTS NOT AVAILABLE
- CATCH BASIN #1556
ROAD SIDE RIM 966.98
- INVERTS
NORTHERLY 12" RCP 965.78
SOUTHERLY 12" RCP NOT AVAILABLE
WATER LEVEL 965.78
- SANITARY SEWER MANHOLE #1159
RIM 970.40
- INVERTS
EAST 8" PVC 963.30
WEST 8" PVC 963.10
- SANITARY SEWER MANHOLE #1318
SELY RIM 965.13
- INVERTS
WEST 8" PVC 963.06
SOUTH 8" PVC 963.06
- SANITARY SEWER MANHOLE #1331
SELY RIM 970.83
- INVERTS
SOUTH 8" PVC 961.86
NORTH 8" PVC 962.01
- CATCH BASIN #1401
CENTER 970.23
- INVERTS
SOUTH 15" CONCRETE 940.23
- CATCH BASIN #1534
RIM 968.98
- INVERTS
SOUTHWEST 12" CONCRETE 966.98

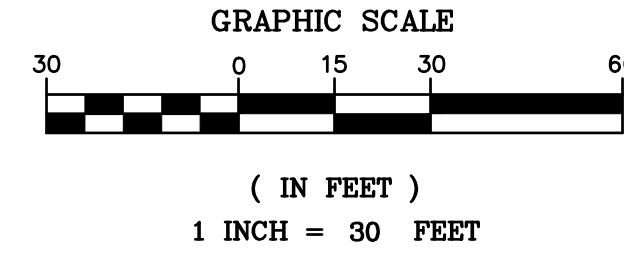
BENCHMARK
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NAIL IN CONCRETE, LOCATED NEAR THE WEST SIDE OF #9501 BLDG, 123± SOUTHERLY OF THE NE'LY CORNER OF LOT 10 AND 14± EAST OF THE WEST PROPERTY LINE.
ELEVATION = 968.79 (NAVD 88)



LEGEND

- - - - - PARCEL BOUNDARY
- - - - - BUILDING SETBACK
- - - - - UTILITY EASEMENT
- - - - - EX. EDGE OF PAVEMENT
- - - - - EX. EDGE OF GRAVEL
- - - - - EX. BUILDING
- - - - - EX. UTILITY METERS & BOXES
- - - - - EX. UTILITY POLE
- - - - - EX. 0/H UTILITY LINE
- - - - - EX. GUY ANCHOR
- - - - - EX. U/G UTILITY LINES (PHONE/FIBER OPTIC/ELECTRIC/CABLE TV/MISC)
- - - - - EDGE OF WOODS / DRIP LINE
- ☀️ = DECIDUOUS TREE
- 🌲 = CONIFEROUS TREE
- - - - - FENCE (CHAIN LINK UNLESS OTHERWISE STATED)
- ☎️ = EX. SANITARY SEWER
- ☎️ = EX. SANITARY MANHOLE
- ☎️ = EX. STORM SEWER
- ☎️ = EX. STORM CATCHBASIN
- ☎️ = EX. STORM MANHOLE
- ☎️ = EX. FLARED END SECTION
- ☎️ = EX. WELL
- ☎️ = EX. WATERMAIN
- ☎️ = EX. HYDRANT
- ☎️ = EX. WATER SHUTOFF
- ☎️ = EX. GATE VALVE
- ☎️ = EX. GAS LINE
- ☎️ = EX. GAS VALVE
- = EXIST. 1' CONTOUR
- = EXIST. 5' CONTOUR
- = PROP. 1' CONTOUR



DEMOLITION NOTES:

1. The demolition specifications of the Local Municipality are a part of this work. Refer to the General Notes on the project plans for additional requirements.
2. Contractor shall contact the 811 Underground Public Utility Locating System or other appropriate local underground utility locating Agency, a minimum of three (3) working days prior to performing demolition work. Existing utility information on the project plans may be from information disclosed to this firm by the Utility Companies, Local, County or State Agencies, and/or various other sources. No guarantee is given as to the completeness or accuracy thereof. Prior to construction, locations and depths of all existing utilities (in possible conflict with the proposed improvements) shall be verified in the field.
3. Contractor shall contact the appropriate Agencies to coordinate disconnect of the electric, gas, phone, cable and other public utilities as necessary prior to performing demolition work.
4. Contractor shall contact the appropriate Agencies to coordinate removal and/or relocation of any underground and/or overhead public utility lines as necessary prior to performing demolition work.
5. Contractor shall recycle and/or dispose of all demolition material and debris in accordance with the appropriate Local, County, State and Federal regulations.
6. All bituminous and concrete pavement that is to be removed shall be saw cut at the limits of removal to provide for a clean straight edge for future abutment.
7. All existing irrigation lines that are to be removed shall be terminated at the limits of demolition or as necessary to allow for construction of the proposed site improvements. Ends of pipe shall be capped and the location of marked for future connection.
8. All existing water main and sanitary sewer that is to be removed shall be terminated at the limits of demolition or as indicated on the project plans. Temporary plugs shall be installed in the ends of pipe in accordance with the appropriate Agency and the locations of marked for future connection. Permanent plugs shall be installed in the ends of pipe in accordance with the appropriate Agency. The Contractor shall record the location of all permanent plugs and provide the location information to the appropriate Agency.
9. All existing storm sewer that is to be removed shall be terminated at the limits of demolition or as indicated on the project plans. Temporary plugs shall be installed in the ends of pipe in accordance with the appropriate Agency and the locations of marked for future connection. Permanent bulkheads shall be installed in the ends of pipe and/or openings in terminating structures in accordance with the appropriate Agency. The Contractor shall record the location of all permanent bulkheads and provide the location information to the appropriate Agency.
10. All existing light sources to be removed shall have their power cables removed up to the power source or properly terminated for future connection at the limits of demolition or as necessary to allow for construction of the proposed site improvements. Removal and termination of power cables shall be performed in accordance with local electric codes.
11. All existing utility meters that are to be removed shall be properly removed to allow for reuse. Any existing utility meters that are not to be reused as a part of this project shall be returned to the appropriate Agency.
12. All trenches and/or excavations resulting from the demolition of underground utilities, building foundations, etc., that are located within the 1 on 1 influence zone of proposed structures, paved areas and/or other areas subject to vehicular traffic shall be backfilled with MDOT Class III granular material (or better) to the proposed subgrade elevation. Backfill shall be placed using the controlled density method (12" maximum lifts, compacted to 95% maximum unit weight, Modified Proctor).

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CIVIL ENGINEERS
LAND SURVEYORS
2183 PLYERS DRIVE
BRIGHTON, MICHIGAN 48114

DESIGN: WMP	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: L.F.		08-18-22	REVISED PER REVIEW COMMENTS			
CHECK: WMP						

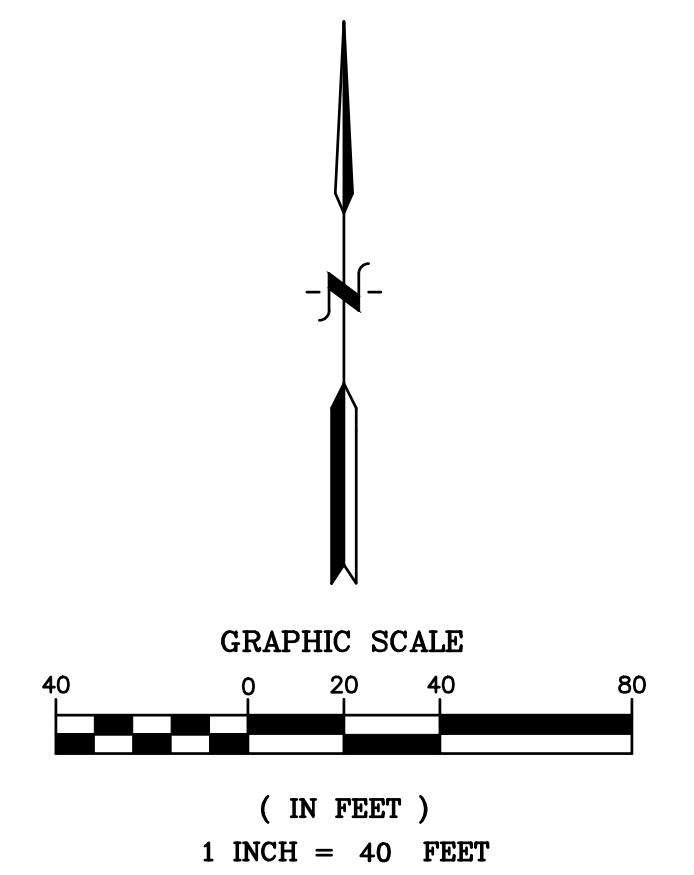
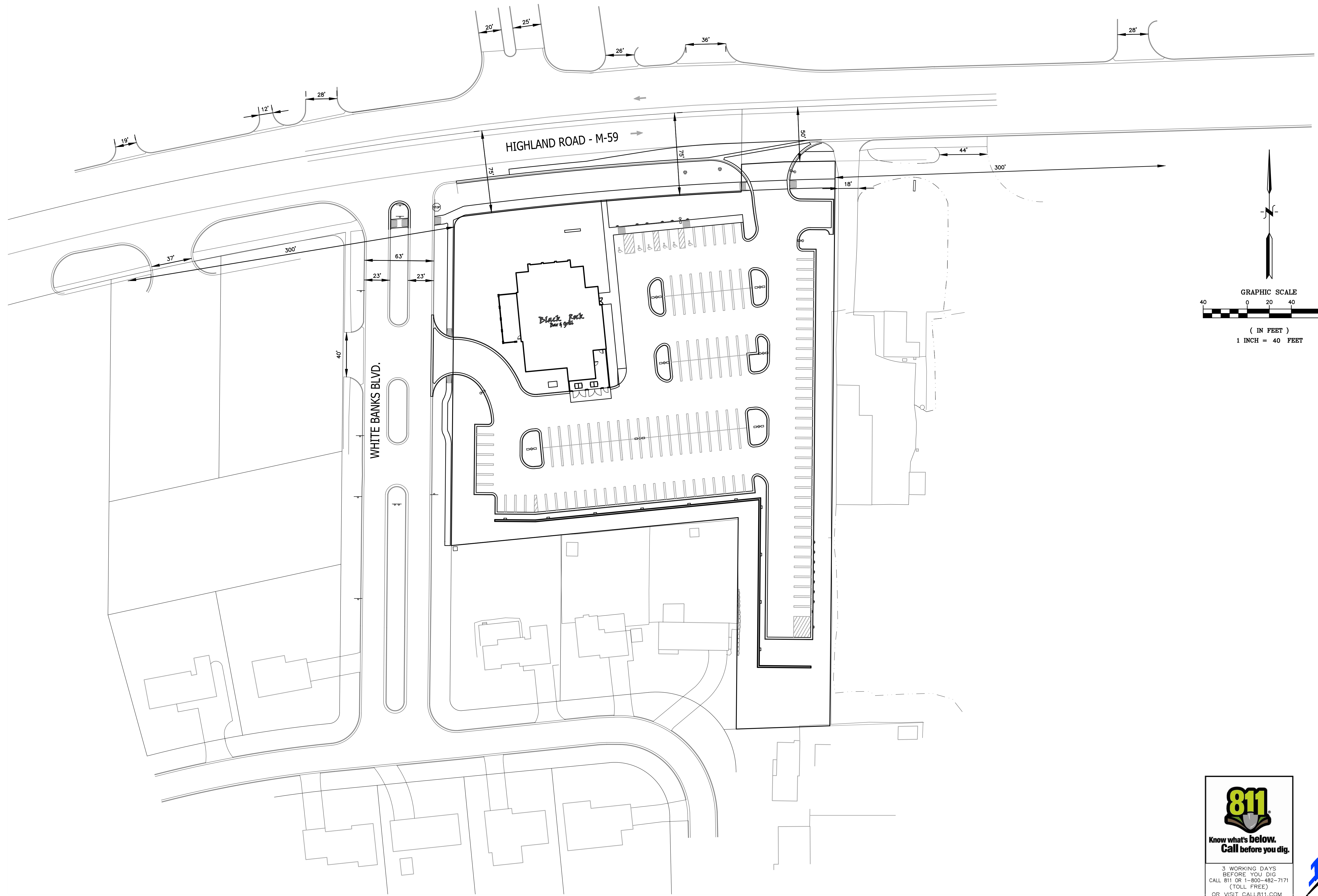
**BLACK ROCK
WHITE LAKE TOWNSHIP**

**EXISTING CONDITIONS &
DEMOLITION PLAN**

CLIENT:
BRANDENBROOKE INVESTMENTS
30553 WIXOM ROAD
WIXOM, MI, 48393

SCALE: 1"=30'
PROJECT NO.: 214182
DWG NAME: 4182 EX
ISSUED: AUG. 18, 2022

EX



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 BRIGHTON, MICHIGAN 48114

DESIGN: AJL	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
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CHECK: WMP						

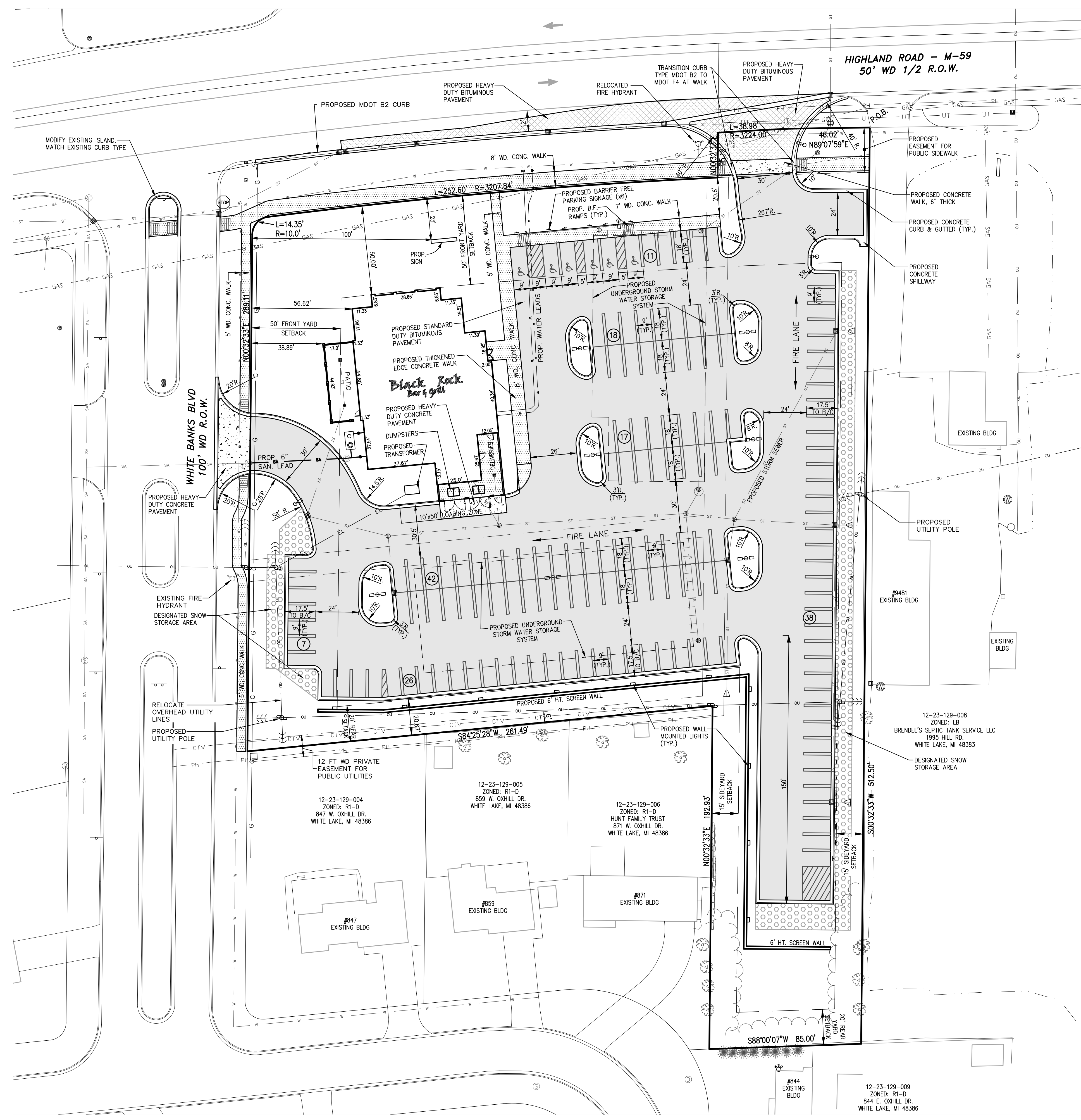
**BLACK ROCK
 WHITE LAKE TOWNSHIP**

**ADJACENT
 DRIVEWAY
 LOCATIONS**

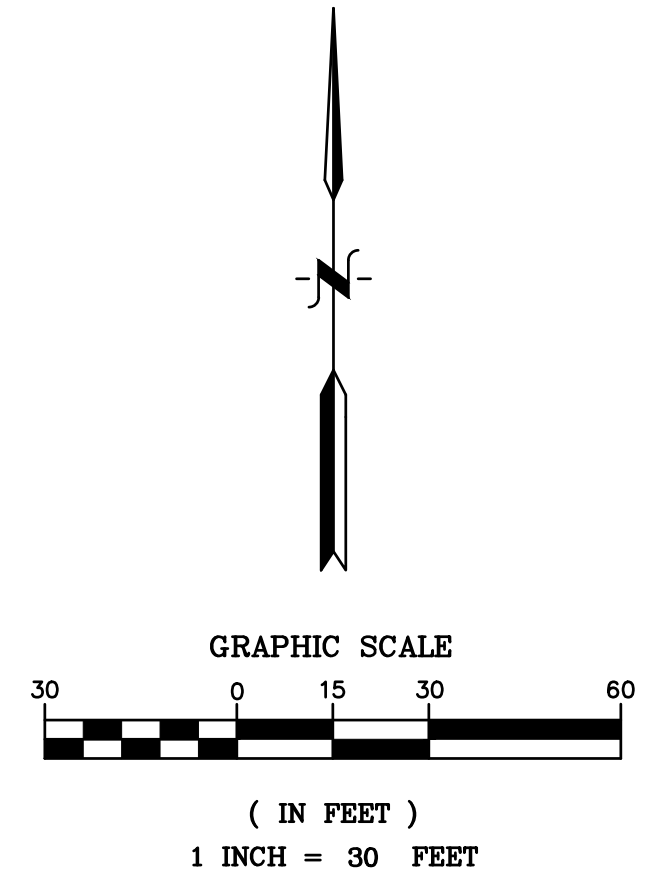
CLIENT:
 BRANDENBROOKE INVESTMENTS
 30553 WIXOM ROAD
 WIXOM, MI, 48393

SCALE: 1" = 40'
 PROJECT No.: 214182
 DWG NAME: 4182-AREA
 ISSUED: **AUG. 18, 2022**

AD



- LEGEND**
- = PARCEL BOUNDARY
 - = BUILDING SETBACK
 - = UTILITY EASEMENT
 - = EX. EDGE OF PAVEMENT
 - = EX. EDGE OF GRAVEL
 - = EX. BUILDING
 - = EX. UTILITY METERS & BOXES
 - = EX. 0.4H UTILITY LINE
 - = EX. UTILITY POLE
 - = EX. GUY ANCHOR
 - = EX. U/G UTILITY LINES (PHONE/FIBER OPTIC/ELECTRIC/CABLE TV/MISC)
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 - = EX. SANITARY SEWER
 - = EX. SANITARY MANHOLE
 - = EX. STORM SEWER
 - = EX. STORM CATCH-BASIN
 - = EX. STORM MANHOLE
 - = EX. FLARED END SECTION
 - = EX. WELL
 - = EX. WATERMAIN
 - = EX. HYDRANT
 - = EX. WATER SHUTOFF
 - = EX. GATE VALVE
 - = EX. GAS LINE
 - = EX. GAS VALVE
 - = PROP. LIGHT POLES
 - = PROP. SANITARY SEWER
 - = PROP. SANITARY CLEANOUT
 - = PROP. STORM SEWER
 - = PROP. STORM CATCHBASIN
 - = PROP. STORM MANHOLE
 - = PROP. WATER LEAD
 - = PROP. CONCRETE WALK
 - = PROP. HEAVY DUTY CONCRETE PAVEMENT
 - = PROP. STANDARD DUTY BITUMINOUS PAVEMENT
 - = PROP. HEAVY DUTY BITUMINOUS PAVEMENT
 - = DESIGNATED SNOW STORAGE AREAS



NOTE:
ALL LOADING AND UNLOADING ACTIVITIES SHALL BE SCHEDULED TO OCCUR WHEN THE RESTAURANT IS NOT OPEN FOR PUBLIC USE TO NOT CONFLICT WITH CUSTOMER TRAFFIC FLOW.

SITE DATA:

PROJECT AREA:	2.78 ac.	
CURRENT ZONING:	GB GENERAL BUSINESS	
PROPOSED USE:	RESTAURANT	
GROUND FLOOR AREA:	6,887 sq.ft.	
BUILDING HEIGHT:	SEE ARCH. PLANS	REQUIRED 35 FEET
SETBACKS:	M-59 50.0'	50 FT.
	WHITE BANKS BLVD. 56.6'	50 FT.
	SIDE 202.4'	15 FT.
	REAR 128.6'	20 FT.
PERCENT OF LOT COVERAGE OF BUILDINGS:	6.3%	
IMPERVIOUS AREA:	1.72 AC = 62%	
PARKING CALCULATIONS		
PARKING REQUIREMENTS:	1 SPACE/60 S.F. GROSS FLOOR AREA	
PROPOSED GROSS FLOOR AREA:	6887 SF	
PROPOSED PATIO AREA:	762.2 SF	
CALCULATED PARKING:		
BUILDING SPACES:	115	
PATIO SPACES:	13	
PARKING REQUIRED:	128 SPACES	
PARKING PROVIDED:	153 STANDARD SPACES 6 ACCESSIBLE SPACES	
RESTAURANT CAPACITY:		
STAFF:	45	
SEATING:	232	
PATIO:	36	

BENCHMARK
DATUM BASED ON RTK-GPS OBSERVATIONS, DATE NOVEMBER 5, 2021 AT 1:28 PM

BENCHMARK #200
ARROW ON HYDRANT, LOCATED 11± FEET WESTERLY OF THE NWLY CORNER OF LOT 8. ELEVATION = 972.75 (NAVD 88)
NOTE: ORIGINAL PROJECT #30106
ELEVATION = 973.21 (NGVD 29) DIFFERENCE OF 0.4586.

BENCHMARK #201
ARROW ON HYDRANT, LOCATED NEAR THE SOUTH SIDE OF HIGHLAND RD (M-59), 32± FEET NORTHERLY OF THE NE'LY CORNER OF LOT 10. ELEVATION = 971.33 (NAVD 88)

BENCHMARK #202
NAIL IN CONCRETE, LOCATED NEAR THE WEST SIDE OF #9501 BLDG, 123± SOUTHERLY OF THE NE'LY CORNER OF LOT 10 AND 14± EAST OF THE WEST PROPERTY LINE. ELEVATION = 968.79 (NAVD 88)

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CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

DESIGN: AJL	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: AJL		08-18-22	REVISED PER REVIEW COMMENTS			
CHECK: WMP						

**BLACK ROCK
WHITE LAKE TOWNSHIP**

SITE PLAN

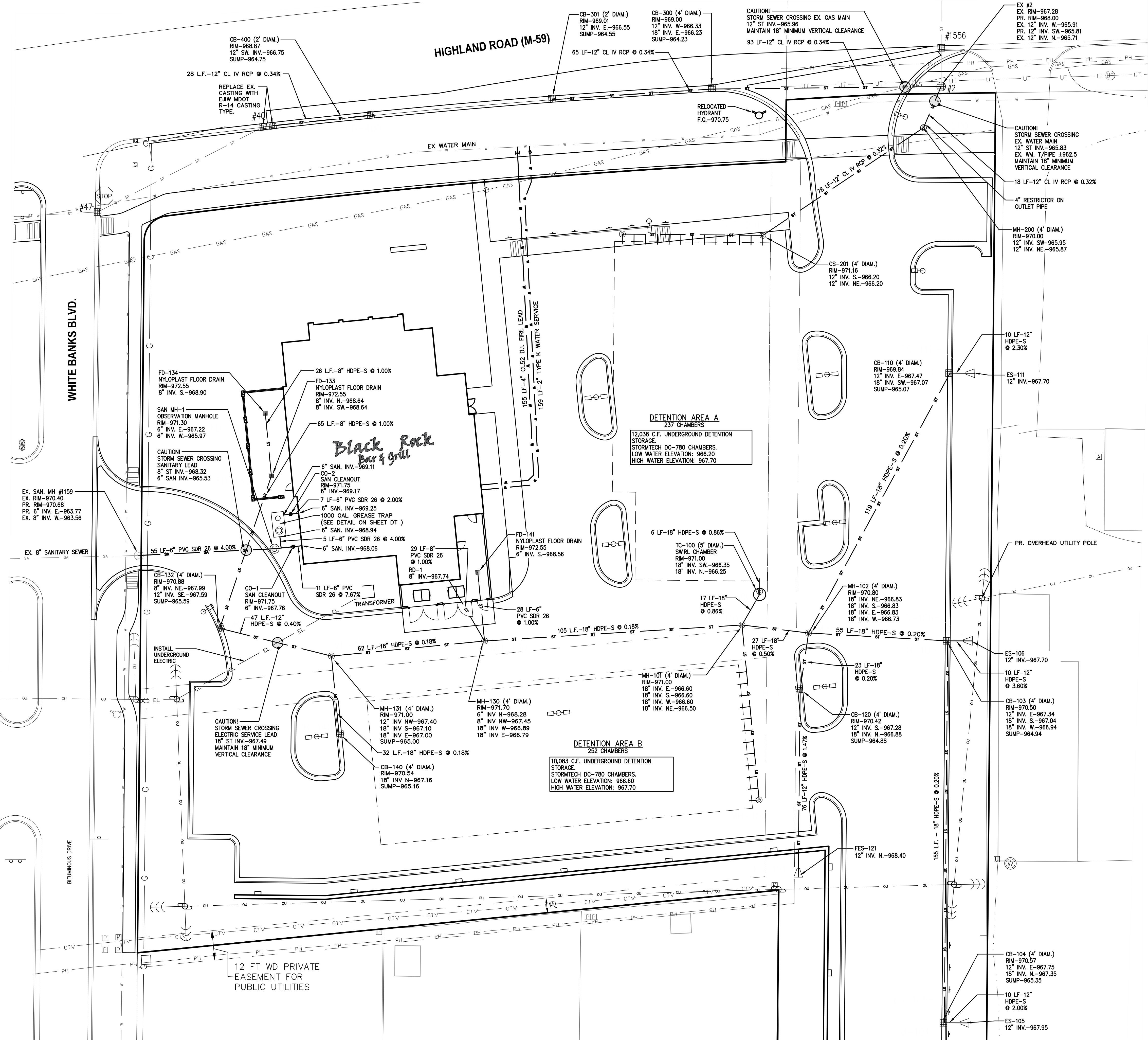
CLIENT:
BRANDENBROOKE INVESTMENTS
30553 WIXOM ROAD
WIXOM, MI, 48393

SCALE: 1" = 30'
PROJECT No.: 214182
DWG NAME: 4182 SP
ISSUED: AUG. 18, 2022

SP

EXISTING STRUCTURE INVENTORY

CATCH BASIN #1	RIM 969.23	INVERTS NOT AVAILABLE
YARD BASIN #2	EASTERLY RIM 967.28	INVERTS 12" CONCRETE 965.71 NORTH 12" CONCRETE 965.91 WEST
CATCH BASIN #38	ROAD SIDE RIM 968.81	INVERTS EAST 12" CONCRETE 965.24 WEST 12" CONCRETE 965.34
CATCH BASIN #40	ROAD SIDE RIM 968.97	INVERTS SOUTHWEST 12" CONCRETE 966.66 NORTHEAST 12" CONCRETE 966.66
CATCH BASIN #47	ROAD SIDE RIM 968.55	INVERTS WEST 12" CONCRETE 966.42 NORTHEAST 12" CONCRETE 966.22
SANITARY SEWER MANHOLE #1159	RIM 970.40	INVERTS EAST 8" PVC 963.30 WEST 8" PVC 963.10
SANITARY SEWER MANHOLE #1318	SE'LY RIM 969.13	INVERTS WEST 8" PVC 963.06 SOUTH 8" PVC 963.06
SANITARY SEWER MANHOLE #1331	SE'LY RIM 970.83	INVERTS SOUTH 8" PVC 961.86 NORTH 8" PVC 962.01
CATCH BASIN #1401	CENTER RIM 970.23	INVERTS SOUTH 15" CONCRETE 940.23
CATCH BASIN #1534	RIM 968.98	INVERTS SOUTHWEST 12" CONCRETE 966.98



GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FEET

LEGEND

- PARCEL BOUNDARY
- BUILDING SETBACK
- UTILITY EASEMENT
- EX. EDGE OF PAVEMENT
- EX. EDGE OF GRAVEL
- EX. BUILDING
- EX. UTILITY METERS & BOXES
- EX. O/H UTILITY LINE
- EX. UTILITY POLE
- EX. GUY ANCHOR
- EX. U/G UTILITY LINES (PHONE/FIBER OPTIC/ELECTRIC/CABLE TV/MISC)
- EDGE OF WOODS / DRIP LINE
- DECIDUOUS TREE
- CONIFEROUS TREE
- FENCE (CHAIN LINK UNLESS OTHERWISE STATED)
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- EX. GATE VALVE
- EX. GAS VALVE
- EX. GAS LINE
- EX. GAS VALVE
- PROP. LIGHT POLES
- PROP. SANITARY SEWER
- PROP. SANITARY CLEANOUT
- PROP. STORM SEWER
- PROP. STORM CATCHBASIN
- PROP. STORM MANHOLE
- PROP. WATER LEAD

SANITARY DESIGN FLOW		
Building Use	Unit Factor	REU
Restaurant w/ Liquor	0.35 per fixture	9.8

The design per capita sewage contribution per REU is 100 GPD

Wastewater Flow Rates:
Average Flow = 980 GPD
Peak Flow = 0.0124 cfs

BENCHMARK
DATUM BASED ON RTK-GPS OBSERVATIONS, DATE NOVEMBER 5, 2021 AT 1:28 PM

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DESIGN/AJL	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: AJL		08-18-22	REVISED PER REVIEW COMMENTS			
CHECK: WMP						

BLACK ROCK
WHITE LAKE TOWNSHIP

UTILITY PLAN

CLIENT: BRANDENBROOKE INVESTMENTS
30553 WIXOM ROAD
WIXOM, MI, 48393

SCALE: 1" = 20'
PROJECT No.: 214182
DWG NAME: 4182 UT
ISSUED: AUG. 18, 2022

UT1

DETENTION BASIN DESIGN CALCULATIONS

TRIBUTARY AREA (A) = 3.22 ACRES
COMPOUND RUN-OFF COEFFICIENT (C) = 0.56
ALLOWABLE OUTFLOW RATE PER ACRE = 0.20 CFS/A
ALLOWABLE OUTFLOW RATE (Qa) = 0.64 CFS
MDOT ALLOWABLE DISCHARGE RATE = 0.56 CFS
Qo = ALLOWABLE CFS/ACRE IMPERVIOUSNESS = Qa/A*C = 0.31 CFS/ACRE IMPERVIOUSNESS

100 YEAR STORM FREQUENCY EQUATIONS:
RAINFALL INTENSITY (I) = 275/(T+25) = 1.51 INCHES PER HOUR
STORAGE TIME (T) = -25 + (10312.5/Qo)*1/2 = 157 MINUTES
STORAGE VOL. PER ACRE IMPERV. (Vs) = ((16500*T)/T+25) - 40*Qo*T = 12,272 CF PER ACRE IMPERV.

TOTAL STORAGE REQUIRED (Vt) = Vs*A*C = 22,000 CUBIC FEET
1 YEAR STORM FREQUENCY EQUATIONS:
RAINFALL INTENSITY (I) = 72/(T+25) = 0.77 INCHES PER HOUR
STORAGE TIME (T) = -25 + (2700.0/Qo)*1/2 = 68 MINUTES
STORAGE VOL. PER ACRE IMPERV. (Vs) = ((4320*T)/T+25) - 40*Qo*T = 2,309 CF PER ACRE IMPERV.

TOTAL STORAGE REQUIRED (Vt) = Vs*A*C = 4,139 CUBIC FEET

Project: BLACK ROCK - DETENTON AREA A
StormTech DC-780 Imperial
Number of chambers - 237
Voids in the stone (porosity) - 35 %
Base of STONE Elevation - 965.45 ft
Amount of Stone Above Chambers - 12 in
Amount of Stone Below Chambers - 9 in
Area of system - 8345 sf Min. Area - 8012 sf min. area

StormTech DC-780 Cumulative Storage Volumes table with columns: Height of System (inches), Incremental Single Chamber (cubic feet), Incremental Total Chamber (cubic feet), Incremental Stone (cubic feet), Incremental Ch & St (cubic feet), Cumulative Chamber (cubic feet), Elevation (feet)

HWL

Project: BLACK ROCK - DETENTON AREA B
StormTech DC-780 Imperial
Number of chambers - 251
Voids in the stone (porosity) - 35 %
Base of STONE Elevation - 965.85 ft
Amount of Stone Above Chambers - 12 in
Amount of Stone Below Chambers - 9 in
Area of system - 8860 sf Min. Area - 8485 sf min. area

StormTech DC-780 Cumulative Storage Volumes table with columns: Height of System (inches), Incremental Single Chamber (cubic feet), Incremental Total Chamber (cubic feet), Incremental Stone (cubic feet), Incremental Ch & St (cubic feet), Cumulative Chamber (cubic feet), Elevation (feet)

HWL

FIRST FLUSH ORIFICE CALCULATION

TOTAL STORAGE REQUIRED = 4,139 CF
DESIGN OUTFLOW RATE (Qa) = 0.03 CFS
1 YEAR STORM ELEVATION = 966.30
OUTLET INVERT ELEVATION = 966.20
ORIFICE EQUATION: Q = Cd*Av*sqrt(2gh) WHERE
D = 1.00 INCHES, DIAMETER OF THE ORIFICE
Qa = 0.03 CFS, ALLOWABLE OUTFLOW RATE
Cd = 0.62 FOR SHARP EDGE CIRCULAR ORIFICE
2g = 64.4 FT/SEC^2
A = 0.0055 FT^2, AREA OF 1.0 INCH DIAMETER ORIFICE
h = 0.06 FT, VERTICAL DISTANCE FROM 1 YEAR ELEVATION TO CENTER OF ORIFICE BASED ON BOTTOM OF ORIFICE LOCATED AT BOTTOM OF OUTLET PIPE
N = 4 orifices required, Dia. = 1"

DETENTION ORIFICE CALCULATION

TRIBUTARY AREA (A) = 3.22 ACRES
DESIGN OUTFLOW RATE PER ACRE = 0.200 CFS/A
DESIGN OUTFLOW RATE (Qa) = 0.64 CFS
100 YEAR ELEVATION = 967.70
OUTLET INVERT ELEVATION = 966.20
ORIFICE EQUATION: Q = Cd*Av*sqrt(2gh) WHERE
Qa = 0.64 CFS, ALLOWABLE OUTFLOW RATE
Cd = 0.62 FOR SHARP EDGE CIRCULAR ORIFICE
2g = 64.4 FT/SEC^2
A = 0.0873 FT^2, AREA OF ORIFICE
h = 1.33 FT, VERTICAL DISTANCE FROM 100 YEAR ELEVATION TO CENTER OF ORIFICE BASED ON BOTTOM OF ORIFICE LOCATED AT BOTTOM OF OUTLET PIPE
FOR A 4 INCH ORIFICE DIAMETER
A = 0.0873 FT^2
h = 1.33 FT
Q = 0.50 CFS
A 4 INCH DIAMETER ORIFICE IS SPECIFIED

MDOT DISCHARGE RATE CALCULATION

TRIBUTARY AREA (A) = 3.22 ACRES
100 YEAR ELEVATION = 967.70
OUTLET INVERT ELEVATION = 965.87
ORIFICE EQUATION: Q = Cd*Av*sqrt(2gh) WHERE
Qa = 0.62 CFS, ALLOWABLE OUTFLOW RATE
Cd = 0.62 FOR SHARP EDGE CIRCULAR ORIFICE
2g = 64.4 FT/SEC^2
A = 0.0873 FT^2, AREA OF 4" DIA. ORIFICE
h = 1.66 FT, VERTICAL DISTANCE FROM 100 YEAR ELEVATION TO CENTER OF ORIFICE BASED ON BOTTOM OF ORIFICE LOCATED AT BOTTOM OF OUTLET PIPE
FOR A 4.0 INCH ORIFICE DIAMETER
A = 0.0873 FT^2
h = 1.66 FT
Q = 0.56 CFS

Design Criteria: 10 yr event (I = 175R + 25) HDPE n= 0.010 RCP n= 0.013

Main pipe layout table with columns: From MH# CB#, To MH# CB#, Inc. 0.00, Eqv. Area 100% CA, Total Area 100% CA, T Time Min., I Inch Per Hour, Q (CIA) c.f.s., Dia. of pipe inch, Slope pipe %, Slope H.G. %, Length of line ft., Vel. Flow full ft./sec., Time of flow min., Cap of pipe c.f.s., H.G. Elev. upper end, Ground Elev. Upper end, Lower end, Invert Elev. Upper end, Lower end

OUTLET

Outlet table with columns: From MH# CB#, To MH# CB#, Inc. 0.00, Eqv. Area 100% CA, Total Area 100% CA, T Time Min., I Inch Per Hour, Q (CIA) c.f.s., Dia. of pipe inch, Slope pipe %, Slope H.G. %, Length of line ft., Vel. Flow full ft./sec., Time of flow min., Cap of pipe c.f.s., H.G. Elev. upper end, Ground Elev. Upper end, Lower end, Invert Elev. Upper end, Lower end

REVISION # DATE REVISION-DESCRIPTION table with columns for revision tracking

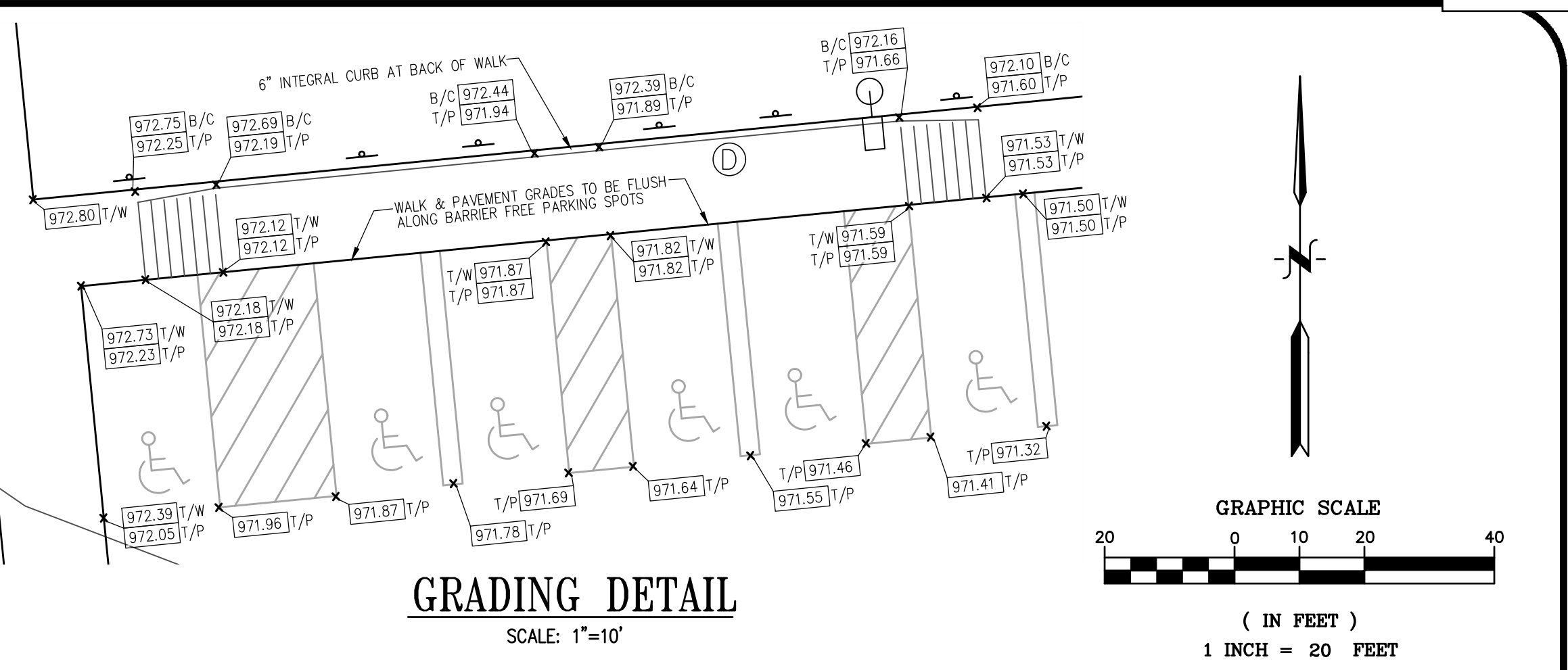
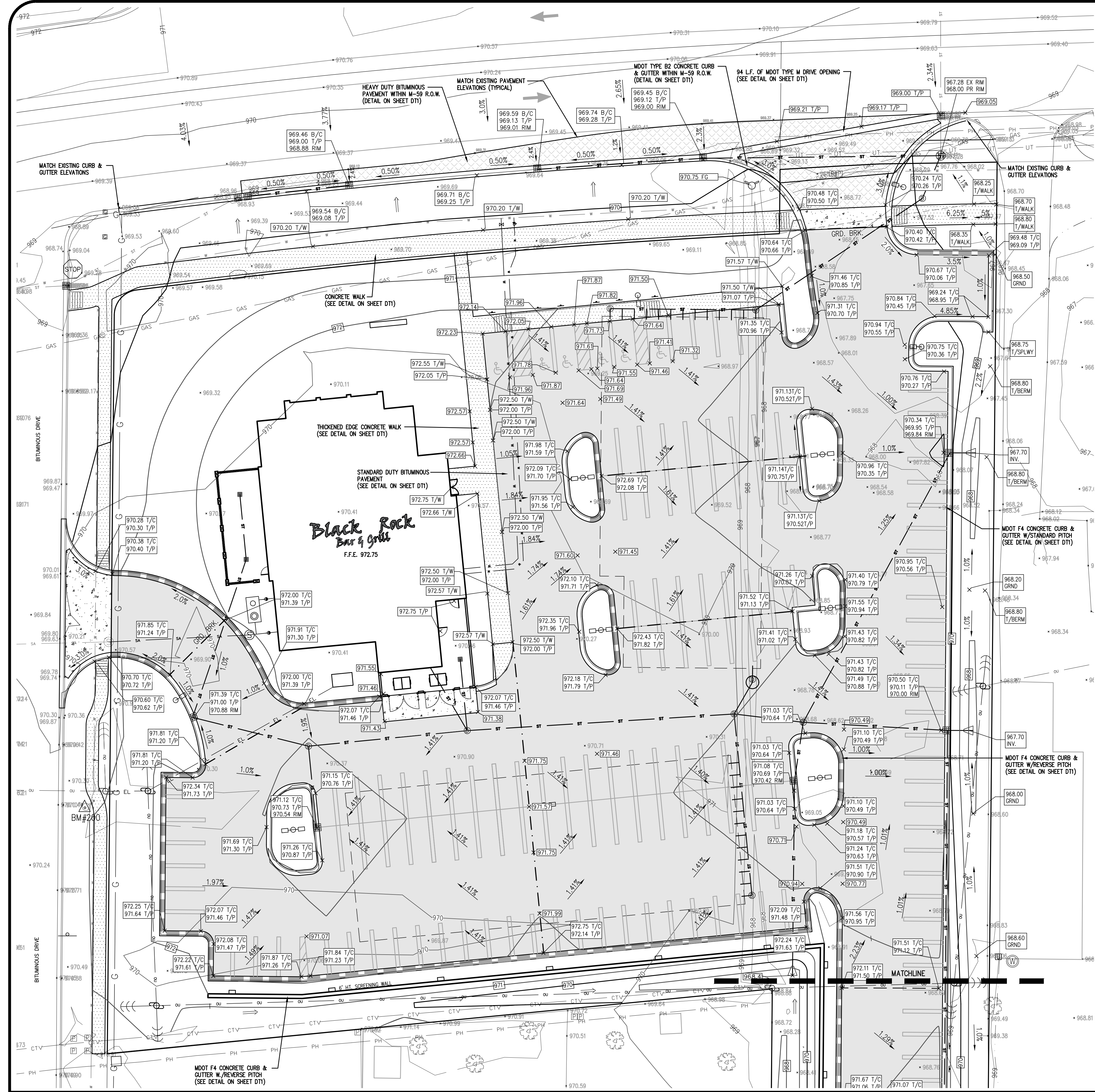
BLACK ROCK WHITE LAKE TOWNSHIP

STORM WATER MANAGEMENT CALCULATIONS

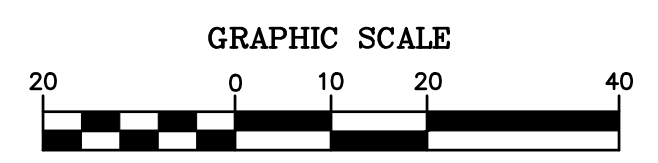
CLIENT: BRANDENBROOKE INVESTMENTS
SCALE: N/A
PROJECT No.: 214182
DWG NAME: 4182 UT
ISSUED: AUG. 18, 2022

UT2
(810) 227-9533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114





GRADING DETAIL
SCALE: 1"=10'



- LEGEND**
- = PARCEL BOUNDARY
 - = BUILDING SETBACK
 - = UTILITY EASEMENT
 - = EX. EDGE OF PAVEMENT
 - = EX. EDGE OF GRAVEL
 - = EX. BUILDING
 - = EX. UTILITY METERS & BOXES
 - = EX. O/H UTILITY LINE
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 - = EX. GUY ANCHOR
 - = EX. U/C UTILITY LINES (PHONE/FIBER OPTIC/ELECTRIC/CABLE TV/MISC)
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 - = PROP. SANITARY CLEANOUT
 - = PROP. STORM SEWER
 - = PROP. STORM CATCHBASIN
 - = PROP. STORM MANHOLE
 - = PROP. WATER LEAD
 - = EXIST. 5' CONTOUR
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 - = PROP. 100' CONTOUR

BENCHMARK
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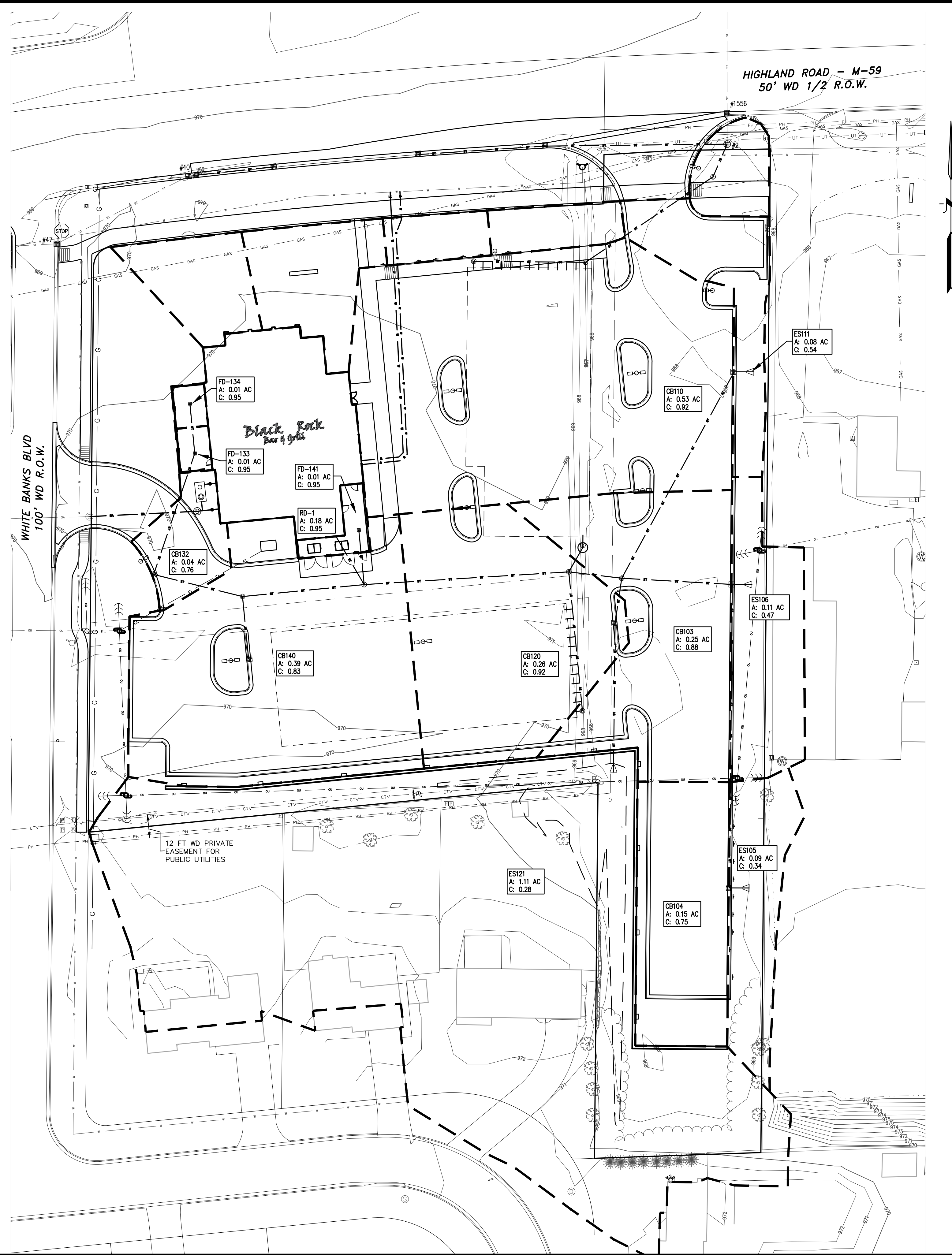
BLACK ROCK
WHITE LAKE TOWNSHIP

GRADING & PAVING PLAN

CLIENT:
BRANDENBROOKE INVESTMENTS
30553 WIXOM ROAD
WIXOM, MI, 48393

SCALE: 1" = 20'
PROJECT NO: 214182
DWG NAME: 4182 GR
ISSUED: **AUG. 18, 2022**

GR



STORM WATER RUNOFF COEFFICIENT CALCULATIONS						
SURFACE TYPE	Pavement	Building	Lawn	Water	TOTAL AREA (ACRES)	CALCULATE D RUNOFF COEFFICIENT "C"
DRAINAGE AREA	SURFACE TYPE AREA (ACRES)					
141	0.014				0.01	0.80
140	0.330		0.060		0.39	0.71
134	0.009				0.01	0.80
133	0.009				0.01	0.80
132	0.030		0.010		0.04	0.65
121	0.066	0.052	0.996		1.11	0.27
120	0.250		0.010		0.26	0.78
111	0.034		0.041		0.08	0.47
110	0.508		0.024		0.53	0.77
106		0.04	0.073		0.11	0.45
105	0.017		0.075		0.09	0.31
104	0.107		0.038		0.15	0.64
103	0.222		0.024		0.25	0.74
RD-1		0.18			0.18	0.90
Totals	1.596	0.273	1.351	0.000	3.22	0.56

TOTAL DRAINAGE AREA (A) = 3.22
 COMPOSITE RUNOFF COEFFICIENT (C) = 0.56

STORM WATER RUNOFF COEFFICIENT CALCULATIONS - UNDETAINED						
SURFACE TYPE	Pavement	Building	Lawn	Water	TOTAL AREA (ACRES)	CALCULATE D RUNOFF COEFFICIENT "C"
DRAINAGE AREA	SURFACE TYPE AREA (ACRES)					
CB300	0.071				0.07	0.80
CB301	0.029		0.195		0.22	0.28
#2	0.007		0.033		0.04	0.31
Totals	0.107	0.000	0.228	0.000	0.34	0.39

TOTAL DRAINAGE AREA (A) = 0.34
 COMPOSITE RUNOFF COEFFICIENT (C) = 0.39

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DRAFT: AJL		08-18-22	REVISED PER REVIEW COMMENTS			
CHECK: WMP						

BLACK ROCK
 WHITE LAKE TOWNSHIP

STORM WATER PLAN

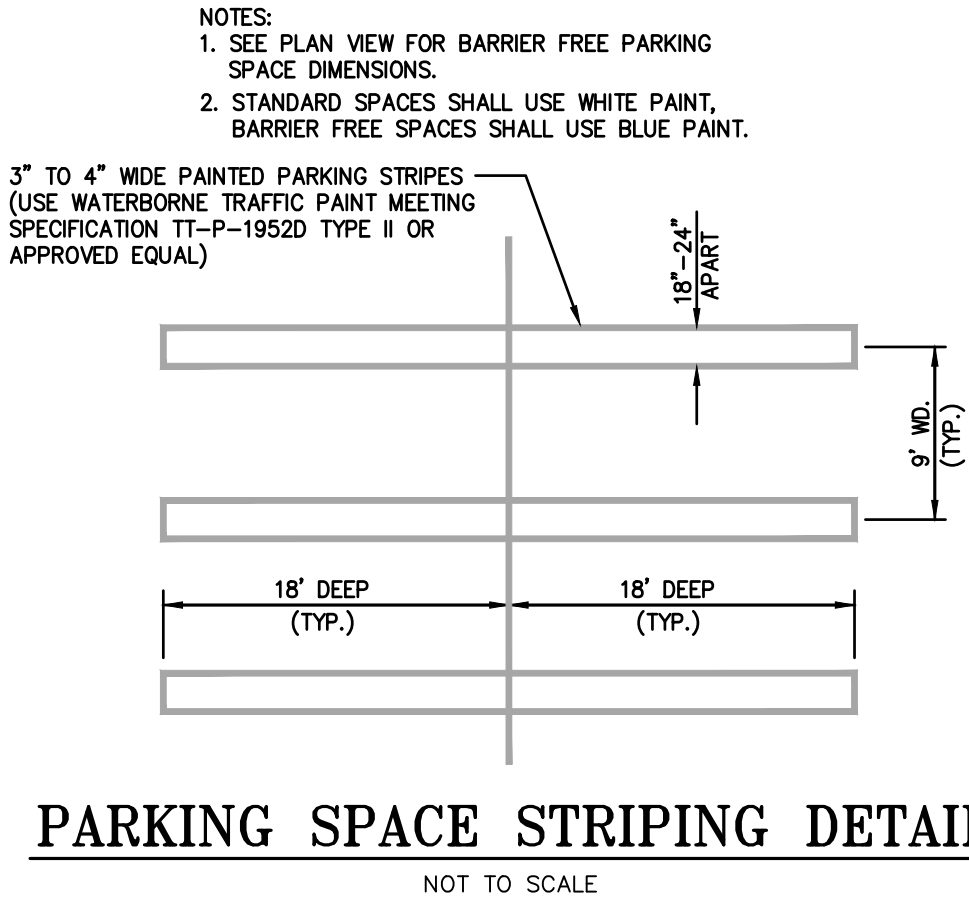
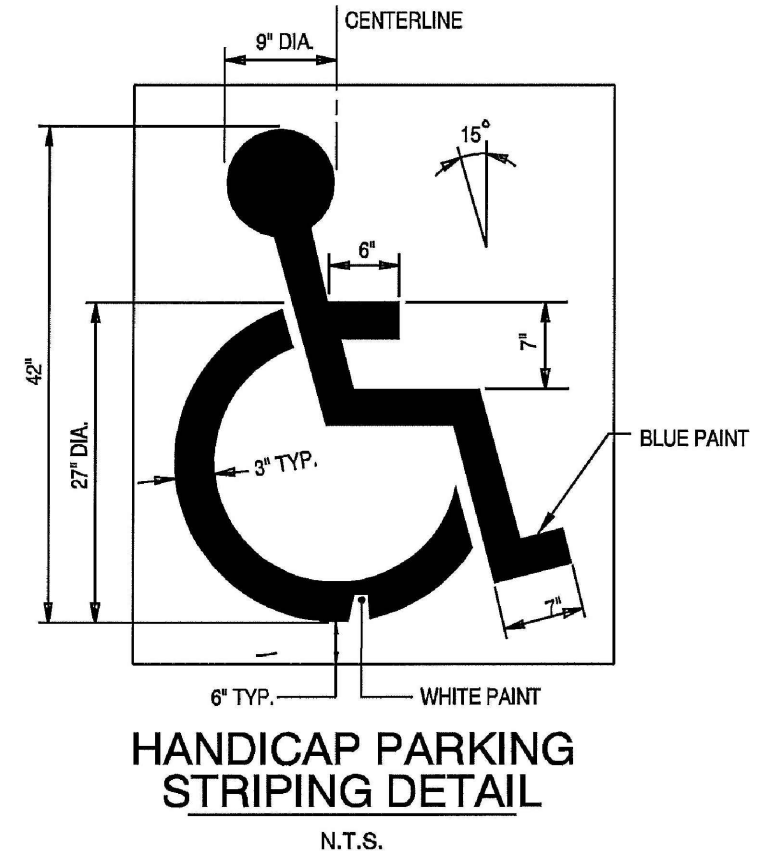
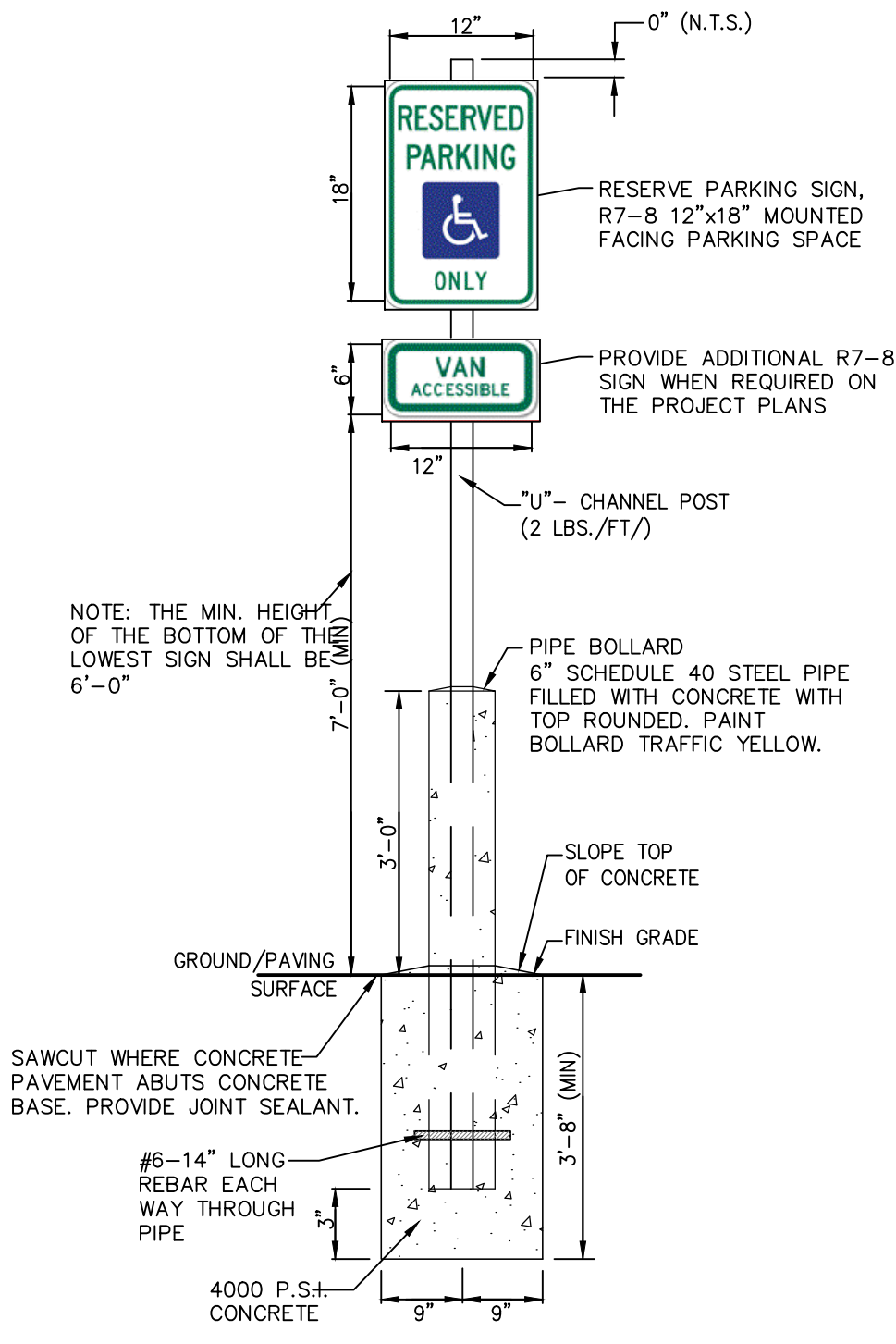
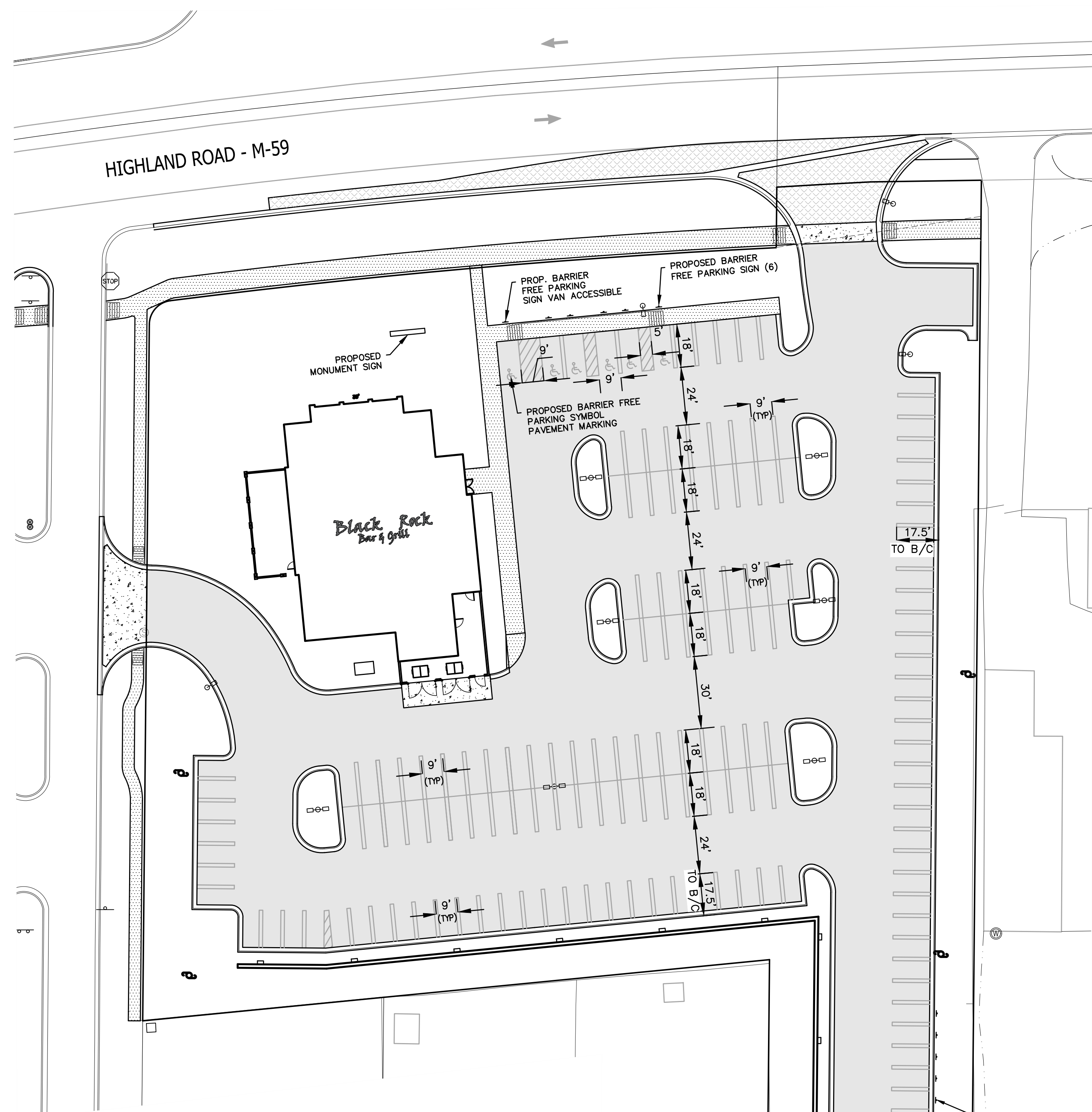
CLIENT:
 BRANDENBROOKE INVESTMENTS
 30553 WIXOM ROAD
 WIXOM, MI, 48393

SCALE: 1" = 30'
 PROJECT No.: 214182
 DWG NAME: 4182 SW
 ISSUED: AUG. 18, 2022

SW

SIGNAGE AND PAVEMENT MARKING NOTES:

- Pavement markings shall be in accordance with the type, color, size and locations shown on the plans. If the information on the plans is not complete and the authority having jurisdiction does not have specific requirements, then use the following: Paint shall be supplied in accordance with AASHTO: M 248 latest addition. Colors shall be as follows: (WHITE - parking stalls, loading zones, parking islands, no parking zones, fire lanes, stop bars, pedestrian crossings, lane demarcations, directional arrows and lettering) (BLUE - handicap parking stalls and symbols). Stripe widths shall be as follows: (4" - parking spaces, driveway lanes, barrier free loading zones and no parking zones) (12" - crosswalks) (24" - stop bars).
- The pavement shall be clean and free of dirt, dust, moisture, oils and other foreign materials at time of marking application. Any existing pavement markings shall be removed or blacked out as acceptable to the engineer, unless paints are compatible and overlay identically. The surface of the pavement prior to application shall be a minimum of 45 degrees F and rising unless the Manufacturer's recommendations are greater.
- The signage shall be in accordance with the type, color, size and locations shown on the plans and in accordance with AASHTO M268. The signage shall be provided in accordance with the Local Municipality and the Michigan Manual of Uniform Traffic Devices latest edition.
- Posts, brackets and frames shall be steel per ASTM A-36, A-242, A-441, A-572, A588, Grade 50 and hot dip galvanized in accordance with ASTM A123. All cutting, drilling and/or other pole modifications shall be painted with galvanizing paint. All mounting hardware shall be stainless steel.
- Sign post footings shall be provided when specified on the project plans. Sign post footings shall be a minimum of 3'-6" deep and 8" in diameter unless poor soils or frost conditions require greater depth and/or diameter. Sign posts shall be kept plumb, 6 inches off the bottom of footing excavation and centered as 3000-psi concrete is placed under and around the sign post. The overall sign and post system should be able to withstand 33 pounds per square foot. Signs shall not be mounted on posts until after concrete has cured for a minimum of seven days or 7/8 strength is achieved.
- Sign posts shall be installed in pipe bollards where specified on the project plans. Pipe bollards shall be 6" diameter schedule 40 steel pipe. Pipe bollards shall be filled with concrete that is rounded at the top of the bollard. Pipe bollard footings shall be a minimum of 3'-8" deep and 18" in diameter unless poor soils or frost conditions require greater depth and/or diameter. Embed the bollard into the concrete footing a minimum of 3 feet below proposed finish grade. Bollards and sign posts shall be kept plumb while concrete cures. Signs shall not be mounted on posts until after concrete has cured for a minimum of seven days or 7/8 strength is achieved. Bollards located within the main parking area shall be painted traffic yellow. Bollards located within the sidewalk adjacent to the building shall be painted slate grey.
- All barrier free striping and signage shall meet the Americans with Disabilities Act (ADA) requirements.
- All Fire Lane signs shall have a Red Border and Red Letters on White Background. All Fire Lane signs shall be Reflective. Fire lane striping and signage shall meet the requirements of the Local Building Inspector and Fire Department.
- "Mounting Height" shall be the minimum height of the bottom of the sign above finish grade. When signs are located downhill from the roadway, driveway and/or parking area, then the "Mounting Height" shall be the height of the bottom of the sign above the top of pavement finish grade at the nearest edge of pavement adjacent to the sign.
- All Traffic Control and Fire Lane signs shall be installed at 3 feet behind the back of curb (and/or edge of pavement) to the centerline of the sign post unless noted otherwise on the project plans.
- The Contractor(s) and/or Subcontractor(s) responsible for installation of the sign posts shall contact the 811 Public Underground Utility Locating System a minimum of three (3) working days prior to installation of the signposts. Install the sign posts in the locations specified on the project plans. When underground utilities conflict with the proposed sign post locations, field adjust the sign locations the minimum amount necessary to safely clear the underground utilities. Maintain a minimum of 2 feet of clearance between the edge of sign and the back of curb and/or edge of sidewalk.



SIGN SCHEDULE

SIGN	KEY	SIZE (W x H)	TYPE OR MOUNT	MOUNTING HEIGHT	QUANTITY
	R7-8	12" x 18"	POST MOUNTED	7'-6"	6
	R7-8a	12" x 6"	BUILDING MOUNTED	7'-0"	1
	R8-3a	12" x 12"	POST MOUNTED	7'-0"	1
		12" x 18"	POST MOUNTED	7'-0"	8

DESIGN/AJL	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: O.M.						
CHECK: WMP						
	08-18-22		REVISED PER REVIEW COMMENTS			

BLACK ROCK
WHITE LAKE TOWNSHIP

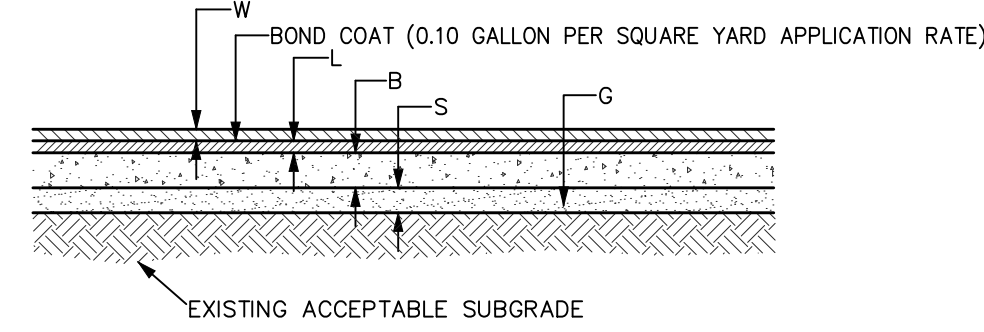
SIGNAGE & PAVEMENT MARKING PLAN

CLIENT: BRANDENBROOKE INVESTMENTS
30553 WIXOM ROAD
WIXOM, MI, 48393

SCALE: 1" = 30'
PROJECT No.: 214182
DWG NAME: 4182-SIGN
ISSUED: AUG. 18, 2022



SG

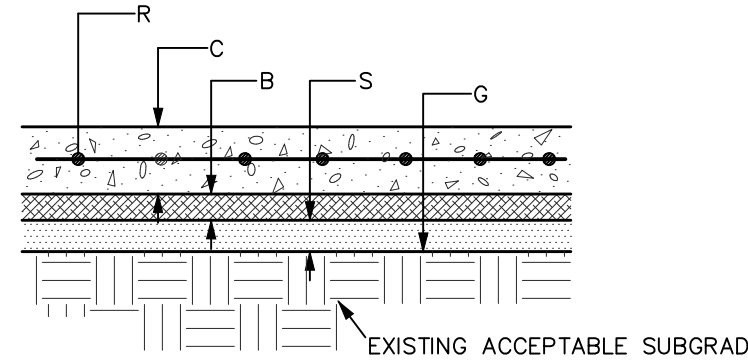


STANDARD DUTY BITUMINOUS PAVEMENT CROSS SECTION
NOT TO SCALE

KEY	DESCRIPTION	MATERIAL SPECIFICATION	MINIMUM COMPACTED THICKNESS
W	WEARING COURSE	MDOT 36A	1.5"
L	LEVELING COURSE	MDOT 13A	1.5"
B	AGGREGATE BASE	MDOT 21AA	8"
S	GRANULAR SUBBASE	MDOT CLASS II	6"
G	GEOGRID	N/A	N/A

BITUMINOUS PAVEMENT NOTES:

- The construction specifications of the appropriate Local Municipality are a part of this work. Refer to the General Notes, Road and/or Parking Lot Construction Notes and Typical Road and/or Pavement Cross Section details on the project plans for additional requirements.
- Unsuitable soils found within the 1 on 1 influence zone of the pavement, such as muck, peat, topsoil, marl, silt or other unstable materials shall be excavated and replaced up to the proposed subgrade elevation with MDOT Class III granular material compacted to 95% maximum unit weight, modified proctor.
- Contractor shall proof roll prepared subgrade as directed by Engineer. Unacceptable areas of subgrade shall be undercut and replaced as directed by Engineer.
- Owner/Developer may delay placement of the bituminous wearing course outside of the public road right of way. Repair of the bituminous leveling course may be necessary due to any delay in placement of the bituminous wearing course. Substantial repair to the bituminous leveling course may be necessary if placement of the bituminous wearing course is delayed for more than 12 months after placement of the bituminous leveling course. The bituminous leveling course shall be repaired as directed by Engineer prior to placement of the bituminous wearing course.



HEAVY DUTY CONCRETE PAVEMENT CROSS-SECTION
NOT TO SCALE

KEY	DESCRIPTION	MATERIAL SPEC.	MIN. THICKNESS
R	REINFORCEMENT	N/A	N/A
C	CONCRETE	MDOT P1-1A -- 6 SACK	8"
B	AGGREGATE BASE	MDOT 21AA	6"
S	GRANULAR SUBBASE	MDOT CLASS II	6"
G	GEOGRID	N/A	N/A

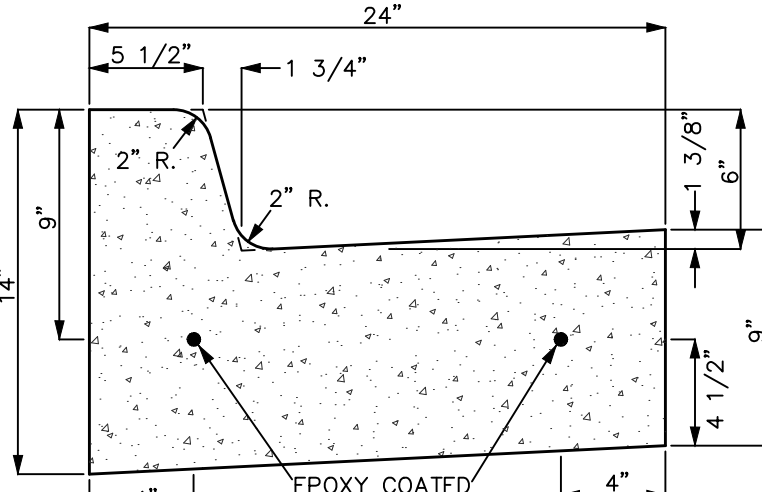
CONCRETE PAVEMENT NOTES:

- The construction specifications of the appropriate Local Municipality are a part of this work. Refer to the General Notes, Road and/or Parking Lot Construction Notes and Typical Road and/or Pavement Cross Section details on the project plans for additional requirements.
- Unsuitable soils found within the 1 on 1 influence zone of the pavement, such as muck, peat, topsoil, marl, silt or other unstable materials shall be excavated and replaced up to the proposed subgrade elevation with MDOT Class II granular material compacted to 95% maximum unit weight, modified proctor.
- Contractor shall proof roll prepared subgrade as directed by Engineer. Unacceptable areas of subgrade shall be undercut and replaced as directed by Engineer.
- Concrete material shall meet or exceed the specification requirements of the appropriate Local Municipality. If not specified by the Local Municipality, then the concrete material shall be MDOT P1 (I-A) 6.0 sack concrete pavement mixture with a minimum 28 day design compressive strength of 4,000 PSI and 6.5% (+/-1.5%) entrained air. Contractor shall submit concrete mix design and aggregate mechanical analysis report to the Local Municipality and Engineer for review and approval prior to use.
- Install transverse contraction control joints in accordance with the Local Municipality requirements. If not specified by the Local Municipality, then install transverse contraction control joints in curb with 1" minimum depth at 10' on center. Tool joints in fresh concrete or saw cut within 8 hours.
- Install transverse expansion control joints in accordance with the Local Municipality requirements. If not specified by the Local Municipality, then install transverse expansion control joints in curb as follows: 300' maximum on center. Transverse expansion control joints shall be 1" thick asphalt fiber joint filler matching entire concrete cross section.
- Provide lane ties when specified on the Project Plans, otherwise provide 0.5" asphalt fiber control joint between concrete pavement and all other concrete structures, such as concrete curb, sidewalks and concrete driveways.

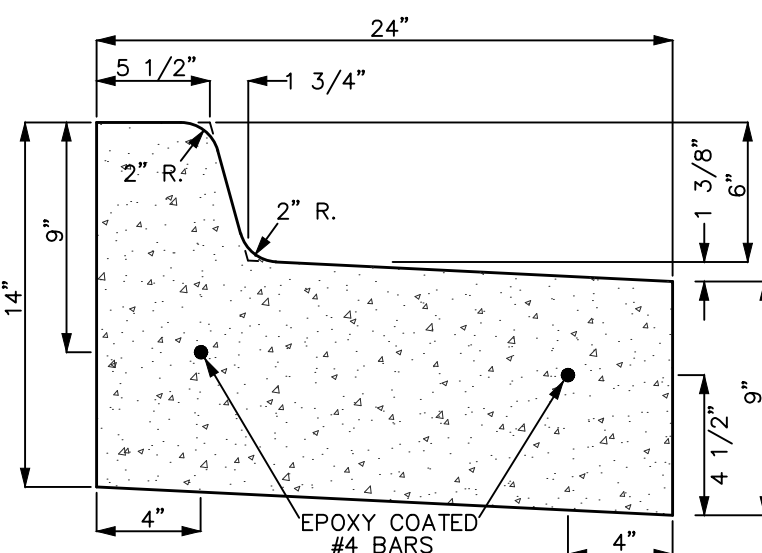
CONCRETE CURB NOTES:

- Refer to the project plans for the proposed locations of the specific curb types.
- The construction specifications of the appropriate Local Municipality are a part of this work. Refer to the General Notes and Curb Cross Section Details on the project plans for additional requirements.
- Extend the base and/or subbase material of the appropriate adjacent pavement cross-section horizontally to 1 foot behind the back of curb. Concrete curb shall be constructed on no less than 6" of combined depth of compacted base/subbase material.
- Concrete material shall meet or exceed the specification requirements of the appropriate Local Municipality. If not specified by the Local Municipality, then the concrete material shall be MDOT P1 (I-A) 6.0 sack concrete pavement mixture with a minimum 28 day design compressive strength of 4,000 PSI and 6.5% (+/-1.5%) entrained air. Contractor shall submit concrete mix design and aggregate mechanical analysis report to the Local Municipality and Engineer for review and approval prior to use.
- Install transverse contraction control joints in accordance with the Local Municipality requirements. If not specified by the Local Municipality, then install transverse contraction control joints in curb with 1" minimum depth at 10' on center. Tool joints in fresh concrete or saw cut within 8 hours.
- Install transverse expansion control joints in accordance with the Local Municipality requirements. If not specified by the Local Municipality, then install transverse expansion control joints in curb as follows: 400' maximum on center, at spring points of intersecting streets and within 10' on each side of catch basins. Transverse expansion control joints shall be 1" thick asphalt fiber joint filler matching entire curb cross section.
- Provide 1" asphalt fiber control joint between back of curb and all other concrete structures, such as concrete sidewalks and concrete driveways.
- Curb Contractor shall provide final adjustment of catch basin castings in curb line. Castings shall be tucked pointed to structure water tight with concrete or mortar inside and outside of casting.
- Install curb cuts for all existing and proposed sidewalks and pedestrian ramps in accordance with the American Disabilities Act and the Barrier Free Design requirements of the appropriate Local, County and/or State Agency. Refer to MDOT Standard Plan R-28, latest revision. Install curb cuts for all existing and proposed vehicular ramps and drives as noted on the project plans.

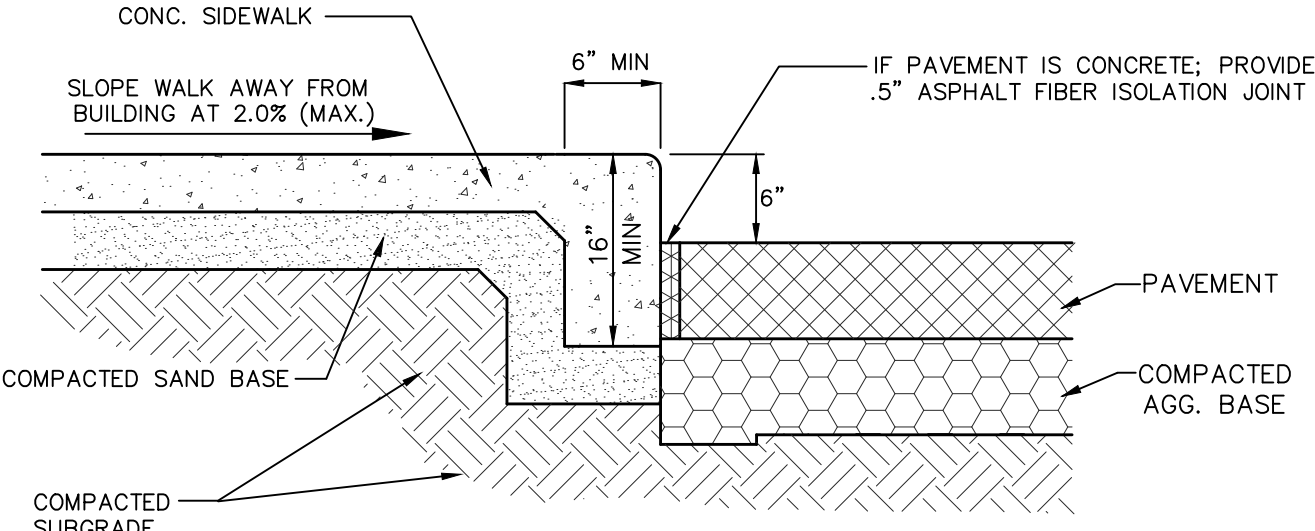
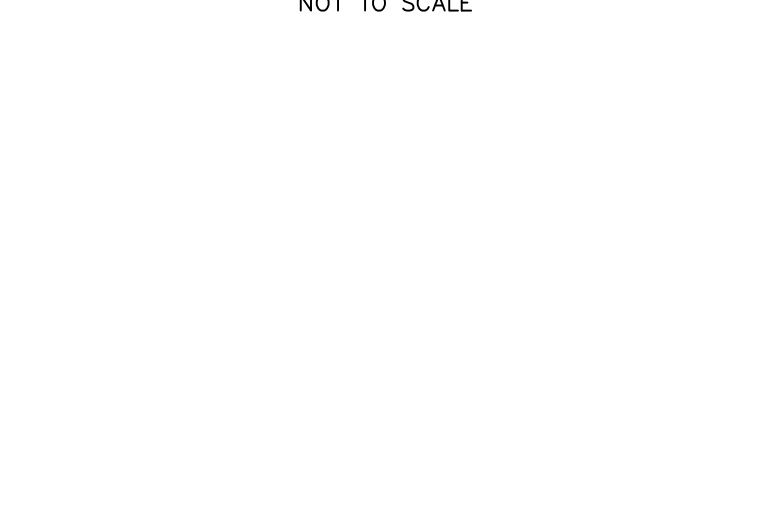
MDOT TYPE B2 CURB
NOT TO SCALE



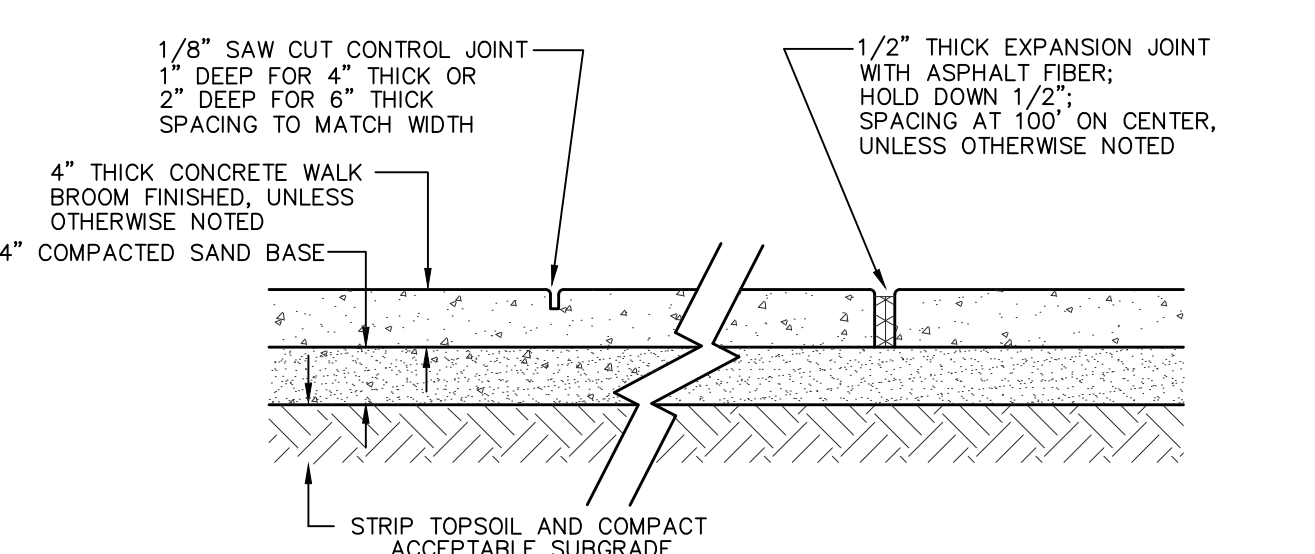
MDOT TYPE F4 CURB
NOT TO SCALE



MDOT TYPE F4 CURB REVERSE PITCH
NOT TO SCALE



SIDEWALK WITH INTEGRAL CURB & ISOLATION JOINT DETAIL
NOT TO SCALE

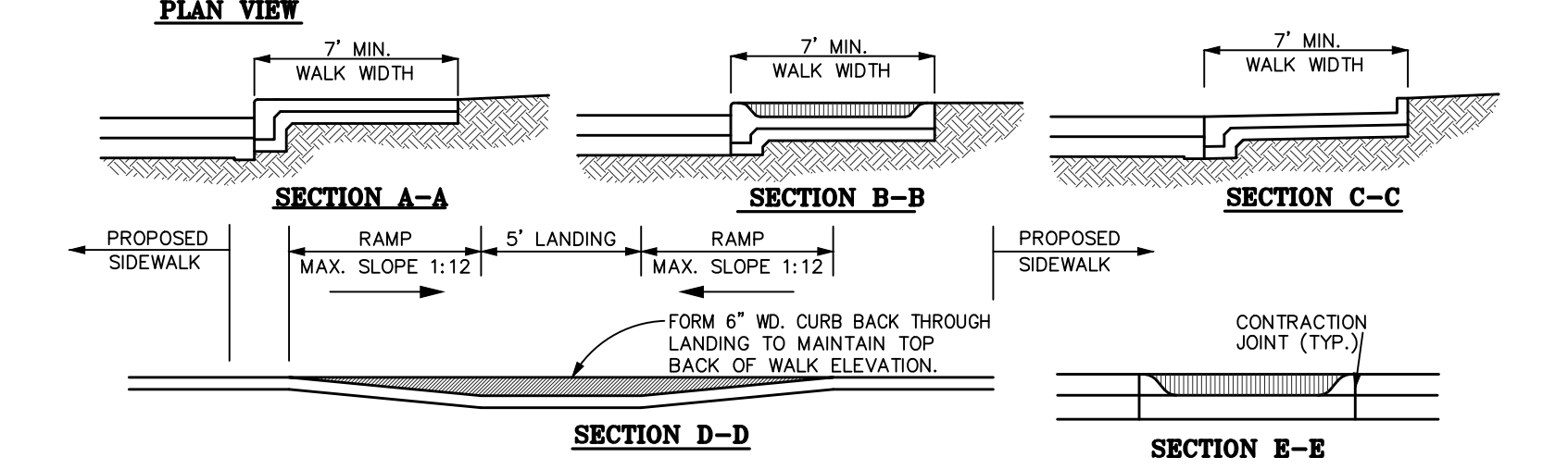
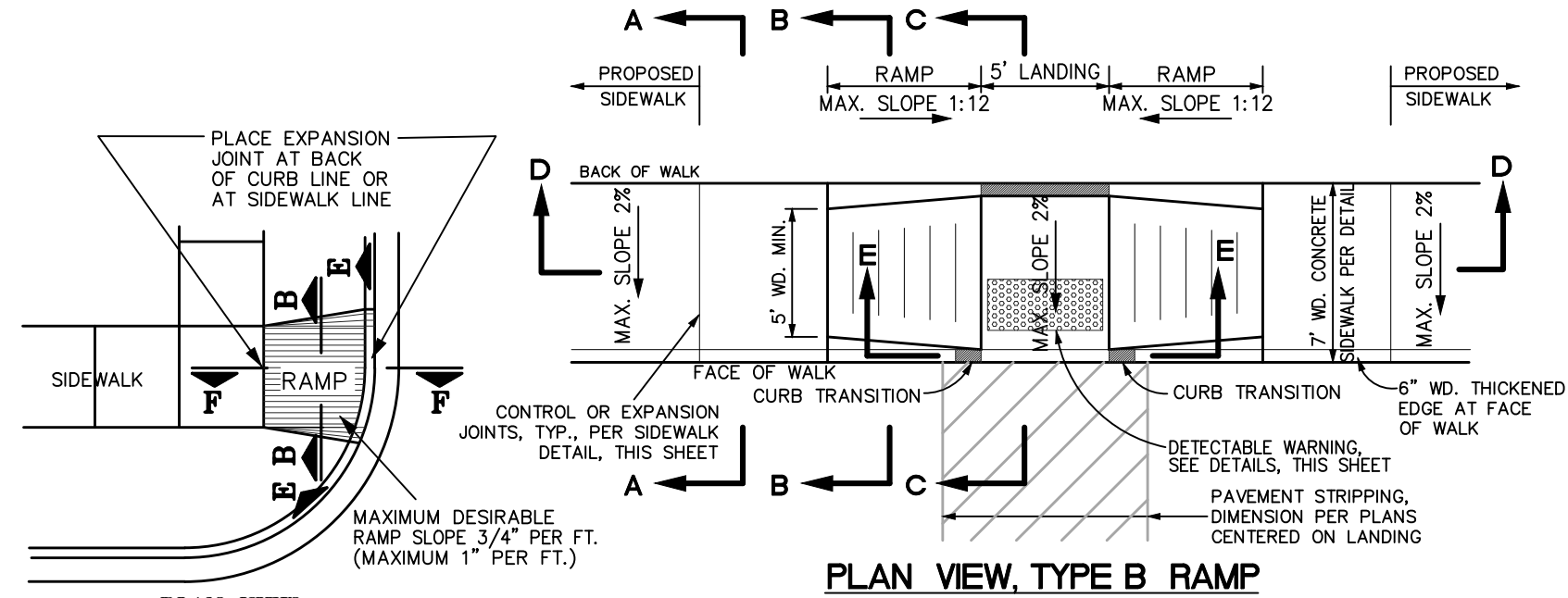


SIDEWALK CROSS SECTION
NOT TO SCALE

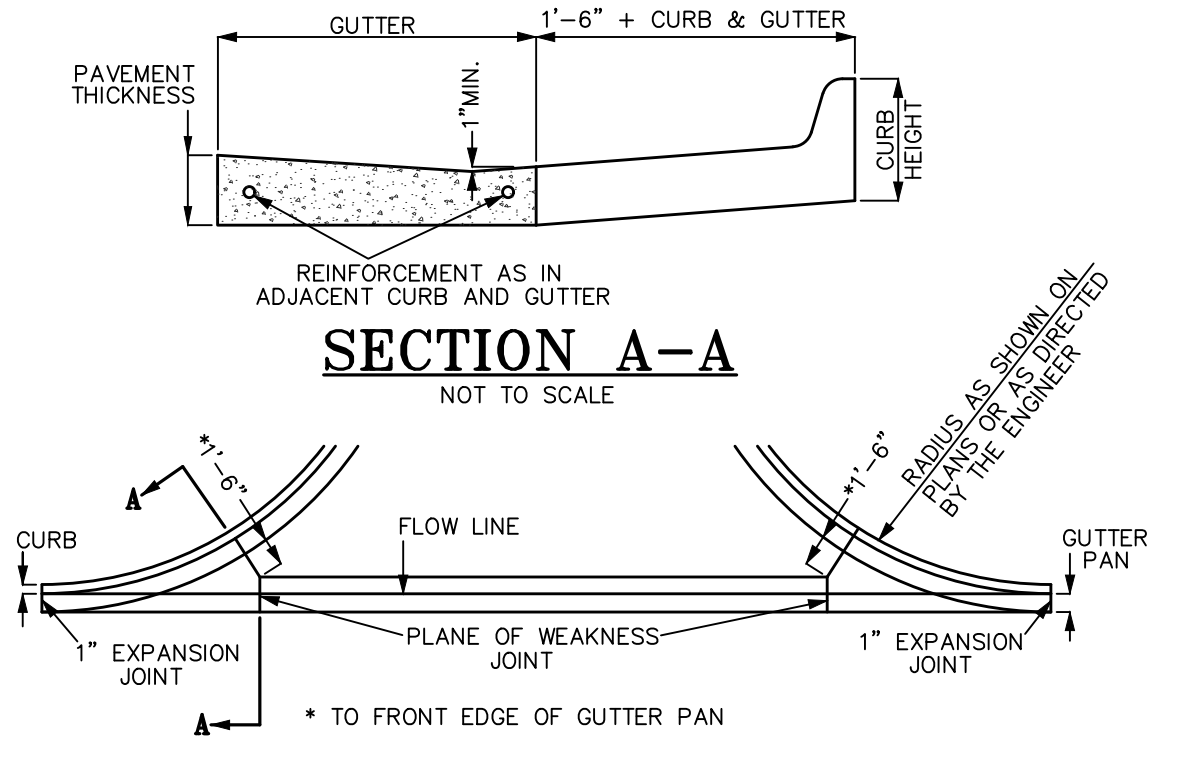
- NOTES:
- SEE PLAN FOR WIDTH OF SIDEWALK.
 - PROVIDE CONCRETE TYPE PER LOCAL CODE. (3500 PSI AIR ENTRAINED)
 - WALK TO BE 6" THICK AT ENTRY DRIVES

SIDEWALK CROSS SECTION NOTES:

- The construction specifications of the Local Municipality are a part of this work. Refer to the General Notes and the Sidewalk Cross Section Details on the Project Plans for additional requirements.
- Sidewalk widths may vary. See the Project Plans for the proposed sidewalk width at each location. Increase sidewalks to 6" minimum thickness at driveways and other areas exposed to vehicular traffic.
- The existing subgrade soils shall be prepared prior to placement of the granular subbase. Unsuitable soils found within the 1 on 1 influence zone of the proposed sidewalk areas, such as muck, peat, topsoil, marl, silt or other unstable materials shall be excavated and replaced with structural fill. Structural fill shall be MDOT Class II granular material placed in accordance with the General Notes on the Project Plans.
- The sidewalk compacted subbase material shall be MDOT CL II sand. No subbase material substitutions shall be permitted without prior written approval of the Project Engineer and receipt of the Owner's Authorization. The subbase shall be compacted to a minimum of 95% of the maximum unit weight, modified proctor.
- Concrete material shall be MDOT P1 (I-A) 6.0 sack concrete pavement mixture with a minimum 28 day design compressive strength of 4,000 PSI and 6.5% (+/-1.5%) entrained air. The Contractor shall submit the concrete mix design and aggregate mechanical analysis report to the Material Testing Engineer and/or Project Engineer for review and approval prior to use.
- Install transverse contraction control joints in accordance with the Sidewalk Cross Section Detail. Space contraction control joints to match sidewalk width, but no greater than 10' on center. Tool joints in fresh concrete or saw cut within 8 hours.
- Install transverse expansion control joints in accordance with the Sidewalk Cross Section Detail. Space expansion control joints at 50 feet on center maximum. Transverse expansion control joints shall be 1/2" thick asphalt fiber joint filler matching entire sidewalk cross section.
- Provide 1" asphalt fiber control joint between concrete sidewalks and all other concrete structures, such as concrete building foundations, concrete curb and concrete driveways.
- Construct all Barrier Free Sidewalk Ramps in accordance with the American Disabilities Act and the Barrier Free Design Requirements of the appropriate Local, County or State Agency with jurisdiction over the project. Refer to MDOT Standard Plan R-28, latest revision.
- The concrete sidewalk shall not be exposed to vehicular traffic until the concrete has reached at least 75% of the design flexural strength.



BARRIER FREE RAMP
NOT TO SCALE



CONCRETE DRIVEWAY OPENING MDOT DETAIL "M"
NOT TO SCALE

GENERAL NOTES:

- Contractor shall perform the work in accordance with the requirements of the appropriate Local, County and State Agencies and all other Government and Regulatory Agencies with jurisdiction over the project. Contractor shall notify the appropriate Agencies in advance of each stage of work in accordance with each Agency's requirements.
- Contractor shall comply with all permit, insurance, licensing and inspection requirements associated with the work. Prior to construction, Contractor and Owner/Developer shall determine who is responsible for obtaining each required permit. Contractor shall verify that the each required permit has been obtained prior to commencement of the stage of work associated with the required permit(s).
- Contractor shall furnish liability insurance and property damage insurance to save harmless the Owner, Developer, Architect, Engineer, Surveyor and Government Agencies for any accident occurring during the construction period. Refer to the appropriate Local, County and State Agencies for additional requirements. Copies of insurance certifications shall be made available to the Owner/Developer.
- Contractor shall conduct and perform work in a safe and competent manner. Contractor shall perform all necessary measures to provide for traffic and pedestrian safety from the start of work and through substantial completion. Contractor shall determine procedures and provide safety equipment such as traffic controls, warning devices, temporary pavement markings and signs as needed. Contractor shall comply with the safety standards of the State Department of Labor, the occupational health standards of the State Department of Health and safety regulations of the appropriate Local, County, State and Federal Agencies. Refer to the safety specifications of the appropriate Regulatory Agencies. The Contractor shall designate a qualified employee with complete job site authority over the work and safety precautions; said designated employee shall be on site at all times during the work.
- Contractor shall coordinate scheduling of all work in the proper sequence, including work by Subcontractors. Additional costs due to improper planning by Contractor or work done out of sequence as determined by standard acceptable construction practices, shall be Contractor's responsibility.
- Contractor shall contact the 811 Underground Public Utility Locating System or other appropriate local underground utility locating Agency, a minimum of three (3) working days prior to construction. Existing utility information on the project plans may be from information disclosed to this firm by the Utility Companies, Local, County or State Agencies, and/or various other sources. No guarantee is given as to the completeness or accuracy thereof. Prior to construction, locations and depths of all existing utilities (in possible conflict with the proposed improvements) shall be verified in the field.
- Contractor shall coordinate scheduling a Pre-Construction Meeting with Engineer prior to commencement of work.
- The Local Municipality, County and/or State in which the project is located may require an Engineer's Certification of construction of the proposed site improvements. Contractor shall verify the certification requirements with Engineer prior to commencement of work. Contractor shall coordinate construction staking, testing, documentation submittal and observation with the appropriate Agency, Surveyor and/or Engineer as required for Engineer's Certification and Government Agency Acceptance. All materials used and work done shall meet or exceed the requirements of certification and acceptance, the contract documents and the material specifications noted on the project plans. Any materials used or work done that does not meet said requirements, contract documents and/or specifications shall be replaced and/or redone at Contractor's expense. The Owner/Developer may wait for test results, certifications and/or Agency reviews prior to accepting work.
- Engineer may provide subsurface soil evaluation results, if available, to Contractor upon request. Subsurface soil evaluation results, soils maps and/or any other documentation does NOT guarantee existing soil conditions or that sufficient, acceptable on-site granular material is available for use as structural fill, pipe bedding, pipe backfill, road subbase or use as any other granular material specified on the project plans. On-site granular material that meets or exceeds the material specifications noted on the project plans may be used as structural fill, pipe bedding, pipe backfill and/or road subbase material. On-site granular material shall be stockpiled and tested as acceptable to the appropriate Agency and/or Engineer prior to use.
- During the performance of their work, Contractor shall be solely responsible for determining soil conditions and appropriate construction methods based on the actual field conditions. Contractor shall furnish, install and maintain shoring, bracing and/or other tools and equipment and/or construction techniques as needed for the safety and protection of the workers, pedestrians and vehicular traffic and for protection of adjacent structures and site improvements.
- Contractor shall install temporary and permanent soil erosion and sedimentation control devices at the appropriate stages of construction in accordance with the appropriate regulatory Agencies. Refer to Soil Erosion and Sedimentation Control Plans and Notes on the project plans.
- Structural fill shall be placed as specified on the project plans and within the 1 on 1 influence zone of all structures, paved areas and other areas subject to vehicular traffic. Structural fill shall be placed using the controlled density method (12" maximum lifts, compacted to 95% maximum unit weight, modified proctor). Fill material shall meet or exceed the specifications noted on the project plans or as directed by Engineer when not specified on the project plans.
- All existing monuments, property corners, ground control and benchmarks shall be protected and preserved; and if disturbed by Contractor, shall be restored at Contractor's expense. Contractor shall notify Surveyor of any conflicts between existing monuments, property corners, ground control and/or benchmarks and the proposed site improvements.
- Contractor shall notify Owner/Developer and Engineer immediately upon encountering any field conditions, which are inconsistent with the project plans and/or specifications.
- When noted on the project plans for demolition and/or removal, Contractor shall remove existing structures, building and debris and recycle and/or dispose of in accordance with Local, County, State and Federal regulations.
- Contractor shall remove excess construction materials and debris from site and perform restoration in accordance with the project plans and specifications. Disposing of excess materials and debris shall be performed in accordance with Local, County, State and Federal regulations.
- Construction access to the site shall be located as acceptable to the Owner/Developer and to the appropriate Local, County and/or State Agency with jurisdiction over the road(s) providing access to the site. Construction access shall be maintained and cleaned in accordance with the appropriate Local, County and/or State Agencies and as directed by Owner/Developer and/or Engineer.
- Contractor shall take necessary precautions to protect all site improvements from heavy equipment and construction procedures. Damage resulting from Contractor actions shall be repaired at Contractor's expense.

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DESIGN: AJL	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: O.M.		08-18-22	REVISED PER TOWNSHIP REVIEW COMMENTS
CHECK: WMP			

REVISION #	DATE	REVISION-DESCRIPTION

BLACK ROCK WHITE LAKE TOWNSHIP

SITE PAVEMENT NOTES & DETAILS

CLIENT: BRANDENBROOKE INVESTMENTS	SCALE: N/A
30553 WIXOM ROAD WIXOM, MI, 48393	PROJECT No.: 214182 DWG NAME: 4182 DT
	ISSUED: AUG. 18, 2022

DT

02.02.2022	Prelim Site Plan Review
02.10.2022	Revision per Owner
04.20.2022	Revision
07.18.2022	Revision
08.17.2022	Revision

Black Rock Bar & Grill

Highland Drive
White Lake Township, Michigan

Landscape Plan North

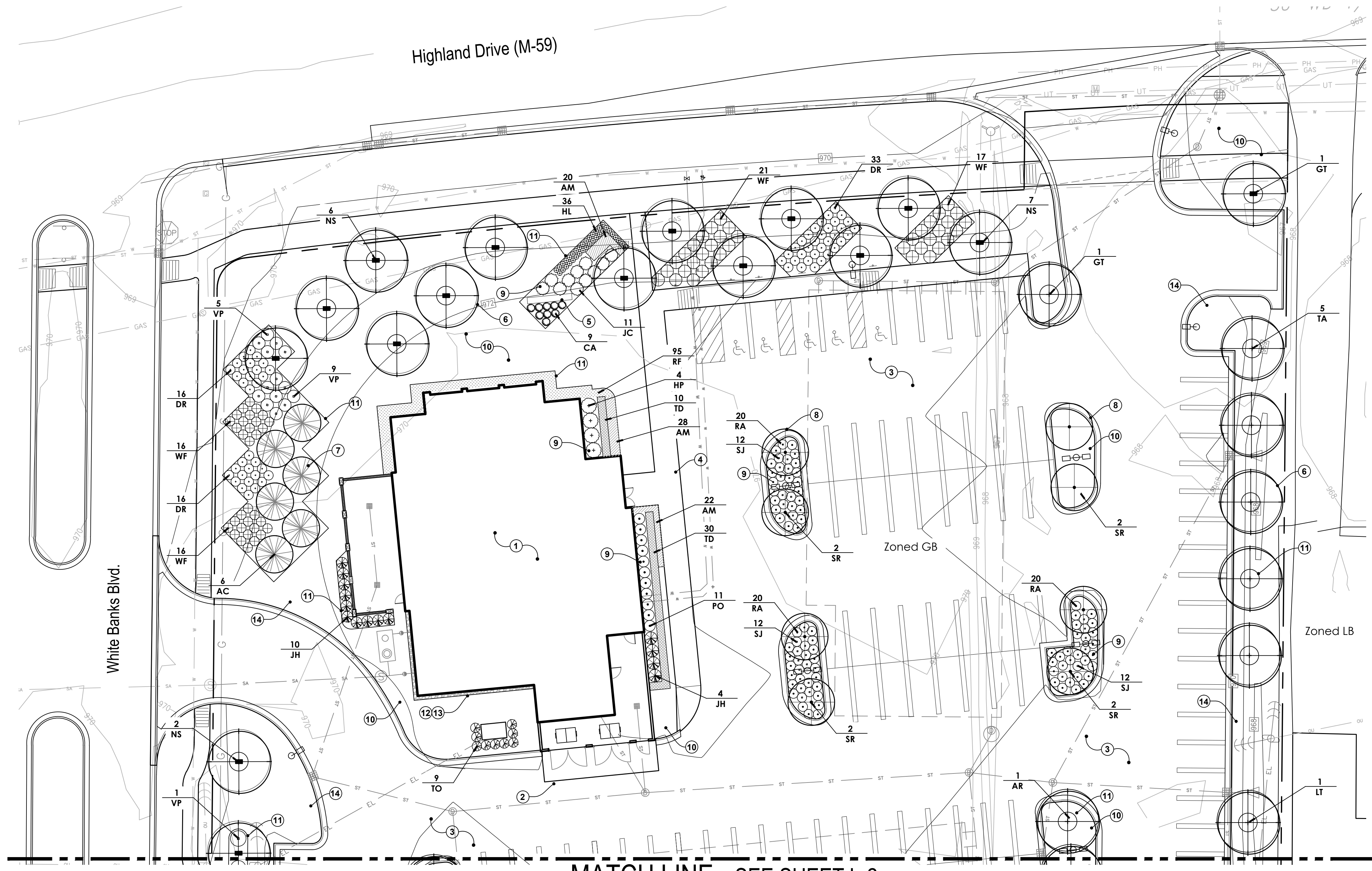
NOT FOR CONSTRUCTION



Drawn: JG
Checked: JG
Date: 01.2022
Scale: 1" = 20'-0"

22.003

L-1



MATCH LINE - SEE SHEET L-2

Notes

- ALL LANDSCAPE MATERIALS, INSTALLATION, AND MAINTENANCE SHALL COMPLY W/ ZONING ORDINANCE.
- ALL PLANT MATERIAL SHALL BE LOCALLY GROWN OR OF THIS NORTH MIDWEST AMERICAN REGION AND CONFORM TO THE CURRENT AAN STANDARDS. USE NO. 1 GRADE PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION FREE OF WEEDS AND DEBRIS. THIS ESTABLISHMENT PERIOD SHALL BE TWO (2) YEARS FROM THE DATE OF APPROVAL OF PLANTINGS BY THE TOWNSHIP. FAILING PLANT MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS, OR THE NEXT GROWING SEASON.
- ALL LANDSCAPE AREAS GREATER THAN 200 SF SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR OR SIMILAR DEVICE INSTALLED TO PREVENT WATERING AFTER A PRECIPITATION EVENT.
- ALL TREE WRAP, STAKES AND GUY WIRES SHALL BE REMOVED AFTER ONE WINTER SEASON.
- NATURAL COLOR, DOUBLE SHREDDED HARDWOOD BARK MULCH - SEE PLANTING DETAILS FOR DEPTH.
- TREES SHALL NOT BE PLANTED CLOSER THAN 4' TO THE PROPERTY LINE
- ALL TREES SHALL MAINTAIN A MINIMUM 10' HORIZONTAL DISTANCE FROM ALL WATERMAIN, STORM SEWER, AND SANITARY SEWER LINES
- ALL PARKING LOT ISLANDS CONTAINING SHRUBS SHALL BE PROTECTED IN THE WINTER BY THE USE OF SALT TARPS TO PREVENT SALT BUILD-UP AND DESICCATION

PLANT SCHEDULE

TREES							
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT	COMMENTS
6	AC	<i>Abies concolor</i>	Concolor Fir	7' ht.	as shown	B&B	Unsheared, branched to ground
4	AR	<i>Acer f. 'Redpointe'</i>	Redpointe Red Maple	2.5" cal.	as shown	B&B	Single straight trunk
2	GT	<i>Gleditsia t. 'Skyline'</i>	Skyline Honeylocust	2.5" cal.	as shown	B&B	Single straight trunk
6	LT	<i>Liriodendron tulipifera</i>	Tulip Tree	2.5" cal.	as shown	B&B	Single straight trunk
17	NS	<i>Nyssa sylvatica</i>	Blackgum	2.5" cal.	as shown	B&B	Single straight trunk
11	PA	<i>Picea abies</i>	Norway Spruce	7' ht.	as shown	B&B	Unsheared, branched to ground
3	PS	<i>Pinus strobus</i>	Eastern White Pine	7' ht.	as shown	B&B	Unsheared, branched to ground
4	QR	<i>Quercus rubra</i>	Red Oak	2.5" cal.	as shown	B&B	Single straight trunk
8	SR	<i>Syringa f. 'Ivory Silk'</i>	Japanese Tree Lilac	2" cal.	as shown	B&B	Single straight trunk
5	TA	<i>Tilia americana 'Redmond'</i>	Redmond American Basswood	2.5" cal.	as shown	B&B	Single straight trunk
SHRUBS							
85	DR	<i>Dianella rivularis 'Kodiak Orange'</i>	Kodiak Orange Bush Honeysuckle	30" ht.	as shown	cont.	Well rooted
21	FI	<i>Forsythia x l. 'Spring Glory'</i>	Spring Glory Forsythia	30" ht.	as shown	cont.	Well rooted
5	HP	<i>Hydrangea p. 'Little Lime'</i>	Little Lime Hydrangea	30" ht.	as shown	cont.	Well rooted
11	JC	<i>Juniperus c. 'Grey Owl'</i>	Grey Owl Juniper	24" spd.	as shown	cont.	Well rooted
14	JH	<i>Juniperus c. 'Hetz Columnar'</i>	Hetz Columnar Juniper	48" ht.	as shown	B&B	Well rooted
39	JS	<i>Juniperus c. 'Sea Green'</i>	Sea Green Juniper	24" spd.	as shown	cont.	Well rooted
11	PO	<i>Physocarpus o. 'Summer Wine'</i>	Summer Wine Ninebark	30" ht.	as shown	cont.	Well rooted
60	RA	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Sumac	24" spd.	as shown	cont.	Well rooted
36	SJ	<i>Spiraea japonica 'Neon Flash'</i>	Neon Flash Spirea	24" ht.	as shown	cont.	Well rooted
15	SP	<i>Syringa p. 'Miss Kim'</i>	Miss Kim Dwarf Korean Lilac	30" ht.	as shown	cont.	Well rooted
40	TD	<i>Taxus x m. 'Densiflomis'</i>	Dense Yew	24" o.c.	as shown	cont.	Trim to Hedge
9	TO	<i>Thuja o. 'Nigra'</i>	Dark Green American Arborvitae	5' ht.	as shown	B&B	Trim to Hedge
26	VP	<i>Viburnum p.t. 'Shasta'</i>	Shasta Doublefile Viburnum	30" ht.	as shown	cont.	Well rooted
20	VT	<i>Viburnum trilobum 'Bailey's Compact'</i>	Bailey's Compact Cranberry Bush	30" ht.	as shown	cont.	Well rooted
70	WF	<i>Weigela f. 'Wine & Roses'</i>	Wine & Roses Weigela	24" ht.	as shown	cont.	Well rooted
22	WR	<i>Weigela f. 'Red Prince'</i>	Red Prince Weigela	30" ht.	as shown	cont.	Well rooted
PERENNIALS							
70	AM	<i>Allium 'Millenium'</i>	Millenium Ornamental Onion	#1	18" o.c.	cont.	Well rooted
9	CA	<i>Calamagrostis a. 'Overdam'</i>	Overdam Feather Reed Grass	#2	as shown	cont.	Well rooted
36	HL	<i>Hemerocallis 'Little Grapette'</i>	Little Grapette Daylily	#1	as shown	cont.	Well rooted
95	RF	<i>Rudbeckia f. 'Goldstrum'</i>	Black-eyed Susan	#1	24" o.c.	cont.	Well rooted

SITE LANDSCAPE CALCULATIONS

INTERIOR LANDSCAPING:
15% of the total lot area

Total lot area: 2.78 ac (121,143 sf)
Total Area Required: 18,171 sf (121,143 x .15)
Total Area Provided: **43,141 (35.6%)**

One (1) tree & (5) five shrubs per 300 sf of area required

Total Trees Required: 61 (18,171 / 300)
Total Trees Provided: **61** (3 are existing to remain)

Total Shrubs Required: 303 (18,171 / 300)*5
Total Shrubs Provided: **328**

INTERIOR PARKING LOT LANDSCAPE:
20 sf. of landscape area per space
Number of Spaces: 159

Landscape Area Required: 3,180 sf (159 x 20)
Landscape Area Provided: **3,327 sf**

Tree Planting:
(1) Deciduous or Ornamental Tree and (3) Shrubs per 100 SF of landscape area required

Trees Required: 32 (3,180 / 100)
Trees Provided: **33**

Shrubs Required: 96 (3,180 / 100)*3
shrubs provided: **96**

SCREENING REQUIREMENTS:
North & West Property Line - Type 'E'
(1) Tree and (8) Shrubs per 30 lf
North Property Line: 337.6 lf
West Property Line: 289 lf

Trees Required (North): 12
Trees Provided (North): **13**

Shrubs Required (North): 90
Shrubs Provided (North): **90**

Trees Required (West): 10
Trees Provided (West): **11**

Shrubs Required (West): 77
Shrubs Provided (West): **77**

South & Portion of West Property Line - Type 'E'
A 6' height obscuring wall is provided, see sheet L-2 and civil engineering drawings. (1) Tree and (8) Shrubs per 30 lf. are also required.

South Property Line: 288 lf
West Property Line: 152 lf

Trees Required (South): 10
Trees Provided (South): **5***

Shrubs Required (South): 77
Shrubs Provided (South): **77**

Trees Required (West): 5
Trees Provided (West): **6**

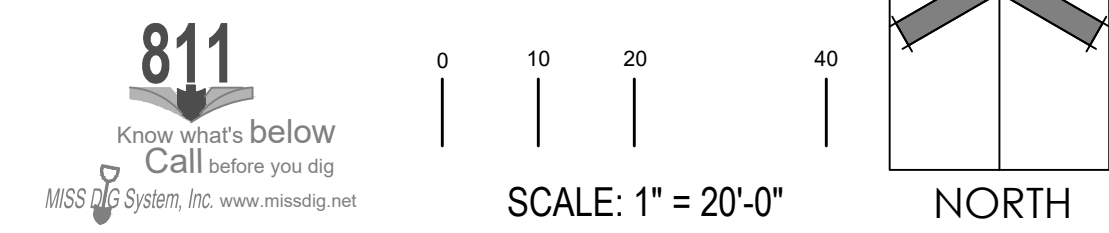
Shrubs Required (West): 41
Shrubs Provided (West): **41**

NOTE KEY:

- ① PROPOSED BUILDING
- ② PROPOSED DUMPSTER ENCLOSURE AND SERVICE ENTRANCE
- ③ PROPOSED ASPHALT PARKING LOT, SEE CIVIL ENGINEERING DRAWINGS
- ④ PROPOSED CONCRETE SIDEWALK
- ⑤ PROPOSED MONUMENT SIGN
- ⑥ DECIDUOUS CANOPY TREE, SEE TYPICAL DETAIL SHEET L-2
- ⑦ EVERGREEN TREE, SEE TYPICAL DETAIL SHEET L-2
- ⑧ PROPOSED ORNAMENTAL TREE PLANTING, SEE TYPICAL DETAIL SHEET L-2
- ⑨ PROPOSED SHRUB PLANTING, SEE TYPICAL DETAIL SHEET L-2
- ⑩ SODDED LAWN OVER MINIMUM 3" DEPTH TOPSOIL TO LIMITS OF DISTURBANCE. CROWN ALL PARKING LOT ISLANDS 6" TO THE CENTER
- ⑪ SHOVEL CUT EDGE BETWEEN LAWN AND LANDSCAPE BED
- ⑫ METAL EDGING BETWEEN LAWN AND STONE MAINTENANCE STRIP
- ⑬ 12" WIDE 3" DEPTH CRUSHED STONE MAINTENANCE STRIP OVER FILTER FABRIC
- ⑭ SNOW STORAGE AREA

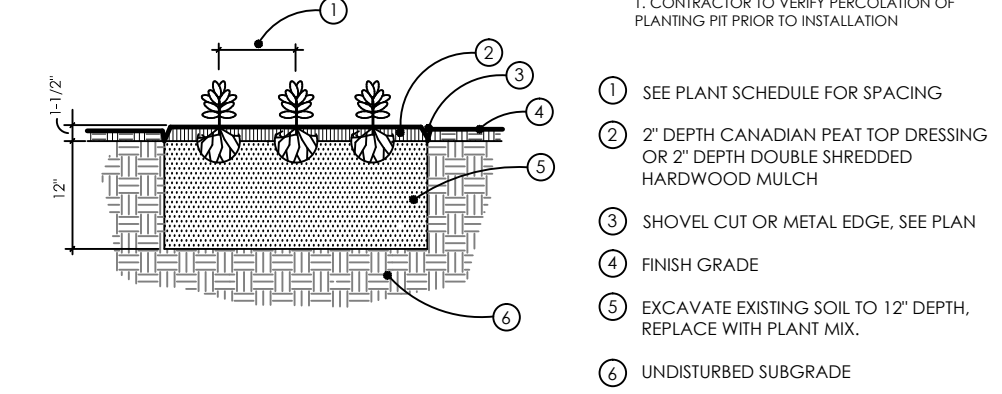
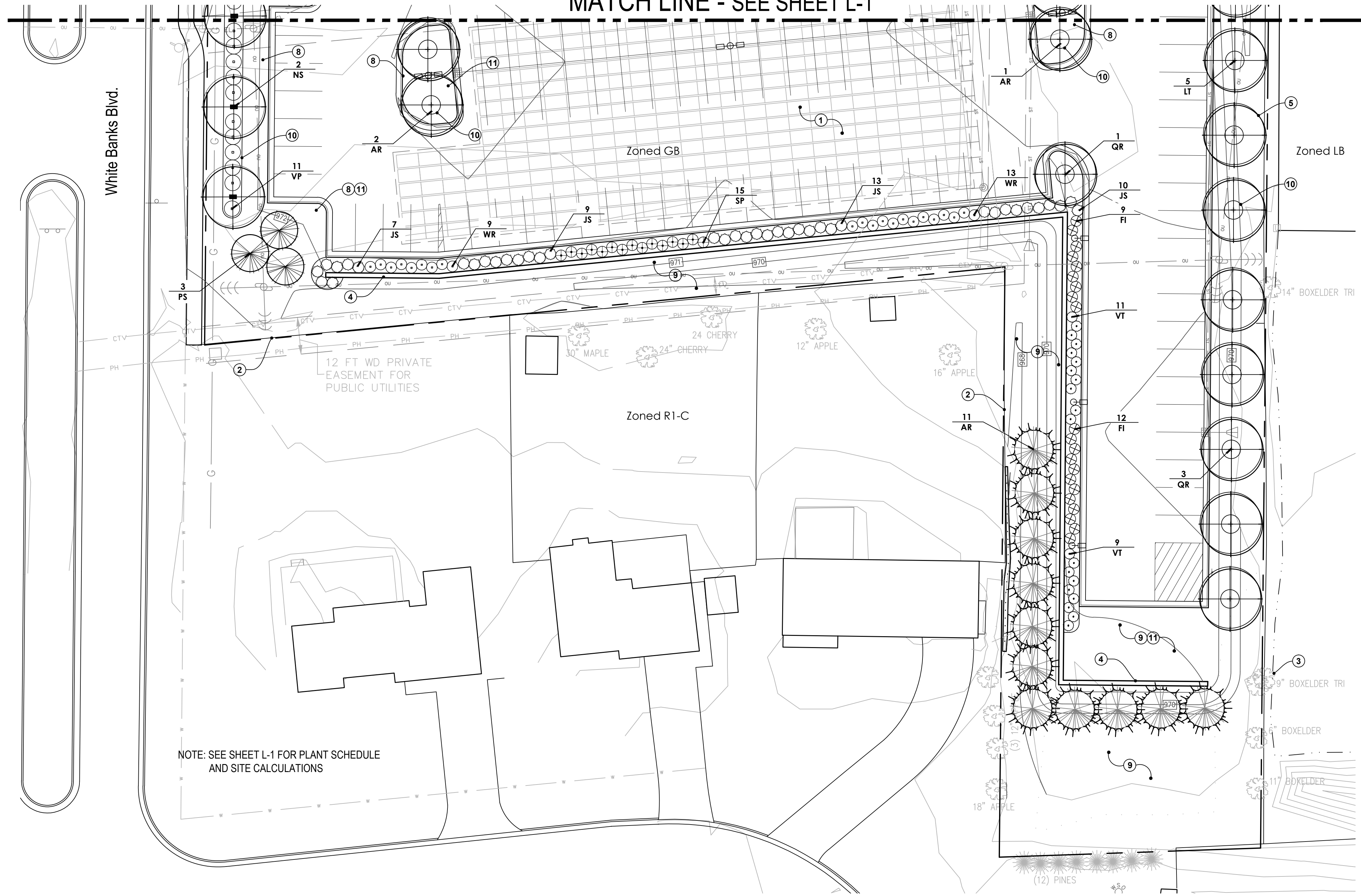
*NOTE: Due to the overhead power lines, the required trees could not be planted along a portion of the south property line. See sheet L-2

East Property Line: N/A



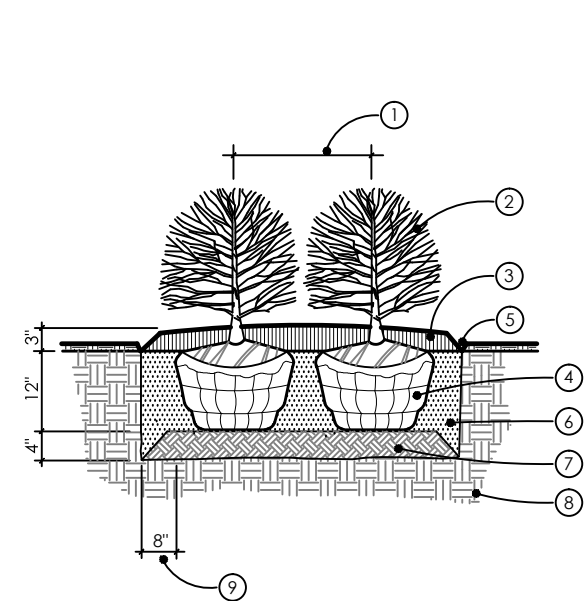


MATCH LINE - SEE SHEET L-1



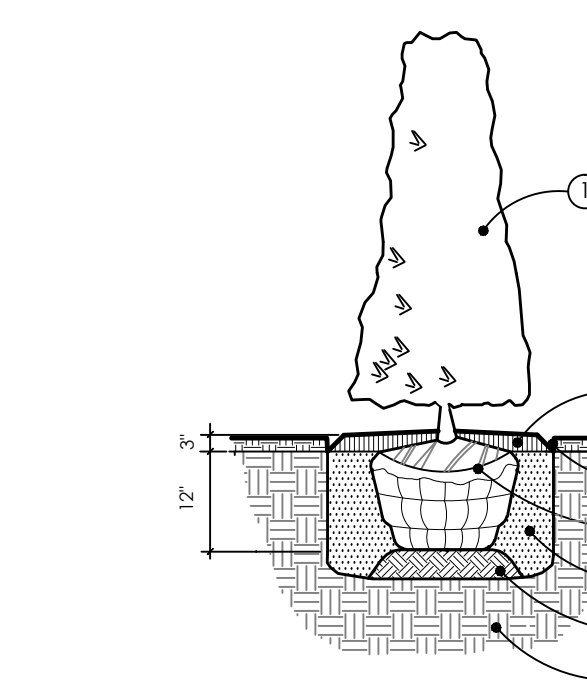
PERENNIAL / GROUNDCOVER PLANTING
NOT TO SCALE

- NOTES:
1. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
- SEE PLANT SCHEDULE FOR SPACING
 - 2" DEPTH CANADIAN PEAT TOP DRESSING OR 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH
 - SHOVEL CUT OR METAL EDGE, SEE PLAN
 - FINISH GRADE
 - EXCAVATE EXISTING SOIL TO 12" DEPTH, REPLACE WITH PLANT MIX.
 - UNDISTURBED SUBGRADE



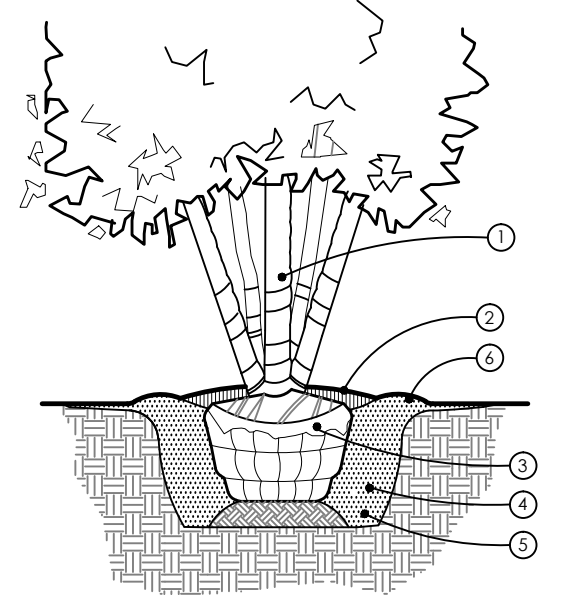
SHRUB PLANTING
NOT TO SCALE

- NOTES:
1. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
2. SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE
- SEE PLAN FOR SPACING
 - SHRUBS, SEE PLANT SCHEDULE
 - 3" DEPTH DOUBLE SHREDDED HARDWOOD MULCH, TYPICAL
 - REMOVE ALL NON-BIODEGRADABLE TWINE FROM ENTIRE ROOTBALL, REMOVE BURLAP FROM TOP 1/2 OF ROOTBALL.
 - SHOVEL CUT OR METAL EDGE, SEE PLAN
 - EXCAVATE EXISTING SOIL TO 12" DEPTH, REPLACE WITH PLANT MIX.
 - SCARIFY TO 4" DEPTH AND RECOMPACT
 - UNDISTURBED SUBGRADE
 - MINIMUM 8" BETWEEN ROOTBALL AND EDGE OF PLANTING PIT



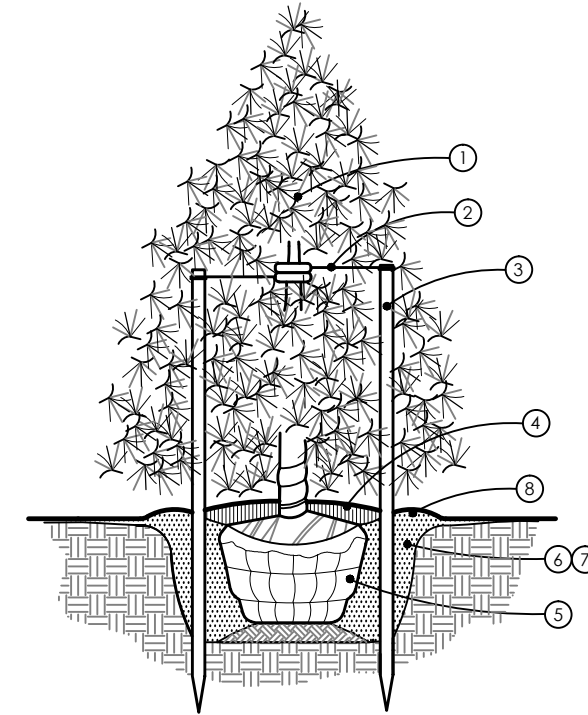
HEDGE PLANTING
NOT TO SCALE

- NOTES:
1. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
2. SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE
- HEDGE MATERIAL, SEE PLAN FOR LOCATION AND PLANT SCHEDULE
 - 3" DEPTH DOUBLE SHREDDED HARDWOOD MULCH, TYPICAL
 - REMOVE ALL NON-BIODEGRADABLE TWINE FROM ENTIRE ROOTBALL, REMOVE BURLAP FROM TOP 1/2 OF ROOTBALL.
 - SHOVEL CUT OR METAL EDGE, SEE PLAN
 - FINISH GRADE
 - EXCAVATE EXISTING SOIL TO 12" DEPTH, REPLACE WITH PLANT MIX.
 - SCARIFY TO 4" DEPTH AND RECOMPACT
 - UNDISTURBED SUBGRADE



MULTISTEM TREE PLANTING
NOT TO SCALE

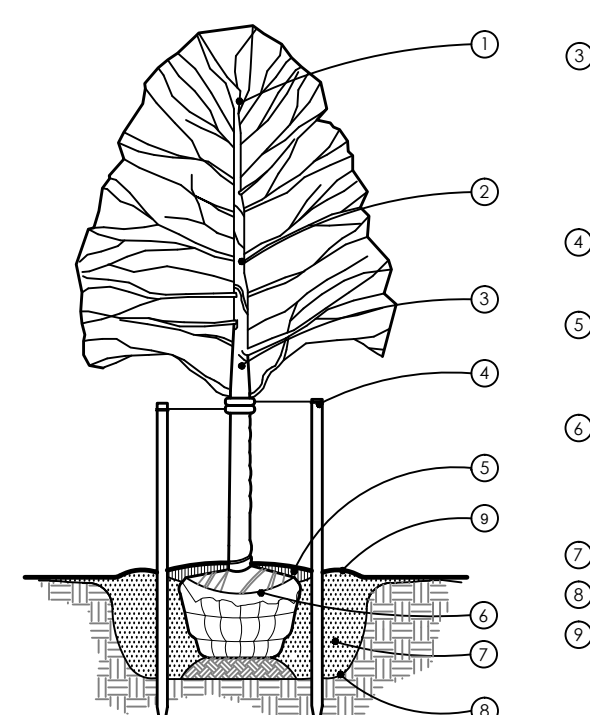
- NOTES:
1. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
2. SET TOP OF ROOTBALL 3" ABOVE FINISH GRADE
- REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER MATERIALS WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
 - COVER PLANTING W/ 3" DOUBLE SHREDDED HARDWOOD BARK MULCH, MINIMUM 6" DIA. LEAVE 3" CIRCLE OF BARE SOIL AROUND BASE OF THE STEMS.
 - REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM THE ROOTBALL. FOLD DOWN ALL BURLAP AND REMOVE WIRE BASKET FROM THE TOP 1/3 OF THE ROOTBALL.
 - PLANT MIX
 - TREE PIT TO BE THREE TIMES WIDTH OF ROOTBALL
 - 4" TOPSOIL SAUCER



EVERGREEN TREE PLANTING
NOT TO SCALE

- REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER MATERIALS WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
- STAKE TREES WITH 2-3" WIDE BELT-LIKE FABRIC STRIPS ONLY. ABSORB TIE OR APPROVED EQUAL. (CONNECT FROM TREE TO STAKE OPPOSITE FROM EACH OTHER, AND ALLOW FOR SOME TENSION) DO NOT USE WIRE OR ROPE THROUGH A HOSE. REMOVE AFTER ONE YEAR.
- (2) 2"x2" HARDWOOD STAKES OR EQUIVALENT DRIVEN 6-8" OUTSIDE OF ROOTBALL. REMOVE AFTER ONE YEAR.
- COVER PLANTING W/ 3" SHREDDED HARDWOOD BARK MULCH, MINIMUM 6" DIA. LEAVE 3" CIRCLE OF BARE SOIL AROUND BASE OF THE STEMS.
- REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM THE ROOTBALL. FOLD DOWN ALL BURLAP AND REMOVE WIRE BASKET FROM THE TOP 1/3 OF THE ROOTBALL.
- PLANT MIX
- TREE PIT TO BE THREE TIMES WIDTH OF ROOTBALL
- 4" TOPSOIL SAUCER

- NOTES:
1. STAKE EVERGREENS UNDER 12' HEIGHT
2. GUY EVERGREENS 12' HEIGHT AND OVER
3. NEVER CUT OR PRUNE CENTRAL LEADER
4. SET STAKES VERTICAL AND EVENLY SPACED
5. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES



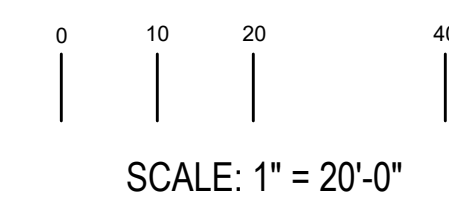
DECIDUOUS TREE PLANTING
NOT TO SCALE

- REMOVE SECONDARY LEADERS. DO NOT PRUNE TERMINAL LEADER OR BRANCH TOPS. PRUNE ALL DEAD AND BROKEN BRANCHES.
- REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER MATERIALS WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
- STAKE TREES JUST BELOW FIRST BRANCH W/ 2-3" WIDE BELT-LIKE FABRIC STRIPS ONLY. ABSORB TIE OR APPROVED EQUAL. (CONNECT FROM TREE TO STAKE OPPOSITE FROM EACH OTHER, AND ALLOW FOR SOME TENSION) DO NOT USE WIRE OR ROPE THROUGH A HOSE. REMOVE AFTER ONE YEAR.
- (2) 2"x2" HARDWOOD STAKES OR EQUIVALENT DRIVEN 6-8" OUTSIDE OF ROOTBALL. REMOVE AFTER ONE YEAR.
- COVER PLANTING W/ 3" DOUBLE SHREDDED HARDWOOD BARK MULCH, MINIMUM 6" DIA. LEAVE 3" CIRCLE OF BARE SOIL AROUND THE BASE OF THE TRUNK.
- REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM THE ROOTBALL. FOLD DOWN ALL BURLAP AND REMOVE WIRE BASKET FROM THE TOP 1/3 OF THE ROOTBALL.
- PLANT MIX
- TREE PIT TO BE 3 TIMES WIDTH OF ROOTBALL
- 4" TOPSOIL SAUCER

- NOTES:
1. STAKE TREES 3" - 5" CALIPER ONLY
2. GUY TREES 6" CALIPER AND OVER
3. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
4. SET STAKES VERTICAL AND EVENLY SPACED
5. STAKES OR GUYS TO BE SET ABOVE FIRST BRANCH

NOTE KEY:

- PROPOSED ASPHALT PARKING LOT, SEE CIVIL ENGINEERING DRAWINGS
- EXISTING FENCE TO REMAIN
- EXISTING TREES TO REMAIN, PROTECT AS REQUIRED DURING CONSTRUCTION
- PROPOSED 6' HT. OBSCURING WALL, SEE CIVIL ENGINEERING DRAWINGS FOR TYPICAL DETAIL
- DECIDUOUS CANOPY TREE, SEE TYPICAL DETAIL
- EVERGREEN TREE, SEE TYPICAL DETAIL
- PROPOSED SHRUB PLANTING, SEE TYPICAL DETAIL
- SODDED LAWN OVER MINIMUM 3" DEPTH TOPSOIL TO LIMITS OF DISTURBANCE. CROWN ALL PARKING LOT ISLANDS 6" TO THE CENTER
- SEEDED LAWN OVER MINIMUM 3" DEPTH TOPSOIL TO LIMITS OF DISTURBANCE.
- SHOVEL CUT EDGE BETWEEN LAWN AND LANDSCAPE BED
- SNOW STORAGE AREA



D-Series Size 1 LED Wall Luminaire

Specifications Luminaire

Width: 13.314" (338mm)
Depth: 10" (254mm)
Height: 6.318" (160mm)

Weight: 12 lbs (5.4kg)

Back Box (BBW, ELCW)

Width: 13.314" (338mm)
Depth: 10" (254mm)
Height: 6.318" (160mm)

Introduction

The D-Series Wall Luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBX2D

Item	LED	Color Temp	Power	Beam Angle	Mounting	Finish	Notes
DSXW1	10C	1000K	350W	30°	Surface	White	
DSXW1	20C	2000K	350W	30°	Surface	White	

Accessories

DSXW1: 1000K, 2000K, 3000K, 4000K, 5000K, 6000K, 7000K, 8000K, 9000K, 10000K
DSXW2: 1000K, 2000K, 3000K, 4000K, 5000K, 6000K, 7000K, 8000K, 9000K, 10000K

D-Series Size 0 LED Area Luminaire

Specifications

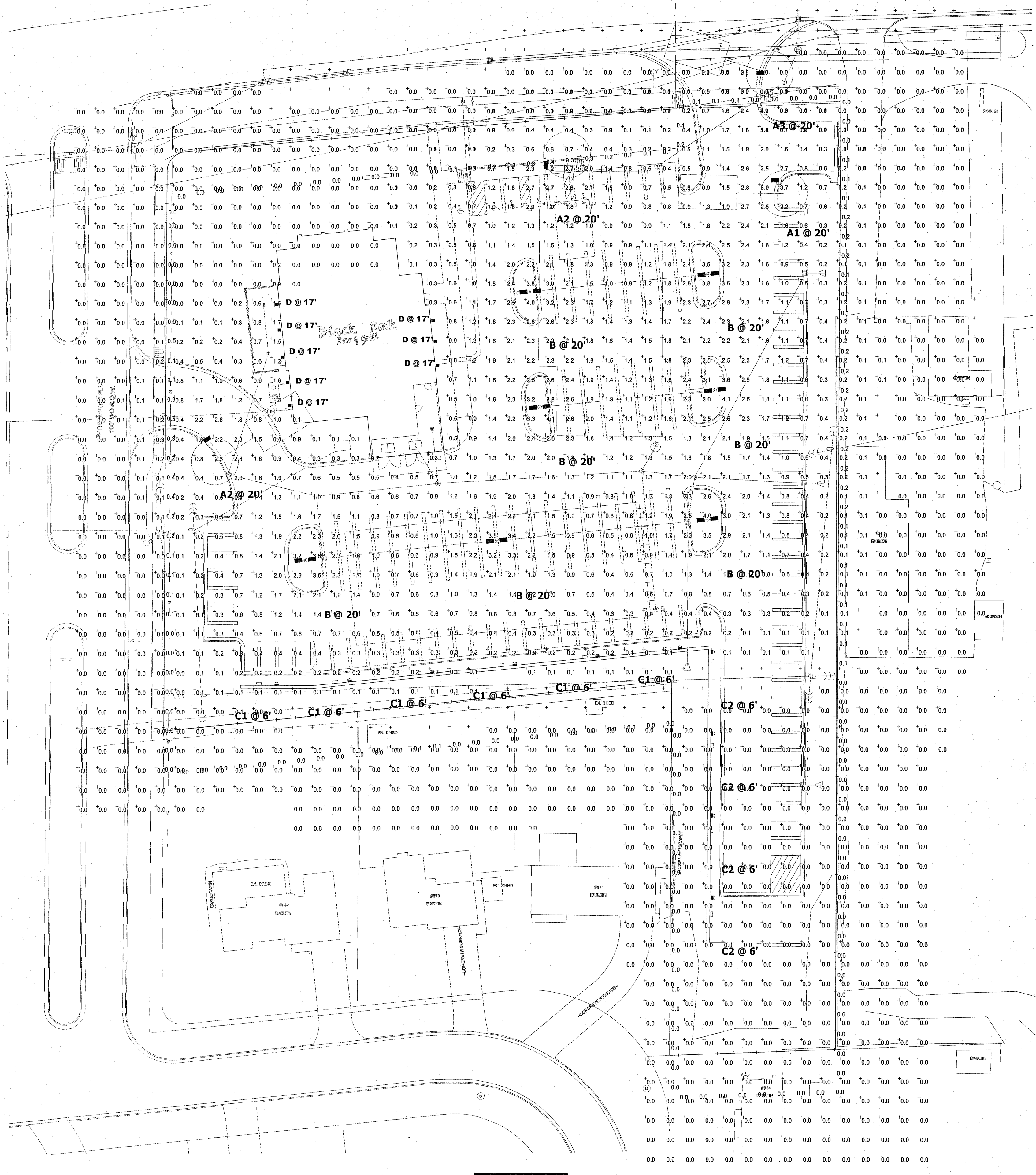
Length: 20" (508mm)
Width: 13" (330mm)
Height: 3" (76mm)
Weight: 10 lbs (4.5kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high-performance, high-efficiency long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halides with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAR2 PIRIN DDBX2D

Item	LED	Color Temp	Power	Beam Angle	Mounting	Finish	Notes
DSX0	P6	40K	400W	30°	Surface	White	
DSX0	P6	40K	400W	30°	Surface	White	



Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Lamp	Mounting Height
[Symbol]	A1	1	Lithonia Lighting	DSX0 LED P2 40K TFFM MVOLT	LED	20'-0"
[Symbol]	A2	2	Lithonia Lighting	DSX0 LED P2 40K T3M MVOLT	LED	20'-0"
[Symbol]	A3	1	Lithonia Lighting	DSX0 LED P2 40K RCCO MVOLT	LED	20'-0"
[Symbol]	B	7	Lithonia Lighting	DSX0 LED P2 40K T5W MVOLT	LED	20'-0"
[Symbol]	C1	6	Lithonia Lighting	DSXW1 LED 10C 350 40K T4M MVOLT	LED	6'-0"
[Symbol]	C2	4	Lithonia Lighting	DSXW1 LED 20C 700 40K T4M MVOLT	LED	6'-0"
[Symbol]	D	8	Baselite Lighting	AB14 LED25W 350K E2	LED	17'-0"

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
PARKING LOT	+	1.2 fc	4.3 fc	0.0 fc	N/A	N/A	0.3:1
PROPERTY LINE	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A	0.2:1

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO SKY SIDE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Warning Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 6' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

Plan View
Scale - 1" = 30ft

BLACK ROCK - WHITE LAKE
PHOTOMETRIC SITE PLAN
PREPARED FOR: DESINE INC.
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM


Designer
DB/KB
Date
8/8/2022
Scale
Not to Scale
Drawing No.
#22-17107-V5
1 of 1

BASELITE - ANGLE SHADE - LED - SPEC SHEET

PROJECT NAME: _____ **PROJECT TYPE:** _____

MODEL #: _____

NOTES:



483/2 2' LCRV 24" SCOR

A - SHADES

ANGLE SHADES:
 AB07 - 1" X 1/2" (MAX)
 AB08 - 1" X 3/4" (MAX)
 AB09 - 1" X 1" (MAX)
 AB10 - 1" X 1 1/4" (MAX)
 AB11 - 1" X 1 1/2" (MAX)
 AB12 - 1" X 1 3/4" (MAX)
 AB13 - 1" X 2" (MAX)

B - FINISH OPTIONS

[1] ALL FINISHES FOR UNFINISHED
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E - MOUNTING COLOR

SEE SECTION "B" FOR COLOR OPTIONS.

F - LIGHT SOURCE

LED LIGHT SOURCE (SEE SECTION "F" FOR DIMMING OPTIONS)

G - LED COLOR TEMP

27K - 2700K
 3K - 3000K
 5K - 3500K
 6K - 4000K
 8K - 5000K

H - ELECTRICAL OPTION

SEE SECTION "H" FOR DIMMING OPTIONS

I - GLASS OPTIONS

CL1, CL2, CL3, CL4, CL5, CL6, CL7, CL8, CL9, CL10, CL11, CL12, CL13, CL14, CL15, CL16, CL17, CL18, CL19, CL20, CL21, CL22, CL23, CL24, CL25, CL26, CL27, CL28, CL29, CL30, CL31, CL32, CL33, CL34, CL35, CL36, CL37, CL38, CL39, CL40, CL41, CL42, CL43, CL44, CL45, CL46, CL47, CL48, CL49, CL50, CL51, CL52, CL53, CL54, CL55, CL56, CL57, CL58, CL59, CL60, CL61, CL62, CL63, CL64, CL65, CL66, CL67, CL68, CL69, CL70, CL71, CL72, CL73, CL74, CL75, CL76, CL77, CL78, CL79, CL80, CL81, CL82, CL83, CL84, CL85, CL86, CL87, CL88, CL89, CL90, CL91, CL92, CL93, CL94, CL95, CL96, CL97, CL98, CL99, CL100

J - ACCESSORIES

GU-1, GU-2, GU-3, GU-4, GU-5, GU-6, GU-7, GU-8, GU-9, GU-10, GU-11, GU-12, GU-13, GU-14, GU-15, GU-16, GU-17, GU-18, GU-19, GU-20, GU-21, GU-22, GU-23, GU-24, GU-25, GU-26, GU-27, GU-28, GU-29, GU-30, GU-31, GU-32, GU-33, GU-34, GU-35, GU-36, GU-37, GU-38, GU-39, GU-40, GU-41, GU-42, GU-43, GU-44, GU-45, GU-46, GU-47, GU-48, GU-49, GU-50, GU-51, GU-52, GU-53, GU-54, GU-55, GU-56, GU-57, GU-58, GU-59, GU-60, GU-61, GU-62, GU-63, GU-64, GU-65, GU-66, GU-67, GU-68, GU-69, GU-70, GU-71, GU-72, GU-73, GU-74, GU-75, GU-76, GU-77, GU-78, GU-79, GU-80, GU-81, GU-82, GU-83, GU-84, GU-85, GU-86, GU-87, GU-88, GU-89, GU-90, GU-91, GU-92, GU-93, GU-94, GU-95, GU-96, GU-97, GU-98, GU-99, GU-100

K - ACCESSORY COLOR

SEE SECTION "B" FOR COLOR OPTIONS.

NOTES:

[1] FINISH OPTIONS CL1, CL2, CL3, CL4, CL5, CL6, CL7, CL8, CL9, CL10, CL11, CL12, CL13, CL14, CL15, CL16, CL17, CL18, CL19, CL20, CL21, CL22, CL23, CL24, CL25, CL26, CL27, CL28, CL29, CL30, CL31, CL32, CL33, CL34, CL35, CL36, CL37, CL38, CL39, CL40, CL41, CL42, CL43, CL44, CL45, CL46, CL47, CL48, CL49, CL50, CL51, CL52, CL53, CL54, CL55, CL56, CL57, CL58, CL59, CL60, CL61, CL62, CL63, CL64, CL65, CL66, CL67, CL68, CL69, CL70, CL71, CL72, CL73, CL74, CL75, CL76, CL77, CL78, CL79, CL80, CL81, CL82, CL83, CL84, CL85, CL86, CL87, CL88, CL89, CL90, CL91, CL92, CL93, CL94, CL95, CL96, CL97, CL98, CL99, CL100


BASELITE SIGN LIGHTS CATALOG

PROJECT NAME: _____
PROJECT TYPE: _____

C - MOUNTING OPTIONS


1/2" ARM EXTENSIONS

FRAME RATED FOR WATT LOCATION: _____ MINIMUM SECTOR OF FRAME: 45° DIMENSIONED



3/4" ARM EXTENSIONS

FRAME RATED FOR WATT LOCATION: _____ MINIMUM SECTOR OF FRAME: 45° DIMENSIONED



NOTES:

[1] ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED.
 [2] ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.
 [3] ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.
 [4] ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 [5] ALL DIMENSIONS ARE IN CENTIMETERS UNLESS OTHERWISE SPECIFIED.
 [6] ALL DIMENSIONS ARE IN DECIMETERS UNLESS OTHERWISE SPECIFIED.
 [7] ALL DIMENSIONS ARE IN KILOMETERS UNLESS OTHERWISE SPECIFIED.
 [8] ALL DIMENSIONS ARE IN MILES UNLESS OTHERWISE SPECIFIED.
 [9] ALL DIMENSIONS ARE IN KILOMETERS UNLESS OTHERWISE SPECIFIED.
 [10] ALL DIMENSIONS ARE IN MILES UNLESS OTHERWISE SPECIFIED.

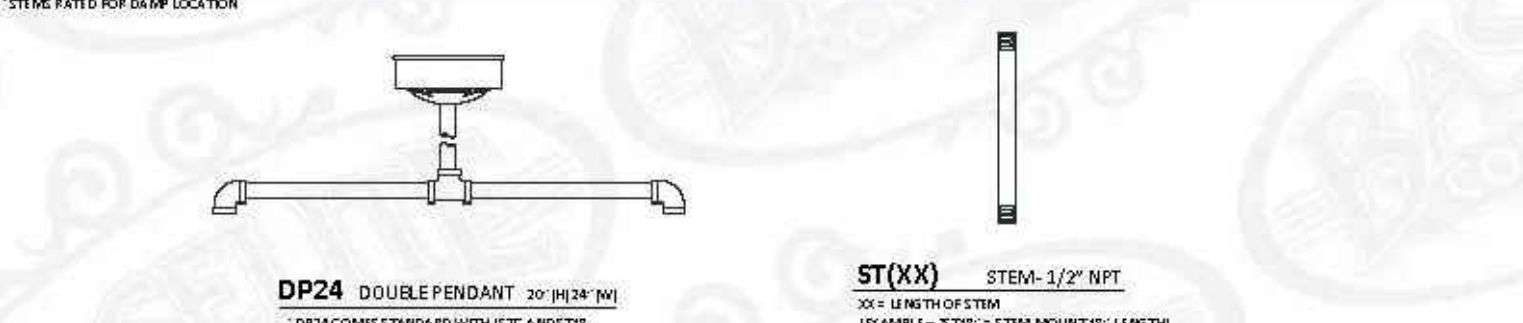
BASELITE SIGN LIGHTS CATALOG

PROJECT NAME: _____
PROJECT TYPE: _____

C - MOUNTING OPTIONS (CONTINUED)

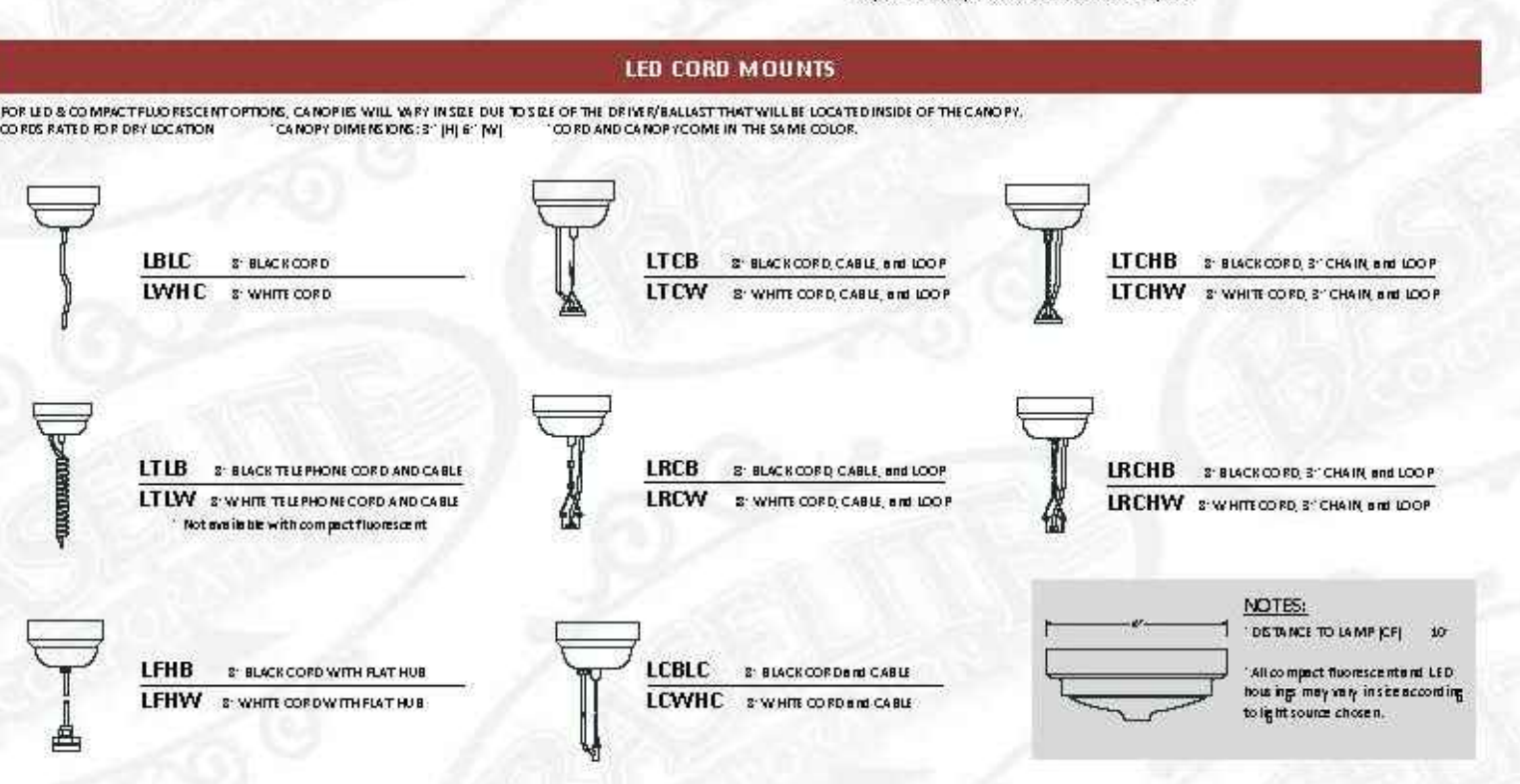
STEM MOUNTS

FRAME RATED FOR WATT LOCATION: _____



LED CORD MOUNTS

FOR LED & DIMMABLE PRODUCT OPTIONS, CANOPYS WILL VARY IN SIZE DUE TO SIZE OF THE DRIVER/BALLAST THAT WILL BE LOCATED INSIDE OF THE CANOPY. COORDINATE WITH THE CANOPY DIMENSIONS TO THE SAME COLOR.



NOTES:

[1] ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED.
 [2] ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.
 [3] ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.
 [4] ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 [5] ALL DIMENSIONS ARE IN CENTIMETERS UNLESS OTHERWISE SPECIFIED.
 [6] ALL DIMENSIONS ARE IN DECIMETERS UNLESS OTHERWISE SPECIFIED.
 [7] ALL DIMENSIONS ARE IN KILOMETERS UNLESS OTHERWISE SPECIFIED.
 [8] ALL DIMENSIONS ARE IN MILES UNLESS OTHERWISE SPECIFIED.
 [9] ALL DIMENSIONS ARE IN KILOMETERS UNLESS OTHERWISE SPECIFIED.
 [10] ALL DIMENSIONS ARE IN MILES UNLESS OTHERWISE SPECIFIED.

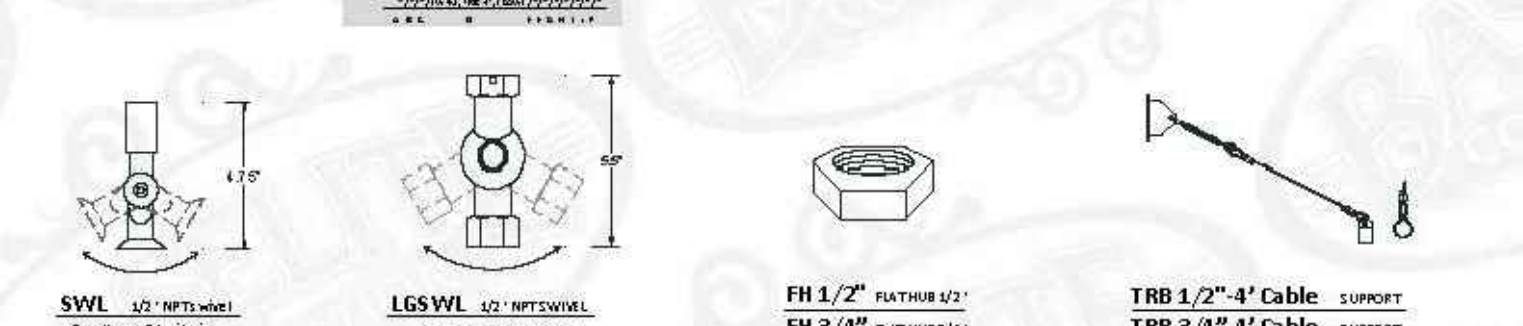
BASELITE SIGN LIGHTS CATALOG

PROJECT NAME: _____
PROJECT TYPE: _____

D - MOUNTING ADD-ONS (CONTINUED)

UNIVERSAL STEM AND ARM ADD-ONS

EXAMPLE FOR MULTIPLE MOUNTING & COLOR: _____



F - LIGHT SOURCE

BASELITE'S PUBLISHED LUMINAIRE PHOTOMETRIC TESTING WAS PERFORMED IN A 3-METER IN DIAMETER SPHERE USING THE 4-T GEOMETRY METHOD. DATA IS CONSIDERED TO BE REPRESENTATIVE OF THE CONFIGURATIONS SHOWN. WITHIN THE TOLERANCES ALLOWED BY LIGHTING FACTS. TO OBTAIN AN RS FILE SPECIFIC TO YOUR PROJECT, PLEASE CONTACT THE FACTORY.

LIGHT EMITTING DIODE (LED)					
LED 12" W (MAX) - AB07, AB10		IMPORTANT: FOR LIGHT EMITTING DIODE (LED) LIGHT SOURCE OPTION INTERLEAVE ARE LIMITED DUE TO SIZE OF THE FIXTURE AND THE CORE WATTAGE. PLEASE SEE AVAILABLE CHART TO THE LEFT.			
LED 25" W (MAX) - AB12, AB14		LED WATTAGE / LUMENS			
CORE	WATTAGE	LUMENS	CR	DIMMING	DIMMING
LED25W	12W	1163	390	0-10V VAC	See Section "H"
LED25W	25W	2326	390	0-10V VAC	See Section "H"

H - ELECTRICAL OPTION

MOST BASELITE ELECTRICAL OPTIONS ARE ONLY COMPATIBLE FOR CERTAIN FIXTURES. PLEASE SEE NOTES BELOW AND FOR FURTHER DETAILS CONTACT THE FACTORY. FOR DIMMING BALLASTS PLEASE CHOOSE MARK 1 OR MARK 10. NO RESTRICTIONS APPLY DUE TO THE SIZE OF THE BALLAST AND FIXTURE.

LED DIMMING OPTIONS

FOR TRIAC OR 0-10V OPTION CHOOSE FROM THE FOLLOWING. CONTACT DRIVER MANUFACTURER FOR SPECIFICATIONS.

LDM20 - TRIAC DIMMING AT 120 VOLT
 LDW277 - TRIAC DIMMING AT 277 VOLT
 LDW0-0V - 0-10V

BASELITE SIGN LIGHTS CATALOG

PROJECT NAME: _____
PROJECT TYPE: _____

I - GLASS OPTIONS

NOTE: MOST USE TEMPERED GLASS FOR USE WITH FIXTURES USING HIGH INTENSITY DISCHARGE (HID) LIGHT SOURCE OPTION.



J - ACCESSORIES



NOTES:

[1] ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED.
 [2] ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.
 [3] ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.
 [4] ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 [5] ALL DIMENSIONS ARE IN CENTIMETERS UNLESS OTHERWISE SPECIFIED.
 [6] ALL DIMENSIONS ARE IN DECIMETERS UNLESS OTHERWISE SPECIFIED.
 [7] ALL DIMENSIONS ARE IN KILOMETERS UNLESS OTHERWISE SPECIFIED.
 [8] ALL DIMENSIONS ARE IN MILES UNLESS OTHERWISE SPECIFIED.
 [9] ALL DIMENSIONS ARE IN KILOMETERS UNLESS OTHERWISE SPECIFIED.
 [10] ALL DIMENSIONS ARE IN MILES UNLESS OTHERWISE SPECIFIED.

DESIGN: AJL	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: O.M.						
CHECK: WMP						

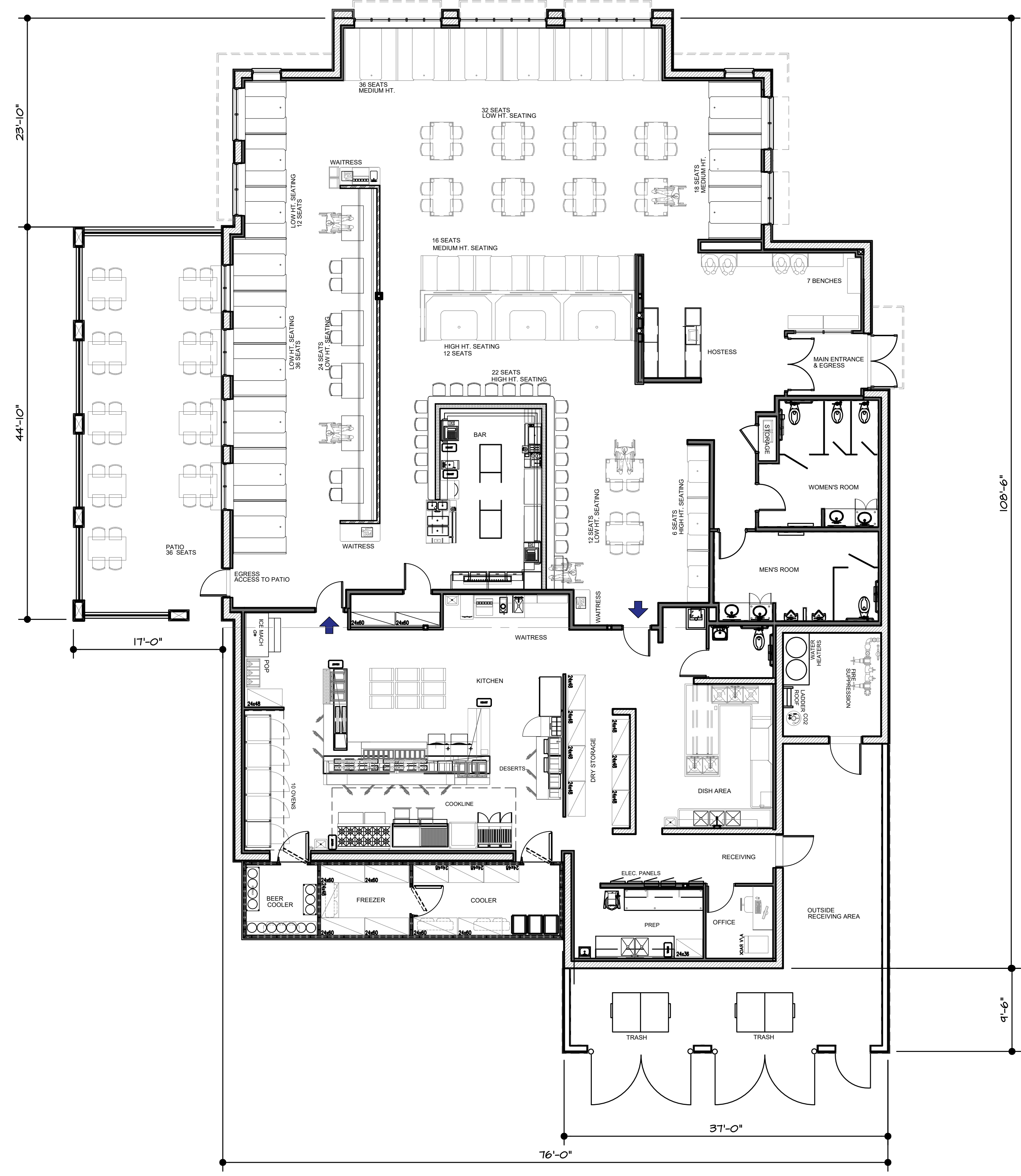
BLACK ROCK
WHITE LAKE TOWNSHIP

BUILDING MOUNTED
LIGHT FIXTURE
DETAILS

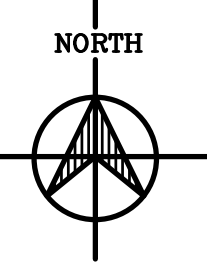
CLIENT: BRANDENBROOKE INVESTMENTS 30553 WIXOM ROAD WIXOM, MI, 48393	SCALE: N/A PROJECT No.: 214182 DWG NAME: 4182 LT ISSUED: AUG. 18, 2022	LT
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REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE:
JEREMY KAMM ARCHITECT
LICENSE NO. 1301047808
EXPIRATION DATE 5-21-2024

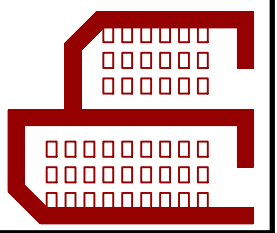


6,887 SQ FT- 232 SEATS
COMPOSITE FLOOR PLAN
SCALE: 1/8" = 1'-0"



NO.	REVISIONS

CREEKWOOD ARCHITECTURE, INC.
11111 s. creekwood
burton, michigan 48509
tel. (810) 742-0480
fax (810) 742-8393



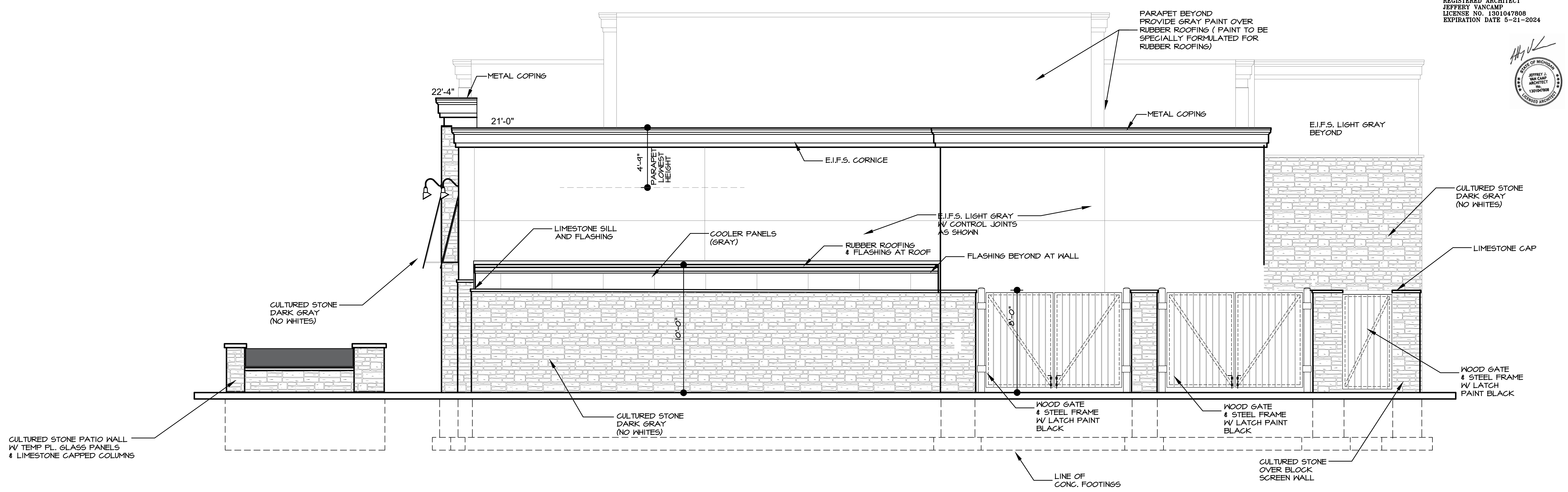
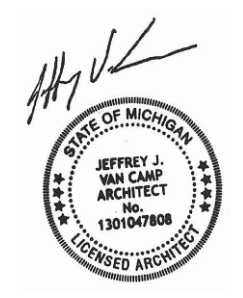
SHEET TITLE
COMPOSITE FLOOR PLAN

PROJECT
**NEW BUILDING FOR
BLACK ROCK RESTAURANT WHITE LAKE**
HIGHLAND ROAD
WHITE LAKE, MI
DRAWN BY B.A.C.
CHECKED BY R.A.S.

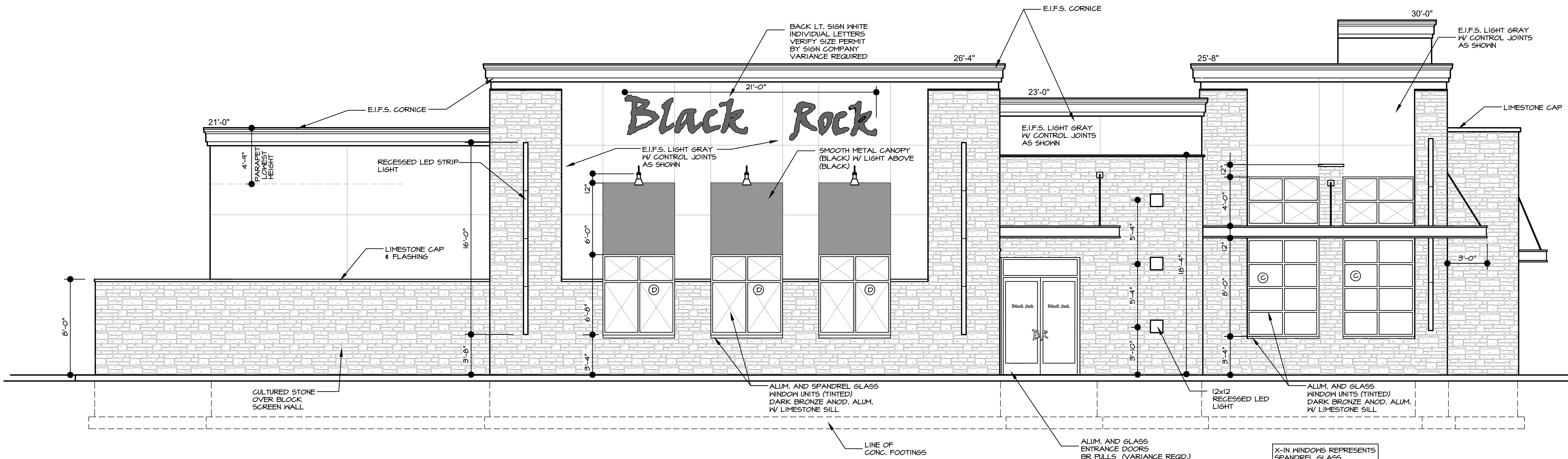
JOB NO. 2002TRT
DATE 15 AUG 2022
SHEET NO.

Black Rock **A1**
OF 3

REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE:
REGISTERED ARCHITECT
JEFFERY VANCAMP
LICENSE NO. 1301047808
EXPIRATION DATE 5-21-2024

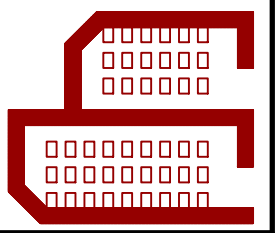


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

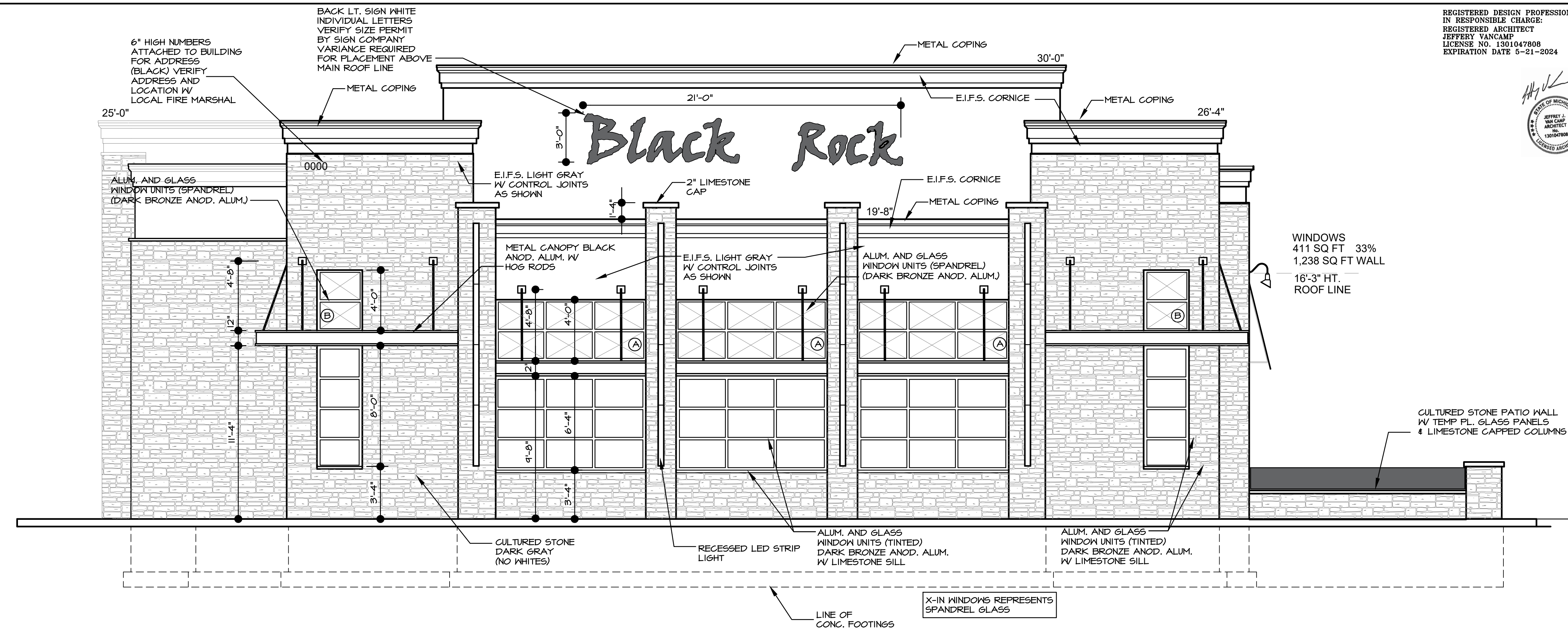
CREEKWOOD ARCHITECTURE, INC.
burton, michigan 48509
11111 s. creekwood
tel. (810) 742-0480
fax (810) 742-8393



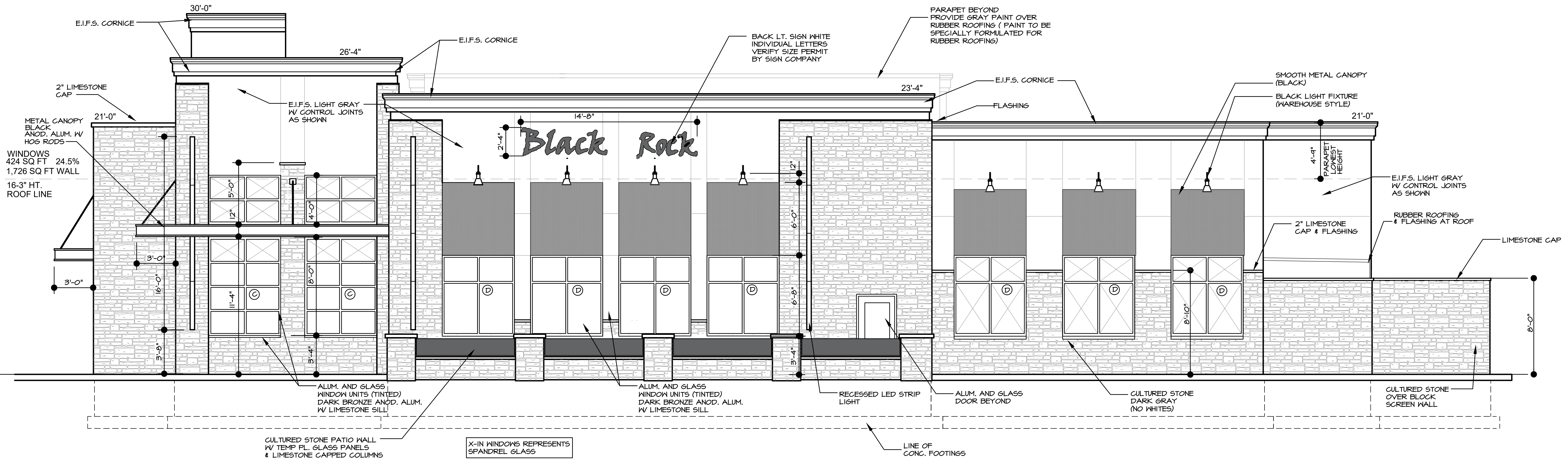
SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT
**NEW BUILDING FOR
BLACK ROCK RESTAURANT WHITE LAKE**
HIGHLAND ROAD WHITE LAKE MI
DRAWN BY B.A.S.
CHECKED BY B.A.S.
JOB NO. 2002TRT
DATE 15 AUG 2022
SHEET NO.

REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE:
REGISTERED ARCHITECT
JEFFREY VANCAMP
LICENSE NO. 1301047808
EXPIRATION DATE 5-21-2024

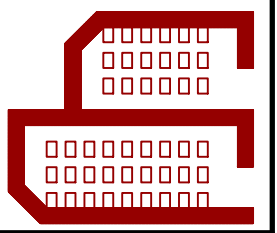


NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS
CREEKWOOD ARCHITECTURE, INC.
burton, michigan 48509
11111 s. creekwood
tel. (810) 742-0480
fax (810) 742-8393



SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT
**NEW BUILDING FOR
BLACK ROCK RESTAURANT WHITE LAKE**
HIGHLAND ROAD
WHITE LAKE MI
DRAWN BY B.A.C.
CHECKED BY B.A.C.

JOB NO. 2002TRT
DATE 15 AUG 2022
SHEET NO.

Black Rock **A3**
OF 3



POLICE DEPARTMENT

CHARTER TOWNSHIP OF WHITE LAKE

DANIEL T. KELLER
CHIEF OF POLICE

September 28, 2022

Rik Kowall, Township Supervisor
White Lake Township

RE: POLICE OFFICER BODY ARMOR PURCHASE PROPOSAL

Current White Lake Township Police Department General Orders No. 1.6.2. Protective Body Armor states the following:

A very large percentage of all police officers are involved in duties which expose them to personal danger. One of the primary safeguards available against such danger is the use of body armor. A study conducted indicated that about one-third of all officers slain in the line of duty may have survived had they worn body armor. It is therefore the policy of the White Lake Township Police Department that the wearing of protective vests is mandatory for on duty uniformed officers.

That general order continues, stating "Uniformed officers are required to wear their personal vest at all times while on duty." At this time, every sworn officer of the White Lake Township Police Department has been issued department purchased protective body armor; however, officers' protective body armor is only warrantied for a 5-year period and several officers' vests are set to pass that time period. There are currently fifteen (15) members of the White Lake Township Police Department with protective body armor vests that are out of their valid warranty date range. Therefore, we have sought a quote from On Duty Gear for the purchase of new protective body armor for those officers with old, unreliable, and out-of-date body armor vests, and we are seeking approval for the purchase of new body armor vests and accompanying vest carriers for each of those officers.

After consulting with the police equipment supply company On Duty Gear, we are seeking approval to purchase the Armor Express Razor II ballistic vest with 5x8 FE ICW ARA Shock Plate and either two (2) REVO-ODG interior vest carriers, or one (1) REVO-ODG vest carrier and one (1) Armor Express Bravo Traverse Dress external vest carrier, with officer nameplate, for each of the officers with expiring body armor. We are also seeking approval for two (2) additional protective body armor vests to replace the expired vests that are regularly used by citizens, outside resources, interns, or cadets while accompanying officers on patrol.

In total, we are seeking approval for the purchase of seventeen (17) new Armor Express Razor II ballistic vests and two (2) vest carriers (internal or external) for each of the officers of the White Lake Township Police Department with out-of-warranty body armor.

NOTE: The Armor Express Bravo Traverse Dress external protective body armor vest carriers were approved for optional use by officers in 2021.

Total costs for the purchase of the listed protective body armor are as follows:

Four (4) Armor Express Razor II body armor protective vests with two (2) REVO-ODG vest carriers and a 5x8 FE ICW ARA Shock Plate: @ \$815.00/ea.

Total: \$3,260.00

Two (2) Armor Express Razor II body armor protective vests with one (1) REVO-ODG vest carrier and a 5x8 FE ICW ARA Shock Plate: @ \$745.00/ea.

Total: \$1,490.00

Eleven (11) Armor Express Razor II body armor protective vests, with one (1) REVO-ODG (underneath) vest carrier, one (1) Armor Express Bravo Traverse Dress (external) vest carrier, ID Tag (nameplate), and a 5x8 FE ICW ARA Shock Plate: @ \$1,030.00/ea.

Total: \$11,330.00

Total Cost (before federal reimbursement): \$16,080.00

NOTE: On Duty Gear out of Clinton Twp. is the only company in the State of Michigan that sells the department authorized external vest carriers (Bravo Traverse – 1/2 molle) by Armor Express.

To offset the costs of the new protective body armor purchases White Lake Township has sought partial reimbursement utilizing the Patrick Leahy Bulletproof Vest Partnership (BVP) program through the United States Department of Justice. Through that federal vest purchase reimbursement program, White Lake Township will be reimbursed for half (1/2) of the cost for the new vest purchases up to \$800.00 per vest.

Total protective body armor vest reimbursement through the BVP program: (\$6,372.00)

Total protective body armor vest costs for the White Lake Township Police Department (After reimbursement): \$9,708.00

I am requesting the Board approve the total amount of \$16,080.00, with a \$6,372.00 reimbursement at a later date for the purchase of police officer body armor.

Sincerely,
[Signature]
Daniel T. Keller
Chief of Police

ON DUTY GEAR, LLC
 44315 N. Groesbeck Hwy.
 Clinton Township, MI 48036
 Phone: (586) 463-0099

Section 10, Item B.

QUOTE

Date	Quote #
9/17/2022	3123

Name / Address
White Lake Township Police Dept. ATTN: Chief Dan Keller 7525 Highland Rd. White Lake, MI 48383

Terms	Rep	Project
Net 30		

Item	Description	Qty	Cost	Total
AE-RAZORIIREVO58	Armor Express Razor Level II, (2) Dark Navy Revolution-ODG Carriers & 5x8 ARA Shock Plate	4	815.00	3,260.00
AE-RAZORIIREVO58	Armor Express Razor Level II, (1) Dark Navy Revolution-ODG Carrier & 5x8 ARA Shock Plate	2	745.00	1,490.00
AE-RAZORIITRAVLA	Armor Express Razor Level II, (1) Dark Navy Revolution-ODG Carrier, (1) LAPD Navy Dress Traverse External Carrier w/MOLLE, ID Tags (POLICE for Back, FirstInitial.Last Name (Example J. WAY) for Front-Grey Letters) & 5x8 ARA-Shock Plate	11	1,030.00	11,330.00
	FREE SHIPPING Quote Valid Through 10/31/2022			

	Total	\$16,080.00
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POLICE DEPARTMENT

CHARTER TOWNSHIP OF WHITE LAKE

DANIEL T. KELLER
CHIEF OF POLICE

October 7, 2022

Rik Kowall, Township Supervisor
White Lake Township

SUBJECT: 2023 FLEET VEHICLE PURCHASE

Lieutenant Ivory researched and received bids for the purchase of three (3) Dodge Durango Pursuit Vehicles. These vehicles will be replacing three of our current, aging fleet patrol vehicles. The retiring three fleet vehicles would be set for auction. Lt. Ivory contacted and received quotes from three (3) dealerships that handle government contract, fleet purchases. Those dealerships are Szott Dodge, Galeana Dodge, and Lafontaine Dodge. The request for bid was under the following parameters:

DODGE DURANGO

- 2023 Dodge Durango Police Pursuit Package
- 3.6L V6 VVT Engine
- Black Color Option
- Police Console (Factory)
- LED Spot Light
- Towing Package

Lt. Ivory received the quotes from all requested dealerships, using the government-bid amount for the purchase. The quotes from each dealer are as follows:

QUOTES

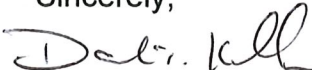
- Szott Dodge (V6).....\$40,003.00 x 3 = \$120,009.00
- Galeana Dodge (V6).....\$40,434.00 x 3 = \$121,302.00
- Lafontaine Dodge (V6).....\$39,920.00 x 3 = \$119,760.00

All contacted dealerships advised that they were able to obtain the vehicles and all three quotes were very similar. It should be noted that the printed quote from Szott, which is attached, is actually \$500.00 less per vehicle than what I have described here. Szott's mark-up for the vehicle is \$500.00 over factory cost, however, their system does not allow them to add that cost into the quote. The cost in this memorandum is accurate.

Upon review of all quotes and speaking with all sales representatives, it is my recommendation that we select Szott Dodge as the vendor for this purchase. The Szott quote is only \$83.00 per vehicle higher than the lowest received quote. Delivery of vehicles will be seamless, as the dealership is in the Township. We have conducted prior business with Szott and they have proven themselves as a trustworthy company, worthy of receiving the bid. The bid amount of \$120,009 is an "out-the-door" price for the vehicles. I have attached all quotes to this memorandum for review.

I am requesting the Board approve the total amount of \$120,009.00, for the purchase of three (3) Dodge Durango Pursuit Vehicles.

Sincerely,



Daniel T. Keller
Chief of Police

SZOTT M-59 DODGE, LLC
 2565 HIGHLAND
 HIGHLAND, MI 483562725

Priced Order Confirmation (POC)

Date Printed:	2022-10-06 3:41 PM	VIN:	Quantity:	01
Estimated Ship Date:		VON:	Status:	BG - Order has passed edit but cannot be considered for scheduling
Date Ordered:	2022-09-30 2:55 PM	Ordered By:	FAN 1:	01B68 White Lake Township
			FAN 2:	
			Client Code:	
			Bid Number:	TB3071
			PO Number:	
Sold to:		Ship to:		
SZOTT M-59 DODGE, LLC (44831)		SZOTT M-59 DODGE, LLC (44831)		
2565 HIGHLAND		2565 HIGHLAND		
HIGHLAND, MI 483562725		HIGHLAND, MI 483562725		

Vehicle: 2023 DURANGO PURSUIT VEHICLE AWD (WDEE75)

	Sales Code	Description	MSRP(USD)	FWP(USD)
Model:	WDEE75	DURANGO PURSUIT VEHICLE AWD	41,415	41,228
Package:	2BZ	Customer Preferred Package 2BZ	0	0
	ERC	3.6L V6 24V VVT Engine Upg I w/ESS	0	0
	DFT	8-Spd Auto 850RE Trans (Make)	0	0
Paint/Seat/Trim:	PXJ	DB Black Clear Coat	0	0
	APA	Monotone Paint	0	0
	*A7	Cloth Bucket Seats W/Rear Vinyl	135	121
	-X9	Black	0	0
Options:	CUG	Police Floor Console	950	856
	CW6	Deactivate Rear Doors/Windows	85	77
	GXF	Entire Fleet Alike Key (FREQ 1)	160	145
	LNF	Black Left LED Spot Lamp	610	549
	NAS	50 State Emissions	0	0
	3AH	Price Protection - Code H	0	0
	4UQ	T3AC	0	125
	4NU	Fuel Fill / Battery Charge	0	0
	4FM	Fleet Option Editor	0	0
	4ES	Delivery Allowance Credit	0	-414
	2SQ	FCA Fleet Powertrain Care	0	0
	YG1	7.5 Additional Gallons of Gas	0	22
	4FT		0	0
	5N6	Easy Order	0	0
	4HG	Central Scheduling Block	0	0
	4FT	Fleet Sales Order	0	0
	4EA	Sold Vehicle	0	0
	Non Equipment:	4KA	Special Bid Handling	0
4FA		Special Bid-Ineligible For Incentive	0	0
4DH		Prepaid Holdback	0	-1,301
MAF		Fleet Purchase Incentive	0	0
Bid Number:	TB3071	Government Incentives	0	-3,500
Special Equipment:	99595A		0	0
Group Funds:	T10	DETROIT TRI-COUNTY - DAA	0	0
	B10	DETROIT METRO - PPA/EB-PF	0	0
Destination Fees:			1,595	1,595

Note: This is not an invoice. The prices and equipment shown on this priced order confirmation are tentative and subject to change or correction without prior notice. No claims against the content listed or prices quoted will be accepted. Refer to the vehicle invoice for final vehicle content and pricing. Orders are accepted only when the vehicle is shipped by the factory.

Total Price: ~~44,950~~ ~~39,503~~

Order Type: Fleet
Scheduling Priority: 1-Sold Order
Salesperson:
Customer Name: WHITE LAKE TOWNSHIP
Customer Address: 7525 HIGHLAND RD
WHITE LAKE MI 48383 USA
Instructions:

PSP Month/Week:
Build Priority: 01

Note: This is not an invoice. The prices and equipment shown on this priced order confirmation are tentative and subject to change or correction without prior notice. No claims against the content listed or prices quoted will be accepted. Refer to the vehicle invoice for final vehicle content and pricing. Orders are accepted only when the vehicle is shipped by the factory.

Section 10, Item C.

GALEANA'S VAN DYKE DODGE
28400 VAN DYKE AVENUE
WARREN, MI 480937133

Configuration Preview

Date Printed:
Estimated Ship Date:

2022-10-04 11:01 AM
VIN:
VON:

Quantity: 1
Status: BA - Pending order
FAN 1: 00DDK Dealer / Police Inventory
FAN 2:

Client Code:
Bid Number: TB3071
PO Number:

Sold to:
GALEANA'S VAN DYKE DODGE (57081)
28400 VAN DYKE AVENUE
WARREN, MI 480937133

Ship to:
GALEANA'S VAN DYKE DODGE (57081)
28400 VAN DYKE AVENUE
WARREN, MI 480937133

Vehicle: 2023 DURANGO PURSUIT VEHICLE AWD (WDEE75)

Model:	Package:	Paint/Seat/Trim:	Options:	Sales Code	Description	MSRP(USD)
WDEE75	2BZ	APA	*A7	DURANGO PURSUIT VEHICLE AWD	41,415	
	ERC	PXJ	-X9	Customer Preferred Package 2BZ	0	
	DFT	APA	4DH	3.6L V8 24V VVT Engine Upg 1 w/ESS	0	
			4ES	8-Spd Auto 850RE Trans (Make)	0	
			MAF	DB Black Clear Coat	0	
			LNF	Monotone Paint	0	
			CUG	Cloth Bucket Seats W/Rear Vinyl	135	
			5N6	Black	0	
			4FM	Prepaid Holdback	0	
			4FT	Delivery Allowance Credit	0	
			142	Fleet Purchase Incentive	0	
			4EA	Black Left LED Spot Lamp	610	
			4FA	Police Floor Console	950	
			TB3071	Easy Order	0	
			YG1	Fleet Option Editor	0	
				Fleet Sales Order	0	
				Zone 42-Detroit	0	
				Sold Vehicle	0	
				Special Bid Ineligible For Incentive	0	
				Government Incentives	0	
				7.5 Additional Gallons of Gas	0	
					1,595	
				Total Price:	44,705	

Order Type: Fleet
Scheduling Priority: 1-Sold Order
Salesperson:
Customer Name:
Customer Address: USA

PSP Month/Week:
Build Priority: 99
PRICE QUOTE
\$40,434.00

GLENN BUTTERMORTH, FLEET MGR.

DATE: 10-04-2022

Note: This is not an Invoice. The prices and equipment shown on this priced order confirmation are tentative and subject to change or correction without prior notice. No claims against the content listed or prices quoted will be accepted. Refer to the vehicle Invoice for final vehicle content and pricing. Orders are accepted only when the vehicle is shipped by the factory.

LaFontaine CDJR-Lansing
6131 S. Pennsylvania Ave.
Lansing, MI 48911
517-394-1022-Direct
517-394-1205-Fax
mdeacon@lafontaine.com

Name: White Lake
 Address: _____
 City: _____ State: Mi Zip: _____
 Contact: Matthew Ivory
 Phone: 248.698.4401
 Email: mivory@whitelakepolice.com

Date: 10/4/2022
 Quote 100422

State of Michigan		
	2023 Dodge Durango Pursuit AWD 4x4	\$37,980.00
2BZ	3.6L V6	
A7X9	Black HD Cloth Bucket Seats w/vinyl rear	\$135.00
LNF	Black Left LED Spot Lamp	\$610.00
CW6	Deactivate Rear Doors/Windows	\$85.00
GXF	Fleet Alike (FREQ 1)	\$160.00
CUG	Police Floor Console	\$950.00
	Total for three Durango V6's \$119760.00	
	Note per contract delivery is available @ \$2.00 per one way mileage.	
	By signing the purchase agreement you agree to purchase of the vehicle or vehicles X _____	
	Total Cost:	\$39,920.00

Signed Michelle Deacon

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

DATE: October 11, 2022

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O’Neil, AICP
Community Development Director

SUBJECT: Cosmo’s Car Wash

Preliminary site plan approval
Property described as parcel number 12-20-276-034, located at the northwest corner of Highland Road (M-59) and Bogie Lake Road, consisting of approximately 1.88 acres, currently zoned (PB) Planned Business.

The preliminary site plan was considered by the Planning Commission at their regular meeting of October 6, 2022 at which time the **Planning Commission recommended approval of the preliminary site plan subject to the applicant addressing outstanding comments from the reviewers.** Please find enclosed the following related documents:

- ❑ Draft minutes of the October 6, 2022 Planning Commission meeting.
- ❑ Review letter prepared by the Township Engineering Consultant, Mike Leuffgen, dated September 27, 2022.
- ❑ Review letter prepared by the Township Staff Planner, Justin Quagliata, dated September 27, 2022.
- ❑ Review letter prepared by White Lake Township Fire Marshal, Jason Hanifen, dated September 26, 2022.
- ❑ Review letter prepared by DPS Director Aaron Potter, dated September 26, 2022.
- ❑ Site plan and elevations submitted by the applicant.

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

WHITE LAKE TOWNSHIP PLANNING COMMISSION

Township Annex, 7527 Highland Road
White Lake, MI 48383
October 6, 2022 @ 7:00 PM

CALL TO ORDER

Commissioner Anderson called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Roll was called.

ROLL CALL

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

Absent: None

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

Visitors: Approximately 20 members of the public were present

APPROVAL OF AGENDA

Commissioner Seeley moved to approve the agenda of the October 6, 2022 Planning Commission Meeting.

Commissioner Dehart supported and the **MOTION CARRIED** with a voice vote: 9 yes votes.

APPROVAL OF MINUTES

- a. Regular meeting minutes of September 1, 2022

Commissioner Meagher moved to approve the Minutes of September 1, 2022.

Commissioner Fine supported and the **MOTION CARRIED** with a voice vote: 9 yes votes.

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

None

PUBLIC HEARING

A. Cosmo's Car Wash

Location: Property described as parcel number 12-20-276-034, located at the northwest corner of Highland Road (M-59) and Bogie Lake Road, consisting of approximately 1.88 acres, currently zoned (PB) Planned Business.

Request: **To receive public comment on the proposed preliminary site plan for the above Planned Business zoned property, consisting of a 4,535 square foot automobile wash establishment.**

Applicant: EWM- Miller Wash, LLC
201 East Ogden Ave, Ste #18-1
Hinsdale, IL 60521

Applicant present: John Pellegrine of Development Management Associates and Cameron Ray, Head of Operations, EWM-Miller Wash, LLC

Director O'Neil clarified that the applicant is requesting preliminary site plan approval.

Mr. Quagliata presented the project as a car wash establishment that would have road access from the Meijer private drive. This parcel size was determined prior to the 10-acre ordinance requirement so it will not require a waiver for size. No wetland or floodplain is impacted at the site and it is a relatively flat lot. The applicant proposes 20 vacuum stations to the west of the building which will be covered by a canopy. The applicant has agreed to all engineering comments. There is a sidewalk along the Meijer private drive on the site plan that needs clarification. Public utilities are available to this site. There will be waivers requested; including the setback from Bogie Lake Road, the number of stacking spaces, window coverage for the front façade, loading space and dumpster enclosure location. The landscaping comments have been addressed. A community benefit of \$15,000 has been proposed to either the parks fund or sidewalk fund. As the applicant has agreed to address all comments, staff recommends approval.

Mr. Leuffgen presented the engineering review. The drive lane requirement adjacent to the handicap parking space has been satisfied. The number of stacking spaces are deficient. Details are needed for the dumpster enclosure. Clarification needed for the proposed sidewalk. Details are needed for the fire truck turning radius near the vacuum stalls. There is an area near the existing sign that will need grading for drainage. A storm water maintenance agreement is needed, whether they will fall under Meijer's or have their own agreement. A sanitary sewer oil/grit separator clarification is needed. Many of these items can be clarified on final site plan.

Commissioner Carlock inquired about the revised plans that were requested.

Mr. Quagliata stated that the revised plans have not been received yet but the applicant has committed to address all of the comments by staff.

Mr. Pellegrine stated that they agree to meet all of the recommendations from staff and engineering and that they are very interested in partnering with the Township.

Commissioner Fine inquired about water reclamation process for the car wash and how oil is contained.

Mr. Ray stated that there are a series of tanks in the ground that separate all the oil and grit. The first 3 tanks are pumped out every 6 months and there are oil sensors inside the tanks.

Commissioner Slicker inquired how this operation is different from other car wash operations in the area.

Mr. Ray stated that there are a greater number of attendants on site to assist customers. Attendants are highly trained and well paid, which motivates them to give high value of service to the community.

Commissioner Dehart inquired about the other out lot on the Meijer property and would like to see a shared driveway agreement.

Mr. Pellegrine stated that they have been in communications with the group considering developing that lot and they have shared the grading plan so that they can consider a plan for a shared driveway.

Commissioner Meagher is concerned with the community benefit.

Mr. Quagliata stated that the community benefit should be commensurate with the waivers requested.

Director O'Neil clarified that they typically consider not just the number of waivers requested, but the significance of the requested waiver.

Commissioner Anderson stated that a recommendation can be made at this step of the process and consideration can be modified before final site plan review.

Mr. Ray stated the community benefits that they intend to provide in addition to the \$15,000 would include Back to School drives, Teacher Appreciation Week, School District staff lunches, Annual Thanksgiving food drives and Annual Toys for Tots drive.

Commissioner Anderson inquired about the cost of the services.

Commissioner Anderson opened public comment at 7:32 p.m.

Ed Liker of 847 W. Oxhill Dr. is concerned about water runoff being tracked onto the road being dangerous when it ices over.

Mr. Ray stated that they have blowers which push the water into the water separators to reduce water run-off and the 20 feet before and at the exit concrete slabs are heated.

Commissioner Anderson closed public comment at 7:35 p.m.

Commissioner Dehart inquired when the waivers are granted.

The board deliberated the waivers that have been requested.

Commissioner Meagher moves to forward a favorable recommendation, subject to the applicant addressing all of the staff and consultant comments and recommendations to the Township Board, the preliminary site plan for the property described as parcel number 12-20-276-034, located at the northwest corner of Highland Road (M-59) and Bogie Lake Road, consisting of approximately 1.88 acres, currently zoned (PB) Planned Business.

Commissioner Seeley supported, and the MOTION CARRIED with a roll call vote (9 yes votes): (Anderson/yes, Dehart/yes, Carlock/yes, Fine/yes, Meagher/yes, Seeley/yes, Seward/yes, Slicker/yes, Ruggles/yes)

B. Black Rock

Location: Property described as parcel number 12-23-129-018, located south of Highland Road and east of White Banks Blvd, consisting of approximately 1 acre. Currently zoned as (GB) General Business.

Request: **Preliminary Site Plan Approval**

Special Land Use Approval- The applicant is requesting to construct a restaurant with outdoor dining.

Applicant: Black Rock White Lake, LLC

30553 S Wixom Road #300

Wixom, MI 48393

Applicant present: Wayne Perry with Design Engineering and Lonny Morganroth, owner of Black Rock

Director O'Neil clarified that the lot size is 2.7 acres, not 1 acre as indicated on the agenda. The driveway location on M59 may require a variance due to proximity to White Banks Blvd. A right lane deceleration taper on eastbound M59 has been indicated by the applicant's traffic engineer. The building materials will be presented at the final site plan review. The window percentage on the west façade is deficient by a small amount. The landscaping will be addressed at final site plan review. The number of parking spaces has been reduced to 128 spaces, due to the reduced size of the building. A sign variance would be requested for the location of the digital area of the proposed sign. The proposed sign on the east wall would require a variance. The door handles will not require a variance as they fall under incidental signage. Outdoor seating requires a special land use approval by the Commission. The hours of operation will need to meet the ordinance, the applicant has not indicated what hours they would be requesting. The lighting plan was revised to reduce the impact on the neighbors. No additional parking is needed for the outdoor seating. Staff recommendation for approval is subject to meeting all comments in the staff review letter and obtaining any necessary variances.

Commissioner Seeley inquired if they could reduce the number of parking spaces and still be within tolerances for the ordinance.

Director O'Neil stated that they could, however the applicant indicated that they believe they will need all of the spaces on the plan during weekends, holidays and special events. The applicant moved secondary access further north to accommodate the neighbors' request. Employees would be parking in the lot furthest from the door which reduces the noise in that area.

Mr. Leuffgen presented the engineering review. This site plan demonstrates engineering feasibility for this level of plan submittal. The storm sewer will require a permit from M-DOT to outlet into the road right of way. The site utilizes underground detention storage for storm water. There are possible contamination tanks near the Speedway. Environmental reports have been presented indicating no contamination impacting this site. Engineering is committed to reviewing the site to make sure there are no adverse impact on adjacent properties.

Commissioner Carlock inquired how many parking spots over what is required by the ordinance.

Director O'Neil stated there were 31 parking spots over the requirement of the ordinance.

Mr. Perry responded on behalf of the owner of Black Rock White Lake. MDOT has responded that the entrance on M59 has to move about 50 feet to the west, which will align with the convenience store across the street. They anticipate approval for the storm water drainage to drain to M59. Due to the utility easement on the southern property line, they are not able to plant any landscaping in that area. At the

request of staff, they have lowered the lights and have them facing the restaurant so that they will not impact the residences.

Commissioner Seeley inquired if the lighting continues around the parking lot.

Mr. Perry stated that it does.

Commissioner Carlock inquired if some parking spaces could be removed to increase landscaping.

Mr. Perry stated that the Black Rock restaurant has a high volume of customers at the end of the week and the weekend and they will need to utilize all of the parking spaces indicated on the plan.

Director O'Neil inquired about the revision to the parking lot with the entrance moving west on M59.

Mr. Perry presented an updated site plan which indicates the change to the entrance and parking spaces. The handicap spaces move to the curb and closer to the front door, which is a better location for them.

Commissioner Ruggles inquired about the entrance shift on White Banks Blvd. to the north and noted that it appears they have made effort to accommodate the residents.

Commissioner Slicker inquired about a line on the west side of the rear parking indicated on the site plan.

Mr. Perry stated that it is an existing retaining wall that belongs to the neighbors, which is encroaching on their property.

Commissioner Anderson opened public comment at 8:19 p.m.

Dan Torossian of 844 E. Oxhill is concerned about the entrances on M59 and on White Banks Blvd.

Brenda of 232 Cranberry Beach is concerned about traffic to get into her home and would like a traffic light.

Heather Emerson of 846 W. Oxhill is concerned about traffic and believes a traffic light would alleviate much of the problem. Ms. Emerson would like to see less parking spaces and would like to see a "no outlet" sign on White Banks Blvd. She is also concerned about the possibility of outdoor speakers, what the hours would be and if they would play music or just be for announcements.

Bill of 232 Cranberry Beach is concerned about storm water run-off during winter with snow removal.

Christopher Emerson of 846 W. Oxhill is also concerned about traffic coming into his neighborhood and the peninsula of parking near the residences.

Ed Liker of 847 W. Oxhill Dr is concerned about traffic on M59 and the weeds being maintained between the retaining wall and privacy fence.

Lois Demers of 860 W. Oxhill Dr would like to see the parking spaces removed so they are not next to the residential lot.

Theresa Bismack of 548 E. Oxhill Dr. is concerned about traffic as well and would like to see a traffic light at this location.

John Hunt of 871 Oxhill Dr would like to speak with Mr. Perry. He is very concerned about the grading next to his house where the parking lot will be and does not want to have the parking lot next to his property.

David Youngquist of 669 Robar Circle doesn't believe this restaurant will be successful at this location.

Debbie Torossian of 844 E. Oxhill inquired if there is a screen wall at the end of the parking area, where the location of the dumpster will be and about the lighting plan. She also inquired if there has to be two entrances.

Director O'Neil addressed the lighting and stated that no outdoor speakers are allowed. The Township has no authority over traffic lights on M59, only MDOT can authorize a new traffic light and encouraged the residents to appeal to MDOT to consider a traffic light at that location.

Commissioner Anderson closed public comment at 8:48 p.m.

Mr. Perry addressed the storm water and snow melt retention on the site, acknowledged the drainage challenges and stated that they propose to raise the site and have it slope inwards towards the drain for the underground detention. Under the parking lot will be a large, underground detention infiltration system. The dumpster location is near the building, not in the south parking lot, and parking islands are a requirement of the ordinance.

Mr. Morganroth founder of Black Rock is a Lakeland High School graduate and is happy to bring this restaurant home. Mr. Morganroth purchased the property in 2002 and removed the dilapidated building years ago. He believes that the restaurant will be successful at this site and stated that he gives back to the community where they have restaurants. They will have 150 employees.

Commissioner Anderson thanked Mr. Morganroth for speaking.

Commissioner Carlock inquired about the second entrance on White Banks and if it was eliminated would it change the location of the parking spaces.

Director O'Neil stated that a traffic engineer would need to address the issue.

Commissioner Seeley stated that the second entrance could keep traffic from entering the neighborhood looking for the entrance to the restaurant.

The board deliberated the two proposed entrances to the restaurant.

Director O'Neil stated that the "no outlet" sign on White Banks Blvd. was an excellent idea and encourages the residents to request that of the Road Commission, and the Township will request it as well.

Commissioner Carlock inquired about "no parking" signs on White Banks Blvd.

Director O'Neil stated that the Road Commission would need to address that request and that it is a long process that involves the Michigan State Police.

Commissioner Seward moved to approve the Special Land Use subject to all staff and consultant review comments being addressed and obtaining approval of final site plan approval for the property described as parcel number 12-23-129-018, located south of Highland Road and east of White Banks Blvd, consisting of approximately 1 acre. Currently zoned as (GB) General Business

Commissioner Fine supported, and the MOTION CARRIED with a roll call vote (9 yes votes): (Anderson/yes, Dehart/yes, Carlock/yes, Fine/yes, Meagher/yes, Seeley/yes, Seward/yes, Slicker/yes, Ruggles/yes)

Commissioner Meagher moves to forward a favorable recommendation, subject to the applicant addressing all of the staff and consultant comments and recommendations, upon Zoning Board of Appeals approvals and posting that the parking area known as “the leg” will be posted as Employees Only, to the Township Board, the preliminary site plan for the property described as parcel number 12-23-129-018, located south of Highland Road and east of White Banks Blvd, consisting of approximately 1 acre. Currently zoned as (GB) General Business.

Commissioner Fine supported, and the MOTION CARRIED with a roll call vote (7 yes votes): (Anderson/yes, Dehart/no, Carlock/no, Fine/yes, Meagher/yes, Seeley/yes, Seward/yes, Slicker/yes, Ruggles/yes)

CONTINUING BUSINESS

None

NEW BUSINESS

None

OTHER BUSINESS

- A. New Hope Landscape Reduction Request

Applicant present: Rumi Shahzad of New Hope White Lake, LLC

Director O’Neil stated Site Plan for this approval was granted in July of 2020. This request for modification will need to be forwarded to the Township Board for approval as it will necessitate an amendment to the Planned Development Agreement.

Mr. Shahzad addressed the request to scale back the overall landscaping of the project, noting that there are large forested areas on the site which remain natural area. They accommodated a request of one neighbor who could see the building from their home and installed a fence. Mr. Shahzad proposes that the current, existing trees and the new landscaping be adequate as built.

Director O’Neil stated there are three options: approve this request as it is, deny the request and have him add the trees or suggest something else.

Commissioner Anderson inquired what landscaping is lacking.

Director O’Neil stated the deficiency is in the courtyard area and all screening landscaping has been provided.

The board deliberated the landscaping deficiencies and if variances were granted.

Rick Brown of 8159 High Point Trail shared that he is a nearby resident and his sister will be a resident of New Hope White Lake. Mr. Brown would like to see the facility open soon.

Commissioner Carlock moves to forward a favorable recommendation to the Township Board to allow a general 40% reduction in landscaping that the landscaper and land owner find most useful and subject to administrative review.

Commissioner Seeley supported, and the MOTION CARRIED with a roll call vote (9 yes votes): (Anderson/yes, Dehart/yes, Carlock/yes, Fine/yes, Meagher/yes, Seeley/yes, Seward/yes, Slicker/yes, Ruggles/yes)

B. Master Plan Update

Director O'Neil presented a brief update on the RFP for the Master Plan. Seven firms were sent Request for Proposals and 2 firms have responded. They will present to the Planning Commission at the next meeting.

LIAISON'S REPORT

Commissioner Ruggles stated that the Township Board approved the Capital Improvement Plan. The Road Commission of Oakland County has approved the potential road design entrance to the new Town Hall on Elizabeth Lake Road. The Board also approved DLZ to do the engineering for the project.

Commissioner Dehart reported that the Zoning Board of Appeals states that the sign ordinance needs to be discussed.

Commissioner Carlock reported that they are working on the 5-year Parks & Rec plan. They will be meeting with the National Park Service regarding threatened and endangered species. Trunk or Treat next Saturday.

DIRECTOR'S REPORT

None

COMMUNICATIONS

NEXT MEETING DATES: October 20, 2022
November 3, 2022

ADJOURNMENT

Commissioner Fine moved to adjourn the meeting at 9:53 PM
Commissioner Carlock supported and the MOTION CARRIED with a voice vote: 9 yes votes



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

September 27, 2022

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

RE: Cosmo’s Car Wash- Preliminary Site Plan Review – 2nd Review

Ref: DLZ No. 2245-7382-08

Design Professional: Kimley-Horn of Michigan, Inc.

Dear Mr. O’ Neil,

Our office has performed a Preliminary Site Plan review for the above-mentioned revised plan dated August 30, 2022. The plans were reviewed for feasibility based on general conformance with the Township Engineering Design Standards.

General Site Information

This 1.881 acre site is located at the northwest corner of M-59 and Bogie Lake Road.

Site Improvement Information:

- Construction of an approximately 4,535 sf manned car wash.
- Associated paved and curbed parking area, including an ADA parking space.
- Water and sanitary sewer service.
- Storm water management facilities.

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

Note that comments from our review letter dated July 13, 2022 are in *italics*. Responses to those comments are in **bold**. New comments are in standard font.

- a) *Plan shall be sealed and signed by a State of Michigan Registered Professional Engineer.* **Comment addressed.**
- b) *A barrier free ramp placed next to the ADA parking space shall be required within the sidewalk that is proposed adjacent to the building. Note that 7’ wide sidewalk adjacent to building shall be raised*



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

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September 27, 2022
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sidewalk. **Comment addressed. A barrier free ramp is now shown on plan. Design engineer states that the 7' wide sidewalk adjacent to the building shall be a raised sidewalk.**

- c) *ADA parking space shall be van accessible per Zoning Ordinance 5.11. O.iii. In addition, we recommend the proposed ADA space be relocated further north as the current location may present a safety hazard to ADA loading and unloading; the exit only lane is adjacent to the ADA loading area and drivers exiting the vacuum area through the exit only lane may either cut into the loading area or not see loading or unloading activities due to view obstruction from van type vehicles parked in the ADA space. We defer to Township Planning on the proposed 12' dimension for the exit only lane as typically 20' lanes are required.* **Comment partially addressed. The ADA space and associated loading area are now dimensioned for van accessibility per Township Zoning Ordinance. The space has also been located further north, and a curbed section has now been added between the loading area and the Exit Only Lane. We continue to defer to Township Planning on the proposed 12' dimension for the exit only lane as typically 20' lanes are required.**
- d) *Show drive thru stacking spaces and number requirement on plan per Zoning Ordinance 5.11. M.i. Additionally, stacking spaces shall be 9' wide and 20' long per Zoning Ordinance 5.11.M.i.e.* **Comment partially addressed. Stacking spaces per Ordinance are now shown; however, only 31 of the 35 required stacking spaces are shown. We defer to the Township regarding whether a variance shall be required for the 4 stacking spaces that cannot be provided.**
- e) *Additional details regarding the dumpster enclosure shall be required as outlined in Zoning Ordinance 5.19.N.i. a-d. Detail shown on architectural drawing is insufficient.* **Comment partially addressed. Items a.-c. of Zoning Ordinance 5.19.N.i. have been provided; however, Item d. details have not been shown on Site Plan Sheet C1.0 as indicated by the design engineer in their response letter.**
- f) *Show construction of northern sidewalk to western property line.* **Comment partially addressed; it now appears that the applicant is proposing sidewalk along the entire south side of Meijer Drive. Please clarify.**
- g) *Referencing Key Note 3 on Site Plan Sheet C1.0, dual parking lot striping is required per Zoning Ordinance 5.11.Q. xi.* **Comment addressed. Detail has now been provided on Sheet C6.0.**
- h) *The three proposed parking spaces to the north indicate there will be three employees maximum on site at one time. Is this number accurate and does it include persons drying vehicles after they exit the car wash? Does this number include on site management?* **Comment addressed. Parking space number has been updated and shown to reflect accurate number of onsite employees.**
- i) *Provide fire truck turning radii plan that also demonstrates ingress, internal circulation, and egress of fire trucks on the site.* **Comment partially addressed. A Fire Truck Exhibit Plan has been provided showing the required movements of a 40' long truck. DLZ notes that the movement requires the truck to traverse a "Compacted Gravel" section between mountable curbs from the stacking lane and the vacuum area. Please provide additional details regarding the "Compacted Gravel" cross section on the Construction Detail Sheet as referenced on the plans.**
- j) *Add note to plan indicating that applicant/ owner shall repair and /or clean up (a lot of grass growing in between existing sidewalk slabs) any of the existing sidewalks located along property frontages.* **Comment addressed. A note has been added to the plan.**



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT-Cosmo's Car Wash- PSP Review.02
September 27, 2022
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- k) *Show pre versus post development storm drainage that is being routed to the existing storm sewer structure near the corner of Highland Road and Bogie Lake Road. **Comment outstanding. Provide estimated pre- and post -development Q values. In addition, remove all references on this sheet (C4.0) to 13 Mile Road.***
- l) *It is recommended that the low area adjacent to the existing Meijer sign be regraded (in cooperation with Meijer) for positive drainage. **Comment remains. Design engineer indicates that they have discussed this item with Meijer and have received approval to do the regrading. A written agreement or written permission from Meijer will be required prior to FSP/FEP approval.***
- m) *The proposed sanitary sewer pipe diameter shall be required to be 8" diameter (8" required if pipe length > 150'). **Comment partially addressed. An 8" diameter pipe is now indicated; however, remove reference to 6" diameter pipe from S1 to Ex. MH on Sheet C3. 0.***
- n) *The applicant will need to provide information detailing whether this site falls under the Meijer Storm Water Management Facilities Easement, Maintenance Agreement and Lien document or if a new agreement will be required for this development. Likely a new agreement will be required and supporting exhibits will need to be provided. **Comment remains. Design engineer indicates this will be done at time of FSP/FEP submittal.***
- o) *The plans for the retention basin east of Bogie Lake Road do not show any form of pretreatment; Township engineering design standards require pretreatment of stormwater prior to release to a detention or retention basin therefore pretreatment will need to be provided at the site prior to release to the existing storm system. **Comment addressed. A Contech pretreatment structure is now proposed prior to discharge of storm water to the existing storm sewer system.***
- p) *Clarification on the water reclaim system will be required along with coordination with White Lake Township DPS and Oakland County WRC regarding the potential need for an additional external 1000-gallon oil/grit separator; a 4' diameter sampling MH located downstream of the oil/sand separator shall also be provided. **Comment partially addressed. An oil/grit separator has now been provided but the volume will need to be specified. A monitoring manhole has now been provided downstream of the oil/grit separator. We continue to note that clarification on the water reclaim system will be required with White Lake Township DPS and Oakland County WRC.***
- q) *The diameters of the two existing storm sewer stubs as shown on the survey sheet shall be verified. Our records indicate stub pipe diameters of 15". **Comment outstanding. Design engineer notes that they are in the process of having their surveyor confirm pipe size.***
- r) *We defer to the Township Fire Department regarding hydrant coverage. **Comment remains.***
- s) *ADA parking spaces will need to meet ADA standards in terms of slopes and dimensions; further details will be required at the time of Final Site Plan/Final Engineering Plan submittal. **Comment remains.***
- t) *Preliminary grading of the site has been proposed and demonstrates general drainage patterns; additional grades for greenspace areas will be required at time of Final Site Plan/Final Engineering*



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT-Cosmo's Car Wash- PSP Review.02
September 27, 2022
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Plan review to ensure positive drainage on entire site. Comment remains. In addition, details regarding the proposed retaining walls shall be provided on the FSP/FEP.

- u) We note that the proposed curb type has been revised to a MDOT Type E curb which does not include an integrated gutter. This is not recommended when water will be collected and conveyed along the curb line which appears to be the intent with this plan set. DLZ recommends revising curb type to a MDOT Type C or F curb with an integrated gutter pan.

Recommendation

The revised plan submittal addressed many of our previous comments however there are several items that require further clarification prior to DLZ recommending approval. To help facilitate our review of the revised, resubmitted plan, please provide a response letter addressing the above comments.

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

Sincerely,

DLZ Michigan

Michael Leuffgen, P.E.
Department Manager

Victoria Loemker, P.E.
Senior Engineer

Cc: Justin Quagliata, Community Development, *via email*
Hannah Micallef, Community Development, *via email*
Aaron Potter, DPS Director, White Lake Township, *via email*
Jason Hanifen, Fire Marshall, White Lake Township, *via email*

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WHITE LAKE TOWNSHIP PLANNING COMMISSION

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission

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

DATE: September 27, 2022

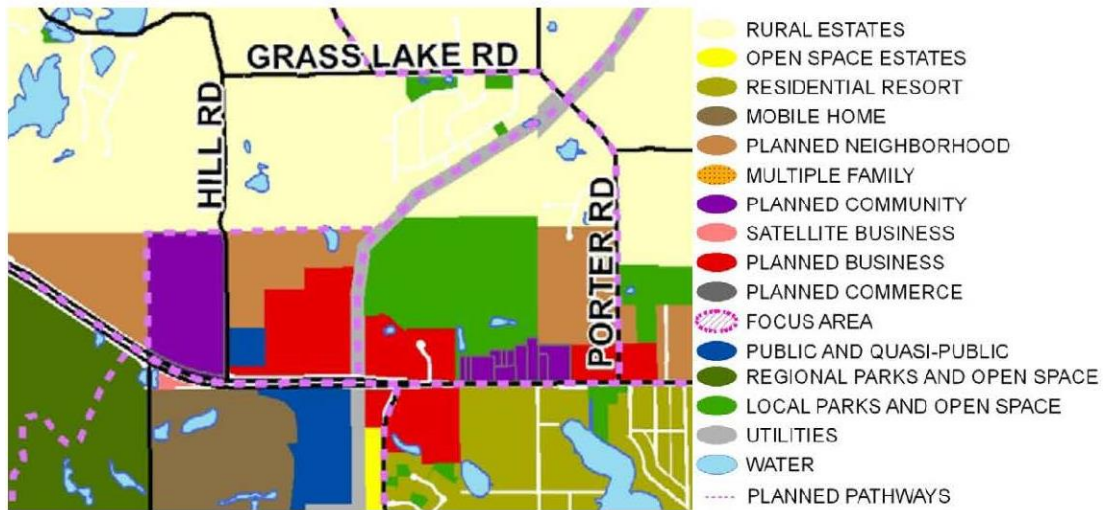
RE: Cosmo’s Car Wash
Preliminary Site Plan – Review #2

EWM-Miller Wash, LLC has requested preliminary site plan approval to construct an approximately 4,535 square foot automobile wash establishment (the building dimensions shall be labeled on the site plan and the exact square footage provided) (**Comment partially addressed. Building dimensions have been added to the site plan. The ± symbol before the building square footage shall be removed**) on Parcel Number 12-20-276-034 (the parcel number shall be provided in the title on the Coversheet and in the title blocks on Sheets C1.0, C2.0, C3.0, L1.0, and L2.0). (**Comment addressed. The parcel number has been added to the title on the coversheet and title block**). The 1.88-acre subject site is a Meijer outlot, zoned PB (Planned Business), and located at the northwest corner of Bogie Lake Road and Highland Road (M-59). A legal description of the property shall be provided on the Coversheet. (**Comment addressed. The legal description has been added to the Coversheet**). Furthermore, the site plan shall be sealed by the civil engineer who prepared the plans (only Sheet C1.0 is sealed on the two submitted hard copies of the plan set; a seal is not provided on the digital plans submitted electronically). (**Comment partially addressed. The site plan has been sealed by an engineer. However, original (wet) seal and signature are required**). Similarly, the building elevations shall be sealed by the registered architect who prepared the plan. (**Comment partially addressed. The elevations have been signed and sealed by the registered architect who prepared the plan. However, original (wet) seal and signature are required**).

Master Plan

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

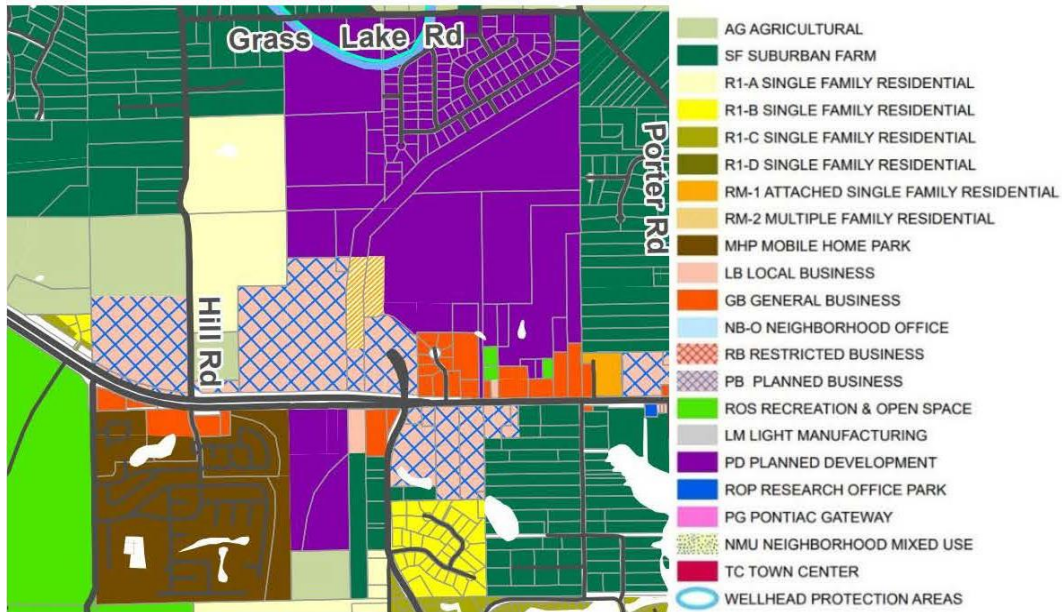
FUTURE LAND USE MAP



Zoning

Automobile wash establishments are principal permitted uses with site plan review and approval in the PB zoning district. A minimum lot area of 10 acres is required in the PB District (the PB district does not have a minimum lot width requirement). The subject site contains 194.53 feet of frontage along Highland Road (south), 383.91 feet of frontage along Bogie Lake Road (east), 170.11 feet of frontage along the Meijer private drive (north), and 1.88 acres of lot area. While the lot area does not meet the minimum requirement, the Meijer outlots were contemplated at the time of the initial development. A waiver from the minimum area requirement is not necessary.

ZONING MAP



Physical Features

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

Access

The Meijer Development Agreement prohibits any outlot from having direct access and/or a curb-cut onto Highland Road (M-59). A proposed driveway to the Meijer private drive would provide access to the site. Two-way undivided driveways shall have a throat width of 25 feet. **The throat width shall be increased by one foot, from 24 feet to 25 feet** (throat length is the distance parallel to the centerline of a driveway from the public or private road right-of-way or access easement to the first on-site location at which a driver can make a right-turn or left-turn). **(Comment outstanding. See comment on following page regarding gutter pan).**

While the access arrangement proposed could serve the site, the Applicant shall work with a developer who submitted a concept plan for the yet to be divided Meijer outlot to the west of the subject site. A preliminary site plan for the neighboring property may be submitted in September. **A shared driveway/between-site service drive shall be planned and generally parallel the subject site's west property line.** (Comment outstanding. The Applicant is coordinating with a potential developer of the neighboring site on a shared driveway). The shared driveway/between-site service drive may straddle the property line to facilitate the most effective shared use of the drive, the sharing of construction and maintenance costs between involved property owners, and the minimization of impervious surfaces in a developing area. **An access easement ensuring cross-access rights for the general public shall be provided, in addition to a written agreement between the involved property owners assigning responsibilities for construction and long-term maintenance.** (Comment remains as a notation).

All dimensions for drive widths and vacuum bay/parking space depth shall be revised. The site plan measures drive widths to the face of curb; road measurement surface is taken between the edges of the gutter pan (drive width shall be provided between the edges of the gutter pan). Furthermore, gutter pan shall not be included in the measurement of parking space depth. (Comment outstanding. MDOT Type E concrete curb is proposed throughout the site, which is unacceptable. A curb type with integrated gutter pan shall be provided. Revise the plans and address the comment regarding road surface measurement and parking space depth accordingly.) **General Note 1 on the site plan shall be revised accordingly.** (Comment outstanding. See previous comment).

The zoning ordinance requires a minimum six-foot-wide sidewalk placed one-foot from the inside edge of the right-of-way along the Bogie Lake Road property frontage, and a minimum eight-foot-wide sidewalk along the Highland Road property frontage. Sidewalks along the aforementioned frontages were constructed by Meijer at the time of the initial development **(the widths of the existing sidewalks shall be dimensioned on the site plan).** (Comment addressed. Existing sidewalk widths are dimensioned on the site plan). **The Applicant shall be required to repair/replace any broken sections of concrete within the frontage sidewalks adjacent to the site along Bogie Lake Road and Highland Road, as determined by the Township Engineering Consultant.** (Comment remains as a notation).

A six-foot-wide sidewalk is required along the Meijer private drive. The site plan shows a proposed sidewalk (the width shall be dimensioned on the plan) extending partially across the northerly frontage; the concrete sections shall be constructed through the driveway to the west property line. (Comment partially addressed. The proposed sidewalk has been dimensioned along the Meijer private drive. While the concrete walk has been extended to the west property line, the site plan shows the sidewalk being constructed offsite along the south side of the Meijer private drive. The Applicant shall clarify the extent of sidewalk construction).

Utilities

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

Staff Analysis

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

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

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

The following standards for automobile wash establishments found in Article 4, Section 11 of the zoning ordinance must also be utilized:

- A. *Buildings shall be set back sixty (60) feet from the existing or proposed right-of-way line. **Based on the dimension labeled on the site plan, the proposed front yard setback from the east property line is 50.6 feet (the setback listed in the Provided column in the Site Data Table shall be revised (approximations prohibited)) (Comment addressed. The Site Data Table has been revised); therefore, a waiver is required. (Comment remains as a notation. A 9.4-foot waiver is required). Furthermore, the three other setbacks listed in the Provided column are also incorrect and shall be revised; setbacks are measured from the closest point of a building to the property line (approximations prohibited). (Comment partially addressed. The setback listed as provided from the Meijer private drive is 152 feet. The site plan shows 144.1 feet to the building corner. Revise for consistency). In addition to being listed in the aforementioned table, all setback dimensions shall be labeled on the site plan. (Comment addressed. All building setback dimensions have been labeled on the site plan). The Site Data Table shall also be revised to identify the two side setbacks as frontages. (Comment addressed. The Site Data Table has been revised). The Required column in the aforementioned table is also incorrect and shall be revised; the required setback from Bogie Lake Road and the Meijer private drive is 60 feet, not 50 feet. (Comment addressed. The Site Data Table has been revised). Per the Meijer Development Agreement, the Highland Road setback requirement for this outlot is 75 feet, not 50 feet as listed in the Site Data Table nor 60 feet as prescribed in the zoning ordinance. (Comment addressed. The Site Data Table has been revised).***
- B. *Entrance and exit drives shall be no less than one hundred (100) feet from any street intersection and at least two hundred (200) feet from any residential district. The nearest street intersection (Bogie Lake Road and Meijer private drive – to the east) is approximately 122 feet from the proposed driveway. Additionally, the proposed driveway exceeds the minimum 200-foot setback from a residential zoning district.*
- C. *Waiting spaces shall be provided in an amount equal to seven (7) times the maximum automobile capacity within the building. No vehicle shall be permitted to wait or stand within a dedicated right-of-way. **The site plan shall show nine-foot-wide and 20-foot-long stacking/waiting spaces, and an Off-Street Parking Requirements table shall be provided on the site plan showing the required and proposed stacking spaces and employee parking. (Comment addressed. However, only 31 of the 35 required stacking spaces are provided. A four-space waiver is required).***
- D. *The site shall be drained so as to dispose of all surface water in such a way as to preclude drainage of water onto adjacent property or heavy tracking onto a public street. A combination of alternatives may be used, including, but not limited to, blowers, hand-drying, length of exit drive and general site design. The Community Development Department defers to the Director of Public Services and Township Engineering Consultant on the stormwater management plan for the site.*

- E. *The site plan shall detail the location of all proposed vacuum stations. These areas shall be located so as not to conflict with any required parking, drive, or automobile standing areas. Self-contained, covered waste receptacles shall be provided at each proposed vacuum station to provide convenient disposal of customer refuse. Vacuum bays/stations (quantity: 21) are located west of the building (21 spaces – 14 feet by 20 feet in size); **however, waste receptacles for each vacuum station are not shown. A note shall be added to the site plan stating waste receptacles are mounted at each vacuum station. (Comment outstanding). Trash receptacles are required to be of commercial quality and complement the building design and style. A trash receptacle detail shall be provided at final site plan. (Comment remains as a notation).*** The zoning ordinance states no noise, as measured from a property line, exceeding 70 dB(A) from 6:00 a.m. to 9:00 p.m. or 65 dB(A) from 9:00 p.m. to 6:00 a.m. shall be emitted. The Planning Commission may require a predictive noise analysis be submitted to demonstrate noise levels for the site will not exceed the performance standards. **Staff recommends reducing the number of vacuum stations by eliminating the westerly nine vacuum bays. (Comment remains as a notation. One vacuum station from the easterly bay has been eliminated. The response letter provided to the first review indicates the carwash operator will provide vacutech elevations once finalized with the equipment vendor).**
- F. *An outdoor lighting plan shall specify the type of fixtures to be used, light intensity, and method of shielding the fixtures so that light does not project onto adjoining properties or on any public or private street or right-of-way. Dropped fixtures shall not be allowed. The site plan shall include a photometric plan and catalog details for all proposed fixtures. Outdoor lights must meet the performance standards of Section 5.18. Information on site lighting will be provided and reviewed in detail during final site plan. **(A photometric plan was included with the latest submittal. See Pages 15 and 16 of this review).***
- G. *A screen wall or obscuring fence shall be provided on those sides abutting a residential district, in accordance with the provisions of this Ordinance. The site does not abut a residential district.*

Building Architecture and Design

In accordance with the M-59 architectural character requirements, exterior building materials shall be comprised primarily of high quality, durable, low maintenance material, such as masonry, stone, brick, glass, or equivalent materials. Buildings should be completed on all sides with acceptable materials (consideration should be given to the side and rear facade design as all sides of the proposed building are visible from a street). The proposed materials for the 30-foot-tall building are a mix of EFIS (exterior insulation finishing system), Trespa ventilated facade system, brick (likely veneer – not specified on the building elevations **(this clarification shall be made)**) **(Comment outstanding. No information on the brick type has been provided)**, split-face concrete masonry unit (CMU), and metal copings, trims, and canopies. **The building materials do not meet the architectural requirements of the Township, and the building is not designed to create a pleasing appearance. CMU, EFIS, and the Trespa facade system are not considered high-quality materials. (Comment addressed. The aforementioned materials are no longer proposed).**

Seventy (70) percent of all elevations of the building should be covered with some type of brick or cultured stone product. (Comment addressed. Material calculations have been provided on the building elevations showing a majority of the building is finished with glass, brick, and stone. Detailed information on the brick and stone shall be provided at final site plan). The currently proposed color scheme of the building should also be revised; black and grey building material colors are not compatible with or complimentary to the architectural character of surrounding buildings in the Meijer PB district. A brown/tan/taupe color scheme should be utilized on the building. (Comment addressed. An earth tone color scheme is proposed for the building). If any of the Trespa facade system is proposed on the revised building elevations, the color shall be revised to complement the brick and/or stone product utilized. The blue color is considered a sign, which would not be allowed on other buildings in the Township. (Comment addressed. The blue Trespa facade system is no longer proposed).

The color of the tile (it appears to be orange) shall be clarified. A neutral color tile shall be provided.

All buildings shall have windows at eye level covering at least 30 percent of the front facade (north, south, and east elevations of the building). The building elevations shall be revised to provide the required windows, and a window coverage calculation shall be provided in the materials table on the building elevations. (Comment addressed. However, the south facade has 29% window coverage. Therefore, a 1% waiver is required).

No overhead doors shall face the street, unless approved by the Planning Commission based upon a finding that the door is recessed back from the front facade and properly screened from public view. The overhead doors are not recessed back from the other portions of the facade; the plans shall be revised to achieve such recession. (Comment addressed. The carwash overhead doors are recessed anywhere from approximately two and no more than five feet back from the front (north and south facades). Additionally, the Planning Commission must determine if the overhead doors are properly screened from view; the doors should not be visible from the adjacent roadways. (Comments remain as a notation).

A sample board of building materials to be displayed at the Planning Commission meeting and elevations in color are required by the zoning ordinance and must be submitted at final site plan. Additionally, the address (street number) location shall be shown on the building. Six-inch-tall numbers visible from the street shall be required. The address location is subject to approval of the Fire Marshal. (Comments remain as a notation).

Parking

In addition to the required stacking spaces (which must be provided as described on Page 5 of this review), one parking space per each employee (working on the largest shift) must be provided. Three standard parking spaces are proposed north of the building. **The Applicant shall verify the number of employees working on the largest shift and provide this information on the Off-Street Parking Requirements table (which must be provided as described on Page 56 of this review).** (Comment partially addressed. The response letter provided to the first review indicates there will be four employees on site during the largest shift. An additional parking space has been added. However, the Site Data/Off-Street Parking Requirements table shall be updated to list four standard spaces in the Required column).

The zoning ordinance requires each individual parking space be delineated by dual stripes, two feet apart centered on the dividing lines and painted white. The site plan shall be revised to indicate the required striping. Additionally, a parking stall striping detail shall be provided for the barrier-free space and access aisle as well as the standard space. (Comment partially addressed. Dual striping has been indicated on the site plan. However, the standard parking stall striping detail on Sheet C6.0 shall be updated to indicate white striping). **A “Van Accessible” sign detail for the barrier-free parking shall also be provided.** (Comment outstanding, a “Van “Accessible” sign detail was not provided (a standard accessible parking sign detail has been provided). Revise accordingly). **A five-foot-wide access aisle south of the barrier-free space is proposed. In accordance with the zoning ordinance and Americans with Disabilities Act (ADA), the adjacent access aisle shall be eight-feet-wide.** (Comment addressed. The access aisle has been widened to eight feet). **Staff also concurs with the DLZ comment regarding the location of the barrier-free space. Currently the access aisle is adjacent to the “Exit Only” lane, which could be a safety issue. The barrier-free space shall be relocated north.** (Comment addressed. The ADA space has been moved further north and a curbed section (landscape island) has been added between the ADA space and “Exit Only” lane).

DLZ deferred compliance regarding the width of the “Exit Only” lane (Item C, Page 2 of the DLZ review letter dated July 13, 2022) to the Community Development Department. As this lane would serve as a bailout for vehicles not wishing to enter the car wash and not intended for general traffic circulation or emergency access, the 12-foot width is compliant. In terms of emergency access, it appears the purpose of the approximately 30-foot-wide area (which appears to be a rock bed – **(this clarification shall be made)**) (Comment partially addressed. **An aggregate detail for the compacted gravel shall be provided on Sheet C6.0. The material shall accommodate fire apparatus and is subject to approval by the Fire Marshal**) between the southerly drive aisle and vacuum bay/station area bordered by mountable curb could accommodate an emergency vehicle if necessary.

A snow storage plan was not provided. Information on method of snow storage shall be provided at final site plan. (Comment outstanding). Winter maintenance of parking lot landscape islands shall be required where heavy applications of salt and de-icing products occur through the use of salt tarps which minimize soil absorption and ultimately reduce plant disorders. (Comment remains as a notation).

Off-Street Loading Requirements

The zoning ordinance requires one loading space for a development of this size. Such loading and unloading space must be an area 10 feet by 50 feet, with a 15-foot height clearance. **No loading space is proposed; therefore, a waiver is required. (Comment outstanding. A waiver is required).** Item C, Page 2 of the DLZ review letter dated July 13, 2022 seems to suggest the “Exit Only” lane is intended to serve as the loading/unloading space. Unless DLZ received information not provided to the Township, nothing in the application or on the plans indicates this area is intended to serve as the loading/unloading space. Additionally, the length of the “Exit Only” lane is noncompliant with the requirement for a loading/unloading space. Furthermore, based on the building elevations it appears product deliveries would occur at the north side of the building. **The Applicant shall provide an explanation for the purpose of the second overhead door on the north elevation. (Comment rescinded. The building elevations show the second overhead door on the north elevation has been removed).**

Trash Receptacle Screening

The zoning ordinance requires dumpsters to be surrounded by a six-foot-tall wall on three sides and an obscuring wood gate on a steel frame on the fourth side, located on a six-inch concrete pad extending 10 feet in front of the gate, with six-inch concrete-filled steel bollards to protect the rear wall and gates. **A concrete pad extending 10 feet in front of the gate is not proposed; therefore, a 10-foot waiver is required. (Comment partially addressed. A cross-section detail displaying depth of the heavy-duty concrete pavement shall be provided on Sheet C6.0).** The zoning ordinance also states dumpsters and trash storage enclosures shall be constructed of the same decorative masonry materials as the buildings to which they are accessory. Brickform concrete (simulated brick pattern) or stained, decorative CMU block are not permitted where the principal building contains masonry. Plain CMU block is also prohibited. **As a condition of site plan approval, the dumpster enclosure shall match the same brick/cultured stone (which must be provided as described on Page 6 of this review) as the facade of the building with a steel-backed wood gate painted a complementary color to the brick/cultured stone. A trash enclosure detail shall be provided showing compliance with the zoning ordinance and incorporation of the aforementioned design elements. The enclosure detail on the building elevations is unacceptable. (Comment outstanding. A gate detail shall be provided (material not indicated on plan). A bollard detail shall be provided).**

The proposed enclosure is located northwest of the building. The zoning ordinance prohibits trash enclosures within a required front yard setback, and does not allow enclosures closer to the front lot line than the principal building. The proposed dumpster enclosure is located closer to the Meijer private drive than the automobile wash building. **A waiver is required to project into the front yard.** (Comment outstanding. A waiver is required (the extent of which shall be dimensioned on the site plan)).

At the time of trash pick-up, the location of the dumpster enclosure could cause conflict with traffic entering and exiting the site. The dumpster enclosure location should be evaluated when considering circulation around the site. (Comment remains as a notation. The response letter provided to the first review indicates the carwash operator prefers to coordinate off-hours pickup or manage traffic flow with site staff. The Community Development Department suggests the Planning Commission consider requiring a traffic engineer evaluate the proposed location of the dumpster enclosure relative to onsite traffic circulation).

Landscaping and Screening

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

- Interior Landscaping Requirements: for every new development requiring site plan review, except site condominiums as regulated in Article 6, Section 1, interior landscaping areas shall be provided, equal to at least 15 percent of the total lot area. These landscaped areas shall be grouped near all building entrances, building foundations, pedestrian walkways, and service areas, and may also be placed adjacent to fences, walls, or rights-of-way. These planting areas shall be so located as to breakup an otherwise continuous abutment of building facade with sidewalks and/or parking areas. All interior landscaping shall provide one large deciduous, small ornamental deciduous, or evergreen tree and five shrubs for every 300 square feet of required interior landscaping area.

- **Parking Lot Landscaping:** within every parking area containing 10 or more spaces, there shall be parking lot landscaping in accordance with this Subsection. These landscaping areas shall be located so as to better define parking spaces and drives. Landscaping on the perimeter of the parking lot does not satisfy the parking lot landscaping requirement. Island locations shall also be considered in a manner that will assist in controlling traffic movements. The requirements, for trees and islands, may be modified when it is found through careful coordination of parking lot landscaping with peripheral and building plantings an unnecessary duplication of plantings would be created. In addition, consideration shall be given to situations when an excess number of small islands would be created that would only serve to disrupt reasonable traffic patterns and maintenance activities. **The landscape island south and west of the vacuum bays/stations is considered parking lot landscaping. Both the interior landscaping and parking lot landscaping calculations on Sheet L2.0 shall be revised. Additionally, parking lot landscaping based on 25 spaces (unless reduced as recommended on Page 5 of this review) is required. (Comments addressed. Interior landscaping and parking lot landscaping calculations have been modified).**
- **Transformer and Mechanical Equipment Screening:** all ground mounted transformers, climate control, and similar equipment shall be screened from view from any street or adjacent property by a wall constructed of the same decorative exterior materials as the building and not less than the height of the equipment to be screened. As an alternative, the equipment may be screened by landscaping approved by the Planning Commission. All rooftop climate control equipment, transformer units, and similar equipment shall be screened. The materials used to screen the equipment shall be compatible in color and type with exterior finish materials of the building. All rooftop equipment shall conform to the maximum height regulations of this Ordinance. **The plans do not show proposed locations for mechanical units or provide the method of screening and shall be revised to provide the location(s) and method of screening. (Comment addressed. Both transformers are now shown as being screened with ornamental grasses).**
- Greenbelts are required between nonresidential parking areas adjacent to road rights-of-way and shall be at least 20-foot-wide and improved with one large deciduous or evergreen tree and eight shrubs for every 30 lineal feet, except they may be substituted in part with a masonry screen wall, 30 inches in height, at the discretion of the Planning Commission, in which case, a five-foot greenbelt adjacent to the screen wall must be provided. **See comments pertaining to the greenbelt plantings on the following page 14.**
- All required landscape areas in excess of 200 square feet shall be irrigated to assist in maintaining a healthy condition for all plantings and lawn areas. **An irrigation plan shall be provided at final site plan. (Comment remains as a notation. This requirement was acknowledged by the Applicant's engineer in the response letter provided to the first review. A note has also been added to Sheet L2.0).**

- All required site irrigation systems shall include a rain sensor or similar measure to ensure irrigation does not occur during or shortly after precipitation events. All site plans shall note installation of required irrigation. **Add note to landscape plan at final site plan.** (Comment remains as a notation. This requirement was acknowledged by the Applicant's engineer in the response letter provided to the first review. A note has also been added to Sheet L2.0).
- Trees shall not be planted closer than four feet to a property line. **Add note to landscape plan at final site plan.** (Comment remains as a notation. This requirement was acknowledged by the Applicant's engineer in the response letter provided to the first review. A note has also been added to Sheet L2.0).
- Trees identified for protection during construction and the means of protection shall be identified prior to final site plan. No construction shall occur until tree protection has been installed and approved by the Community Development Director. **Add note to landscape plan at final site plan.** (Comment remains as a notation. This requirement was acknowledged by the Applicant's engineer in the response letter provided to the first review. A note has also been added to Sheet L2.0).
- **Six-inch straight-faced (vertical) curb of concrete construction shall be used around landscape and parking areas. The standard Michigan Department of Transportation (MDOT) detail for six-inch straight-faced curb shall be provided.** (Comment outstanding. See comments pertaining to MDOT curb type on Page 4).
- **Evergreen trees must be a minimum of seven feet in height at the time of planting.** (Comment addressed. Evergreen tree installation height has been modified).
- **Autumn Glow Japanese Zelkova is not an acceptable greenbelt tree.** (Comment addressed. See Sheet L2.0 for an updated plant list).
- **Soft Serve Sawara Cypress is not an acceptable evergreen tree.** (Comment addressed. See Sheet L2.0 for an updated plant list).
- **Vanderwolf's Pyramid Limber Pine is not an acceptable evergreen tree. Note pine trees are prohibited in the Township.** (Comment addressed. See Sheet L2.0 for an updated plant list).
- **Arctic Sun Dogwood is not an acceptable shrub.** (Comment addressed. See Sheet L2.0 for an updated plant list).
- **Little Devil Dwarf Ninebark is not an acceptable shrub.** (Comment addressed. See Sheet L2.0 for an updated plant list).

- **Grow-Low Sumac, when not maintained, loses aesthetic appeal. Use of Grow-Low Sumac is generally not preferred. (Comment addressed. See Sheet L2.0 for an updated plant list).**
- **Tor Birchleaf Spirea is not an acceptable greenbelt shrub. (Comment addressed. See Sheet L2.0 for an updated plant list).**
- **Sea Green Juniper is not an acceptable greenbelt shrub. (Comment addressed. See Sheet L2.0 for an updated plant list).**
- **Anglo-Japanese Yew is not an acceptable shrub. (Comment addressed. See Sheet L2.0 for an updated plant list).**
- **No more than two planted trees in a row shall be of the same species. (Comment addressed. Plant species have been modified).**
- **Within the Highland Road greenbelt, a double row of interlocking trees, primarily evergreens, shall be required. (Comment addressed. Evergreen trees have been added along Highland Road).**
- **Notes 12 and 17 on Sheet L2.0 mention seed; sod is required. The aforementioned notes shall be revised and the ground cover name “turf seed” shall be replaced with “sod.” (Comment addressed. Turf sod is now being proposed).**
- **Note 14 and the Tree, Shrub, and Perennial planting details on Sheet L2.0 mention mulch. The zoning ordinance states the mulch product itself shall be at least double-shredded quality. (Comment addressed. Double shredded hardwood mulch is now indicated).**
- **Based on the quality of the submitted landscape plan, the Applicant shall confirm if the plan was prepared by a registered landscape architect. (An original (wet) seal and signature of a registered landscape architect are required on the landscape plan at final site plan).**
- **All required landscape plantings shall be guaranteed for a period of two years and those which are diseased or dead must be replaced in conformance with the approved landscape plan. The diseased or dead plantings must be replaced with plantings of the same size as those which were removed. A cash bond or standby letter of credit in an amount equal to 125% of the cost to install any incomplete improvements and 100% of any installed improvements must be posted for the two years during which the guarantee is in effect. The Community Development Director or his designee shall review the amount of the guarantee for reasonableness prior to approval. (Comment remains as a notation. This requirement was acknowledged by the Applicant's engineer in the response letter provided to the first review. A note has also been added to Sheet L2.0).**

Signs

The site plan does not show the location of a monument sign. General Note 5 on the site plan states refer to the architectural plans for monument sign details; **this note shall be removed.** **(Comment addressed. The note has been removed).** Per the Meijer Development Agreement, freestanding signs are prohibited from being located on any individual outlot. If allowed by Meijer, the car wash may be identified on the freestanding sign at the northwest corner of Bogie Lake Road and Highland Road.

A maximum of one wall sign is permitted for each principal building. In instances where a parcel has frontage on two streets, an additional wall sign may be permitted on the building facing the secondary thoroughfare, which is no greater than five percent of the wall area on which the sign is placed. Where permitted, wall signs must be located flat against the building's front facade or parallel to the front facade on a canopy. The building elevations show three wall signs on the building (north, east, and west facades). **The wall sign on the west elevation shall be removed, or a waiver is required.** **(Comment addressed. The sign on the west elevation has been removed. Page 2 of the preliminary sign package (site plan) shall be revised as it shows Sign B, which is intended to be placed on the east elevation, on the west elevation).** Additionally, wall signs cannot extend above the roofline of a building. **Waivers are required to install wall signs extending above the roofline of the building (all three-wall signs are above the roofline).** Staff does not support any waivers for signage. **The building elevations preliminary sign package should be revised to comply with the sign standards.** Note signage is not permitted on the canopies or vacuum stations.

Community/Public Benefit

A waiver from the Community Impact Statement (CIS) requirement is requested. While staff supports waiving submission of a CIS, **a community/public benefit must be provided to qualify for development in the PB district.** For PB developments, a public benefit(s) must be provided to offset the impact(s) of development on the Township. Community benefits are intended to be for the use and enjoyment of the public-at-large and must be commensurate with the waivers requested for the project. **A community/public benefit is not proposed.** **(Comment addressed. The Applicant is proposing to contribute \$15,000 to either the Parks and Recreation Fund or Sidewalk Fund. Based on the project, staff finds the proposed contribution acceptable).**

Outdoor Lighting

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

- **Footcandles shall be measured at approximately six feet above grade. Revise accordingly, and the plan must contain a note confirming footcandles are measured at six feet above grade.**
 - Only the area of illumination shall be used to calculate footcandle averages.

- **Complete catalog details (lighting fixture specification sheets) for all proposed fixtures shall be provided.**
- **Parking lot luminaries shall not exceed 16 feet in height within 25 feet of a lot line. The two western luminaries are within 25 feet of the lot line and shall be relocated, or a waiver is required.**
- **A light pole detail shall be provided consistent with height as labeled on the plan. Provide the total height including the base, pole, and light fixture. Be advised mounting height is measured from grade to the sky side of the fixture.**
- **The photometric plan shall be drawn to a scale of not less than 1 inch = 30 feet.**
- **The photometric plan shall be sealed by the person who prepared the plan.**
- **Lighting shall be shielded from adjacent properties and designed to reflect continuity with the pedestrian orientation of the area. Floodlights, wall pack units, and other types of unshielded lights, and lights where the lens or bulb is visible outside of the light fixture are not permitted except in service areas where the lights will not generally be visible by the public or adjacent residential properties. Lights underneath canopies must be fully recessed into the canopy to minimize glare from the light source.**

Planning Commission Options / Recommendation

The Planning Commission may recommend approval, approval with conditions, or denial of the preliminary site plan to the Township Board. **Staff recommends the plans be revised and resubmitted to address the items identified in this memorandum. A response letter detailing changes made to the plan shall be provided upon resubmission. A revised list of requested waivers shall also be provided, along with a proposed community/public benefit. A notarized signature of the Applicant shall also be provided on the site plan application.**



Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 09/26/2022

Project: Cosmo's Car Wash

Project #: 190125008

Date on Plans: 08/30/2022

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

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

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

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

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



Section 10, Item D.

Scott Ruggles
Michael Powell
Andrea C. Voorheis
Liz Fessler Smith

WHITE LAKE TOWNSHIP DEPARTMENT OF PUBLIC SERVICES

7525 Highland Road, White Lake, Michigan 48383-2900, (248) 698-7700, www.whitelaketwp.com

September 26, 2021

Sean O'Neil
Community Development Director
Charter Township of White Lake
7525 Highland Rd.
White Lake, MI 48383

RE: Cosmo's Car Wash Preliminary Site Plan Review

Sean,

Water:

Note 1 on C3.0 indicated ≥ 3 " CL 52 DI pipe. Township standard is CL54 DI Pipe though I did not see any new water main proposed on this plan. The service is shown as 2" and may be K type copper or DR-9 (200 PSI) Poly meeting ASTM D2737-03 specification.

An RPZ backflow preventer will be required for this application.

Sanitary:

All manhole cores require Cor-N-Boot or link seal. An internal drop connection will be required.

Grease interceptor details were not submitted. It should be noted that the grease interceptor shall be of 1000 gal minimum capacity of the outdoor inline variety.

Stormwater:

A standard Storm Water Management Facilities Easement, Maintenance Agreement and Lien will be required for all onsite stormwater piping on-site as well as an agreement with Meijer to discharge into the Meijer stormwater basin. Easement Exhibits A and B showing legal description of the property, legal description of the easements, and a drawing of the easements on 8 1/2 x 14 legal sizing should be submitted for review with the Final Site Plan. A resolution from the ownership corporation authorizing and identifying the signatory of the easement should be submitted with the Final Site Plan if you haven't already.

Some type of Stormceptor or other on-site pre-treatment will be required.

Below is an itemized preliminary estimate of water and sewer connection fees for a 4,535 SF car wash:

Water:

New Water Service Permit and Inspection	\$75.00
Irrigation System Permit and Inspection	\$50.00
Capital Connection Fee for 2"	\$2,607.15
Meter	\$583.66
Transmitter	\$96.00
Flanges	\$186.90
Meter Installation	\$75.00

Total **\$3,673.71**

Sanitary:

Commerce Treatment Plant Capital Fee with 2" Water	\$15,278.00
White Lake Capital Connection Fee (\$2100 per REU, REU =6.95/1000SF)	\$66,150.00
Plumbing Inspection Permit	\$50.00
Oakland County Tap Inspection Permit	\$200.00

Total: **\$81,678.00**

Please feel free to call with any questions.

Sincerely,

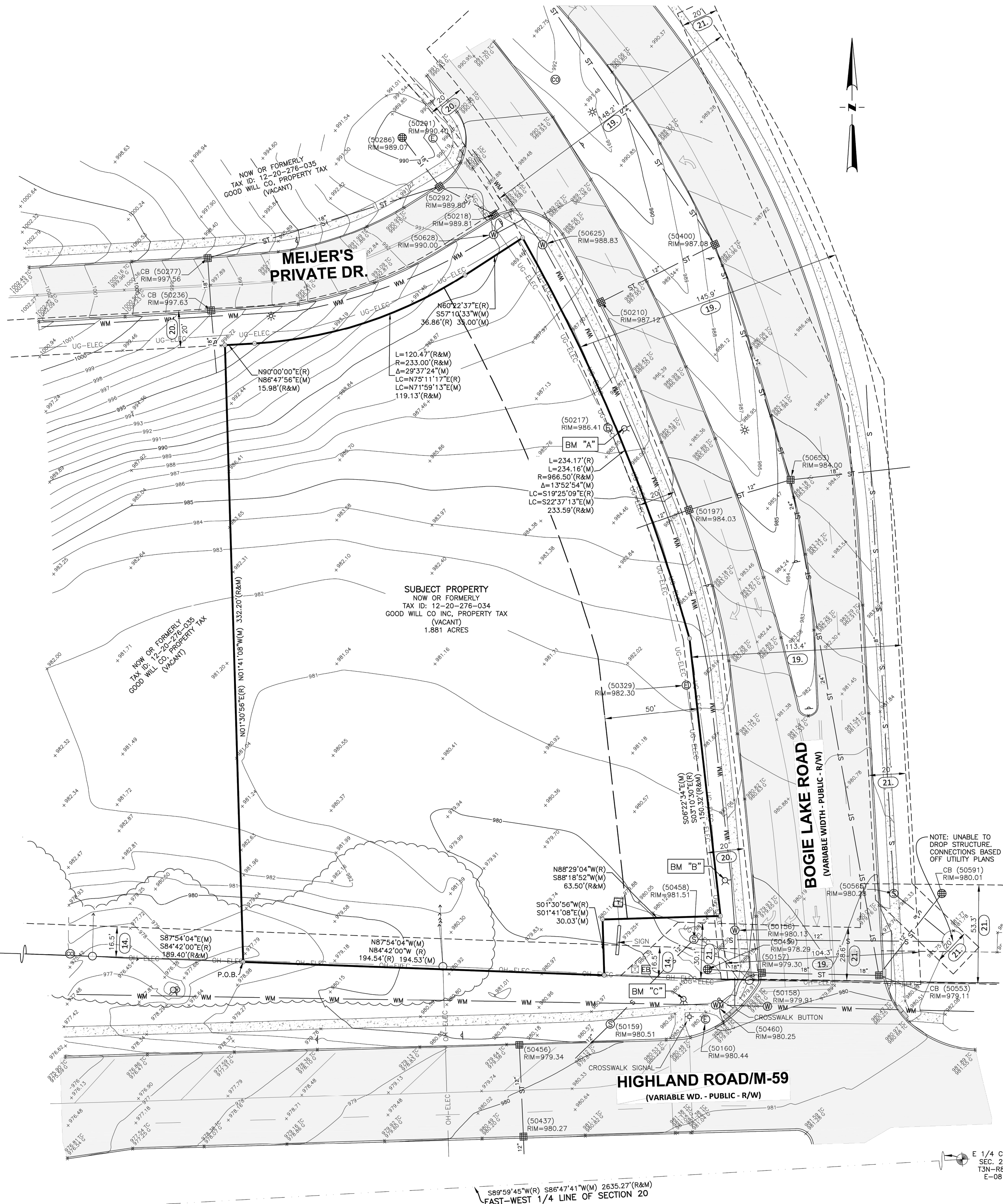


Aaron D. Potter
Director, Dept. of Public Services
Charter Township of White Lake

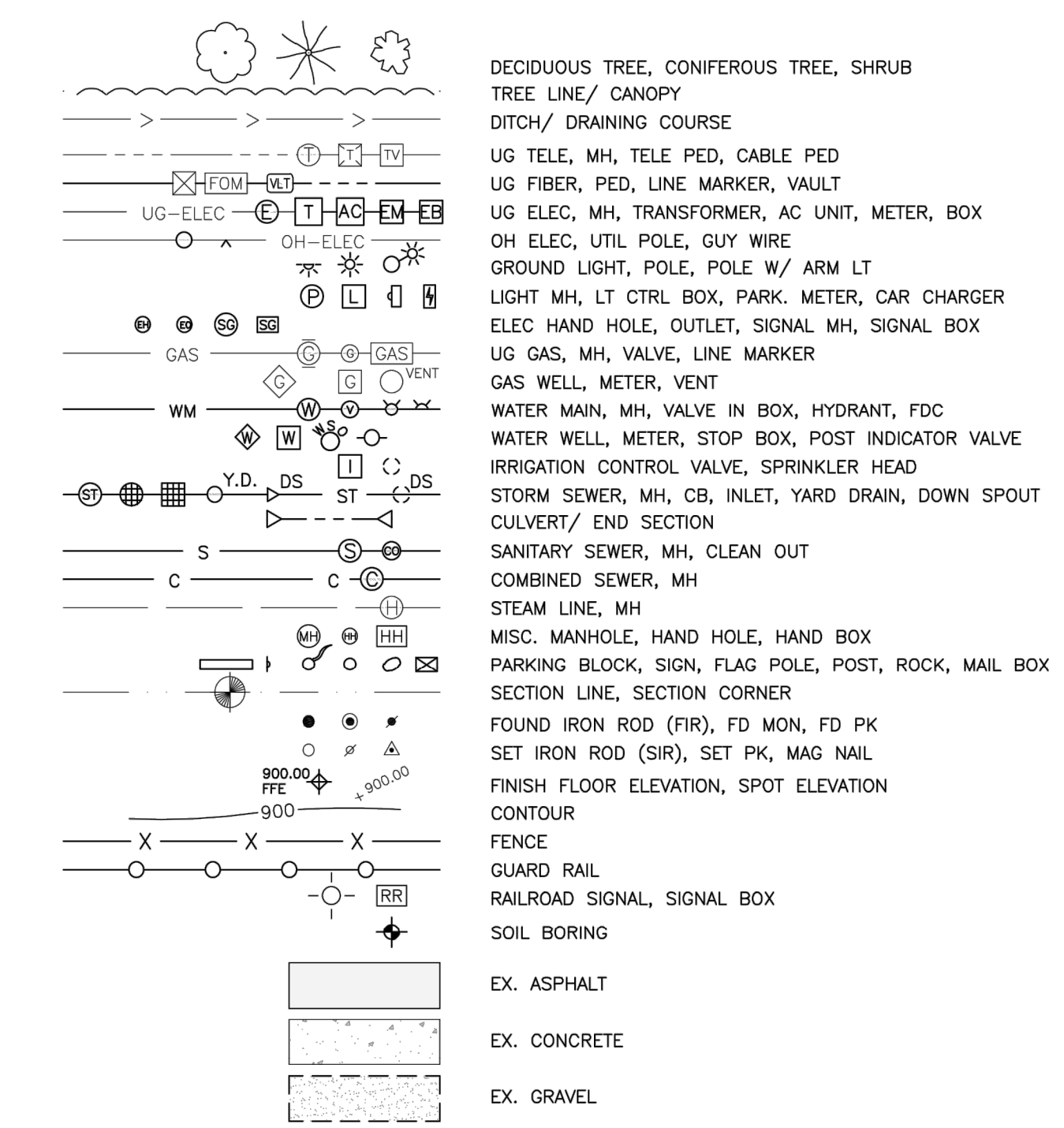
STRUCTURE SCHEDULE

EX. STORM SEWER			
STRUCTURE	RIM ELEV.	PIPES	
(50157) CBS	979.30	18" W IE= 974.15 18" E IE= 974.10	
(50197) CBS	984.03	12" E IE= 974.83 12" W IE= 974.93	
(50210) CBS	987.12	12" NE IE= 982.69	
(50218) CBS	989.81	12" NW IE= 985.56	
(50236) CBS	997.63	18" N IE= 975.72 18" S IE= 983.23	
(50277) CBS	997.56	18" E IE= 984.76 18" S IE= 985.08	
(50286) CBB	989.07	18" SE IE= 983.90	
(50292) CBS	989.80	18" NW IE= 983.83 18" W IE= 984.68 12" SE IE= 984.98	
(50400) CBS	987.08	12" SW IE= 982.56 24" S IE= 972.22 24" NW IE= 971.90	
(50437) CBS	980.27	12" N IE= 975.07 12" S IE= 975.15	
(50456) CBS	979.34	12" S IE= 975.89	
(50459) CBR	978.29	18" E IE= 974.44	
(50553) CBS	979.11	12" NE IE= 974.56 18" W IE= 974.42 24" N IE= 973.82	
(50591) CBB	980.01	12" SW IE= 975.17	
(50653) CBS	984.00	18" E IE= 974.55 12" W IE= 975.72 24" N IE= 972.34 24" S IE= 973.82	

EX. SANITARY SEWER			
STRUCTURE	RIM ELEV.	PIPES	
(50159) SMH	980.51	12" SW IE= 975.61 12" NE IE= 975.51	
(50458) SMH	981.51	12" SW IE= 974.74 12" E IE= 974.64	
(50565) SMH	980.28	8" N IE= 970.68 8" SE IE= 970.05	



EXISTING LEGEND



BENCHMARKS

- DATUM: NAVD88
- BM A:
TOP ARROW ON HYDRANT ±16' WEST OF BACK OF CURB OF BOGIE LAKE ROAD AND 328.44' NORTH OF BACK OF CURB OF M-59
ELEV = 986.44
- BM B:
TOP ARROW ON HYDRANT ±14' WEST OF BACK OF CURB OF BOGIE LAKE ROAD AND 75' NORTH OF BACK OF CURB OF M-59
ELEV = 980.35
- BM C:
TOP ARROW ON HYDRANT ±35' WEST OF BACK OF CURB OF BOGIE LAKE ROAD AND 21' NORTH OF BACK OF CURB OF M-59
ELEV = 980.62

UTILITY NOTES

- ALL UTILITIES SHOWN ARE BASED ON;
 - MISS DIG MARKINGS LOCATED AT TIME OF SURVEY, OR;
 - UTILITY MAPS PROVIDED TO THE SURVEYOR AT THE TIME OF THE SURVEY.
- THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

UTILITY/REFERENCE INFO

WM: WHITE LAKE TOWNSHIP
CONTACT: JOHNSON & ANDERSON, INC. CONSULTING ENGINEERS
PHONE: 248-681-7800
RECEIVED: 2/18/2022

SAN: WHITE LAKE TOWNSHIP
CONTACT: GPRS - KYLE HORN
EMAIL: KYLE.HORN@GPRINC.COM
RECEIVED: 3/1/2022

STORM: WHITE LAKE TOWNSHIP
CONTACT: GPRS - KYLE HORN
EMAIL: KYLE.HORN@GPRINC.COM
RECEIVED: 3/1/2022

GAS: CONSUMERS ENERGY
PHONE: 800-477-5050
RECEIVED: 2/23/2022

ELEC: DTE ENERGY
CONTACT: 313-235-5824
PHONE: NOT RECEIVED
RECEIVED:

PHONE/CABLE: GPRS
CONTACT: KYLE.HORN@GPRINC.COM
EMAIL: KYLE.HORN@GPRINC.COM
RECEIVED: 3/1/2022

INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS

MEGA
Engineering Group Associates, Inc.

298 VETERANS DRIVE
FOWLerville, MICHIGAN 48836
(OFFICE) 517-223-3512
MONUMENTENGINEERING.COM

SERVICE DISABLED VETERAN OWNED
SMALL BUSINESS (SDVOSB)

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3 full working days before you dig.

Michigan's One-Call Utility Notification Organization

1-800-482-7171
www.missdig.org

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT :
DEVELOPMENT MANAGEMENT ASSOCIATES, LLC

(312) 605-9290

ALTA/NSPS LAND TITLE SURVEY

VACANT PARCEL - HIGHLAND ROAD
TAX ID: 12-20-276-034
PART OF NE 1/4, SEC. 20, T3N-R8E
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MI.

DATE	PLAN SUBMITTALS/REVISIONS

ORIGINAL ISSUE DATE:
3/1/2022

PROJECT NO: 22-034

SCALE: 1"=30'
0 1/2" 1"

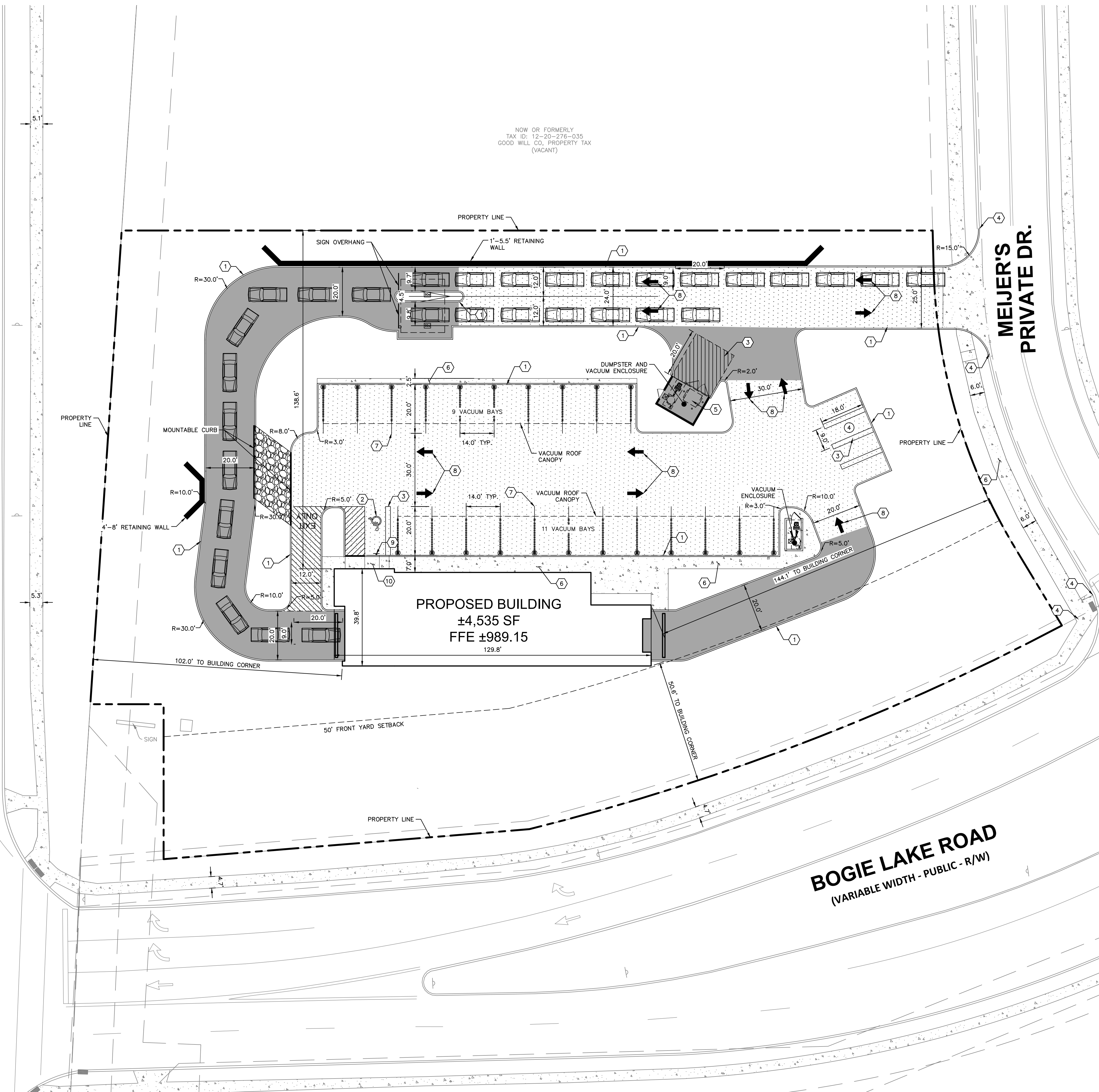
FIELD: RZ & WH
DRAWN BY: BN & DAH
DESIGN BY: N/A
CHECK BY: PL & MB

V1.0

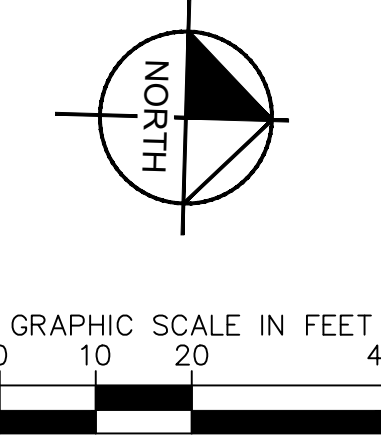
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 Design: C:\GIS\GIS\190125008_CosmosCarWash.dwg
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HIGHLAND ROAD/M-59
 (VARIABLE WD. - PUBLIC - R/W)



NOW OR FORMERLY
 TAX ID: 12-20-276-035
 GOOD WILL CO. PROPERTY TAX
 (VACANT)



- ### GENERAL NOTES
1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 4. RADI NOT DIMENSIONED ON THIS PLAN SHALL BE 2'-FEET, TYPICAL.
 5. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
 6. APPLICANT/OWNER SHALL REPAIR AND/OR CLEAN UP ANY OF THE EXISTING SIDEWALKS LOCATED ALONG PROPERTY FRONTAGES.
 7. WASTE RECEPTACLES TO BE MOUNTED AT EACH VACUUM STATION.

- ### SITE LEGEND
- STANDARD DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
 - HEAVY DUTY CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
 - COMPACTED GRAVEL
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
 - CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
 - MDOT TYPE E CURB
 - SETBACK LINE
 - PROPERTY LINE
 - ACCESSIBLE PARKING MARKING

SITE DATA TABLE

CURRENT ZONING: GENERAL BUSINESS	REQUIRED	PROVIDED
BUILDING SETBACKS		
FRONTAGE: (BOGIE LAKE ROAD)	60 FT	50.6 FT
FRONTAGE: (HIGHLAND ROAD)	75 FT	102.0 FT
FRONTAGE: (MEIJER'S PRIVATE DRIVE)	60 FT	152 FT
REAR: (WEST)	0 FT	138.6 FT
ADA SPACES		
	1	1
PARKING		
1 SPACE PER EMPLOYEE		
STANDARD SPACES (90°)	2	4
DRIVE THRU STACKING SPACES		
STACKING SPACES (9'x20')	35	31

SITE DATA TABLE

TOTAL LOT AREA	1.88 AC
TOTAL AREA DISTURBED	1.94 AC
EXISTING IMPERVIOUS AREA	0.00 AC
PROPOSED IMPERVIOUS AREA	0.88 AC

- ### KEY NOTES
- 1 MDOT TYPE E CURB, TYP.
 - 2 ACCESSIBLE PAVEMENT MARKINGS, TYP.
 - 3 DUAL STRIPING, PER WHITE LAKE TOWNSHIP ZONING ORDINANCE 5.11.Q.xi
 - 4 CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
 - 5 TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - 6 CONCRETE SIDEWALK, TYP.
 - 7 VACUUMS TYP.
 - 8 DIRECTIONAL PAVEMENT MARKINGS
 - 9 ACCESSIBLE PARKING SIGN
 - 10 ACCESSIBLE RAMP

Section 10, Item D.

REVISIONS

NO. DATE

DESIGNED BY: SRS
 DRAWN BY: SRS
 CHECKED BY: DDL

SCALE: AS NOTED

NOT FOR CONSTRUCTION

Kimley»Horn
 KIMLEY-HORN AND ASSOCIATES, INC.
 3911 SIX MILE ROAD
 LUNDA, MI 48152
 WWW.KIMLEY-HORN.COM

COSMOS
 CAR WASH

SITE PLAN

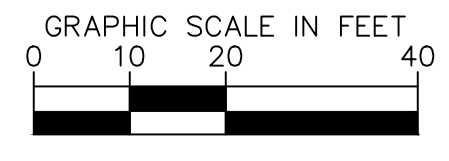
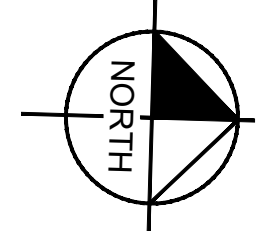
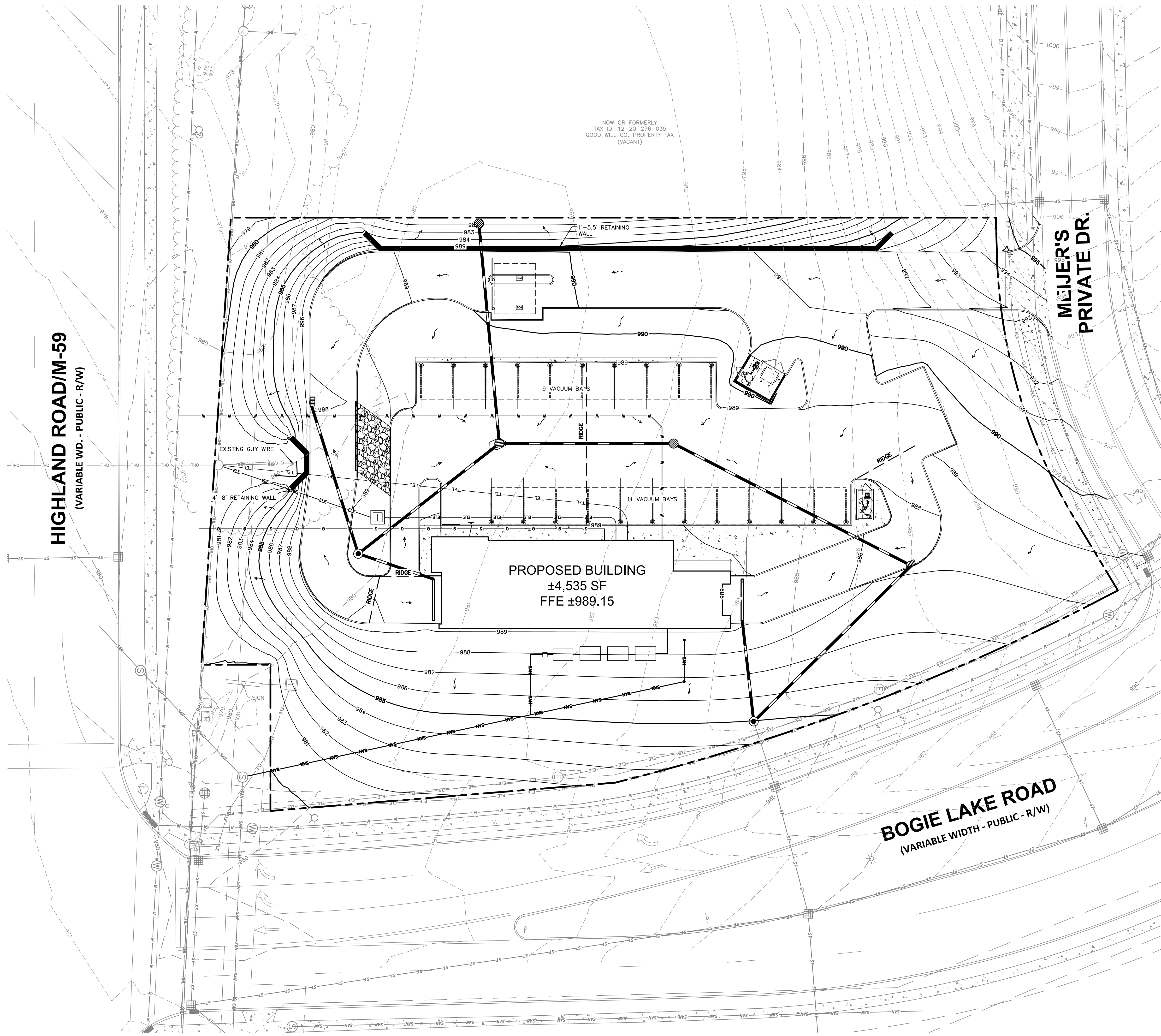
COSMOS CAR WASH
 HIGHLAND ROAD
 PID: 12-20-276-034
 WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

ORIGINAL ISSUE:
 8/30/2022
 KHA PROJECT NO.
 190125008
 SHEET NUMBER
C1.0

STATE OF MICHIGAN
 DERIK D. LEARY
 6201066961
 REGISTERED PROFESSIONAL ENGINEER

335

Drawing name: K:\CADD\190125008_Cosmos\190125008_Cosmos.dwg; Design: CADD\190125008\PRELIMINARY\ENGINEERING\GRADING\PLAN\KHA.dwg; Layout: 190125008.dwg; Date: 8/30/2022 9:30am; by: Sarah Strahl
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- ### GRADING NOTES
1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
 2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
 3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
 4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
 5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
 6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
 7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
 8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

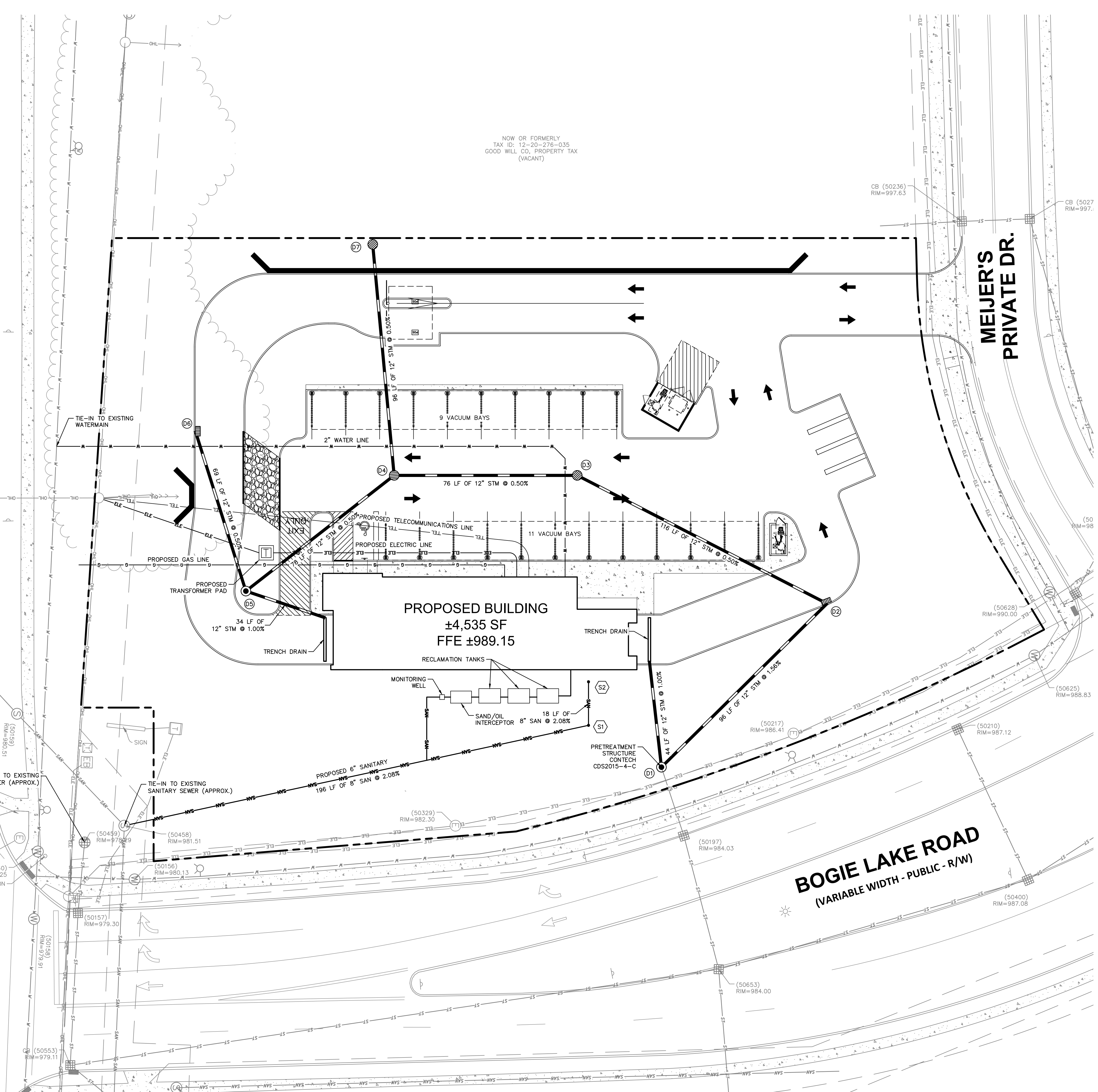
GRADING LEGEND

—XXX—	PROPOSED CONTOUR
- - - - -	EXISTING CONTOUR
—RIDGE—	RIDGE LINE
↖	FLOW DIRECTION

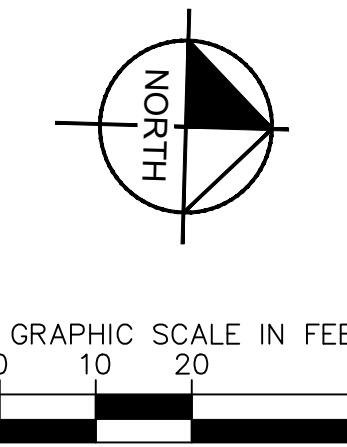
Section 10, Item D.	
NO.	REVISIONS
DATE	
Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 3911 SIX MILE ROAD LIVONIA, MI 48152 WWW.KIMLEY-HORN.COM	
SCALE: AS NOTED	DESIGNED BY: SRS
	DRAWN BY: SRS
	CHECKED BY: DDL
NOT FOR CONSTRUCTION	
COSMOS CAR WASH	
GRADING AND EROSION CONTROL PLAN	
COSMOS CAR WASH HIGHLAND ROAD PID: 190125008 WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN	
ORIGINAL ISSUE: 8/30/2022	
KHA PROJECT NO. 190125008	
SHEET NUMBER C2.0	
336	

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 Layout: Aug 30, 2022 9:30am by: Scott Strahl
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HIGHLAND ROAD/M-59
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NOW OR FORMERLY
TAX ID: 12-20-276-035
GOOD WILL CO, PROPERTY TAX
(VACANT)



UTILITY LEGEND

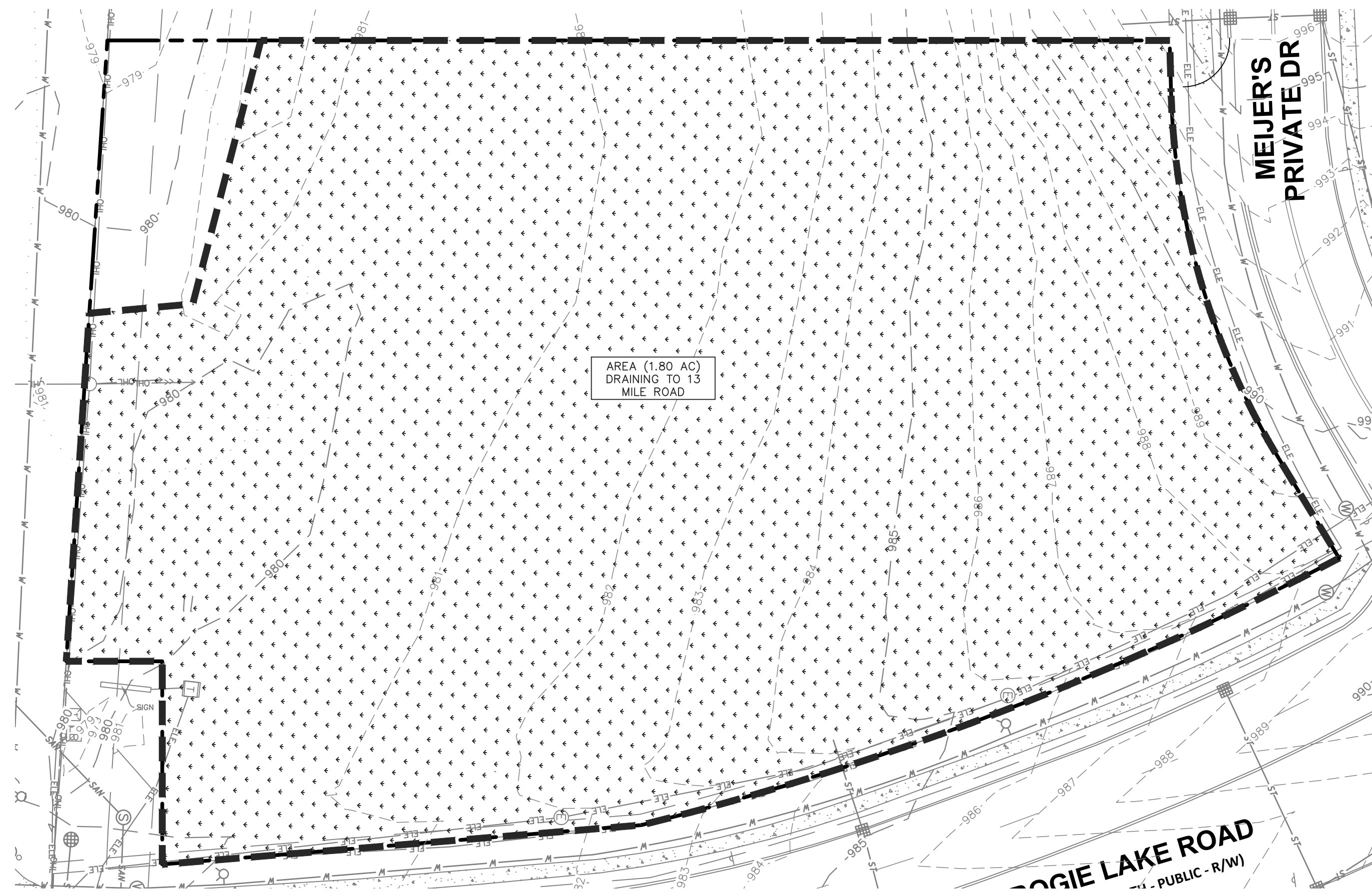
	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. WATER METER AND STOP BOX
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. GAS METER
	EX. UNDERGROUND ELECTRIC LINE
	EX. OVERHEAD ELECTRIC LINE
	EX. TELEPHONE LINE
	EX. TELEPHONE POLE
	EX. LIGHT POLE
	EX. ELECTRIC STRUCTURE
	PROPOSED UNDERGROUND ELECTRIC LINE
	GAS LINE (BY GAS COMPANY)
	PROPOSED PHONE LINE
	PROPOSED STORM SEWER LINE
	PROPOSED INLET STORM STRUCTURE
	PROPOSED CLOSED LID STORM STRUCTURE
	PROPOSED OPEN LID CURB STRUCTURE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED TRANSFORMER

UTILITY NOTES

- GENERAL UTILITY NOTES**
- ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
 - ALL SANITARY SEWER LINES SHALL BE PVC MEETING ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
 - CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
 - ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
 - CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
 - CONTRACTOR TO CALL 811 TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
 - PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE TOWNSHIP OF WHITE LAKE SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
 - CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
 - CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
 - ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
 - SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
 - LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
 - SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
 - STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS.

<p>Kimley»Horn KIMLEY-HORN AND ASSOCIATES, INC. 39111 SIX MILE ROAD LIVONIA, MI 48152 WWW.KIMLEY-HORN.COM</p>	<p>Section 10, Item D.</p> <p>NO. _____ DATE _____</p> <p>REVISIONS _____</p>
<p>SCALE: AS NOTED</p> <p>DESIGNED BY: SRS</p> <p>DRAWN BY: SRS</p> <p>CHECKED BY: DDL</p>	<p>NOT FOR CONSTRUCTION</p>
<p>UTILITY PLAN</p>	
<p>COSMOS CAR WASH HIGHLAND ROAD PID: 12-20-276-034 WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN</p>	
<p>ORIGINAL ISSUE: 8/30/2022</p> <p>KHA PROJECT NO. 190125008</p> <p>SHEET NUMBER C3.0</p>	

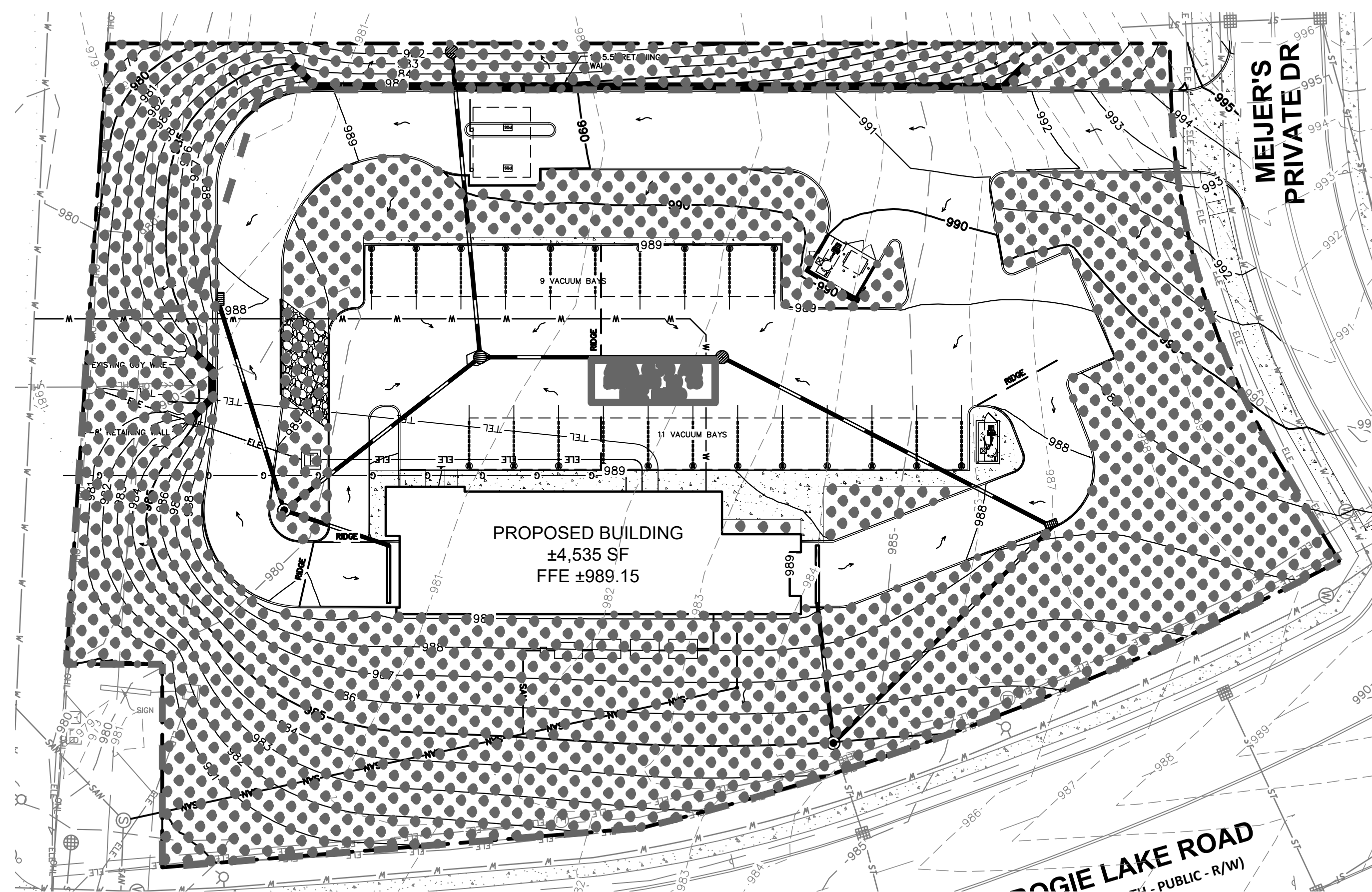
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 Design: C:\AD\Projects\PRELIMINARY ENGINEERING\DRAINAGE PLAN.dwg
 Layout: Aug 30, 2022, 9:30am by Sarah Strall
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PRE-DEVELOPMENT DRAINAGE AREA (TO 13 MILE ROAD)

PRE-DEVELOPED DRAINAGE CHARACTERISTICS:

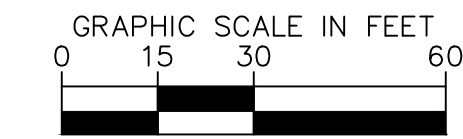
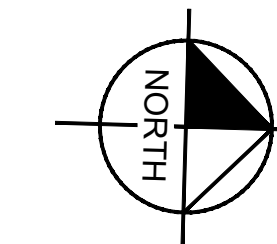
DRAINAGE AREA = 1.80 AC
 EXISTING PERVIOUS AREA = 1.80 AC
 EXISTING IMPERVIOUS AREA = 0.00 AC
 TIME OF CONCENTRATION = 10 MINUTES



POST-DEVELOPMENT DRAINAGE AREA (TO 13 MILE ROAD)

POST-DEVELOPED DRAINAGE CHARACTERISTICS:

DRAINAGE AREA = 1.70 AC
 EXISTING PERVIOUS AREA = 0.67 AC
 EXISTING IMPERVIOUS AREA = 1.03 AC
 TIME OF CONCENTRATION = 10 MINUTES

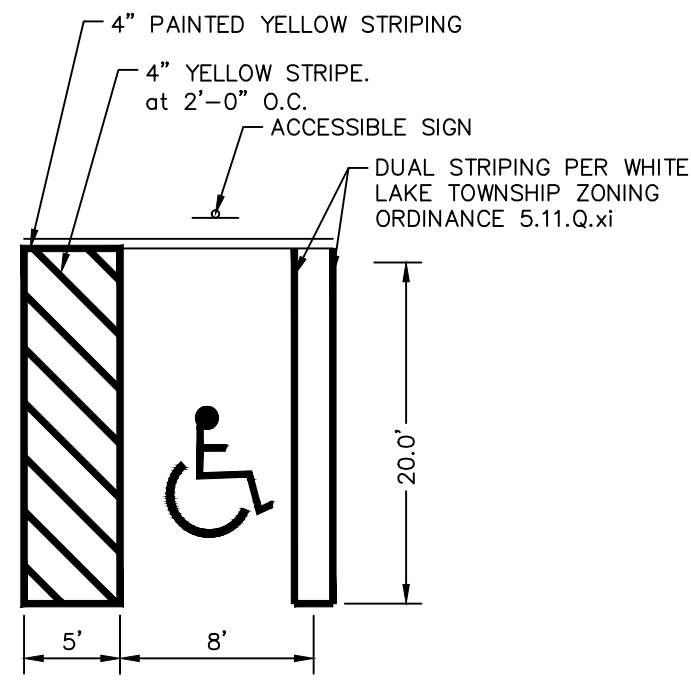


SITE LEGEND	
	DRAINAGE AREA
	IMPERVIOUS AREA
	PERVIOUS AREA
	EXISTING CONTOURS
	PROPOSED CONTOURS

- STORMWATER NOTES**
- ALL MATERIALS, CONSTRUCTION AND PLANS ARE TO COMPLY WITH CURRENT OAKLAND COUNTY STANDARD SPECIFICATIONS AND DETAILS.
 - CONTACT MICHIGAN NOTIFICATION CENTER (MISS DIG) @ 811 OR (800) 482-7171, A MINIMUM OF 72 HOURS BEFORE DIGGING.

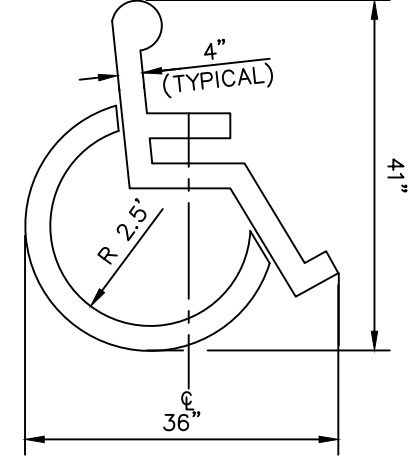
Section 10, Item D.	DATE	REVISIONS	No.				
© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 3911 5th MILE ROAD LIVONIA, MI 48152 WWW.KIMLEY-HORN.COM							
NOT FOR CONSTRUCTION							
DRAINAGE PLAN							
COSMOS CAR WASH HIGHLAND ROAD PID: 12-20-276-034 WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN							
ORIGINAL ISSUE: 8/30/2022 KHA PROJECT NO. 190125008 SHEET NUMBER C4.0							

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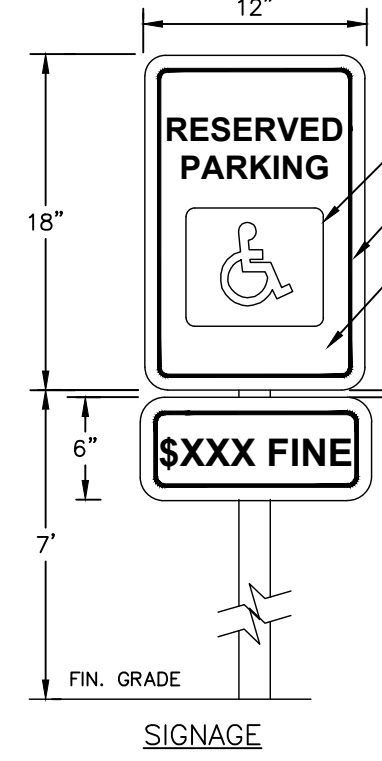


NOTE: REFER TO PLAN FOR DETAILED LAYOUT AND DIMENSIONS

TYPICAL HANDICAP STRIPING
 N.T.S.

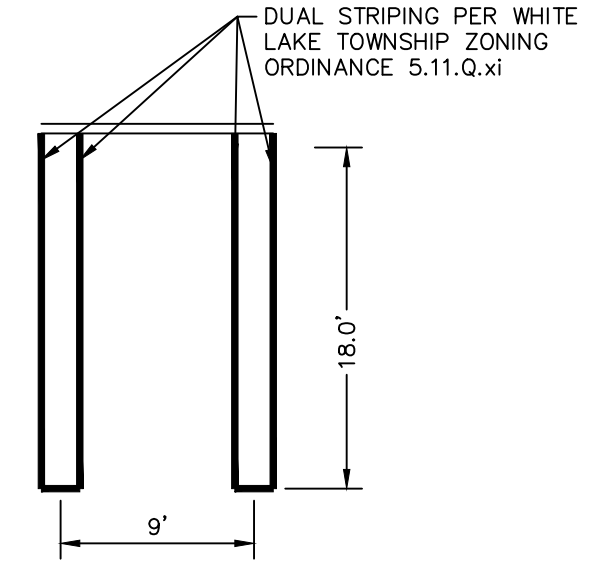


ACCESSIBLE PARKING SYMBOL
 N.T.S.



- WHITE SYMBOL ON BLUE BACKGROUND
 - LEGEND & BORDER: GREEN
 - BACKGROUND: WHITE
- NOTES:
 1. ALL LETTERS ARE 1" AERIES "C" PER MUTCD.
 2. SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN REFLECTORIZED LEGEND AND BORDER.
 3. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WITH GREEN LEGEND AND BORDER.
 4. CONTRACTOR SHALL VERIFY FINE AMOUNT.
 5. ONE(1) SIGN REQUIRED FOR EACH PARKING SPACE.
 6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 7. ALL ACCESSIBLE FEATURES TO BE IN STRICT ACCORDANCE WITH A.D.A STANDARDS AND LOCAL LAWS.

ACCESSIBLE PARKING SIGNAGE
 N.T.S.



NOTE: REFER TO PLAN FOR DETAILED LAYOUT AND DIMENSIONS

STANDARD PARKING STALL STRIPING
 N.T.S.



NO.	REVISIONS	DATE

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 LIVONIA, MI 48152
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SCALE: AS NOTED
 DESIGNED BY: SRS
 DRAWN BY: SRS
 CHECKED BY: DDL

NOT FOR CONSTRUCTION



CONSTRUCTION DETAILS

COSMOS CAR WASH
 HIGHLAND ROAD
 PID: 12-20-276-034
 WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

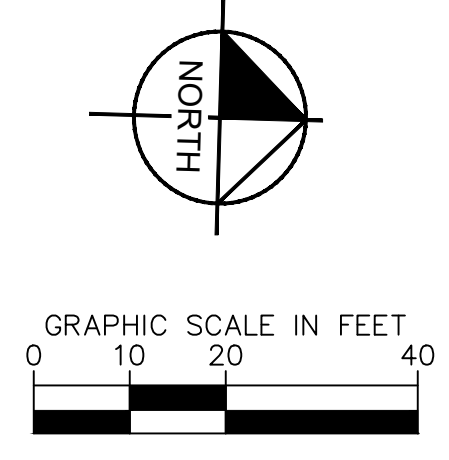
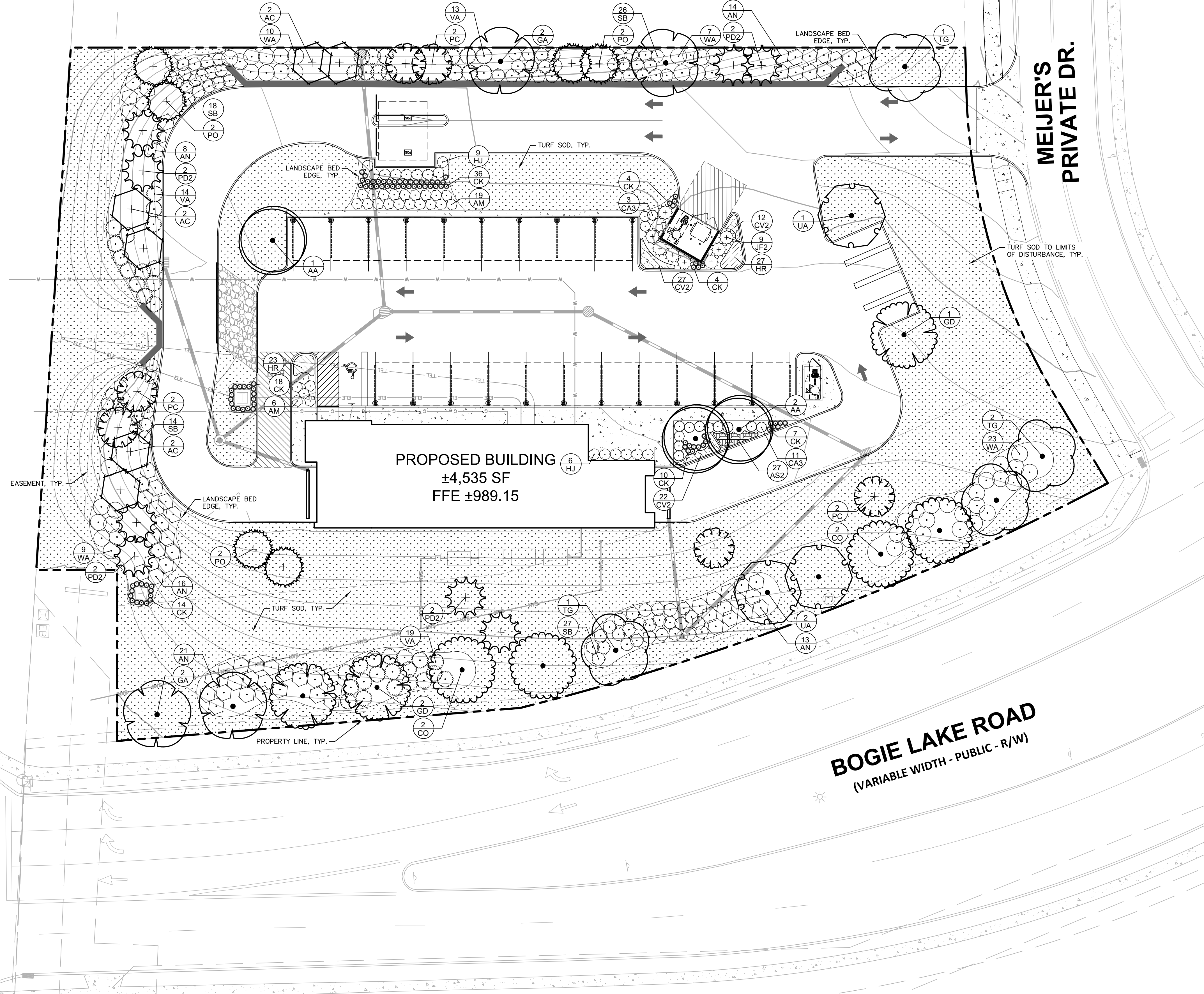
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 KHA PROJECT NO. 190125008
 SHEET NUMBER

C6.0

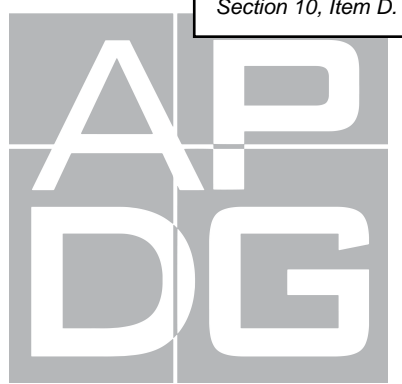
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HIGHLAND ROAD/M-59 (VARIABLE WD. - PUBLIC - R/W)



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DESIGNED BY:	SRS
DRAWN BY:	SRS
CHECKED BY:	DDL
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LANDSCAPE PLAN	
COSMOS CAR WASH HIGHLAND ROAD PID: 12-20-276-034 WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN	
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L1.0	



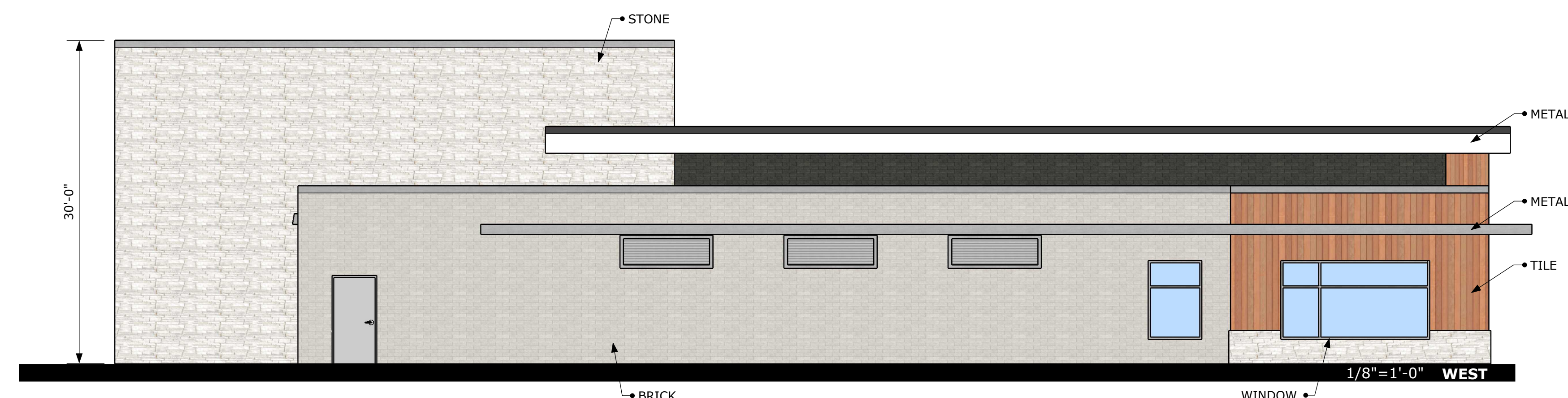
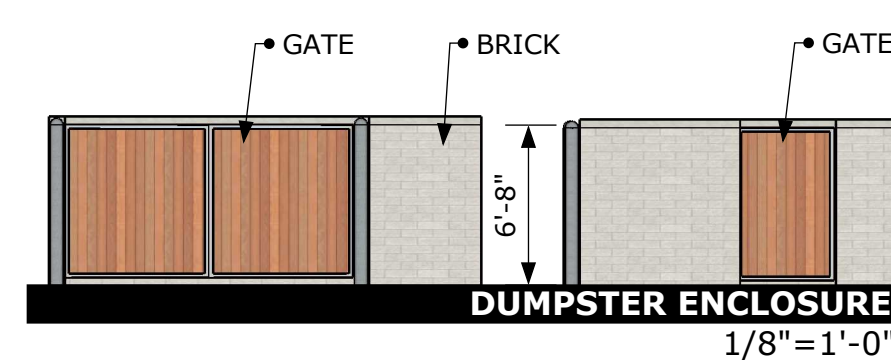
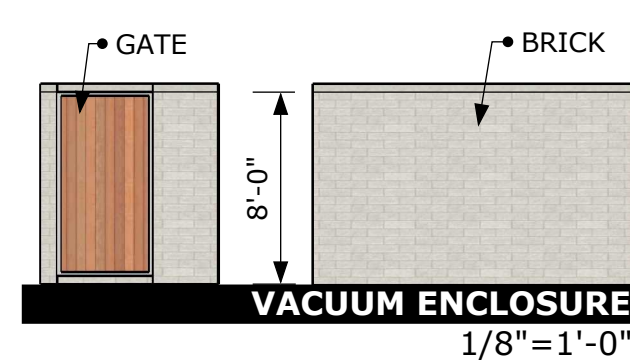
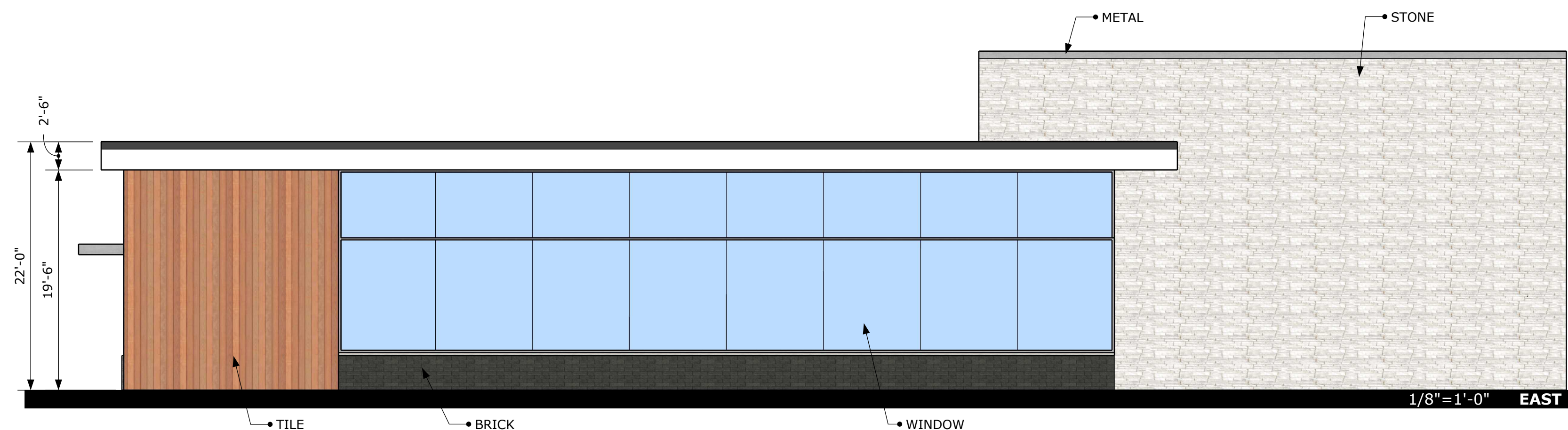
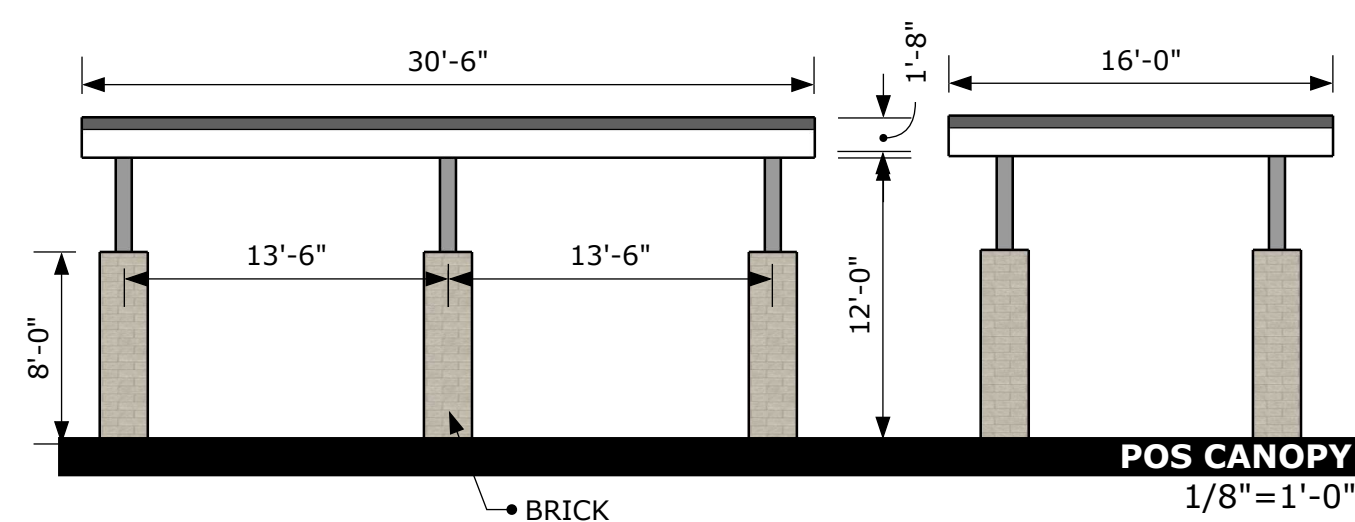
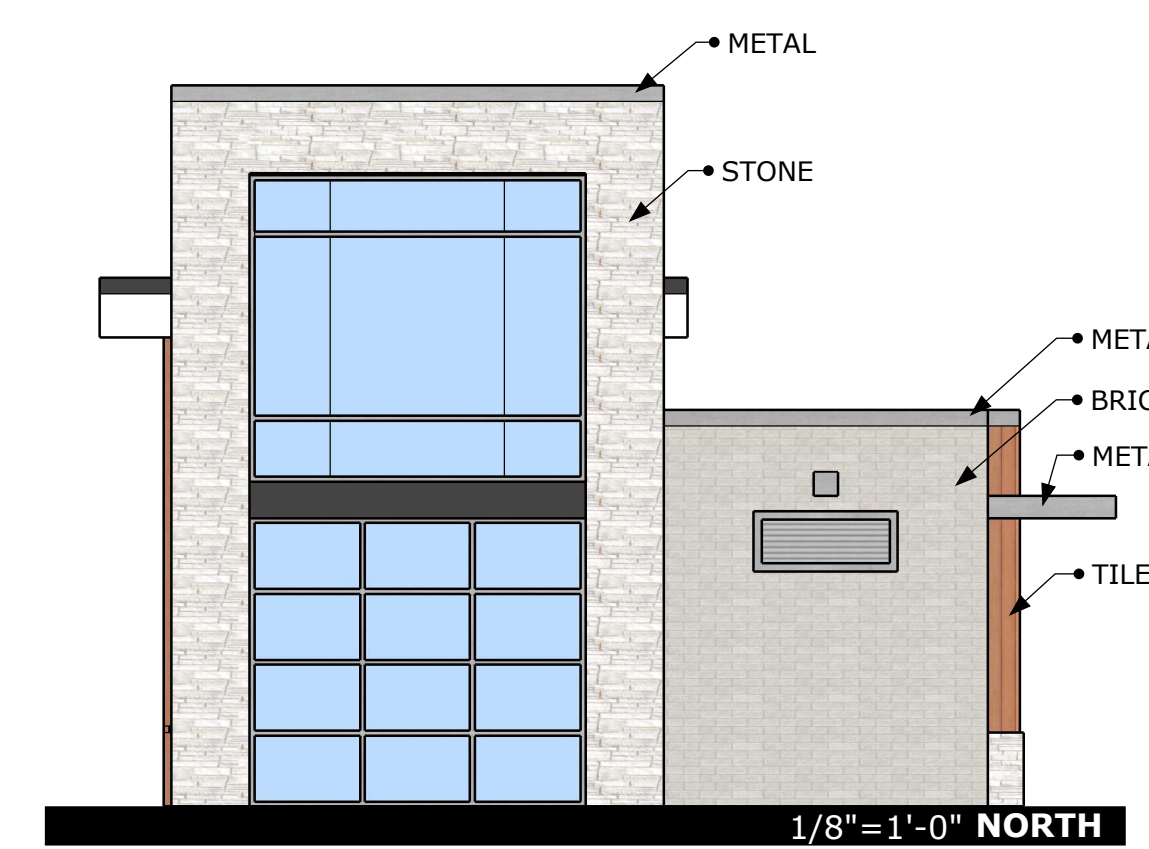
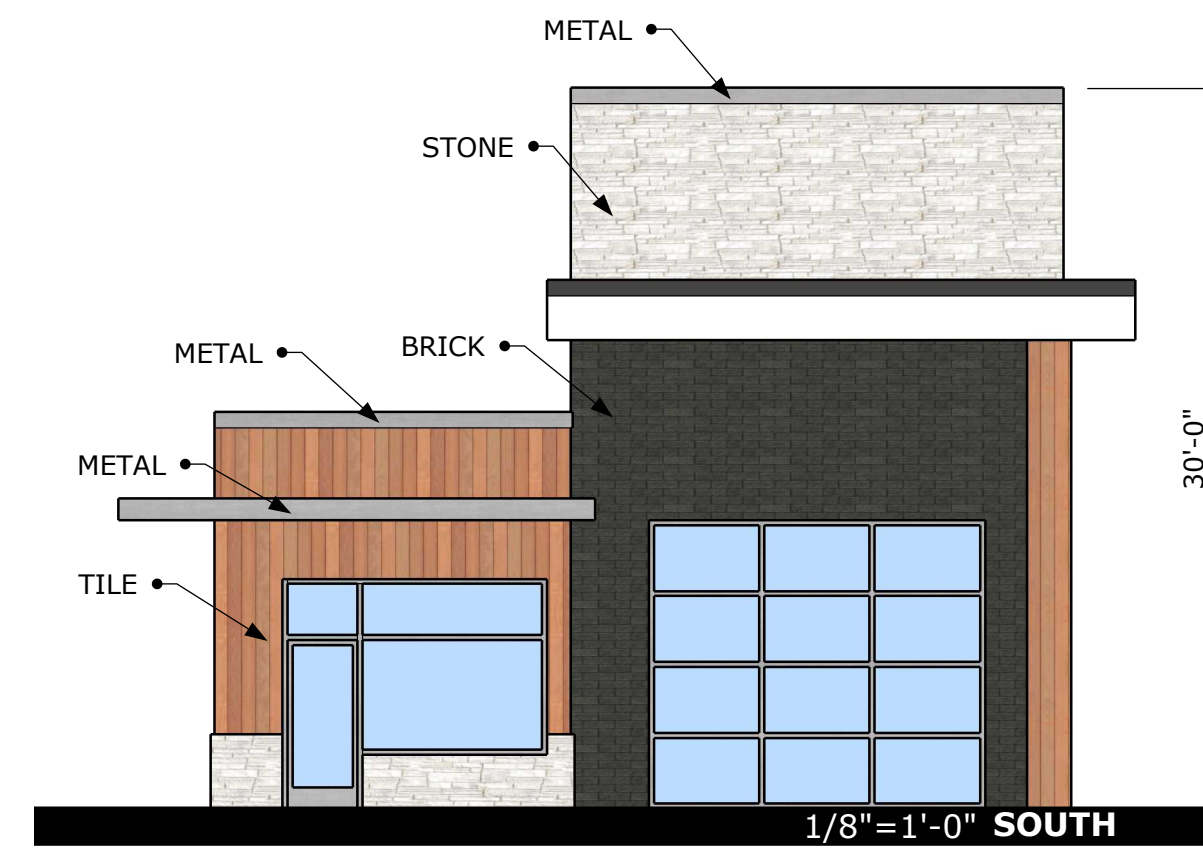
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08-30-2022

North			EAST		
PRIMARY MATERIALS	Square Feet	Percent of total	PRIMARY MATERIALS	Square Feet	Percent of Total
Brick	199	23%	Brick	212	7%
Stone	237	27%	Stone	1247	39%
Tile	22	3%	Tile	371	12%
Glass	347	39%	Glass	1110	34%
Doors	0	0%	Doors	0	0%
Louvers	15	2%	Louvers	0	0%
Metal (Canopies and Coping)	60	7%	Metal (Canopies and Coping)	280	9%
Total	880	100%	Total	3220	100%

South			West		
PRIMARY MATERIALS	Square Feet	Percent of total	PRIMARY MATERIALS	Square Feet	Percent of Total
Brick	201	23%	Brick	1077	36%
Stone	180	20%	Stone	981	33%
Tile	140	16%	Tile	272	9%
Glass	256	29%	Glass	138	5%
Doors	0	0%	Doors	34	1%
Louvers	0	0%	Louvers	80	3%
Metal (Canopies and Coping)	103	12%	Metal (Canopies and Coping)	422	14%
Total	880	100%	Total	3004	100%



A NEW CAR WASH FOR: COSMO'S CAR WASH

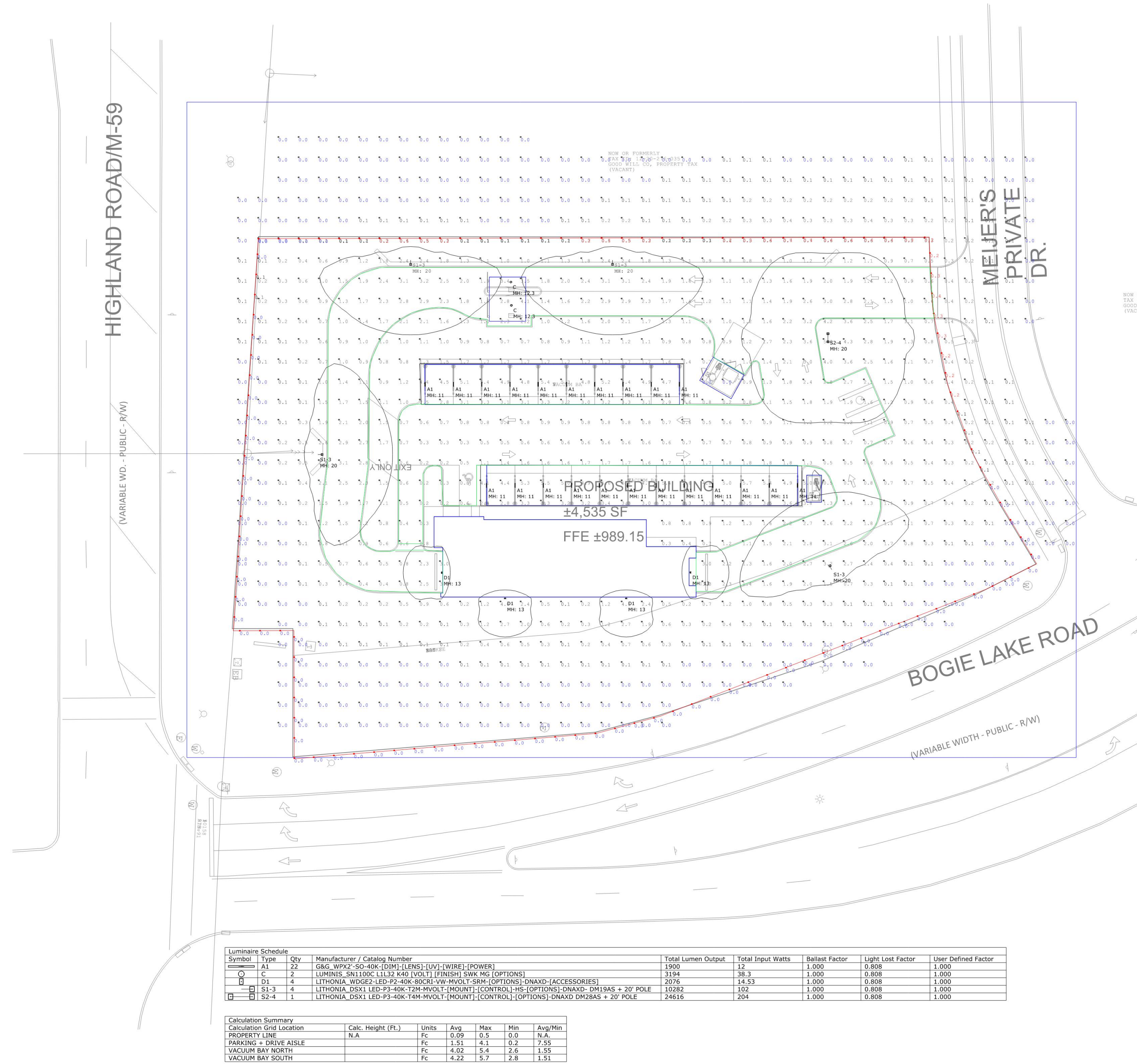


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BUILDING ELEVATIONS
 ENCLOSURE ELEVATIONS



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Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Balast Factor	Light Loss Factor	User Defined Factor
A1	22	1	GBC WPA2-50-40K-TDM-[LENS]-[UV]-[WIRE]-[POWER]	1900	12	1.000	0.808	1.000
C	2	1	LUMINEX SW100K-L132-480-INDUST-[EMERGENCY]-SINK-W/O [OPTIONS]	2104	26.3	1.000	0.808	1.000
D1	4	1	LITHONIA WDSZ2-LED-P2-40K-80CRI-VW-RUGLET-SRM-[OPTIONS]-DNAXD-[ACCESSORIES]	2076	14.53	1.000	0.808	1.000
S1-3	4	1	LITHONIA DSK1-LED-P2-40K-120-SMDL-[MOUNT]-[CONTROL]-[PS]-[OPTIONS]-DNAXD-EMERAS + W/ POLE	10062	102	1.000	0.808	1.000
S2-4	1	1	LITHONIA DSK1-LED-P2-40K-120-SMDL-[MOUNT]-[CONTROL]-[PS]-[OPTIONS]-DNAXD-EMERAS + 20' POLE	24616	204	1.000	0.808	1.000

Calculation Summary	Calc. Height (ft.)	Units	Avg	Max	Min	Avg/Min
PROPERTY LINE	N.A.	Fc	0.09	0.5	0.0	N.A.
PARKING + DRIVE AISLE		Fc	1.33	4.1	0.2	7.55
VACUUM BAY NORTH		Fc	4.02	5.4	2.6	1.95
VACUUM BAY SOUTH		Fc	4.22	5.7	2.8	1.91

PHOTOMETRIC

A NEW CAR WASH FOR: **COSMO'S CAR WASH**




6001 HIGHLAND RD.
 WHITE LAKE, MI. 48383

PHOTOMETRIC

WHITE LAKE TOWNSHIP PLANNING COMMISSION

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O'Neil, AICP, Community Development Director 

DATE: October 11, 2022

RE: New Hope – 450 S. Williams Lake Road
Landscape Modifications

On July 16, 2020 the Planning Commission granted New Hope final site plan approval. The landscape plan presented with the final site plan was included in the approval. At this time, the applicant, Rumi Shahzad, is requesting that the Township allow a reduction in the required landscaping. An as-built landscape plan has been submitted which shows the landscaping currently installed on the site. In comparison to the approved landscape plan, the as-built plan shows an approximate sixty (60) percent reduction in plant material. At their October 6, 2022 meeting, the Planning Commission recommended that the Township Board allow a forty (40) percent reduction in plant material, which will require the applicant to plant twenty (20) percent more material than is currently on site.

The applicant has not submitted an amendment to the development agreement that will be required in order to memorialize the requested change. If approved, the amended landscape plan would be incorporated into the agreement. The Township Board could approve an amendment to the development agreement, to include these proposed landscaping changes, conditioned on administrative review of the agreement.

Please let me know if you have any questions or require additional information. I look forward to discussing this request with you further at your October meeting.

Attachments

1. Approved landscape plan.
2. As-built landscape plan.
3. Applicant letter.
4. October 6, 2022 Planning Commission draft meeting minutes.



TRIUMPH

Triumph Engineering & Design, Inc.

10775 S. SAGINAW ST. SUITE D GRAND BLANC, MI 48439 (PH) 810.584.7364 (F) 810.584.7362



NEW HOPE NURSERY

NEW HOPE WHITE LAKE WHITE LAKE TOWNSHIP OAKLAND COUNTY, MICHIGAN

CARE FOR PLANTS BEFORE PLANTING PLANTS DESIGNATED "BB" SHALL BE BALLED AND BURLAPPED WITH FIRM NATURAL BALLS OF EARTH, CRACKED, LOOSEND OR BROKEN BALLS SHALL NOT BE PLANTED. THEY SHALL BE MARKED WITH SPRAY PAINT AND IMMEDIATELY REMOVED FROM THE JOB SITE. IMMEDIATELY FOLLOWING DELIVERY AT THE JOB SITE, ALL PLANTS THAT WILL NOT BE PLANTED THAT SAME DAY SHALL BE "HEELED IN" WITH SHREDDED BARK OR MOIST SOIL AND KEPT MOIST UNTIL PLANTED.

MULCHING ALL PLANT MATERIAL SHALL BE ENCIRCLED WITH A 4" MINIMUM COVERING OF NON-DYED SHREDDED BARK MULCH TO 6" OUTSIDE THE PLANTING HOLE, TAPERING MULCH TO 2" AROUND THE TRUNK OF ALL PLANTS. SUBMIT SAMPLE TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PLACEMENT. WOOD CHIPS SHALL NOT BE ALLOWED ON THIS JOB.

WRAPPING DECIDUOUS TREES TREE WRAP SHALL COVER TRUNKS OF ALL DECIDUOUS TREES BEGINNING BELOW THE SOIL LINE JUST ABOVE THE ROOTS. TIE WITH TWINE IN 5 PLACES, INCLUDING THE TOP AND BOTTOM OF WRAPPING. MASKING TAPE OR WIRE WILL NOT BE ALLOWED.

BRACING AND GUYING GUYING SHALL BE EMPLOYED TO PREVENT LEANING OR LOOSENING OF THE TREE FROM THE BALL. BRACING MATERIAL SHALL BE 1-POSTS PAINTED GREEN. GUYING MATERIAL SHALL BE 1/2 GAUGE WIRE AND GARDEN HOSE 1/2 INCH DIAMETER. GUY WIRE SHALL BE ENCASED IN HOSE TO PREVENT DIRECT CONTACT WITH THE TREE. DECIDUOUS TREES SHALL BE BRACED OR GUYED IMMEDIATELY AFTER THE TREE WRAPPING IS COMPLETE. TREE STAKES, GUY WIRES AND TREE WRAP ARE TO BE REMOVED AFTER ONE YEAR.

STEEL LANDSCAPE EDGING 4" STEEL LANDSCAPE EDGING SHALL BE USED ON THIS PROJECT. ALUMINUM OR PLASTIC EDGING WILL NOT BE ALLOWED. STEEL EDGING SHALL BE PLACED WHEREVER A LANDSCAPED BED HAS AN INTERFACE WITH A TURFGRASS OR OTHER SOFTSCAPE AREA. THIS DOES NOT INCLUDE INDIVIDUAL TREES PLANTED IN LAWN.

PRUNING UPON COMPLETION, ALL PLANT MATERIAL MUST BE PRUNED. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPORTING. ALL CUTS SHALL BE MADE FLUSH LEAVING NOT STUBS. PRUNING PAINT SHALL NOT BE USED.

FINISHING AND CLEANING UP IMMEDIATELY UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN UP THE AREA OF SURPLUS MATERIALS. THE CONTRACTOR SHALL REPAIR AND RE-ESTABLISH TURF IN RUTTED AREAS.

WARRANTY THE LANDSCAPE INSTALLATION CONTRACTOR SHALL REPLACE ALL UNHEALTHY VEGETATION AND PLANTINGS WITHIN TWO (2) YEAR OF INITIAL PLANTING OR SUBSEQUENT PLANTING PERIOD.

DESCRIPTION THIS WORK SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIALS, LABOR, EQUIPMENT, TOOLS AND SUPERVISION REQUIRED FOR THE EXECUTION AND GUARANTEE OF ALL PLANTINGS AND RELATED WORK AS SHOWN ON THE DRAWINGS.

PLANT MATERIALS SHALL CONFORM TO THE SIZES STATED ON THE PLANT LIST AND SHALL BE OF A MINIMUM SIZE OR LARGER. ALL MEASUREMENTS OF SPREAD, CALIPER, BALL SIZE, TRUNK CROWN RATIO, QUALITY DESIGNATIONS, ETC., SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "ANSI STANDARDS FOR NURSERY STOCK". PLANT MATERIAL SHALL BE NURSERY GROWN AND INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE SITE PRIOR TO PLANTING. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT ANY TIME.

NURSERY STOCK SHALL BE PREPARED FOR SHIPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT AND SPECIFICATION 260-1 AND SHALL BE ENCLOSED OR COVERED DURING TRANSPORTATION TO PREVENT DRYING.

SITE PREPARATION THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND PROTECT AND REPAIR UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.

INDIVIDUAL HOLES SHALL BE CENTERED AT STAKED PLANT LOCATIONS. CONTRACTOR IS TO STAKE PRIOR TO PLACEMENT OF PLANT MATERIAL AND OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE. PLANTING HOLES SHALL BE DUG LARGE ENOUGH TO PERMIT PLACING PREPARED TOPSOIL 18" LATERALLY BEYOND THE ENDS OF THE ROOT BALLS FOR SHADE AND EVERGREEN TREES AND 6" LATERALLY FOR SHRUBS UNLESS OTHERWISE SPECIFIED.

EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AT THE TIME THE HOLE IS DUG. THE PLANTING HOLE SHALL BE BACKFILLED WITH PREPARED TOPSOIL THE SAME DAY THEY ARE DUG.

TOPSOIL SHALL AT FERTILE, FRIABLE NATURAL TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THAN 20% BY WEIGHT OF ORGANIC MATTER WITH A PH RANGE FROM 6.0 TO 7.0. TOPSOIL SHALL BE FREE OF CLAY LUMPS, COARSE SAND, STONES, PLANT ROOTS, STICKS OR OTHER FOREIGN MATTER.

CONTRACTOR SHALL TAKE CARE NOT TO COMPACT SOILS IN PLANTING AREAS. ANY COMPACTED SOILS TO BE SCRAPPED TO A DEPTH OF 8" TO ELIMINATE ANY SOIL COMPACTION CREATED DURING CONSTRUCTION. CONTRACTOR MAY BE REQUIRED TO FURTHER AMEND SOIL IN AREAS WHERE EXCESSIVE COMPACTION HAS OCCURRED.

NATIVE SEED MIX AREAS TO BE PREPARED IN ACCORDANCE WITH THE GUIDELINES PROVIDED IN THE PRAIRIE NURSERY SEED MIX ESTABLISHMENT GUIDE. THIS GUIDE (OR APPROVED EQUIVALENT) SHALL BE USED TO GUIDE THE PREPARATION, INSTALLATION, AND MAINTENANCE OF THE SEED MIX AREA. THE ESTABLISHMENT GUIDE CAN BE FOUND ON THE PRAIRIE NURSERY WEBSITE AT: https://www.prairienursery.com/resources-and-guides/seed-and-seed-mixes/documents/seed-mix-establishment.pdf THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND ESTABLISHING THE NATIVE SEED MIX AREAS FOR A MINIMUM OF 3 YEARS AFTER PLANTING AND WILL GUARANTEE A HEALTHY AND WEED-FREE NATIVE SEED MIX AREA BEFORE HANDING RESPONSIBILITY OF THE AREA TO THE OWNER.

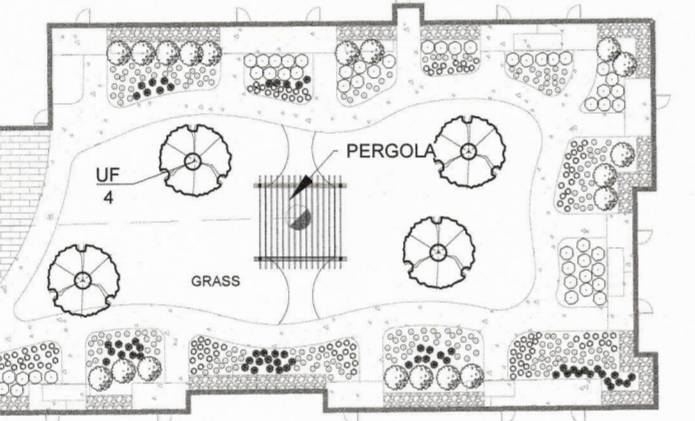
SLOPE STABILIZATION NO SLOPES SHALL BE STEEPER THAN 3:(1)1(V). ALL SLOPES TO BE STABILIZED WITH C-125B EROSION CONTROL BLANKET OR APPROVED EQUIVALENT. BLANKET ONLY TO BE INSTALLED ON DISTURBED AREAS. IF BLANKET IS INSTALLED BEFORE SEED MIX IS INSTALLED IT SHALL BE PULLED BACK TO ALLOW THE SEED MIX TO BE INSTALLED AND REPLACED IMMEDIATELY AFTER SEEDING WHERE NATIVE SEED MIX IS PROPOSED SHALL ALSO BE PROTECTED WITH EROSION CONTROL BLANKET REGARDLESS OF SLOPE. SWALES WHICH HAVE A SLOPE OF 5:(1)1(V) OR STEEPER TO HAVE CHECK DAMS INSTALLED EVERY 100 LINEAR FEET OR AT THE DIRECTION OF THE PROJECT ENGINEER. CHECK DAMS TO BE CONSTRUCTED FROM 4"-8" RIPRAP AND SHALL BE A MINIMUM OF 12" ABOVE THE BOTTOM ELEVATION OF THE SWALE WITH A 12" TOP WITH EXTENDING TO EITHER SIDE OF THE SWALE, AND HAVING 1:1 SIDE SLOPES PERPENDICULAR TO THE

GENERAL NOTES

- 1. CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF UNDERGROUND IRRIGATION SYSTEM IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND REGULATORY AGENCY REQUIREMENTS. ALL LANDSCAPING AND GRASS AREAS TO BE IRRIGATED, AND THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR TO CONSERVE WATER.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL BONDS PRIOR TO CONSTRUCTION.
3. ALL GREEN SPACES WHERE A GROUND COVER IS NOT SPECIFIED SHALL BE PLANTED WITH GRASS.
4. ALL GRASS AREAS TO BE SODDED.
5. SPACE ALL SHRUBS AT SPACING INDICATED ON PLANT LISTS.
6. NO TREES SHALL BE PLANTED OVER OR WITHIN 10' OF SANITARY SEWER, STORM SEWER, OR WATER MAIN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY VERIFY TREES ARE NOT IN CONFLICT WITH BURIED UTILITIES REGARDLESS OF WHAT IS DEPICTED ON THE PLANS.
7. ALL DISTURBED LAWN AREAS SHALL BE RESTORED TO AT LEAST PREVIOUS CONDITION IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
8. THE GENERAL CONTRACTOR SHALL INCLUDE TOPSOIL IN BASE BID. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE AMOUNT OF TOPSOIL AVAILABLE ON-SITE.
9. EXACT COURTYARD DESIGN AND PLANT MATERIAL IN THE COURTYARD AREAS IS SUBJECT TO CHANGE.
10. PERGOLA, GAZEBO, FOUNTAIN, AND OTHER BUILT STRUCTURES WILL BE DETAILED BY LANDSCAPE ARCHITECT, OR LANDSCAPE CONTRACTOR

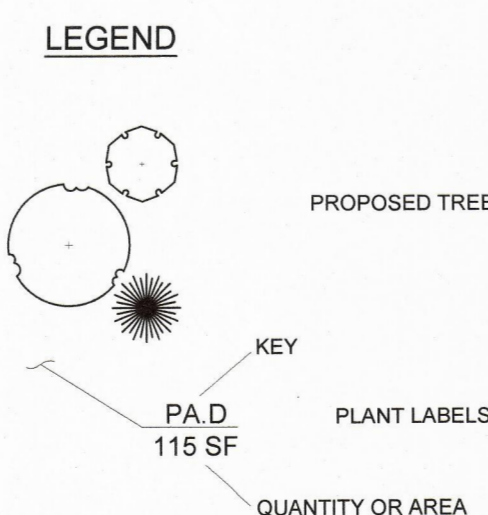


TOTAL SHRUBS & PERENNIALS FOR ALL THREE COURTYARDS: VD-42, PF-104, SH-103, RF-83, PD-83, NF-205, AC-83



3.6' WIDE STONE MAINTENANCE STRIP WITH STEEL EDGING, TYP.

LOW-PROFILE PRAIRIE NATIVE SEED MIX



- PERENNIAL PLANTING AREA A - PA A (4,655 SF) (SEE SHEET L2.0)
PERENNIAL PLANTING AREA A1 CONSISTS OF THE FOLLOWING SPECIES, PLANTED IN GROUPS OF 15-20 AND REPEATED THROUGHOUT THE PLANTING AREA: NODDING WILD ONION, CATMINT, BROWN EYED SUSAN, PURPLE CONEFLOWER, PRAIRIE DROPSIED, RUSSIAN SAGE, LITTLE BLUESTEM, PALE PURPLE CONEFLOWER, WILD GERANIUM, AND MOUNTAIN MINT. THE PERENNIAL PLANTING AREA WILL BE STAKED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
LOW-PROFILE PRAIRIE NATIVE SEED MIX (165,243 SF)
DETENTION BASIN NATIVE SEED MIX (44,058 SF) (SEE SHEET L2.0)

LANDSCAPE PLAN PREPARED BY: WESLEY LONDON, ASLA - LICENSED LANDSCAPE ARCHITECT NATIVE EDGE, LLC (616) 717-0656 WESLEY@NATIVEEDGE.CO

LANDSCAPING REQUIREMENTS SCREENING BASED ON THE SITE ZONING THE ORDINANCE REQUIRES SCREENING AND/OR LANDSCAPING EQUAL TO SCREENING STRATEGIES A-2 OR B & D OR C. HOWEVER, DUE TO THE HEAVILY WOODED NATURE OF THE SITE, AND THE SITE TOPOGRAPHY, THE DEVELOPMENT WILL BE NATURALLY SCREENED WE BELIEVE THIS WILL EASILY SATISFY THE INTENT OF THIS REQUIREMENT.
INTERIOR LANDSCAPING REQUIREMENTS TOTAL LOT AREA = 21.57 AC, 939,589 SF INTERIOR LANDSCAPING REQUIRED: 15% OF TOTAL LOT AREA, 959,589 * .15 = 140,938 INTERIOR LANDSCAPING PROVIDED: 733,959 SF INTERIOR LANDSCAPING TREE REQUIRED (1 PER 300 SF OF REQUIRED AREA): 140,938 / 300 = 470 TREES INTERIOR LANDSCAPING SHRUBS REQUIRED (5 PER 300 SF OF REQUIRED AREA): 140,938 / 300 * 5 = 2,349 SHRUBS
** IN ADDITION TO THE EXISTING TREES AND SHRUB REQUIREMENTS ARE LARGELY MET BY UTILIZING THE EXISTING SITE FEATURES.
** IN ADDITION TO THE EXISTING TREES AND SHRUBS ON-SITE, THIS PLAN PROPOSES TO PLANT AN ADDITIONAL 127 TREES AND 944 SHRUBS.

PARKING LOT LANDSCAPING TOTAL PARKING SPACES: 70 REQUIRED PARKING LOT LANDSCAPING: 70 * 15 = 1,050 SF PROVIDED PARKING LOT LANDSCAPING: 2,307 SF REQUIRED TREES: 1,050 / 100 = 10 PROVIDED TREES: 10

811 Know what's below. Call before you dig. Scale: 1" = 30'

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

Table with columns ISSUED FOR and DATE. Rows include FSPA, SPA, ENGINEERING #2, ENGINEERING #3, ENGINEERING #4, and CONSTRUCTION.

Table with columns DATE and values: 10/05/20, 06/04/20, 06/15/20, 07/27/20, 08/31/20, 09/25/20, 10/05/20, 11/18/20.

DATE: 10/05/20 DRAWN: ACA CHECKED: JT SCALE: 1"=40' JOB NO: TED-NHWL SHEET TITLE: LANDSCAPE PLAN - WEST SHEET L1.0



TRIUMPH

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NEW HOPE WHITE LAKE
WHITE LAKE TOWNSHIP
OAKLAND COUNTY, MICHIGAN

THE CLIENT HAS BEEN ADVISED THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AS SHOWN ON THESE PLANS.

ISSUED FOR	DATE
FSPA	06/04/20
SPA	06/15/20
SPA	07/27/20
ENGINEERING #2	08/31/20
ENGINEERING #3	09/25/20
ENGINEERING #4	10/05/20
CONSTRUCTION	11/16/20

DATE: 10/05/20
DRAWN: ACA
CHECKED: JT
SCALE: 1"=40'
JOB NO: TED-NHWL
SHEET TITLE:
LANDSCAPE PLAN - EAST & DETAILS SHEET

L2.0

LOW-PROFILE PRAIRIE NATIVE SEED MIX

Total Seeding Rate: 31 lbs per acre
3.75 lbs grasses + 2.25 lbs forbs + 25 lbs nurse crop
41 native seeds per sq ft

Call, email or visit our website for pricing.

Grasses	PLS Oz/acre	Seeds/sq ft
<i>Bouteloua curtipendula</i>	20.00	2.75
<i>Bromus kalmii</i>	4.00	0.73
<i>Elymus canadensis</i>	7.50	0.90
<i>Koeleria cristata</i>	0.25	1.15
<i>Schizachyrium scoparium</i>	28.00	9.64
<i>Sporobolus heterolepis</i>	0.25	0.09
Total Grasses	60.00	15.27

Forbs	PLS Oz/acre	Seeds/sq ft
<i>Asclepias tuberosa</i>	0.50	0.05
<i>Aster multiflorus</i>	0.50	1.55
<i>Cassia fasciculata</i> (Chamaecrista f.)	8.00	0.50
<i>Cercocarpus lancofolia</i>	7.00	3.21
<i>Echinacea purpurea</i>	7.00	1.06
<i>Kuhnia eupatorioides</i>	0.60	0.44
<i>Monarda fistulosa</i>	0.50	0.80
<i>Penstemon digitalis</i>	0.50	1.49
<i>Psilostemum purpureum</i> (Dalea s.)	4.00	1.65
<i>Potentilla arguta</i> (Dromocallis a.)	0.50	2.64
<i>Rudbeckia hirta</i>	0.70	0.48
<i>Rudbeckia hirta</i>	4.90	10.35
<i>Solidago rigida</i>	0.70	0.66
<i>Verbena stricta</i>	0.60	0.39
Total Forbs	38.00	25.27

Temporary Grass Cover	Oz/acre	Seeds/sq ft
<i>Lolium multiflorum</i>	80.00	24.79
<i>Avena sativa</i>	320.00	7.35
Total Temp Grasses	400.00	32.14

THIS NATIVE SEED MIX WAS PROVIDED BY NATIVE CONNECTIONS IN KALAMAZOO, MI, AND CAN BE SOURCED FROM THIS NURSERY OR APPROVED EQUIVALENT. THIS MIX IS KNOWN AS THEIR 'BASIC SHORTGRASS PRAIRIE MIX'. CONTRACTOR TO CONSULT WITH NATIVE SEED SUPPLIER OR QUALIFIED LANDSCAPE CONTRACTOR ABOUT THE NECESSARY SITE PREPARATION AND INSTALLATION STRATEGIES TO BE IMPLEMENTED BASED ON THE EXISTING SITE CONDITIONS.

DETENTION BASIN NATIVE SEED MIX

Total Seeding Rate: 34 lbs per acre
2.5 lbs grasses + 1.5 lbs forbs + 30 lbs nurse crop
101 native seeds per sq ft

Call, email or visit our website for pricing.

Grasses, Sedges & Rushes	PLS Oz/acre	Seeds/sq ft
<i>Andropogon gerardii</i>	4.00	0.92
<i>Carex bebbii</i>	1.75	1.37
<i>Carex vulpinoidea</i>	2.00	4.59
<i>Fleochloa palustris</i>	1.00	1.17
<i>Elymus virginicus</i>	17.00	1.64
<i>Juncus effusus</i>	0.50	11.48
<i>Juncus tenuis</i>	0.50	11.48
<i>Juncus torreyi</i>	0.25	9.18
<i>Panicum virgatum</i>	7.00	2.25
<i>Scripus angustatus</i> (S. americanus)	1.00	2.87
<i>Scripus validus</i> (S. lehmannianus)	1.00	0.71
<i>Sorghastrum nutans</i>	4.00	1.10
Total Grasses	40.00	48.76

Forbs	PLS Oz/acre	Seeds/sq ft
<i>Allium subcordatum</i>	2.00	2.75
<i>Asclepias incarnata</i>	1.00	0.11
<i>Aster novae-angliae</i>	0.25	0.38
<i>Aster umbellatus</i>	0.25	0.38
<i>Bignonia serena</i>	1.00	0.48
<i>Echinacea purpurea</i>	4.00	0.61
<i>Helenium autumnale</i>	0.75	2.24
<i>Liatris scariosa</i>	1.25	0.32
<i>Lyssopus americanus</i>	0.25	1.49
<i>Mimulus ringens</i>	0.50	13.20
<i>Monarda fistulosa</i>	0.50	0.80
<i>Oenothera biennis</i>	1.00	2.07
<i>Penthorum sedoides</i>	0.50	14.92
<i>Physocarpus opulifolius</i>	0.50	0.13
<i>Polypogon monspeliensis</i> (Persicaria p.)	2.75	0.82
<i>Rudbeckia hirta</i>	2.50	5.28
<i>Verbena hastata</i>	2.50	5.34
<i>Zizia aurea</i>	2.50	0.63
Total Forbs	24.00	81.95

Temporary Grass Cover	Oz/acre	Seeds/sq ft
<i>Lolium multiflorum</i>	112.00	34.71
<i>Avena sativa</i>	309.00	8.45
Total Temp Grasses	420.00	43.16

THIS NATIVE SEED MIX WAS PROVIDED BY NATIVE CONNECTIONS IN KALAMAZOO, MI, AND CAN BE SOURCED FROM THIS NURSERY OR APPROVED EQUIVALENT. THIS MIX IS KNOWN AS THEIR 'STORMWATER MIX'. CONTRACTOR TO CONSULT WITH NATIVE SEED SUPPLIER OR QUALIFIED LANDSCAPE CONTRACTOR ABOUT THE NECESSARY SITE PREPARATION AND INSTALLATION STRATEGIES TO BE IMPLEMENTED BASED ON THE EXISTING SITE CONDITIONS.

LANDSCAPE TREES			
QTY	KEY	BOTANICAL NAME / COMMON NAME	SIZE / SPACING (MINIMUM)
9	AR	<i>Acer rubrum</i> 'October Glory' / October Glory Red Maple	2.5" Cal. B&B, As Shown
10	AS	<i>Acer saccharum</i> 'Green Mountain' / Green Mountain Sugar Maple	2.5" Cal. B&B, As Shown
24	AB	<i>Amelanchier</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry	1.5 Cal. B&B, As Shown
3	CA	<i>Cornus alternifolia</i> / Pagoda Dogwood	1.5 Cal. B&B, As Shown
10	GT	<i>Gleditsia tricanthos var. inermis</i> 'Suncole' / Sunburst Honeylocust	2.5" Cal. B&B, As Shown
3	LT	<i>Liriodendron tulipifera</i> / Tuliptree	2.5" Cal. B&B, As Shown
17	MP	<i>Malus</i> 'Prairie Fire' / Prairie Fire Crabapple	1.5 Cal. B&B, As Shown
2	NS	<i>Nyssa sylvatica</i> / Black Gum	2.5" Cal. B&B, As Shown
31	PG	<i>Picea glauca</i> 'Densata' / Black Hills Spruce	7" Ht. B&B, As Shown
9	PS	<i>Pinus strobus</i> / Eastern White Pine	7" Ht. B&B, As Shown
9	UF	<i>Ulmus carpinifolia x parvifolia</i> 'Frontier' / Frontier Elm	2.5" Cal. B&B, As Shown
127	Total		

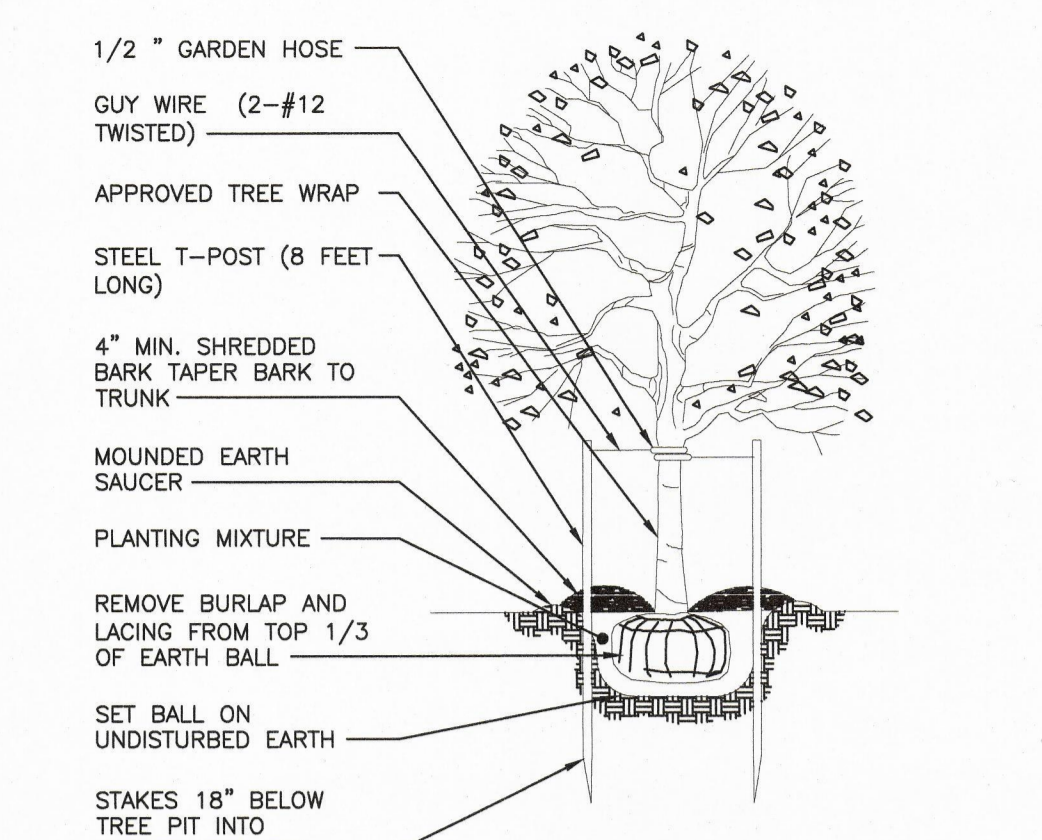
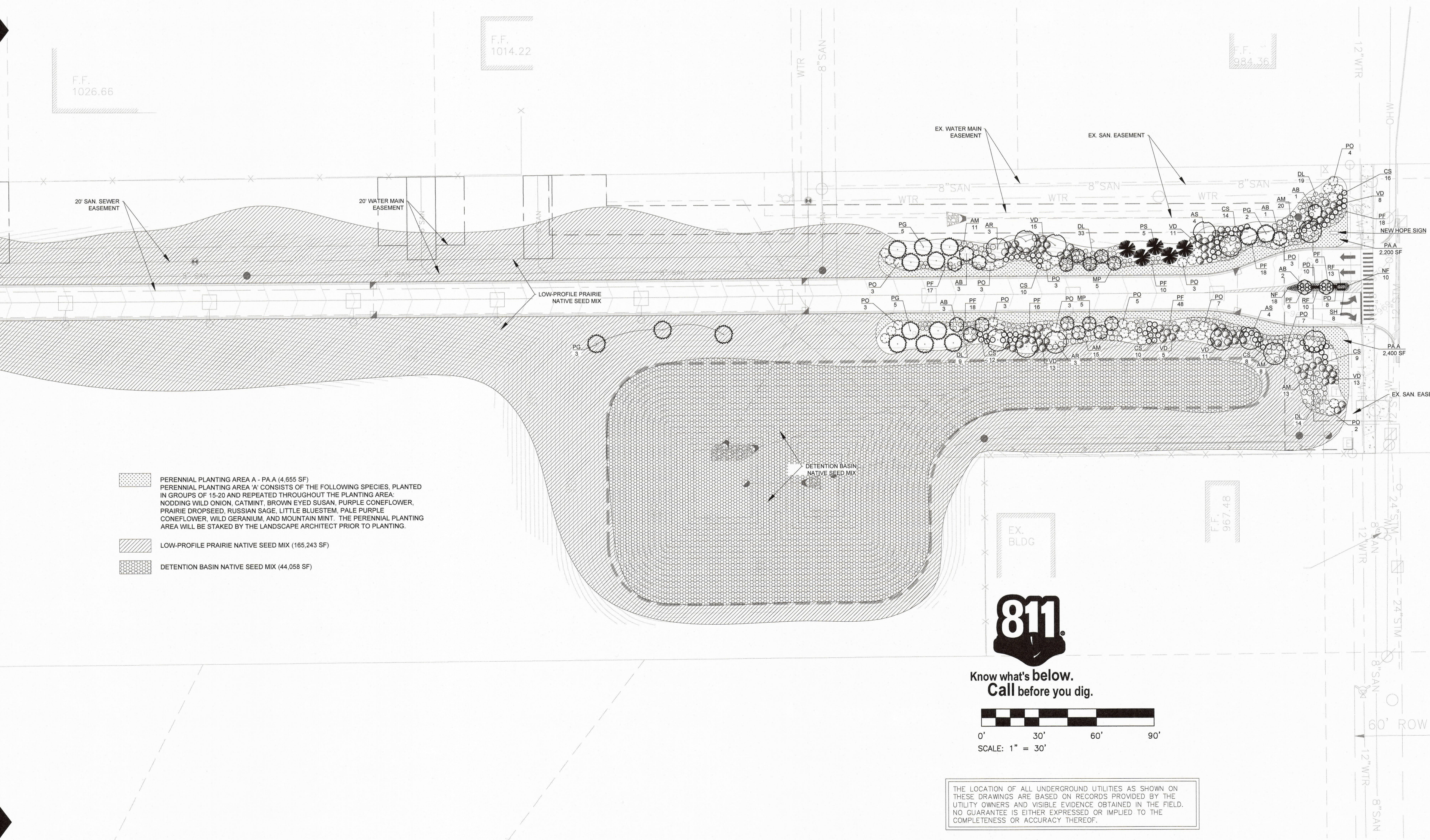
SHRUBS			
QTY	KEY	BOTANICAL NAME / COMMON NAME	SIZE / SPACING
67	AM	<i>Aronia melanocarpa</i> 'Autumn Magic' / Autumn Magic Black Chokeberry	30" Ht. 5-Gal. Container / 4' O.C.
79	CS	<i>Cornus sericea</i> 'Arctic Fire' / Arctic Fire Red Twig Dogwood	30" Ht. 5-Gal. Container / 3' O.C.
106	DL	<i>Diervilla lonicera</i> / Northern Bush Honeysuckle	30" Ht. 5-Gal. Container / 3' O.C.
25	HPD	<i>Hydrangea paniculata</i> 'Diamond Rouge' / Diamond Rouge Hydrangea	30" Ht. 5-Gal. Container / 3' O.C.
12	HPI	<i>Hydrangea paniculata</i> 'Limelight' / Limelight Hydrangea	30" Ht. 5-Gal. Container / 3' O.C.
24	HPs	<i>Hydrangea paniculata</i> 'Strawberry Sundae' / Strawberry Sundae Hydrangea	30" Ht. 5-Gal. Container / 3' O.C.
48	PO	<i>Physocarpus opulifolius</i> / Common Ninebark	30" Ht. 5-Gal. Container / 5' O.C.
387	PF	<i>Potentilla fruticosa</i> / Shrubby Cinquefoil	30" Ht. 5-Gal. Container / 3' O.C.
46	RA	<i>Rhus aromatica</i> 'Gro-low' / Low Grow Fragrant Sumac	30" Ht. 5-Gal. Container / 3' O.C.
150	VD	<i>Viburnum dentatum</i> 'Blue Muffin' / Blue Muffin Viburnum	30" Ht. 5-Gal. Container / 5' O.C.

PERENNIALS			
QTY	KEY	BOTANICAL NAME / COMMON NAME	SIZE / SPACING
232	AC	<i>Alliumcernuum</i> / Nodding Wild Onion	Quart / 12" O.C.
232	EP	<i>Echinacea pallida</i> / Pale Purple Coneflower	Quart / 12" O.C.
232	ECP	<i>Echinacea purpurea</i> / Purple Coneflower	Quart / 12" O.C.
232	GM	<i>Geranium maculatum</i> / Wild Geranium	Quart / 12" O.C.
514	NF	<i>Nepeta faassenii</i> 'Kit Kat' / Kit Kat Catmint	Quart / 12" O.C.
315	PD	<i>Penstemon digitalis</i> / Beardtongue	Quart / 12" O.C.
232	PA	<i>Perovskia atriplicifolia</i> / Russian Sage	Quart / 18" O.C.
232	PyV	<i>Pycnanthemum virginianum</i> / Mountain Mint	Quart / 12" O.C.
370	RF	<i>Rudbeckia fulgida</i> / Brown Eyed Susan	Quart / 12" O.C.
464	SH	<i>Sporobolus heterolepis</i> / Prairie Dropseed	Quart / 12" O.C.
232	SS	<i>Schizachyrium scoparium</i> / Little Bluestem	Quart / 12" O.C.

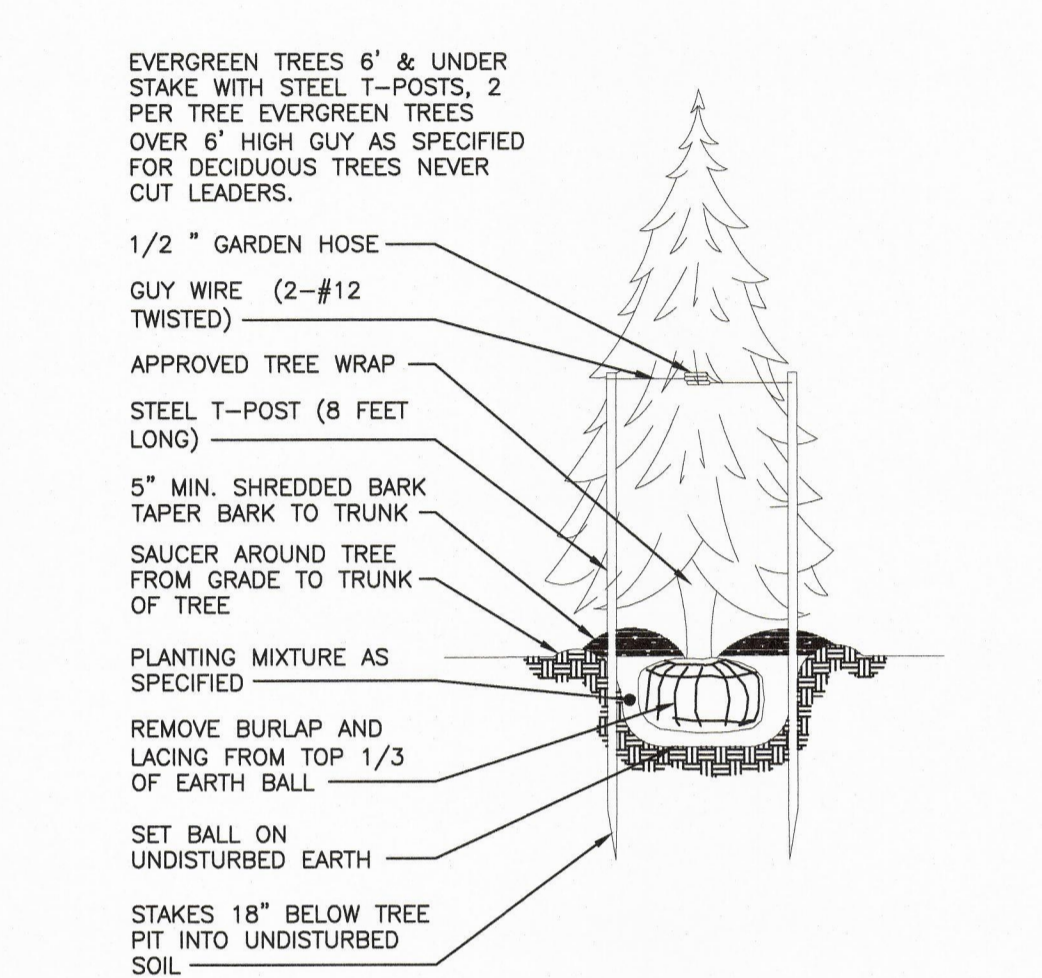
*Not all species above may be identified by their key on the plans. Some of the species above only exist in the PA.A planting area, and will be repeated in clumps throughout this planting zone.

**The above species list may be modified by the landscape architect, or with approval from the landscape architect based on plant availability. This list and the planting strategy must be approved with the landscape architect prior to placing the plant order.

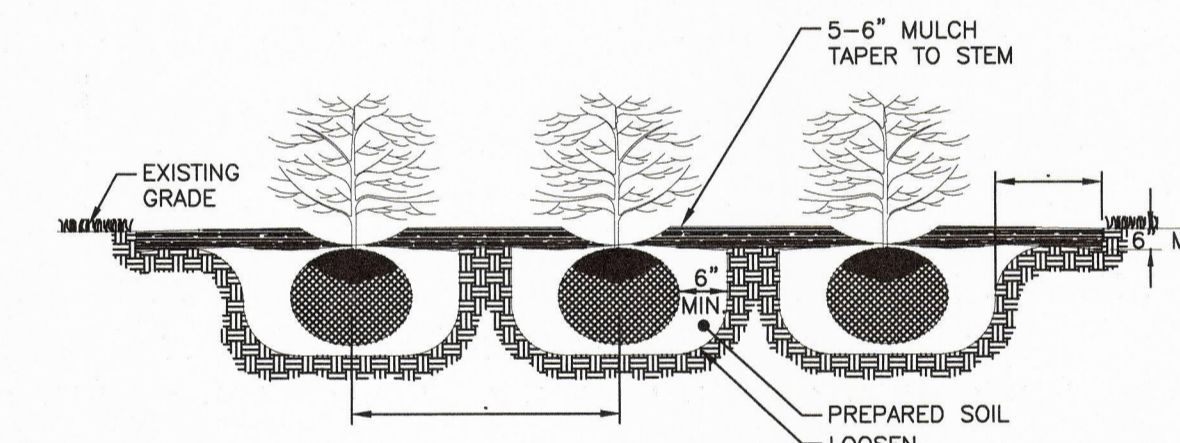
MATCHLINE REFER TO SHEET L1.0



DECIDUOUS TREE PLANTING
NO SCALE

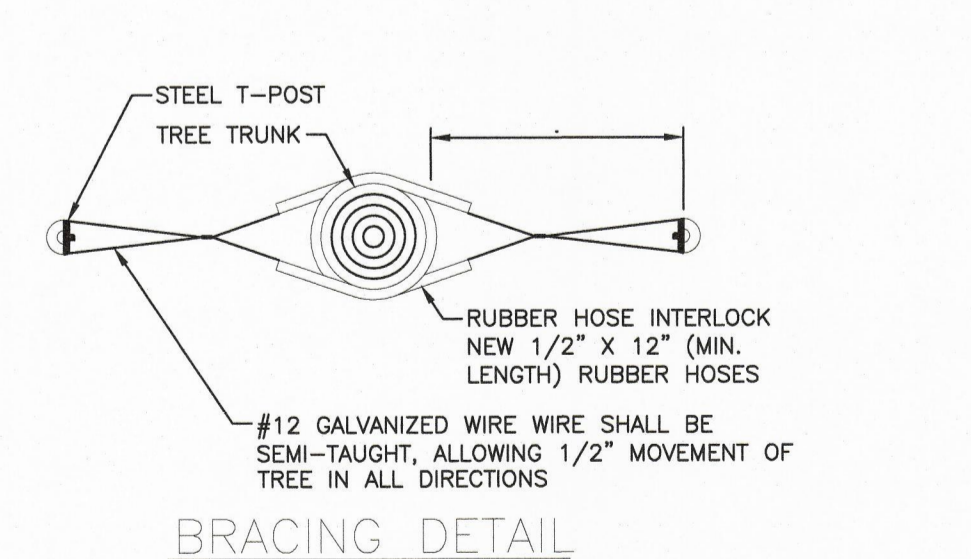


EVERGREEN TREE PLANTING
NO SCALE

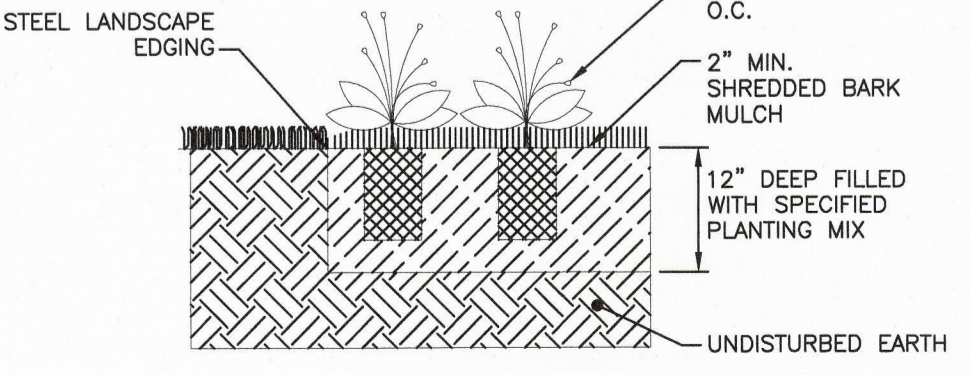


-FIRST AND SECOND WATERING AND CULTIVATION SHALL INCLUDE SHRUB BEDS.
-CUT 6" X 12" (MIN.) EDGING AROUND THE PERIMETER OF ALL SHRUB BEDS SHOWN ON THE PLANS. SPRAY A NON-PERSISTENT GLYPHOSATE HERBICIDE TO ENTIRE SHRUB BEDS PRIOR TO PLANTING AND BARK PLACEMENT.
-SHRUB BEDS ARE TO BE PAID FOR BY THE PAY ITEM 'SITE PREPARATION'.
-ALL PLANTS SHALL BE SET PLUMB AND HAVE THE BEST SIDE OF PLANT FACING THE MAIN VIEWING DIRECTION.

SHRUB BED PLANTING
NO SCALE



BRACING DETAIL
NO SCALE



PERENNIAL PLANTING BED
NO SCALE

811
Know what's below.
Call before you dig.

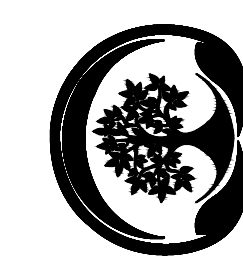
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NEW HOPE

NEW HOPE WHITE LAKE WHITE LAKE TOWNSHIP OAKLAND COUNTY, MICHIGAN

CARE FOR PLANTS BEFORE PLANTING PLANTS DESIGNATED "BP" SHALL BE BALLED AND BURLAPPED WITH FIRM NATURAL BALLS OF EARTH. CRACKED, LOOSENED OR BROKEN BALLS SHALL NOT BE PLANTED. THEY SHALL BE MARKED WITH SPRAY PAINT AND IMMEDIATELY REMOVED FROM THE JOB SITE. IMMEDIATELY FOLLOWING DELIVERY AT THE JOB SITE, ALL PLANTS THAT WILL NOT BE PLANTED THAT SAME DAY SHALL BE "HEELER IN" WITH SHREDDED BARK OR MOIST SOIL AND KEPT MOIST UNTIL PLANTED.

THE TRUNKS AND BRANCHES OF ALL TREES SHALL BE PROTECTED FROM INJURY OF ANY KIND DURING ALL OPERATIONS. THE OWNER'S REPRESENTATIVE SHALL REJECT ANY TREES THAT ARE INJURED.

PLANTING THE CONTRACTOR IS RESPONSIBLE FOR PLANTING MATERIALS PLUMB. SET THE TOP OF THE ROOT BALL AT OR SLIGHTLY HIGHER THAN THE SURROUNDING GRADE. PLANTS SHALL BE FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT STRUCTURES. NO FILLING WILL BE PERMITTED AROUND TRUNK OR STEMS. WHEN THE PLANT HAS BEEN PROPERLY SET, THE HOLE SHALL BE BACKFILLED TO 1/2 THE DEPTH OF THE BALL WITH PREPARED TOPSOIL MIXTURE, FIRMLY PACKED AND WATERED-IN AT TIME OF PLANTING. LOOSED AND REMOVE BURLAP AND LACING FROM UPPER 1/3 OF THE ROOT BALL. BACKFILL WITH PREPARED TOPSOIL, WHICH AFTER COMPACTION IS FLUSH WITH THE SURROUNDING GROUND.

MULCHING ALL PLANT MATERIAL SHALL BE ENCRICLED WITH A 4" MINIMUM COVERING OF NON-DYED SHREDDED BARK MULCH TO 6" OUTSIDE THE PLANTING HOLE, TAPERING MULCH TO 2" AROUND THE TRUNK OF ALL PLANTS. SUBMIT SAMPLE TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PLACEMENT. WOOD CHIPS SHALL NOT BE ALLOWED ON THIS JOB.

WRAPPING DECIDUOUS TREES TREE WRAP SHALL COVER TRUNKS OF ALL DECIDUOUS TREES BEGINNING BELOW THE SOIL LINE JUST ABOVE THE ROOTS. TIE WITH TWINE IN 5 PLACES, INCLUDING THE TOP AND BOTTOM OF WRAPPING. MASKING TAPE OR WIRE WILL NOT BE ALLOWED.

BRACING AND GUYING GUYING SHALL BE EMPLOYED TO PREVENT LEANING OR LOOSENING OF THE TREE FROM THE BALL. BRACING MATERIAL SHALL BE T-POSTS PAINTED GREEN. GUYING MATERIAL SHALL BE 12 GAUGE WIRE AND GARDEN HOSE 1/2 INCH DIAMETER. GUY WIRE SHALL BE ENCASED IN HOSE TO PREVENT DIRECT CONTACT WITH THE TREE. DECIDUOUS TREES SHALL BE BRACED OR GUYED IMMEDIATELY AFTER THE TREE WRAPPING IS COMPLETE. TREE STAKES, GUY WIRES AND TREE WRAP ARE TO BE REMOVED AFTER ONE YEAR.

STEEL LANDSCAPE EDGING 4" STEEL LANDSCAPE EDGING SHALL BE USED ON THIS PROJECT. ALUMINUM OR PLASTIC EDGING WILL NOT BE ALLOWED. STEEL EDGING SHALL BE PLACED WHEREVER A LANDSCAPED BED HAS AN INTERFACE WITH A TURFGRASS OR OTHER SOFTSCAPE AREA. THIS DOES NOT INCLUDE INDIVIDUAL TREES PLANTED IN LAWN.

PRUNING UPON COMPLETION, ALL PLANT MATERIAL MUST BE PRUNED. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPORTING. ALL CUTS SHALL BE MADE FLUSH LEAVING NOT STUBS. PRUNING PAINT SHALL NOT BE USED.

FINISHING AND CLEANING UP IMMEDIATELY UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN UP THE AREA OF SURPLUS MATERIALS. THE CONTRACTOR SHALL REPAIR AND RE-ESTABLISH TURF IN RUTTED AREAS.

WARRANTY THE LANDSCAPE INSTALLATION CONTRACTOR SHALL REPLACE ALL UNHEALTHY VEGETATION AND PLANTINGS WITHIN TWO (2) YEAR OF INITIAL PLANTING OR SUBSEQUENT PLANTING PERIOD.

DESCRIPTION THIS WORK SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIALS, LABOR, EQUIPMENT, TOOLS AND SUPERVISION REQUIRED FOR THE EXECUTION AND GUARANTEE OF ALL PLANTINGS AND RELATED WORK AS SHOWN ON THE DRAWINGS.

PLANT MATERIALS SHALL CONFORM TO THE SIZES STATED ON THE PLANT LIST AND SHALL BE OF A MINIMUM SIZE OR LARGER. ALL MEASUREMENTS OF SPREAD, CALIPER, BALL SIZE, TRUNK GROWN RATIO, QUALITY DESIGNATIONS, ETC., SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "ANSI STANDARDS FOR NURSERY STOCK". PLANT MATERIAL SHALL BE NURSERY GROWN AND INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE SITE PRIOR TO PLANTING. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT ANY TIME.

NURSERY STOCK SHALL BE PREPARED FOR SHIPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT ANSI SPECIFICATION Z60.1 AND SHALL BE ENCLOSED OR COVERED DURING TRANSPORTATION TO PREVENT DRYING.

SITE PREPARATION THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND PROTECT AND REPAIR UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.

INDIVIDUAL HOLES SHALL BE CENTERED AT STAKED PLANT LOCATIONS. CONTRACTOR IS TO STAKE PRIOR TO PLACEMENT OF PLANT MATERIAL AND OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE. PLANTING HOLES SHALL BE DUG LARGE ENOUGH TO PERMIT PLACING PREPARED TOPSOIL 18" LATERALLY BEYOND THE ENDS OF THE ROOT BALLS FOR SHADE AND EVERGREEN TREES AND 6" LATERALLY FOR SHRUBS UNLESS OTHERWISE SPECIFIED.

EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AT THE TIME THE HOLE IS DUG. THE PLANTING HOLE SHALL BE BACKFILLED WITH PREPARED TOPSOIL THE SAME DAY THEY ARE DUG.

TOPSOIL SHALL AT FERTILE, FRIABLE NATURAL TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THAN 20% BY WEIGHT OF ORGANIC MATTER WITH A PH RANGE FROM 6.0 TO 7.0. TOPSOIL SHALL BE FREE OF CLAY LUMPS, COARSE SAND, STONES, PLANT ROOTS, STICKS OR OTHER FOREIGN MATTER.

CONTRACTOR SHALL TAKE CARE NOT TO COMPACT SOILS IN PLANTING AREAS. ANY COMPACTED SOILS TO BE SCARIFIED TO A DEPTH OF 8" TO ELIMINATE ANY SOIL COMPACTION CREATED DURING CONSTRUCTION. CONTRACTOR MAY BE REQUIRED TO FURTHER AMEND SOIL IN AREAS WHERE EXCESSIVE COMPACTION HAS OCCURRED.

SLOPE STABILIZATION NO SLOPES SHALL BE STEEPER THAN 3(H):1(V). ALL SLOPES TO BE STABILIZED WITH C-125BN EROSION CONTROL BLANKET OR APPROVED EQUIVALENT. BLANKET ONLY TO BE INSTALLED ON DISTURBED AREAS. IF BLANKET IS INSTALLED BEFORE SEED MIX IS INSTALLED IT SHALL BE PULLED BACK TO ALLOW THE SEED MIX TO BE INSTALLED AND REPLACED IMMEDIATELY AFTER SEEDING. ANY SWALES WHERE NATIVE SEED MIX IS PROPOSED SHALL ALSO BE PROTECTED WITH EROSION CONTROL BLANKET REGARDLESS OF SLOPE. SWALES WHICH HAVE A SLOPE OF 5(H):1(V) OR STEEPER TO HAVE CHECK DAMS INSTALLED EVERY 100 LINEAR FEET OR AT THE DIRECTION OF THE PROJECT ENGINEER. CHECK DAMS TO BE CONSTRUCTED FROM 4-8" RIPRAP AND SHALL BE A MINIMUM OF 12" ABOVE THE BOTTOM ELEVATION OF THE SWALE WITH A 12" TOP WITH EXTENDING TO EITHER SIDE OF THE SWALE, AND HAVING 1:1 SIDE SLOPES PERPENDICULAR TO THE DIRECTION OF FLOW.

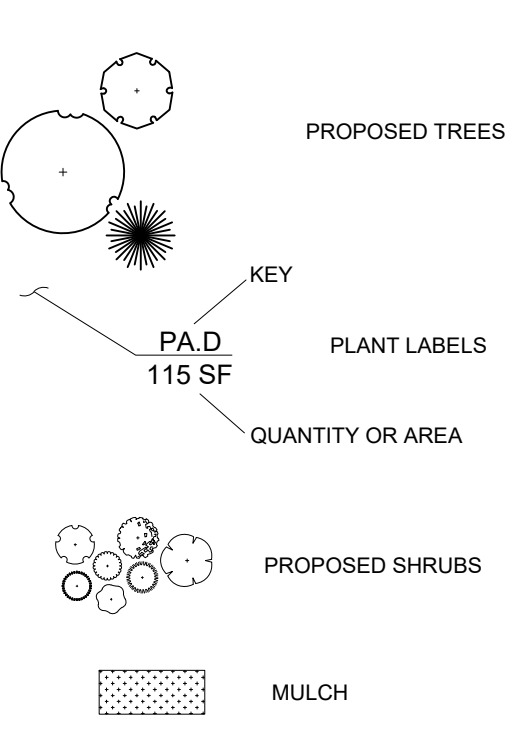
GENERAL NOTES

- 1. CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF UNDERGROUND IRRIGATION SYSTEM IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND REGULATORY AGENCY REQUIREMENTS. ALL LANDSCAPING AND GRASS AREAS TO BE IRRIGATED, AND THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR TO CONSERVE WATER.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL BONDS PRIOR TO CONSTRUCTION.
3. ALL GREEN SPACES WHERE A GROUND COVER IS NOT SPECIFIED SHALL BE PLANTED WITH GRASS.
4. ALL GRASS AREAS TO BE SODDED.
5. SPACE ALL SHRUBS AT SPACING INDICATED ON PLANT LISTS.
6. NO TREES SHALL BE PLANTED OVER OR WITHIN 10' OF SANITARY SEWER, STORM SEWER, OR WATER MAIN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY VERIFY TREE AREAS NOT IN CONFLICT WITH BURIED UTILITIES REGARDLESS OF WHAT IS DEPICTED ON THE PLANS.
7. EXACT COURTYARD DESIGN AND PLANT MATERIAL IN THE COURTYARD AREAS IS SUBJECT TO CHANGE.
8. ALL DISTURBED LAWN AREAS SHALL BE RESTORED TO AT LEAST PREVIOUS CONDITION IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
9. THE GENERAL CONTRACTOR SHALL INCLUDE TOPSOIL IN BASE BID. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE AMOUNT OF TOPSOIL AVAILABLE ON-SITE.
10. ALL DISTURBED LAWN AREAS SHALL BE RESTORED TO AT LEAST PREVIOUS CONDITION IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
11. PERGOLA, GAZEBO, FOUNTAIN, AND OTHER BUILT STRUCTURES WILL BE DETAILED BY OWNER OR LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION.

AS-BUILT NOTE

THIS LANDSCAPE PLAN IS TO SERVE AS AN AS-BUILT DRAWING BASED ON THE ACTUAL LANDSCAPE MATERIALS WHICH WERE INSTALLED BY BELL LANDSCAPING AT THE DIRECTION OF THE OWNER. THIS DRAWING IS BEING PROVIDED TO ADDRESS DIFFERENCES BETWEEN THE APPROVED LANDSCAPE PLAN WHICH WAS SUBMITTED ON 10/5/20, AND THE MATERIALS AND QUANTITIES WHICH WERE ACTUALLY INSTALLED ON-SITE. LANDSCAPING LOCATION, SPECIES, AND QUANTITIES PROVIDED BY BELL LANDSCAPING AND ARE REFLECTED ON THIS PLAN. ALL PLANT MATERIALS AND INSTALLATION TO BE IN COMPLIANCE WITH THE INFORMATION AND SPECIFICATIONS PROVIDED IN THE LANDSCAPE PLAN, REGARDLESS OF INSTALLATION STATUS.
THE LANDSCAPE QUANTITIES, SPECIFICALLY TREE AND SHRUB NUMBERS, ARE LESS THAN WHAT IS REQUIRED BY THE ZONING ORDINANCE. HOWEVER, DUE TO THE AMOUNT OF WOODLAND AREAS SURROUNDING THE PROPERTY, AND THE TOPOGRAPHY AROUND THE PERIMETER OF THE SITE, THE CLIENT IS REQUESTING THAT THE PRESERVED WOODLANDS COUNT TOWARDS THE TREE AND SHRUB TOTALS TO BRING THE LANDSCAPE PLAN INTO COMPLIANCE WITH THE ZONING ORDINANCE.

LEGEND



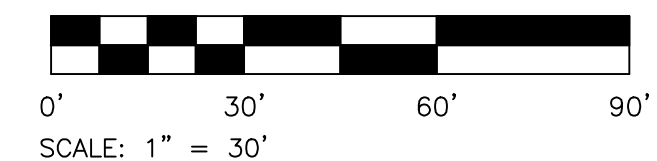
LANDSCAPING REQUIREMENTS

SCREENING BASED ON THE SITE ZONING THE ORDINANCE REQUIRES SCREENING AND/OR LANDSCAPING EQUAL TO SCREENING STRATEGIES A-2 OR B & D OR C. HOWEVER, DUE TO THE HEAVILY WOODED NATURE OF THE SITE, AND THE SITE TOPOGRAPHY, THE DEVELOPMENT WILL BE NATURALLY SCREENED WE BELIEVE THIS WILL EASILY SATISFY THE INTENT OF THIS REQUIREMENT. A 6' TALL VINYL FENCE WAS VOLUNTARILY INSTALLED TO SCREEN A RESIDENTIAL PROPERTY TO THE NORTH EAST OF THE PRIMARY BUILDING AND PARKING AREA TO HELP ENHANCE THE SITE SCREENING TO ADJACENT PROPERTIES.
INTERIOR LANDSCAPING REQUIREMENTS TOTAL LOT ARE = 21.57 AC; 939,589 SF. INTERIOR LANDSCAPING REQUIRED: 13% OF TOTAL LOT AREA. 959,589*15=140,938. INTERIOR LANDSCAPING PROVIDED: 732,959 SF. INTERIOR LANDSCAPING TREE REQUIRED (1 PER 300 SF OF REQUIRED AREA): 140,938/300 = 470 TREES. INTERIOR LANDSCAPING SHRUBS REQUIRED (5 PER 300 SF OF REQUIRED AREA): 140,938/300 *5 = 2,349 SHRUBS. DUE TO THE HEAVILY WOODED NATURE OF THIS SITE, A MAJORITY OF THE SITE IS BEING LEFT UNDISTURBED AND THE LANDSCAPE AREA SQUARE FOOTAGE AND TREE AND SHRUB REQUIREMENTS ARE LARGELY MET BY UTILIZING THE EXISTING SITE FEATURES. AS A PART OF THE CONSTRUCTION AGREEMENT, THESE WOODLAND AREAS WILL BE PROTECTED AND WILL NOT BE DEVELOPED IN THE FUTURE, ENSURING THIS SCREEN WILL REMAIN IN THE FUTURE. ** IN ADDITION TO THE EXISTING TREES AND SHRUBS ON-SITE, THIS PLAN PROPOSES TO PLANT AN ADDITIONAL 88 TREES AND 50 SHRUBS.

PARKING LOT LANDSCAPING TOTAL PARKING SPACES: 70. PROVIDED PARKING LOT LANDSCAPING: 70*15=1,050 SF. REQUIRED TREES: 1,050 / 100=10. PROVIDED TREES: 10 (PARKING LOT ISLANDS AND EAST SIDE OF PARKING LOT). REQUIRED SHRUBS: 1,050 / 100 *3=32. PROVIDED SHRUBS: 47 (BOBO HYDRANGEA ON SE SIDE OF BLDG).



Know what's below. Call before you dig.



THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

MATCH LINE

REFER TO SHEET L1.1

Table with columns: ISSUED FOR, DATE, FSPA, SPA, SPA, ENGINEERING #2, ENGINEERING #3, ENGINEERING #4, LANDSCAPE UPD. Includes a section for JOB NO: TED-NHWL, SHEET TITLE: LANDSCAPE PLAN - WEST, and SHEET L1.0.



TRIUMPH

Triumph Engineering & Design, Inc.

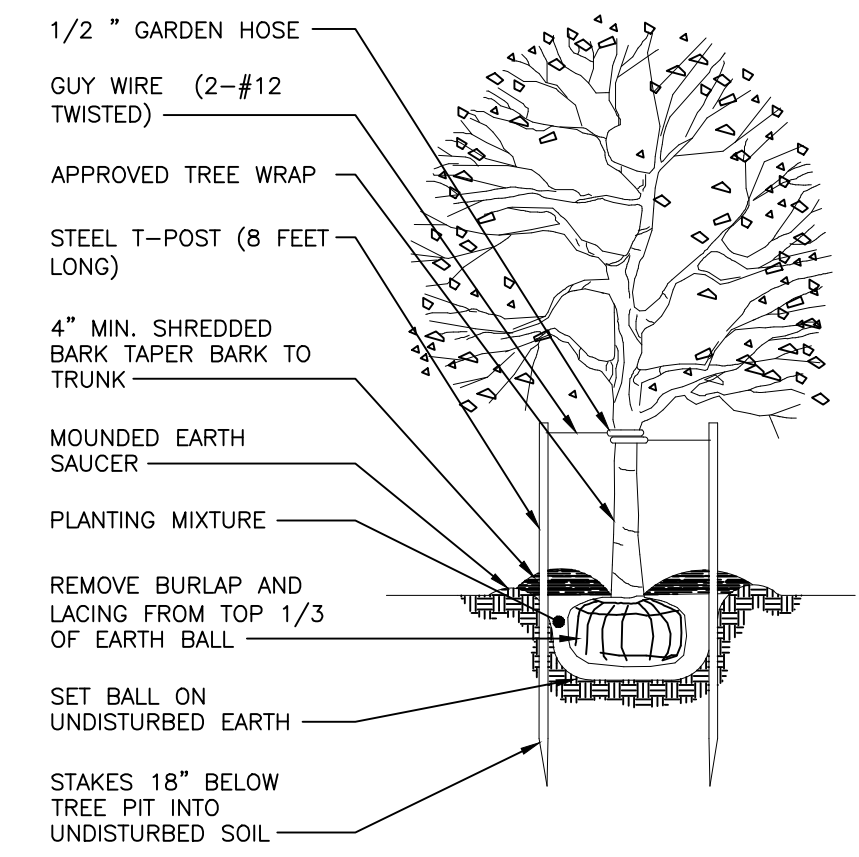
10775 S. SAGINAW ST. SUITE D
GRAND BLANC, MI 48439
(PH) 810.584.7364
(F) 810.584.7362



NEW HOPE
ASSISTED LIVING & MEMORY CARE

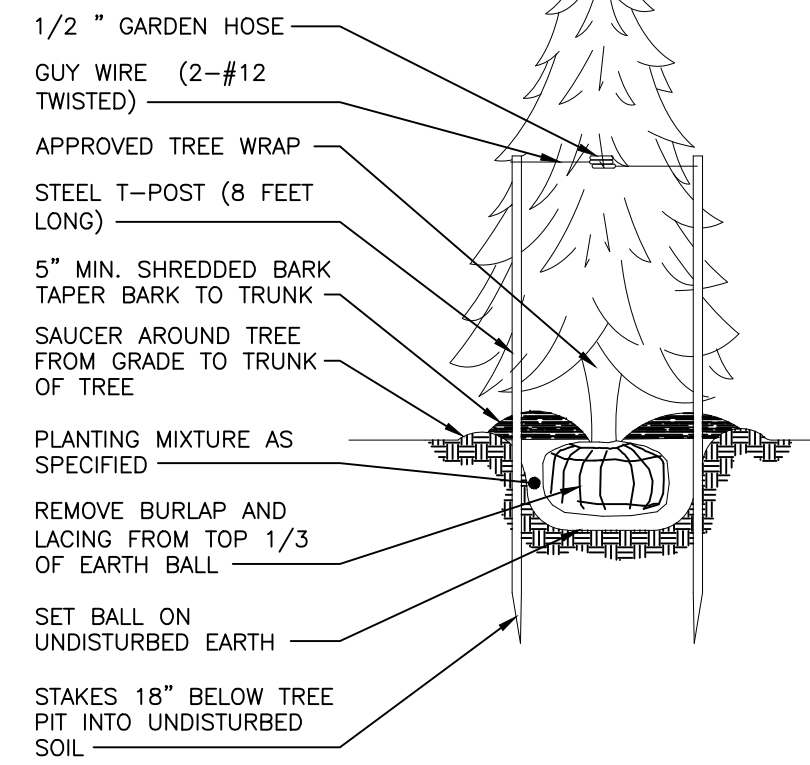
**NEW HOPE WHITE LAKE
WHITE LAKE TOWNSHIP
OAKLAND COUNTY, MICHIGAN**

PLANT LIST			
QTY	KEY	BOTANICAL NAME / COMMON NAME	SIZE/ SPACING (MINIMUM)
4	AJ	<i>Acer palmatum</i> 'Bloodgood' / Bloodgood Japanese Maple	2.5" Cal. B&B, As Shown
11	AP	<i>Acer platanoides</i> 'Crimson King' / Crimson King Norway Maple	2.5" Cal. B&B, As Shown
9	AR	<i>Acer rubrum</i> 'October Glory' / October Glory Red Maple	2.5" Cal. B&B, As Shown
10	AS	<i>Acer saccharum</i> 'Green Mountain' / Green Mountain Sugar Maple	2.5" Cal. B&B, As Shown
4	AC	<i>Allium cernuum</i> / Nodding Wild Onion	Quart, 12" O.C.
18	AB	<i>Amelanchier</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry	1.5 Cal. B&B, As Shown
151	KF	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Karl Foerster Grass	1-gal. Cont, 18" O.C.
5	CA	<i>Cornus alternifolia</i> / Pagoda Dogwood	1.5 Cal. B&B, As Shown
6	GT	<i>Gleditsia tricanthos var. inermis</i> 'Suncole' / Sunburst Honeylocust	2.5" Cal. B&B, As Shown
5	HS	<i>Hemerocallis</i> 'Stella de Oro' / Rebooming Daylily	1-gal. Cont, 18" O.C.
7	HF	<i>Hydrangea paniculata</i> 'Fire Light' / Fire Light Hydrangea	30" Ht. Cont, 3' O.C.
77	HP	<i>Hydrangea paniculata</i> 'Ivobob' / Bobo Hydrangea	30" Ht. Cont, 3' O.C.
3	JV	<i>Juniperus virginiana</i> 'Hetzii' / Hetzii Juniper	7' Ht. B&B, As Shown
3	LT	<i>Liriodendron tulipifera</i> / Tuliptree	2.5" Cal. B&B, As Shown
5	PA	<i>Pennisetum alopecuroides</i> 'Little Bunny' Fountain Grass	1-gal. Cont, 18" O.C.
22	PG	<i>Picea glauca</i> 'Densata' / Black Hills Spruce	7' Ht. B&B, As Shown
9	PS	<i>Pinus strobus</i> / Eastern White Pine	7' Ht. B&B, As Shown

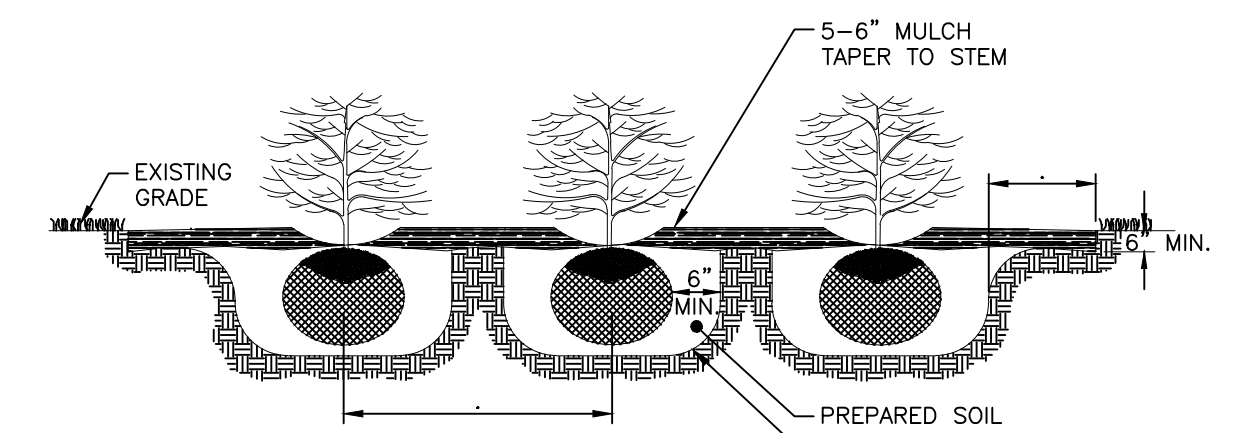


DECIDUOUS TREE PLANTING
NO SCALE

EVERGREEN TREES 6' & UNDER STAKE WITH STEEL T-POSTS, 2 PER TREE EVERGREEN TREES OVER 6' HIGH GUY AS SPECIFIED FOR DECIDUOUS TREES NEVER CUT LEADERS.

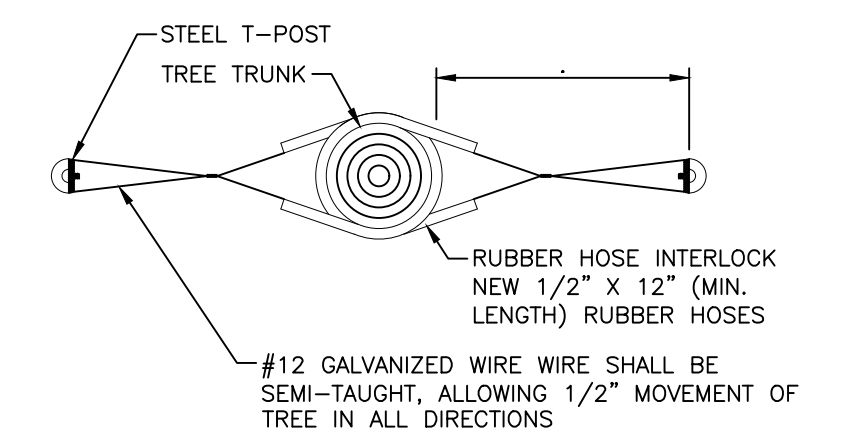


EVERGREEN TREE PLANTING
NO SCALE

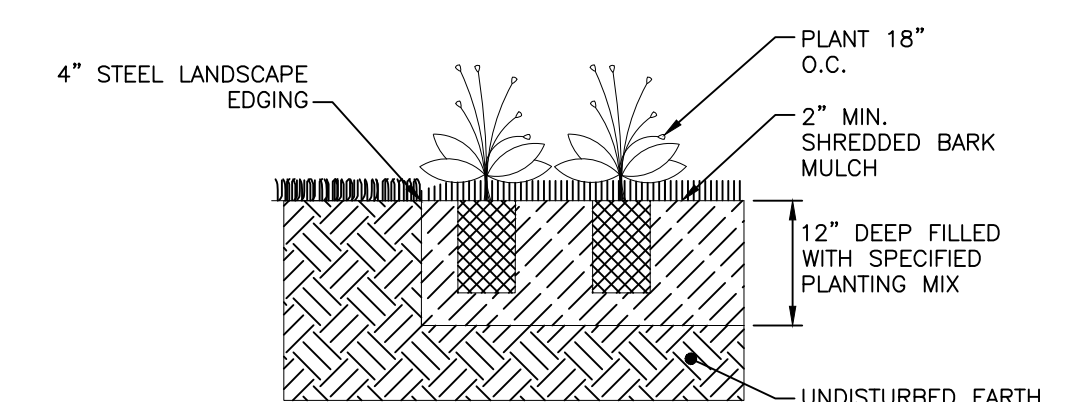


- FIRST AND SECOND WATERING AND CULTIVATION SHALL INCLUDE SHRUB BEDS.
- CUT 6" X 12" (MIN.) EDGING AROUND THE PERIMETER OF ALL SHRUB BEDS SHOWN ON THE PLANS. SPRAY A NON-PERSISTENT GLYPHOSATE HERBICIDE TO ENTIRE SHRUB BEDS PRIOR TO PLANTING AND BARK PLACEMENT.
- SHRUB BEDS ARE TO BE PAID FOR BY THE PAY ITEM 'SITE PREPARATION'.
- ALL PLANTS SHALL BE SET PLUMB AND HAVE THE BEST SIDE OF PLANT FACING THE MAIN VIEWING DIRECTION.

SHRUB BED PLANTING
NO SCALE

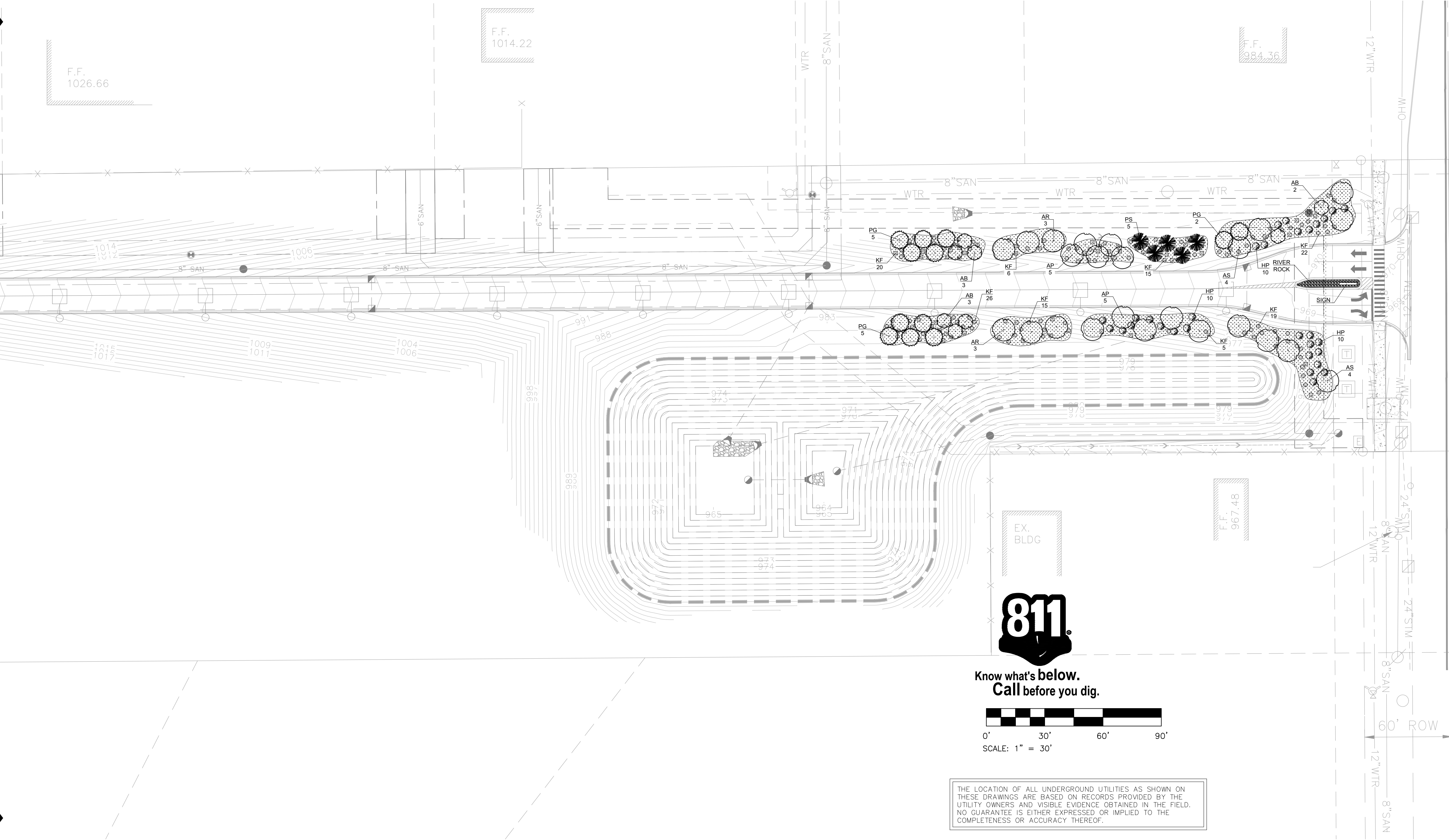


BRACING DETAIL
NO SCALE



PERENNIAL PLANTING BED
NO SCALE

MATCH LINE REFER TO SHEET L1.0



WE CERTIFY THAT THE DESIGN AND CONSTRUCTION OF THIS PROJECT HAS BEEN REVIEWED AND APPROVED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MICHIGAN. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS IN ACCORDANCE WITH THE MICHIGAN PROFESSIONAL ENGINEERING ACT AND THE MICHIGAN PROFESSIONAL LANDSCAPE ARCHITECTURE ACT. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL GOVERNMENT. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL GOVERNMENT.

ISSUED FOR	DATE
FSPA	06/04/20
SPA	06/15/20
SPA	07/27/20
ENGINEERING #2	08/31/20
ENGINEERING #3	09/25/20
ENGINEERING #4	10/05/20
LANDSCAPE UPD.	9/1/22

DATE: 9/1/22
DRAWN: ACA
CHECKED: JT
SCALE: 1"=40'
JOB NO: TED-NHWL
SHEET TITLE: LANDSCAPE PLAN - EAST & DETAILS SHEET

L2.0



NEW HOPE

— SENIOR COMMUNITIES —

September 30th, 2022

Planning Commission
White Lake Township,
7525 Highland Road,
White Lake, MI 48363

Dear Planning Commission Members,

The purpose of this letter is to formally request a scaling back of the Landscaping Plan for the New Hope White Lake Project.

As you may recall the project is built within a 21-acre lot on Williams Lake Road as part of a Planned Development Agreement (PDA). New Hope White Lake has successfully preserved the majority of the thickly wooded area by building a retaining wall around the 3-acre built area of building and courtyards. This built area is set back approximately one-third of a mile (2,200 feet) from Williams Lake road. We welcome you to visit the site at your convenience. This project is a great example of what collaboration between the township officials and businesses can achieve.

1/ In order to preserve the acres of established trees around built areas, we petitioned our partners to agree to a \$500,000 retaining wall around the north, west and south side of the property. These established trees are a permanent cornerstone of the landscaping for our site. As part of the PDA, we have committed to not build any further, and we do not want to build further, as we (and our neighbors) love the surrounding woods - it is something we very happily point out to and share with prospective residents.

2/ New Hope White Lake has voluntarily installed a 500-foot long fence along the property line to the closest neighbor, in addition to the berm that was required in the PDA. Please note that this fence is to accommodate the **one** neighbor who can see our building from his house. All the other neighbors are agreeable to the

natural screening provided by the heavily wooded site. An additional cost of \$25,000 above PDA was incurred in installing this fence.

3/ Skyrocketing costs due to material price increases and delays caused by Covid-19 have added over \$800,000 in additional costs that we were unable to control, to the project.

In summary, due to intended design, a larger than required portion of the original woods is preserved. In spite of the unforeseen challenges and escalating costs over the last two years, we have fought to keep and replant as much green as possible. Our landscaper worked to ensure that the landscape area square footage and tree and shrub requirements are met by utilizing the existing site features. As part of the PDA, these woodland areas will be protected and will not be developed in the future.

A video of the site is provided and will be available at the Planning Commission meeting along with pictures of the site. A link to the video is provided below.

<https://vimeo.com/imageworksltd/review/748080070/68a206a17c>

New Hope White Lake is requesting that the preserved woodland count towards the tree and shrub totals to bring the landscaping plan into compliance with the zoning ordinance. We respectfully request that the as-built landscaping plan be approved and be made part of the Planned Development Agreement.

Sincerely,



Rumi Shahzad
Managing Director
New Hope White Lake, LLC

WHITE LAKE TOWNSHIP PLANNING COMMISSION

Township Annex, 7527 Highland Road
White Lake, MI 48383
October 6, 2022 @ 7:00 PM

CALL TO ORDER

Commissioner Anderson called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Roll was called.

ROLL CALL

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

Absent: None

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

Visitors: Approximately 20 members of the public were present

APPROVAL OF AGENDA

Commissioner Seeley moved to approve the agenda of the October 6, 2022 Planning Commission Meeting.

Commissioner Dehart supported and the **MOTION CARRIED** with a voice vote: 9 yes votes.

APPROVAL OF MINUTES

- a. Regular meeting minutes of September 1, 2022

Commissioner Meagher moved to approve the Minutes of September 1, 2022.

Commissioner Fine supported and the **MOTION CARRIED** with a voice vote: 9 yes votes.

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

None

PUBLIC HEARING

A. Cosmo's Car Wash

Location: Property described as parcel number 12-20-276-034, located at the northwest corner of Highland Road (M-59) and Bogie Lake Road, consisting of approximately 1.88 acres, currently zoned (PB) Planned Business.

Request: **To receive public comment on the proposed preliminary site plan for the above Planned Business zoned property, consisting of a 4,535 square foot automobile wash establishment.**

Applicant: EWM- Miller Wash, LLC
201 East Ogden Ave, Ste #18-1
Hinsdale, IL 60521

Applicant present: John Pellegrine of Development Management Associates and Cameron Ray, Head of Operations, EWM-Miller Wash, LLC

Director O'Neil clarified that the applicant is requesting preliminary site plan approval.

Mr. Quagliata presented the project as a car wash establishment that would have road access from the Meijer private drive. This parcel size was determined prior to the 10-acre ordinance requirement so it will not require a waiver for size. No wetland or floodplain is impacted at the site and it is a relatively flat lot. The applicant proposes 20 vacuum stations to the west of the building which will be covered by a canopy. The applicant has agreed to all engineering comments. There is a sidewalk along the Meijer private drive on the site plan that needs clarification. Public utilities are available to this site. There will be waivers requested; including the setback from Bogie Lake Road, the number of stacking spaces, window coverage for the front façade, loading space and dumpster enclosure location. The landscaping comments have been addressed. A community benefit of \$15,000 has been proposed to either the parks fund or sidewalk fund. As the applicant has agreed to address all comments, staff recommends approval.

Mr. Leuffgen presented the engineering review. The drive lane requirement adjacent to the handicap parking space has been satisfied. The number of stacking spaces are deficient. Details are needed for the dumpster enclosure. Clarification needed for the proposed sidewalk. Details are needed for the fire truck turning radius near the vacuum stalls. There is an area near the existing sign that will need grading for drainage. A storm water maintenance agreement is needed, whether they will fall under Meijer's or have their own agreement. A sanitary sewer oil/grit separator clarification is needed. Many of these items can be clarified on final site plan.

Commissioner Carlock inquired about the revised plans that were requested.

Mr. Quagliata stated that the revised plans have not been received yet but the applicant has committed to address all of the comments by staff.

Mr. Pellegrine stated that they agree to meet all of the recommendations from staff and engineering and that they are very interested in partnering with the Township.

Commissioner Fine inquired about water reclamation process for the car wash and how oil is contained.

Mr. Ray stated that there are a series of tanks in the ground that separate all the oil and grit. The first 3 tanks are pumped out every 6 months and there are oil sensors inside the tanks.

Commissioner Slicker inquired how this operation is different from other car wash operations in the area.

Mr. Ray stated that there are a greater number of attendants on site to assist customers. Attendants are highly trained and well paid, which motivates them to give high value of service to the community.

Commissioner Dehart inquired about the other out lot on the Meijer property and would like to see a shared driveway agreement.

Mr. Pellegrine stated that they have been in communications with the group considering developing that lot and they have shared the grading plan so that they can consider a plan for a shared driveway.

Commissioner Meagher is concerned with the community benefit.

Mr. Quagliata stated that the community benefit should be commensurate with the waivers requested.

Director O'Neil clarified that they typically consider not just the number of waivers requested, but the significance of the requested waiver.

Commissioner Anderson stated that a recommendation can be made at this step of the process and consideration can be modified before final site plan review.

Mr. Ray stated the community benefits that they intend to provide in addition to the \$15,000 would include Back to School drives, Teacher Appreciation Week, School District staff lunches, Annual Thanksgiving food drives and Annual Toys for Tots drive.

Commissioner Anderson inquired about the cost of the services.

Commissioner Anderson opened public comment at 7:32 p.m.

Ed Liker of 847 W. Oxhill Dr. is concerned about water runoff being tracked onto the road being dangerous when it ices over.

Mr. Ray stated that they have blowers which push the water into the water separators to reduce water run-off and the 20 feet before and at the exit concrete slabs are heated.

Commissioner Anderson closed public comment at 7:35 p.m.

Commissioner Dehart inquired when the waivers are granted.

The board deliberated the waivers that have been requested.

Commissioner Meagher moves to forward a favorable recommendation, subject to the applicant addressing all of the staff and consultant comments and recommendations to the Township Board, the preliminary site plan for the property described as parcel number 12-20-276-034, located at the northwest corner of Highland Road (M-59) and Bogie Lake Road, consisting of approximately 1.88 acres, currently zoned (PB) Planned Business.

Commissioner Seeley supported, and the MOTION CARRIED with a roll call vote (9 yes votes): (Anderson/yes, Dehart/yes, Carlock/yes, Fine/yes, Meagher/yes, Seeley/yes, Seward/yes, Slicker/yes, Ruggles/yes)

B. Black Rock

Location: Property described as parcel number 12-23-129-018, located south of Highland Road and east of White Banks Blvd, consisting of approximately 1 acre. Currently zoned as (GB) General Business.

Request: **Preliminary Site Plan Approval**

Special Land Use Approval- The applicant is requesting to construct a restaurant with outdoor dining.

Applicant: Black Rock White Lake, LLC

30553 S Wixom Road #300

Wixom, MI 48393

Applicant present: Wayne Perry with Design Engineering and Lonny Morganroth, owner of Black Rock

Director O'Neil clarified that the lot size is 2.7 acres, not 1 acre as indicated on the agenda. The driveway location on M59 may require a variance due to proximity to White Banks Blvd. A right lane deceleration taper on eastbound M59 has been indicated by the applicant's traffic engineer. The building materials will be presented at the final site plan review. The window percentage on the west façade is deficient by a small amount. The landscaping will be addressed at final site plan review. The number of parking spaces has been reduced to 128 spaces, due to the reduced size of the building. A sign variance would be requested for the location of the digital area of the proposed sign. The proposed sign on the east wall would require a variance. The door handles will not require a variance as they fall under incidental signage. Outdoor seating requires a special land use approval by the Commission. The hours of operation will need to meet the ordinance, the applicant has not indicated what hours they would be requesting. The lighting plan was revised to reduce the impact on the neighbors. No additional parking is needed for the outdoor seating. Staff recommendation for approval is subject to meeting all comments in the staff review letter and obtaining any necessary variances.

Commissioner Seeley inquired if they could reduce the number of parking spaces and still be within tolerances for the ordinance.

Director O'Neil stated that they could, however the applicant indicated that they believe they will need all of the spaces on the plan during weekends, holidays and special events. The applicant moved secondary access further north to accommodate the neighbors' request. Employees would be parking in the lot furthest from the door which reduces the noise in that area.

Mr. Leuffgen presented the engineering review. This site plan demonstrates engineering feasibility for this level of plan submittal. The storm sewer will require a permit from M-DOT to outlet into the road right of way. The site utilizes underground detention storage for storm water. There are possible contamination tanks near the Speedway. Environmental reports have been presented indicating no contamination impacting this site. Engineering is committed to reviewing the site to make sure there are no adverse impact on adjacent properties.

Commissioner Carlock inquired how many parking spots over what is required by the ordinance.

Director O'Neil stated there were 31 parking spots over the requirement of the ordinance.

Mr. Perry responded on behalf of the owner of Black Rock White Lake. MDOT has responded that the entrance on M59 has to move about 50 feet to the west, which will align with the convenience store across the street. They anticipate approval for the storm water drainage to drain to M59. Due to the utility easement on the southern property line, they are not able to plant any landscaping in that area. At the

request of staff, they have lowered the lights and have them facing the restaurant so that they will not impact the residences.

Commissioner Seeley inquired if the lighting continues around the parking lot.

Mr. Perry stated that it does.

Commissioner Carlock inquired if some parking spaces could be removed to increase landscaping.

Mr. Perry stated that the Black Rock restaurant has a high volume of customers at the end of the week and the weekend and they will need to utilize all of the parking spaces indicated on the plan.

Director O'Neil inquired about the revision to the parking lot with the entrance moving west on M59.

Mr. Perry presented an updated site plan which indicates the change to the entrance and parking spaces. The handicap spaces move to the curb and closer to the front door, which is a better location for them.

Commissioner Ruggles inquired about the entrance shift on White Banks Blvd. to the north and noted that it appears they have made effort to accommodate the residents.

Commissioner Slicker inquired about a line on the west side of the rear parking indicated on the site plan.

Mr. Perry stated that it is an existing retaining wall that belongs to the neighbors, which is encroaching on their property.

Commissioner Anderson opened public comment at 8:19 p.m.

Dan Torossian of 844 E. Oxhill is concerned about the entrances on M59 and on White Banks Blvd.

Brenda of 232 Cranberry Beach is concerned about traffic to get into her home and would like a traffic light.

Heather Emerson of 846 W. Oxhill is concerned about traffic and believes a traffic light would alleviate much of the problem. Ms. Emerson would like to see less parking spaces and would like to see a "no outlet" sign on White Banks Blvd. She is also concerned about the possibility of outdoor speakers, what the hours would be and if they would play music or just be for announcements.

Bill of 232 Cranberry Beach is concerned about storm water run-off during winter with snow removal.

Christopher Emerson of 846 W. Oxhill is also concerned about traffic coming into his neighborhood and the peninsula of parking near the residences.

Ed Liker of 847 W. Oxhill Dr is concerned about traffic on M59 and the weeds being maintained between the retaining wall and privacy fence.

Lois Demers of 860 W. Oxhill Dr would like to see the parking spaces removed so they are not next to the residential lot.

Theresa Bismack of 548 E. Oxhill Dr. is concerned about traffic as well and would like to see a traffic light at this location.

John Hunt of 871 Oxhill Dr would like to speak with Mr. Perry. He is very concerned about the grading next to his house where the parking lot will be and does not want to have the parking lot next to his property.

David Youngquist of 669 Robar Circle doesn't believe this restaurant will be successful at this location.

Debbie Torossian of 844 E. Oxhill inquired if there is a screen wall at the end of the parking area, where the location of the dumpster will be and about the lighting plan. She also inquired if there has to be two entrances.

Director O'Neil addressed the lighting and stated that no outdoor speakers are allowed. The Township has no authority over traffic lights on M59, only MDOT can authorize a new traffic light and encouraged the residents to appeal to MDOT to consider a traffic light at that location.

Commissioner Anderson closed public comment at 8:48 p.m.

Mr. Perry addressed the storm water and snow melt retention on the site, acknowledged the drainage challenges and stated that they propose to raise the site and have it slope inwards towards the drain for the underground detention. Under the parking lot will be a large, underground detention infiltration system. The dumpster location is near the building, not in the south parking lot, and parking islands are a requirement of the ordinance.

Mr. Morganroth founder of Black Rock is a Lakeland High School graduate and is happy to bring this restaurant home. Mr. Morganroth purchased the property in 2002 and removed the dilapidated building years ago. He believes that the restaurant will be successful at this site and stated that he gives back to the community where they have restaurants. They will have 150 employees.

Commissioner Anderson thanked Mr. Morganroth for speaking.

Commissioner Carlock inquired about the second entrance on White Banks and if it was eliminated would it change the location of the parking spaces.

Director O'Neil stated that a traffic engineer would need to address the issue.

Commissioner Seeley stated that the second entrance could keep traffic from entering the neighborhood looking for the entrance to the restaurant.

The board deliberated the two proposed entrances to the restaurant.

Director O'Neil stated that the "no outlet" sign on White Banks Blvd. was an excellent idea and encourages the residents to request that of the Road Commission, and the Township will request it as well.

Commissioner Carlock inquired about "no parking" signs on White Banks Blvd.

Director O'Neil stated that the Road Commission would need to address that request and that it is a long process that involves the Michigan State Police.

Commissioner Seward moved to approve the Special Land Use subject to all staff and consultant review comments being addressed and obtaining approval of final site plan approval for the property described as parcel number 12-23-129-018, located south of Highland Road and east of White Banks Blvd, consisting of approximately 1 acre. Currently zoned as (GB) General Business

Commissioner Fine supported, and the MOTION CARRIED with a roll call vote (9 yes votes): (Anderson/yes, Dehart/yes, Carlock/yes, Fine/yes, Meagher/yes, Seeley/yes, Seward/yes, Slicker/yes, Ruggles/yes)

Commissioner Meagher moves to forward a favorable recommendation, subject to the applicant addressing all of the staff and consultant comments and recommendations, upon Zoning Board of Appeals approvals and posting that the parking area known as “the leg” will be posted as Employees Only, to the Township Board, the preliminary site plan for the property described as parcel number 12-23-129-018, located south of Highland Road and east of White Banks Blvd, consisting of approximately 1 acre. Currently zoned as (GB) General Business.

Commissioner Fine supported, and the MOTION CARRIED with a roll call vote (7 yes votes): (Anderson/yes, Dehart/no, Carlock/no, Fine/yes, Meagher/yes, Seeley/yes, Seward/yes, Slicker/yes, Ruggles/yes)

CONTINUING BUSINESS

None

NEW BUSINESS

None

OTHER BUSINESS

- A. New Hope Landscape Reduction Request

Applicant present: Rumi Shahzad of New Hope White Lake, LLC

Director O’Neil stated Site Plan for this approval was granted in July of 2020. This request for modification will need to be forwarded to the Township Board for approval as it will necessitate an amendment to the Planned Development Agreement.

Mr. Shahzad addressed the request to scale back the overall landscaping of the project, noting that there are large forested areas on the site which remain natural area. They accommodated a request of one neighbor who could see the building from their home and installed a fence. Mr. Shahzad proposes that the current, existing trees and the new landscaping be adequate as built.

Director O’Neil stated there are three options: approve this request as it is, deny the request and have him add the trees or suggest something else.

Commissioner Anderson inquired what landscaping is lacking.

Director O’Neil stated the deficiency is in the courtyard area and all screening landscaping has been provided.

The board deliberated the landscaping deficiencies and if variances were granted.

Rick Brown of 8159 High Point Trail shared that he is a nearby resident and his sister will be a resident of New Hope White Lake. Mr. Brown would like to see the facility open soon.

Commissioner Carlock moves to forward a favorable recommendation to the Township Board to allow a general 40% reduction in landscaping that the landscaper and land owner find most useful and subject to administrative review.

Commissioner Seeley supported, and the MOTION CARRIED with a roll call vote (9 yes votes): (Anderson/yes, Dehart/yes, Carlock/yes, Fine/yes, Meagher/yes, Seeley/yes, Seward/yes, Slicker/yes, Ruggles/yes)

B. Master Plan Update

Director O'Neil presented a brief update on the RFP for the Master Plan. Seven firms were sent Request for Proposals and 2 firms have responded. They will present to the Planning Commission at the next meeting.

LIAISON'S REPORT

Commissioner Ruggles stated that the Township Board approved the Capital Improvement Plan. The Road Commission of Oakland County has approved the potential road design entrance to the new Town Hall on Elizabeth Lake Road. The Board also approved DLZ to do the engineering for the project.

Commissioner Dehart reported that the Zoning Board of Appeals states that the sign ordinance needs to be discussed.

Commissioner Carlock reported that they are working on the 5-year Parks & Rec plan. They will be meeting with the National Park Service regarding threatened and endangered species. Trunk or Treat next Saturday.

DIRECTOR'S REPORT

None

COMMUNICATIONS

NEXT MEETING DATES: October 20, 2022
November 3, 2022

ADJOURNMENT

Commissioner Fine moved to adjourn the meeting at 9:53 PM
Commissioner Carlock supported and the MOTION CARRIED with a voice vote: 9 yes votes

To: Township Board of Trustees
From: Rik Kowall; Township Supervisor
Cathy Derocher; Human Resources Manager
Date: October 7, 2022
Re: Senior Center Director Wage Reclassification

Senior Center Director Kathy Gordinear has been employed with the Township since 2003 and has been the Dublin Senior Center Director since October 2008. Kathy is a graduate from Madonna University with a bachelor's degree in science with a major in Gerontology. She also has a certificate in in Mental Health and Aging and Recreational Activities. As Senior Center Director, Kathy has done a remarkable job over the last 14 years managing the senior center with limited staff and resources. She has been able to increase visibility of the programs offered and provided a safe haven to our seniors during challenging times. She is passionate about her work with the seniors and is equally respected by those she serves in or community.

As we have been reviewing the wages and contracts of several departments, we feel it is appropriate to bring the Senior Center Director in line with other staff members and one that reflects the responsibilities of running and managing the senior center facility. Attached is an amended job description with a proposed wage scale. This position would receive the same benefits and paid time off currently outlined in policies and procedures.

- The proposed wage scale replaces the existing wage scale which falls considerably lower than other department heads. Currently this position has a maximum 4-year wage of \$57,969.
- We propose Kathy Gordinear be placed at the Level 3 step increase of the attached new wage scale with a promotion to the 4-year step on her next work anniversary January 6, 2023.
- Consistent with other department leads, we recommend the Senior Center Director position is an exempt position.
- Also consistent with some of the other exempt employees, we recommend a compensatory bank be allowed up to 40 hours per calendar year for after-hours meetings and events. This time cannot be carried over if unused. This time cannot be paid out if unused.

The amended job description and proposed wage scale is attached. Internal comparisons were used for this recommendation. Please contact Cathy or Rik if you have any questions.

attachment

CHARTER TOWNSHIP OF WHITE LAKE

Job Description

Senior Center Director

Department: Senior Center

EXEMPT

Approved:

GENERAL STATEMENT OF DUTIES:

Under the direction of the White Lake Township Supervisor, the Director is administratively responsible for the management of the Dublin Community Center and its programs. This requires the performance of a variety of professional duties that expand the services and activities of the Senior Center and develop a multi-purpose senior center.

ESSENTIAL JOB FUNCTIONS:

- Responsible for the direction, planning and coordination of the Senior Center in-house programs and activities, and collaboration with the Senior Center Program Developer.
- Coordinate with the Senior Center Program Developer to produce Dublin Center newsletter and oversee the publicity of center programs and services by use of all available marketing tools.
- Direct programming to expand the utilization of the Dublin Community Center.
- Responsible for the advocacy and public relations for senior citizens of White Lake Township.
- Evaluation of the department, including employee performance appraisals and monitoring time and attendance.
- Responsible for supervising Senior Center employees and volunteers in accordance with the Township’s policies and procedures. This includes the assigning and directing of job duties.
- Interviews and makes recommendations to the township board for the hiring of new employees.
- Direct and implement policies and procedures for Center to ensure compliance with required operating procedures.
- Prepare documentation of activities, applicable statistics as deemed necessary by the township supervisor and pertinent grant resources.
- Submit annual budget recommendations and monitor expenditures.
- Serve as liaison between Township Board and Senior Advisory Committee. Attends all Senior Advisory committee meetings.
- Maintain the community medical equipment loan program for residents
- Oversee and arrange for the center’s building maintenance and needs including but not limited to preventative measures for heating and cooling, fires extinguisher testing, smoke detectors, schedule carpet cleaning and waxing of floors and all grounds maintenance needs to enhance the Center. Schedules and monitors bi-annual testing for the Ansul Kitchen System. Also maintain AED machine batteries and pads.
- Maintain a safe environment for seniors and staff.
- Coordinate with the Meals on Wheels program and ensure security of kitchen for meal distribution.
- This job description is not, nor is it intended to be a complete statement of all duties, functions and responsibilities that comprise this position.

EDUCATION / QUALIFICATIONS:

Bachelor’s degree in Social Work, Gerontology, Public Administration or related field preferred from an accredited college or university; and eight or more years suggested related field experience.

KNOWLEDGE AND SKILLS REQUIRED:

- Knowledge and experience of the practices related to work with senior populations to develop and manage an effective program.
- Ability to analyze and interpret technical procedures, government regulations, professional literature.
- Ability to write reports, develop policy/procedure.
- Ability to effectively communicate with various organizations and the senior population.
- Knowledge of first aid, certified in CPR, trained on the use of AED machines and basic emergency procedures.

WORKING CONDITIONS AND PHYSICAL DEMANDS

- The physical demand described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.
- While performing the duties of this job, the employee is regularly required to use hands and fingers to handle, feel or operate objects, tools or controls and reach with hands and arms. The employee frequently is required to stand and talk or hear. The employee is regularly required to walk, sit, climb or balance; stoop, kneel, crouch or crawl and smell.
- The employee must frequently lift and/or move up to 25 pounds specifically while setting up tables and chairs for senior events and activities. Specific vision abilities required by this job include close vision, distance vision, peripheral vision, depth perception and the ability to adjust focus.

Recommended Wage Scale

Senior Center Director

Start:	\$61,606
1 year:	\$63,454
2 year	\$65,357
3 year	\$67,318
4 year	\$70,684

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



Trustees

Section 10, Item G.

Andrea C. Voorheis
Liz Fessler Smith

WHITE LAKE TOWNSHIP
DEPARTMENT OF PUBLIC SERVICES
7525 Highland Road, White Lake, Michigan 48383-2900, (248) 698-7700, www.whitelaketwp.com

October 22, 2022

Honorable Board of Trustees
Charter Township of White Lake
7525 Highland Road
White Lake, MI 48383

Re: Water Tower I and II Exterior Cleaning

Honorable Board of Trustees,

Water Tower I and II are due for exterior cleaning this fall. At the time of writing this I have requested quotes from four contractors for low pressure power washing of the tanks. Two of the contractors did not return quotes.

I am requesting approval for the project not to exceed the amount of the current low bid of \$14,600.00 to be awarded to National Wash Authority.

Sincerely,

A handwritten signature in black ink that reads "Aaron Potter". The signature is written in a cursive style.

Aaron Potter
DPS Director
White Lake Township

National Wash Authority, LLC dba Midwest
Mobile Washers
100 N Jackson Street
Morrison, IL 61270
(800) 804-7517
aswashboy@frontiernet.net
www.watertowercleaners.com



Proposal

ADDRESS

White Lake Township Water Dept
Sherry Clark/Aaron Potter
7525 Highland Road
White Lake, MI 48383
248-698-7700

PROPOSAL # 2391
DATE 08/17/2022
EXPIRATION DATE 12/31/2022

SERVICES AMOUNT

National Wash Authority, LLC (dba Midwest Mobile Washers) along with Thirty years of water storage tank cleaning experience, proposes the following for White Lake Township Water. National Wash Authority/Midwest Mobile Washers is a Female owned business.

National Wash Authority has successfully and safely cleaned over 2,800 plus water storage tanks in several States without any incidents and never has had any time loss of work, due to an Injury! We are a safe and compliant workplace of 30 years.

LOCATION OF JOB SITE: SITES LISTED BELOW.

SERVICES TO BE RENDERED ON JOB SITE:

We will render the proper and standard cleaning procedures to the industry (AWWA-SSPC-NACE) to clean and remove mildew/algae growth on the exterior sides of a water storage tank(s).

TANK DESCRIPTION: TANKS LISTED BELOW.

DESCRIPTION OF SERVICES:

Pre-soak system of a soapy bleach applied at low psi application or thru pressure washing equipment utilizing chemical injectors to apply the product. Once the root of the mildew/algae has been killed we will then use a "Soft Wash rinse application" to flush off debris. (With lower psi)

Its very important that when high psi is used it can cause damage and/or leave a wand pattern shadow look on the tanks surface, once cleaned. This is old school practice and not the best method on older paint systems.

We use a 100% frictionless procedure to access your tank. No cable hanging/No wheel baskets/No hanging apparatice will be used to clean your tanks surface. Our company will utilize an aerial manlift to access the tanks surface working directly next to the tank with no attachments 100% frictionless cleaning applications. Proper pressure wash nozzles, equipment and techniques are required to wash a water tower's surface. Water tank coatings may have thin paint, cracked paint, bubbled paint, chipped paint, oxidized paint and peeling paint which all play a vital role of how a tanks surface needs to be cleaned.

With our pre-soak system treatment and flush type system (large nozzle sizes) we call "Soft Wash Method" of using less than 800 psi to clean a tank. No high pressure cleaning or blasting is required to clean your tanks surface.

SERVICES

AMOUNT

Once your tank is cleaned, we apply an anti-mildew inhibitor to slow down the return of mildew staining. This is just an aid it will not prevent mildew from not growing. © 2017 National Wash Authority, LLC

Condensation of a tank, water temperature in the tank, condition of paint on a tank, environment of setting of a tank, water usage of the tank, atmosphere dust, blowing debris onto a tank and Seasonal changes by Mother Nature all determine on the re-growth of mildew on a tanks coating system.

We pride ourselves over any Competition by being a Safety & Compliant Company.

- * Employee's are Certified on lift equipment. (Have operator cards)
- * Prevailing wages scales are met. Where applicable.
- * Background checks done on ALL employee's.
- * We are an Accident Free Work Place!
- * Thirty years of NO lost time of work DUE TO AN INJURY!
- * 100% TOTALLY FRICTIONLESS CLEANING TREATMENT of a tanks surface.

All cleaning agents used are biodegradable and are environmentally friendly. All safety equipment will be used by OSHA requirements (Miller safety harness' or equivalent).

All equipment, safety devices, crane and aerial machinery are included in this bid. Enclosed is a copy of our General Liability Insurance coverage. Our employees' are fully covered under our Workman's Compensation insurance.

ANY AND ALL OTHER INSURANCE REQUIREMENTS ABOVE AND BEYOND OUR CURRENT INSURANCE COVERAGES, WILL BE AN ADDITIONAL CHARGE ADDED TO THE CURRENT PROPOSAL PRICE IF REQUIRED BY YOUR MUNICIPALITY. This proposal terminates if not accepted by December 31, 2022.

We are the Original Founders of adding an anti-mildew inhibitors to the tanks surface. Most recent, after two years of research we are the Proud Founders of the "Soft Wash Cleaning Treatment" to water tanks as well! Our Company is the only one whom renders a Soft Wash Cleaning Treatment in our Industry!

LOCATION:360 WOODSEGE DRIVE, WHITE LAKE, MI 1,000,000 GALLON WATERSPHEROID @ 101' TO HWL IF TOWER IS HIGHER THAN 150', AN EXTRA CHARGE WILL BE APPLIED TO ACCOMODATE ACCESS TO TANK.	7,300.00
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LOCATION:6001 HIGHLAND ROAD WHITE LAKE, MI 1,000,000 GALLON WATERSPHEROID @ 160' TO THE TOP. IF TOWER IS HIGHER THAN 160', AN EXTRA CHARGE WILL BE APPLIED TO ACCOMODATE ACCESS TO TANK.	7,300.00
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OPTIONAL SERVICES

Rust stain removal/rust streak removal
Contact us for Proposal for removing rust stains/streaks or Iron stains on a tanks painted surface.

© 2017 National Wash Authority, LLC
THIS PROPOSAL IS COPYRIGHT PROTECTED.

CONFIDENTIALITY: This Proposal/Quotation and any files transmitted with it may contain information proprietary to National Wash Authority, LLC/Midwest Mobile Washers, and are intended solely for the use of the individual or entity to whom they are addressed, shall be maintained in confidence and not disclosed to third parties without the written consent of National Wash Authority, LLC/Midwest Mobile Washers. All information on this Proposal/Quotation is not to be copied, reprinted or used as specifications for any other RFP's. Procedures, methods and products are not to be copied, shown or reprinted to any third party. © 2017 National Wash Authority, LLC

TOTAL	\$14,600.00
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1 Watertank Place
PO Box 1849
Henderson, KY 42419
P: 270-826-9000
F: 270-767-6912
www.pttg.com

Thursday, October 13, 2022

Aaron Potter
Director of Public Services
White Lake Township
7525 Highland Road
White Lake, MI 48383
248-698-7700 x 226
apotter@whitelaketwp.com

Aaron,

Since 1919, Pittsburg Tank & Tower Group Maintenance Division has been providing tank services to our customers in over 60 countries, proudly making us a Global Company. Our wealth of experience encompasses all aspects of tank maintenance services, from paint and repair to dismantle and inspections. Our expertise expands beyond maintenance to tank design, fabrication, erection and professional engineering services for new tanks and modifications to existing tanks, including raising, lowering and moving services.

Having been ranked in the Top 600 Specialty Contractors and among the top 15 steel erectors according to Engineering News Record, it was natural to expand our offerings into the Custom Engineering and Manufacturing Industry. Our sister company, Allstate Tower Inc., manufactures structural steel components for towers and agricultural material handling, including complete turn-key systems and installation services.

At Pittsburg Tank & Tower Group, it's not only about the products we produce, but the people as well. Being a family-operated company with a commitment to the Safety and Health of our family of employees, we have worked with the Commonwealth of Kentucky's Labor Cabinet to achieve our SHARP Certification (Safety and Health Achievement Recognition Program), and we are recognized as a Drug Free Workplace in accordance with the standards set forth by the regulation; 803 KAR 25:280 Certification of Drug-Free Workplace.

We are proud to provide you with this proposal and look forward to working with you should you decide to accept it. To accept the proposal, simply sign and date one (1) copy and return it to our Henderson, KY office either by mail, fax or email.

Please feel free to contact us should you have any questions or concerns, or simply want to discuss the proposal further.

Respectfully,

Pittsburg Tank & Tower Group
Maintenance Division

Brandon Stone
National Accounts Manager
270-869-9400 Ext: 4662
270-873-8316 Fax
bstone@pttg.com



1 Watertank Place
PO Box 1849
Henderson, KY 42419
P: 270-826-9000
F: 270-767-6912
www.pttg.com

Thursday, October 13, 2022

TO : White Lake Township
7525 Highland Road
White Lake, MI 48383
EMAIL : apotter@whitelaketwp.com

ATTN : Aaron Potter
Director of Public Services

PHONE : 248-698-7700 x 226

RE: Maintenance on tank A located at 6055 Highland Road, White Lake, MI 48383.

In accordance with price, terms and conditions quoted below, we propose to furnish all labor, material, equipment and insurance necessary to complete the following: **one (1) 1,000,000-gallon watersphere (74'D x 174'H).**

SCOPE OF WORK
(Open Shop Wages)

Pressure wash, using an anti-fungal, biodegradable solution, the exterior of the tank. This will clean the surface but may not remove all set-in stains.

The above to be completed for the sum of.....\$29,675.00

Twenty-Nine Thousand Six Hundred Seventy-Five Dollars and Zero Cents.

Depending on the number of items accepted, prices may vary. Please refer to applicable codes.



1 Watertank Place
PO Box 1849
Henderson, KY 42419
P: 270-826-9000
F: 270-767-6912
www.pttg.com

Thursday, October 13, 2022

TO : White Lake Township
7525 Highland Road
White Lake, MI 48383
EMAIL : apotter@whitelaketwp.com

ATTN : Aaron Potter
Director of Public Services
PHONE : 248-698-7700 x 226

RE: Maintenance on tank B located at 360 Woodsedge Drive, White Lake Charter Township, MI 48386.

In accordance with price, terms and conditions quoted below, we propose to furnish all labor, material, equipment and insurance necessary to complete the following: **one (1) 1,000,000-gallon watersphere (75'D x 108'H).**

SCOPE OF WORK
(Open Shop Wages)

Pressure wash, using an anti-fungal, biodegradable solution, the exterior of the tank. This will clean the surface but may not remove all set-in stains.

The above to be completed for the sum of.....\$26,050.00

Twenty-Six Thousand Fifty Dollars and Zero Cents.

Depending on the number of items accepted, prices may vary. Please refer to applicable codes.

- Warning: Do not attach any additional loading to your tank/tower unless structural integrity is known to be sufficient. For analysis call PTTM.
- Our welders are certified in accordance with ASME section IX code.
- In the event the tank must be drained, it should be drained by the owner, prior to our arrival (refer to Item #2 on our Terms & Conditions page).
- Debris generated from repairs and/or painting will be placed in containers provided by the owner and to be disposed of by the owner.
- This schedule is subject to availability of materials and petroleum consumables.



1 Watertank Place, PO Box 1849, Henderson, KY 42419
P: 270-826-9000 F: 270-767-6912 www.pttg.com

Thursday, October 13, 2022

Terms & Conditions

- 1) Prior to start of work, Owner will be furnished a certificate of insurance covering Workman's Compensation, Occupational Disease, Employer's Liability, and General Liability.
- 2) If tank is to be drained prior to our arrival, it shall be drained by owner, if it becomes necessary to drain the tank while on site, it must be drained by the Owner/Customer.
- 3) If needed a pressure release valve will be furnished during the cleaning and painting operation. Owner required to notify PTTM prior to mobilization if required.
- 4) In the event interior and/or exterior complete tank repainting is not included in this scope of work, all new tank appurtenances furnished and installed by PTTM as part of this scope of work shall be field primed and finish coated to match existing coating system(s), unless specifically excluded from our scope of work. Color to match as close as possible.
- 5) No paint shall be applied during wet, damp, or inclement weather.
- 6) All paint will be delivered to the job site in original containers with contents identified by the manufacturer.
- 7) If necessary, customer will be required to clear/move vehicles and equipment a safe distance from the job site to prevent damage and place physical barricades around the perimeter to restrict access.
- 8) Work to be performed using our standard wage scale with Open Shop personnel, by mechanics skilled in their trade.
- 9) All workmanship is guaranteed for twelve (12) months after completion.
- 10) Owner is to provide dumpster(s) for trash, paint consumables, blast media, and all other waste produced during course of job, including disposal of said waste.
- 11) Handling, removal, and/or disposal of hazardous or contaminated material (e.g., asbestos, lead, chemicals, heavy metals, etc.) requiring special handling or transportation to a specific disposal site are not included in the submitted quotation for work. Unless specifically included in our scope of work.
- 12) This quote does not provide for the shrouding or containment of blast media and paint.
- 13) Owner understands and agrees any Federal, State, and Municipal taxes imposed on Contractor with respect to the outlined work are additional expenses not included in the contract and further assumes the obligation of paying said additional costs incurred by Contractor. PTTM does not include costs for any permits, local licenses, fees, etc. in this proposal.
- 14) OWNER / CONTRACTOR agree that the exclusive venue for any litigation arising out of or relating to this Agreement shall be in the Circuit Court of Henderson County, Kentucky and that this Agreement and any litigation arising thereunder shall be governed, construed and interpreted according to Kentucky law.
- 15) In the event OWNER initiates any litigation against PTTM in contravention of this venue provision, OWNER shall pay PTTM's attorney's fees and costs incurred in obtaining a dismissal and transfer of the litigation to the proper venue in the Circuit Court of Henderson County, Kentucky.
- 16) OWNER and PTTM hereby waive any right they may otherwise have to venue in a federal court including, but not limited to, any right arising under federal question or diversity jurisdiction.

TERMS

50% with Order; Balance upon Completion OR Mutually Agreed Payment Terms
MasterCard, Visa and American Express are accepted, with prior authorization
Payments made by credit card will be subject to a processing fee of 3%.
Interest will be applied to payments not received in accordance to payment terms.

The parties approving this contract certify that they are fully authorized to do so, and that all legal requirements have been complied with. You are hereby authorized to furnish all labor, material, equipment and insurance required to complete the work mentioned in the above proposal, for which the undersigned agrees to pay the amount mentioned in said proposal. OWNER / CONTRACTOR agree that the exclusive venue for any litigation arising out of or relating to this Agreement shall be in the Circuit Court of Henderson County, Kentucky and that this Agreement and any litigation arising thereunder shall be governed, construed and interpreted according to Kentucky law. In the event OWNER initiates any litigation against PTTM in contravention of this venue provision, OWNER shall pay PTTM's attorney's fees and costs incurred in obtaining a dismissal and transfer of the litigation to the proper venue in the Circuit Court of Henderson County, Kentucky. OWNER and PTTM hereby waive any right they may otherwise have to venue in a federal court including, but not limited to, any right arising under federal question or diversity jurisdiction.

ALL QUOTATIONS SUBJECT TO ACCEPTANCE WITHIN 60 DAYS

Accepted : _____, 2022

Company : White Lake Township

By : _____

Title : _____

Respectfully Submitted by:
Pittsburg Tank & Tower Group
Maintenance Division

By : _____
 Jordan Pyles, Executive Director of Sales
jpyles@pttg.com
 270-869-9400 Ext: 4601

Paint • Repair • Dismantle • Inspect • Reinsulate • Tanks Raised, Lowered, and Moved
 New and Used Tanks

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



Section 10, Item H.

Scott Ruggles
Michael Powell
Andrea C. Voorheis
Liz Fessler Smith

WHITE LAKE TOWNSHIP
DEPARTMENT OF PUBLIC SERVICES

7525 Highland Road, White Lake, Michigan 48383-2900, (248) 698-7700, www.whitelaketwp.com

October 6, 2022

Honorable Board of Trustees
Charter Township of White Lake
7525 Highland Road
White Lake, MI 48383

RE: Deferral of Sanitary Ordinance 38-514

Honorable Board of Trustees,

DPS is requesting the Board of Trustees to authorize a deferral of Sanitary Ordinance 38-514 requirements for 1385 Sugden Lake Rd., PID 1234-351-007, situated on the corner of Sugden Lake Rd and Hillway Dr.

Sec. 38-514. - Extension of sewer system.

Where property is to be connected to the sanitary sewer system, and the sanitary sewer system does not extend the full width of the owner's property, the property owner shall be responsible for extending the sanitary sewer system at the owner's cost across the entire width of such owner's property, so as to allow further extension of the sewer system to adjoining properties.

(Ord. No. 108, § 4.14, 1-6-1998; Ord. of 7-21-1998)

The property currently has a failed septic system. The property has frontage along Sugden Lake Rd and has access to available sewer along Hillway that ends at the SE corner of the property. The extension of sewer down Sugden Lake would likely be the result of a future SAD and is master planned to accommodate a large parcel further down Sugden Lake Rd. The SAD on Hillway connected to an existing extension on Bathgate that did not accommodate future capacity to include all of Sugden Lake Rd and as such, this house was not included in that SAD.

DPS does not believe that constructing the extension along Sugden at this time is in the best interest of the Township as it would only serve one residential structure, which can be otherwise serviced by the recent extension along Hillway.

DPS is requesting the Board of Trustees to approve a deferral of Sanitary Ord. 38-514 agreement with the current owner of the parcel as well as authorize the Township Supervisor to execute said agreement. This agreement will include language that will automatically include the current or future owners of the parcel as a YES vote on any future SAD for a sanitary extension down Sugden Lake Rd.

Sincerely,

Aaron Potter
Director, Dpt. Of Public Services
Charter Township of White Lake

AGREEMENT FOR DEFERRAL OF SEWER EXTENTION REQUIREMENT

This Agreement is made this _____ day of _____, 2022, by the Charter Township of White Lake (“Township”), a Michigan municipal corporation, of 7525 Highland Road, White Lake, Michigan 48383 and Nicholas Marino and Jody Marino, husband and wife, of 1385 Sugden Lake Road, White Lake, MI 48386-3778, (collectively referred to as the “Homeowner”).

RECITALS

WHEREAS, Homeowner holds fee simple title to a parcel of real property in the Township commonly known as 1385 Sugden Lake Road, as more particularly described on Exhibit A (the “Property”); and

WHEREAS, the Property has an existing residential structure and is situated at the corner of Sugden Lake Road and Hillway Drive; and

WHEREAS, the residential structure on the Property is occupied by individuals and the Property has access to an available public sewer system; and

WHEREAS, the septic field servicing the residential structure on the Property has failed, and connection to the Township’s sewer system is required in accordance with the Township’s Code of Ordinances; and

WHEREAS, Chapter 38, Section 38- 514 of the Township' s Code of Ordinances provides: "[w]here property is to be connected to the sanitary sewer system, and the sanitary sewer system does not extend the full width of the owner's property, the property owner shall be responsible for extending the sanitary sewer system at the owner's cost across the entire width of such owner’s property, so as to allow further extension of the sewer system to adjoining properties; and

WHEREAS, the Township’s Department of Public Services (" DPS") reviewed the requirements for the extensions along Sugden Lake Road; and

WHEREAS, DPS determined that Section 38-514 would require unnecessary additional fixtures, such as an intermediate flushing structure, in order to extend the sewer along Sugden Lake Road to accommodate one residential structure; and

WHEREAS, the location of the unnecessary structures are contrary to the overall design of the sewer system and inconsistent with the Township’s Sanitary System Master Plan; and

WHEREAS, DPS determined that it is in the best interest of the Township to defer the requirement of 38-514 to extend the sewer system along Sugden Lake Road unless and until a new sewer main extending down Sugden Lake Road becomes necessary and feasible, as determined in the sole discretion of DPS; and

WHEREAS, Homeowner desires to connect the Property to the sewer system along Hillway Drive only at this time, with the understanding that Homeowner will be required to extend the sewer system along Sugden Lake Road on a future date, at the request of the Township.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Homeowner shall immediately connect to the available public sewer system along Hillway Drive at his sole cost and expense. Homeowner is required to pay all fees, costs and charges for connection to and use of the public sewer system supplying sewer services to the Property along Sugden Lake Road, and for any charges for plumbing or other related appurtenances, in accordance with all applicable Township Ordinances.

2. Homeowner is not required to extend the sewer system across the entire width of the Property along Sugden Lake Road unless and until at least one other residential structure that will benefit from the extension of the sewer system along Sugden Lake Road is in need of connection to the sewer system and the Township determines the extension feasible. The determination as to the need and feasibility to connect shall be at the sole discretion of the Township.

3. The extension of the sewer system in or along Sugden Lake Road for the entire width of the Property, as described in Paragraph 2, above, shall be at Homeowner's sole cost and expense, in accordance with all applicable Township Ordinances.

4. In the event a special assessment district is established to defray the cost of the sewer system in or along Sugden Lake Road abutting the Property, Homeowner shall voluntarily participate in said SAD to pay the proportionate share of the cost of such sewer system extension. This Agreement shall be deemed to be a petition by Homeowner for the creation of a special assessment district to pay its proportionate share of the cost of such sewer lines. Owner hereby waives its right to protest or appeal the special assessment district established or the assessment therefor and waives its right to formal special assessment proceedings of the type required by Act 188, and further waives notice, the right to receive notice and any irregularities in any special assessment proceedings, including public hearings, if any, undertaken by the Township with respect to the special assessments levied.

5. In addition to Homeowner's promise to voluntarily participate in a future anticipated special assessment district for the sewer system in or along Sugden Lake Road, Homeowner shall be required to reimburse the Township for attorney fees incurred in preparing this Agreement.

6. This Agreement shall apply to and bind the heirs, personal representatives, administrators, successors and assigns of the parties.

7. The recitals set forth in this Agreement are integral and shall be considered part of this Agreement as if fully set forth as numbered paragraphs in this Agreement.

8. The failure to exercise, or delay in exercising, any power or right under this Agreement shall not operate as a waiver, not shall any single or partial exercise of any such right or power preclude any other or further exercise thereof or the exercise of remedies otherwise available in equity or law.

9. This Agreement shall not be construed for or against either of the parties and the parties agree that it shall be deemed to have been drafted by both parties.

10. This Agreement shall be recorded at the office of the Oakland County Register of Deeds.

11. This represents the entire agreement between the parties and cannot be modified or amended except in writing signed by the parties.

12. This Agreement is enforceable in the Oakland County Circuit Court. The validity, construction, interpretation, and administration of this Agreement are governed by the laws of the State of Michigan.

[SIGNATURES ON FOLLOWING PAGE(S)]

HOMEOWNER

Dated: _____, 20__

Nicholas Marino

Dated: _____, 20__

Jody Marino

STATE OF MICHIGAN)
)ss
COUNTY OF _____)

On this ____ day of _____, 2022 before me a Notary Public, in and for said County, personally appeared the above-named Nicholas Marino and Jody Marino, homeowners of 1385 Sugden Lake Road, White Lake MI 48386-3778 and made oath that they have read the foregoing Agreement and acknowledged the same to be their free act and deed.

Notary Public
_____ County, Michigan
Acting in _____ County
My Commission Expires: _____

CHARTER TOWNSHIP OF WHITE LAKE

Dated: _____, 20__

By: Rik Kowall
Its: Supervisor

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

On this ____ day of _____, 20__ before me a Notary Public, in and for said County, personally appeared Rik Kowal, on behalf of Charter Township of White Lake who executed the Agreement and acknowledged that he has executed it on behalf of the Charter Township of White Lake in his capacity as its Supervisor.

Notary Public
_____ County, Michigan
Acting in _____ County
My Commission Expires: _____

Prepared by:

Lisa J. Hamameh (P57936)
Rosati Schultz Joppich & Amtsbuechler
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331

When recorded return to:

Aaron Potter
White Lake Township DPS
7525 Highland Road
White Lake, MI 48383

EXHIBIT A
[legal description]

**PERFORMANCE RESOLUTION FOR
MUNICIPALITIES
RESOLUTION NO. 22-031**

This Performance Resolution (Resolution) is required by the Michigan Department of Transportation for purposes of issuing to a Municipality an "Individual Permit for Use of State Highway Right of Way", and/or an "Annual Application and Permit for Miscellaneous Operations within State Highway Right of Way".

RESOLVED WHEREAS, the _____ Cha t e r Township of White Lake _____
(County, City, Village, Township, etc.)

hereinafter referred to as the "MUNICIPALITY," periodically applies to the Michigan Department of Transportation, hereinafter referred to as the "DEPARTMENT," for permits, referred to as "PERMIT," to construct, operate, use and/or maintain utilities or other facilities, or to conduct other activities, on, over, and under State Highway Right of Way at various locations within and adjacent to its corporate limits;

NOW THEREFORE, in consideration of the DEPARTMENT granting such PERMIT, the MUNICIPALITY agrees that:

1. Each party to this *Resolution* shall remain responsible for any claims arising out of their own acts and/or omissions during the performance of this *Resolution*, as provided by law. This *Resolution* is not intended to increase either party's liability for, or immunity from, tort claims, nor shall it be interpreted, as giving either party hereto a right of indemnification, either by Agreement or at law, for claims arising out of the performance of this Agreement.
2. If any of the work performed for the MUNICIPALITY is performed by a contractor, the MUNICIPALITY shall require its contractor to hold harmless, indemnify and defend in litigation, the State of Michigan, the DEPARTMENT and their agents and employee's, against any claims for damages to public or private property and for injuries to person arising out of the performance of the work, except for claims that result from the sole negligence or willful acts of the DEPARTMENT, until the contractor achieves final acceptance of the MUNICIPALITY Failure of the MUNICIPALITY to require its contractor to indemnify the DEPARTMENT, as set forth above, shall be considered a breach of its duties to the DEPARTMENT.
3. Any work performed for the MUNICIPALITY by a contractor or subcontractor will be solely as a contractor for the MUNICIPALITY and not as a contractor or agent of the DEPARTMENT. The DEPARTMENT shall not be subject to any obligations or liabilities by vendors and contractors of the MUNICIPALITY, or their subcontractors or any other person not a party to the PERMIT without the DEPARTMENT'S specific prior written consent and notwithstanding the issuance of the PERMIT. Any claims by any contractor or subcontractor will be the sole responsibility of the MUNICIPALITY.
4. The MUNICIPALITY shall take no unlawful action or conduct, which arises either directly or indirectly out of its obligations, responsibilities, and duties under the PERMIT which results in claims being asserted against or judgment being imposed against the State of Michigan, the Michigan Transportation Commission, the DEPARTMENT, and all officers, agents and employees thereof and those contracting governmental bodies performing permit activities for the DEPARTMENT and all officers, agents, and employees thereof, pursuant to a maintenance contract. In the event that the same occurs, for the purposes of the PERMIT, it will be considered as a breach of the PERMIT thereby giving the State of Michigan, the DEPARTMENT, and/or the Michigan Transportation Commission a right to seek and obtain any necessary relief or remedy, including, but not by way of limitation, a judgment for money damages.
5. The MUNICIPALITY will, by its own volition and/or request by the DEPARTMENT, promptly restore and/or correct physical or operating damages to any State Highway Right of Way resulting from the installation construction, operation and/or maintenance of the MUNICIPALITY'S facilities according to a PERMIT issued by the DEPARTMENT.

- 6. With respect to any activities authorized by a PERMIT, when the MUNICIPALITY requires insurance on its own or its contractor's behalf it shall also require that such policy include as named insured the State of Michigan, the Transportation Commission, the DEPARTMENT, and all officers, agents, and employees thereof and those governmental bodies performing permit activities for the DEPARTMENT and all officers, agents, and employees thereof, pursuant to a maintenance contract.
- 7. The incorporation by the DEPARTMENT of this *Resolution* as part of a PERMIT does not prevent the DEPARTMENT from requiring additional performance security or insurance before issuance of a PERMIT.
- 8. This *Resolution* shall continue in force from this date until cancelled by the MUNICIPALITY or the DEPARTMENT with no less than thirty (30) days prior written notice provided to the other party. It will not be cancelled or otherwise terminated by the MUNICIPALITY with regard to any PERMIT which has already been issued or activity which has already been undertaken.

BE IT FURTHER RESOLVED that the following position(s) are authorized to apply to the DEPARTMENT for the necessary permit to work within State Highway Right of Way on behalf of the MUNICIPALITY.

Title and/or Name:

Rik Kowall, Township Supervisor

Aaron Potter, DPS Director

DLZ of Michigan, Engineering Firm Contracted by the Township

I HEREBY CERTIFY that the foregoing is a true copy of a resolution adopted by

the Township Board of Trustees
(Name of Board, etc.)

of the Charter Township of White Lake of Oakland
(Name of MUNICIPALITY) (County)

at a Regular Meeting of the Township Board of Trustees meeting held on the 18th day

of October A.D. 2022.

Signed

Township Clerk

Title

Anthony L. Noble

Print Signed Name



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
OAKLAND TRANSPORTATION SERVICE CENTER

PAUL AJEGBA
DIRECTOR

September 2, 2022

2023 ANNUAL PERMIT FOR WORK ON STATE TRUNKLINE RIGHT OF WAY

The MDOT Oakland TSC is now accepting 2023 Annual Permit applications. All permit applications are to be submitted via the MDOT electronic Construction Permit System (CPS). The 2023 Annual Permit will be effective January 1, 2023. Your current 2022 Annual Permit shall continue to be used for any work occurring between now and December 31, 2022.

The Performance Resolution for Governmental Agencies (Form 2207B) was revised in May 2021, therefore, if you haven't done so already, an updated Resolution will be required for 2023. The form shall include the name or title of the designated person(s) authorized to sign permits and shall be uploaded into CPS with your Annual Permit application. I have attached a copy of the form and it can also be found on the internet at www.michigan.gov/mdot.

Each time you perform work under your Annual Permit you will need to submit an electronic Advance Notice via the MDOT electronic CPS system. No work shall be performed until the Advance Notice is approved by MDOT.

An Individual Permit is required for all proposed operations in the MDOT right of way not covered under the Annual Permit.

Municipalities, when working within their municipal limits, are exempt from permit fees.

Thank you for your cooperation. If you have any additional questions, feel free to contact me at 248-895-2558 or MDOT Inspector Jesse Thomas at 248-228-6730.

Sincerely,

Stacey Gough
Oakland TSC Utility/Permit Engineer
goughs@michigan.gov

cc: File

**CHARTER TOWNSHIP OF WHITE LAKE
OAKLAND COUNTY, MICHIGAN
RESOLUTION #22-033**

That the following Resolution be adopted:

2023 GENERAL APPROPRIATIONS ACT

A resolution to establish a general appropriations act for the Charter Township of White Lake; to define the powers and duties of the Charter Township of White Lake officers in relation to the administration of the budget; and to provide remedies for refusal or neglect to comply with the requirements of this resolution.

The Board of Trustees of the Charter Township of White Lake resolves:

Section 1: Title

This resolution shall be known as the Charter Township of White Lake’s General Appropriations Act.

Section 2: Chief Administration Officer

The Supervisor shall be the Chief Administrative Officer and Budget Director and shall perform the duties of the Chief Administrative Officer and Budget Director as enumerated in this act.

Section 3: Fiscal Officer

The Clerk shall be the Fiscal Officer and shall perform the duties of the fiscal Officer enumerated in this act.

Section 4: Public Hearings on the Budget

For charter townships: Pursuant to MCLA 42.26, notice of public hearing on the proposed budget was published in a newspaper of general circulation on August 17, 2022 and a public hearing on the proposed budget was held on August 31, 2022.

Section 5: Estimated Revenues

The 2023 estimated tax revenues to the Charter Township of White Lake, including an allocated millage, voter-authorized millages and miscellaneous revenues are as follows: General Fund, \$5,708,027; Fire Millage Fund, \$3,915,672; Police Millage Fund, \$6,679,821, Building Fund, \$756,650; Parks and Recreation Fund, \$396,254; Rubbish Fund, \$2,273,572, PA 188 Fund, \$86,135; Improvement Revolving Fund, \$15,000; Drug Forfeiture Fund, \$16,110; CDBG Fund, \$67,600; Sewer Enterprise Fund, \$3,369,535 and the Water Enterprise Fund, \$1,534,423.

Section 6: Millage Levy

The 2023 estimated tax revenues to the Township General fund, including an allocated millage of 0.9039 mills and voter-authorized millages for Police fund 4.6871 mills, Fire Fund 2.9032 mills and Parks & Recreation Fund 0.2845 total millage rate 8.7787 will generate revenues of \$10,898,400.

Section 7: Estimated Expenditures

Estimated township general fund expenditures for fiscal year 2023 for the various township activities are as follows: General Fund, \$6,126,879; Fire Millage Fund, \$4,113,940; Police Millage Fund, \$6,946,895; Building Fund, \$825,018; Parks and Recreation Fund, \$1,300,000; Rubbish Fund, \$2,273,572; PA 188 Fund, \$216,000; Improvement Revolving Fund, \$100,000; Drug Forfeiture Fund, \$16,100; CDBG Fund, \$67,600; Sewer Enterprise Fund, \$3,242,250 and the Water Enterprise Fund, \$2,249,986.

Section 8: Adoption of Budget by Reference

The budgets of the Charter Township of White Lake is hereby adopted by reference, with revenues and activity expenditures as indicated in Sections 5 and 7 of this act.

Section 9: Adoption of Budget by Cost Center

The Board of Trustees of the Charter Township of White Lake adopts the 2023 fiscal year budget by cost center. Township officials responsible for the expenditures authorized in the budget may expend township funds up to, but not to exceed, the total appropriation authorized for each cost center, and may make transfers among the various line items contained in the cost center appropriation. However, no transfers of appropriation for line items related to personnel, wages and benefits, or capital outlays may be made without prior board approval by budget amendment.

Section 10: Appropriation not a Mandate to Spend

Appropriations will be deemed maximum authorizations to incur expenditures. The fiscal officer shall exercise supervision and control to ensure that expenditures are within appropriations, and shall not issue any town order for expenditures that exceed appropriations.

Section 11: Periodic Fiscal Reports

The fiscal officer shall transmit to the board at the end of each month, a report of financial operations, including, but not limited to:

- a. a summary statement of the actual financial condition of the general fund at the end of the previous month.
- b. a summary statement showing the receipts and expenditures for the previous month and for the current fiscal year to the end of the previous month.

c. a detailed list of:

- i. expected revenues by major source as estimated in the budget; actual receipts to date for the current fiscal year; the balance of estimated revenues to be collected in the current fiscal year; and any revisions in revenue estimates resulting from collection experience to date.
- ii. For each cost center; the amount appropriated; the amount charged to each appropriation in the previous month for the current fiscal year; any revisions in the estimate of expenditures.

Section 12: Limit on Obligations and Payments

No obligation shall be incurred against, and no payment shall be made from any appropriation account unless there is a sufficient balance in the appropriation and sufficient funds are or will be available to meet the obligation.

The Budget Director and Fiscal Officer together are hereby authorized to approve all requisitions and payments of bills that are within the budget appropriations, not to exceed Ten Thousand Dollars (\$10,000) per item without concurrent action by the Township Board, excepting the utility bills, fuel bills, payroll, payroll related items and payments on contractual agreements shall not be subject to the \$10,000 limitation.

A list of disbursements for all funds indicating the check number, the payee and amount paid shall be prepared monthly and furnished to the Township Board Members.

Section 13: Budget Monitoring

Whenever it appears to the Chief Administrative Officer or the Township Board that the actual and probable revenues in any fund will be less than the estimated revenues upon which appropriations from such fund were based, and when it appears that expenditures shall exceed an appropriation, the Chief Administrative Officer shall present to the township board recommendations to prevent expenditures from exceeding available revenues or appropriations for the current fiscal year. Such recommendations shall include proposals for reducing appropriations, increasing revenues, or both.

Section 14: Violation of This Act

Any obligation incurred or payment authorized in violation of this resolution shall be void and shall subject any responsible official(s) or employee(s) to disciplinary action as outlined in P.A. 621 (1978).

Section 15: Board Adoption

Motion made by _____, seconded by _____ to adopt the foregoing resolution. Upon roll call vote, the following voted:

Ayes:
Nays:

Absent:

The Supervisor declared the motion carried and the resolution duly adopted on the _____.

Resolution Declared Adopted.

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned duly qualified Township Clerk of the Charter Township of White Lake, Oakland County, Michigan, do hereby certify the foregoing is a true and complete copy of the proceedings taken by the Township Board of the Charter Township of White Lake at a meeting held on the October 18, 2022.

CHARTER TOWNSHIP OF WHITE LAKE

Anthony L. Noble, Clerk

**WHITE LAKE TOWNSHIP
2023 BUDGET**

Section 10, Item K.

GL NUMBER	DESCRIPTION	BUDGET 2023
GENERAL FUND REVENUE		
101-000-393-000	FUND BALANCE - DESIGNATED	(418,852)
101-000-402-000	CURRENT PROPERTY TAX	(1,250,151)
101-000-403-001	SPECIAL ASSMT STREET LIGHTS	(17,130)
101-000-405-000	TRAILER PARK TAX	(7,500)
101-000-445-000	PENALTIES	(17,000)
101-000-445-001	PRIN RESIDENCE DENIALS	(2,000)
101-000-459-000	SOLICITOR PERMIT	(500)
101-000-481-000	DOG LICENSES	(1,300)
101-000-575-001	METRO ACT REVENUE	(20,000)
101-000-576-000	STATE SHARED REV-CONSTITUTIONA	(2,600,000)
101-000-590-000	CASH BONDS CONTRIBUTIONS	(600,000)
101-000-590-001	GRINDERS-CONTRIBUTIONS	(300,000)
101-000-608-000	ZONING BOARD OF APPEALS	(7,500)
101-000-609-000	PLANNING COMMISSION FEES	(4,500)
101-000-621-000	PLATTING & LOT SPLIT FEES	(2,000)
101-000-622-000	ZONING APPLICATION FEES	(4,500)
101-000-622-002	PLANNING DEPARTMENT REVIEWS	(4,000)
101-000-622-003	LANDSCAPING INSPECTION FEES	(1,000)
101-000-622-004	PUNCH LIST ADMIN FEES	(2,000)
101-000-622-005	FINAL BACK CHECK FEES	(500)
101-000-623-000	N S F FEE	(500)
101-000-625-000	SPECIAL MEETING FEES	(500)
101-000-627-000	DUPLICATING & PHOTOSTAT	(350)
101-000-643-000	CEMETERY LOTS	(20,000)
101-000-644-000	GRAVESITE OPENINGS/CLOSINGS	(25,000)
101-000-644-001	MONUMENT FOUNDATIONS/BRICK PAVERS	(15,000)
101-000-650-000	OTHER MAPS, CODES, ETC	(50)
101-000-651-000	SENIOR ACTIVITIES	(20,000)
101-000-652-001	SENIOR CENTER REVENUE	(2,300)
101-000-654-000	OC ENHANCED REVENUE	(3,500)
101-000-664-000	INTEREST INCOME	(30,000)
101-000-664-001	INTEREST - TRUST AND AGENCY	(2,000)
101-000-665-000	INTEREST-ARPA POOL CASH ACCT	(15,000)
101-000-667-001	RENT COMMUNITY HALL	(1,000)
101-000-667-005	RENT-ORMOND RD TOWER	(14,000)
101-000-677-000	POSTAGE REVENUE	(100)
101-000-678-000	MISCELLANEOUS	(5,000)
101-000-689-000	SUMMER TAX COLLECTION REIMB	(75,000)
101-000-695-000	OTHER SUNDRY	(1,000)
101-000-695-001	OTHER CABLE TV	(500,000)
101-000-695-002	ADMINISTRATIVE FEES	(500)
101-000-695-003	ADMIN FEES - GARBAGE FUND	(108,646)
101-000-695-004	ADMIN FEES - TRUST & AGENCY	(22,000)
101-000-695-007	ADMIN FEE SPECIAL ASSESSMENTS	(5,000)
TOTAL GENERAL FUND REVENUES		<u>(6,126,879)</u>

**WHITE LAKE TOWNSHIP
2023 BUDGET**

Section 10, Item K.

GL NUMBER	DESCRIPTION	BUDGET 2023
BOARD OF TRUSTEES		
101-101-703-000	SALARIES TRUSTEES	42,100
101-101-710-000	FEES & PER DIEM	16,000
101-101-715-000	SOCIAL SECURITY	3,300
101-101-717-000	GROUP LIFE INSURANCE	500
101-101-719-000	WORKERS' COMP INSURANCE	100
101-101-801-000	PROFESSIONAL FEES - ACTUARIAL	9,000
101-101-801-001	PROFESSIONAL FEES	10,000
101-101-807-000	AUDIT FEES	40,000
101-101-860-000	CONFERENCES & MILEAGE	3,000
101-101-957-000	SUBSCRIPTIONS	500
101-101-958-000	MEMBERSHIPS & DUES	17,000
101-101-962-000	MISCELLANEOUS	13,000
	TOTAL BOARD OF DIRECTORS	<u>154,500</u>
SUPERVISOR'S OFFICE		
101-171-703-000	SALARIES SUPERVISOR	96,564
101-171-704-000	SALARIES, ADMIN ASSISTANT	68,740
101-171-706-000	SALARIES CLERICAL	52,145
101-171-708-000	SALARIES HR WAGES	89,873
101-171-709-000	OVERTIME	1,000
101-171-715-000	SOCIAL SECURITY	23,100
101-171-716-000	HOSP & OPTICAL INSURANCE	94,000
101-171-717-000	GROUP LIFE INSURANCE	435
101-171-718-000	PENSION	120,000
101-171-718-001	HEALTH CARE SAVINGS PROGRAM	2,400
101-171-719-000	WORKERS COMP INSURANCE	650
101-171-722-000	UNEMPLOYMENT INSURANCE	810
101-171-724-000	DENTAL INSURANCE	5,000
101-171-853-000	CELLULAR PHONE	800
101-171-864-000	CONFERENCES & MEETINGS	1,500
101-171-957-000	SUBSCRIPTIONS	100
101-171-958-000	MEMBERSHIPS & DUES	500
101-171-959-000	COMMUNITY COMMUNICATIONS	20,000
101-171-960-000	TRAINING	300
101-171-960-001	TRAINING-HR	2,000
101-171-931-000	HR SERVICES ALLOCATION	(122,150)
101-171-962-000	MISCELLANEOUS	600
	TOTAL SUPERVISOR	<u>458,367</u>
ELECTIONS		
101-191-709-001	OVERTIME ELECTIONS	7,500
101-191-740-000	OPERATING SUPPLIES	8,450
101-191-903-000	LEGAL NOTICES	5,500
101-191-934-000	EQUIPMENT MAINTENANCE	11,000
101-191-962-000	MISCELLANEOUS	2,000

**WHITE LAKE TOWNSHIP
2023 BUDGET**

Section 10, Item K.

GL NUMBER	DESCRIPTION	BUDGET 2023
101-191-977-000	EQUIPMENT ACQUISITIONS	46,275
	TOTAL ELECTIONS	80,725

ACCOUNTING

101-192-701-000	SALARIES SENIOR ACCOUNT MANAGER	106,030
101-192-702-000	SALARIES BOOKKEEPER	74,295
101-192-709-000	OVERTIME	1,500
101-192-715-000	SOCIAL SECURITY	13,300
101-192-716-000	HOSP & OPTICAL INSURANCE	17,600
101-192-717-000	GROUP LIFE INSURANCE	220
101-192-718-000	PENSION	8,700
101-192-719-000	WORKERS COMP INSURANCE	660
101-192-722-000	UNEMPLOYMENT INSURANCE	540
101-192-724-000	DENTAL INSURANCE	840
101-192-957-000	SUBSCRIPTIONS	50
101-192-958-000	MEMBERSHIPS & DUES	500
101-192-960-000	TRAINING	300
101-192-962-000	MISCELLANEOUS	200
	TOTAL ACCOUNTING	224,735

ASSESSING

101-209-706-001	SALARIES ASSESSOR	98,500
101-209-706-002	SALARIES PROPERTY APPRAISER	129,709
101-209-706-003	SALARIES CLERICAL	50,520
101-209-707-000	SALARIES PART TIME	20,000
101-209-709-000	OVERTIME	1,500
101-209-715-000	SOCIAL SECURITY	23,000
101-209-716-000	HOSP & OPTICAL INSURANCE	98,500
101-209-717-000	GROUP LIFE INSURANCE	435
101-209-718-000	PENSION	47,155
101-209-718-001	HEALTH CARE SAVINGS PROGRAM	3,600
101-209-719-000	WORKERS COMP INSURANCE	2,230
101-209-722-000	UNEMPLOYMENT INSURANCE	1,080
101-209-724-000	DENTAL INSURANCE	4,900
101-209-801-000	PROFESSIONAL SERVICES	25,000
101-209-818-000	OC SOFTWARE SUPPORT FEES	2,000
101-209-820-000	LEGAL FEES	7,000
101-209-864-000	CONFERENCES & MEETINGS	2,200
101-209-903-000	LEGAL NOTICES	1,500
101-209-957-000	SUBSCRIPTIONS	200
101-209-958-000	MEMBERSHIPS & DUES	1,500
101-209-960-000	TRAINING	2,500
101-209-962-000	MISCELLANEOUS	1,000
	TOTAL ASSESSING	524,029

CLERK'S OFFICE

101-215-703-000	SALARIES CLERK	89,700
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**WHITE LAKE TOWNSHIP
2023 BUDGET**

Section 10, Item K.

GL NUMBER	DESCRIPTION	BUDGET 2023
101-215-704-000	SALARIES DEPUTY CLERK	75,770
101-215-706-001	SALARIES CLERICAL	114,775
101-215-709-000	OVERTIME	5,000
101-215-715-000	SOCIAL SECURITY	21,700
101-215-716-000	HOSP & OPTICAL INSURANCE	58,000
101-215-717-000	GROUP LIFE INSURANCE	435
101-215-718-000	PENSION	100,400
101-215-718-001	HEALTH CARE SAVINGS PROGRAM	8,160
101-215-719-000	WORKERS COMP INSURANCE	635
101-215-722-000	UNEMPLOYMENT INSURANCE	810
101-215-724-000	DENTAL INSURANCE	3,950
101-215-853-000	CELLULAR PHONE	1,100
101-215-860-000	MILEAGE	400
101-215-864-000	CONFERENCES & MEETINGS	5,000
101-215-903-000	LEGAL NOTICES	6,000
101-215-957-000	SUBSCRIPTIONS	300
101-215-958-000	MEMBERSHIPS & DUES	500
101-215-960-000	TRAINING	1,300
101-215-962-000	MISCELLANEOUS	700
	TOTAL CLERK	494,635
BOARD OF REVIEW		
101-247-710-000	FEES & PER DIEM	2,600
101-247-864-000	CONFERENCES & MEETINGS	150
101-247-903-000	LEGAL PUBLICATIONS	750
	TOTAL BOARD OF REVIEW	3,500
TREASURER'S OFFICE		
101-253-703-000	SALARIES TREASURER	89,700
101-253-704-000	SALARIES DEPUTY TREASURER	74,768
101-253-706-001	SALARIES CLERICAL FT	122,392
101-253-709-000	OVERTIME	500
101-253-715-000	SOCIAL SECURITY	22,000
101-253-716-000	HOSP & OPTICAL INSURANCE	94,000
101-253-717-000	GROUP LIFE INSURANCE	435
101-253-718-000	PENSION	110,000
101-253-718-001	HEALTH CARE SAVINGS PROGRAM	5,025
101-253-719-000	WORKERS COMP INSURANCE	640
101-253-722-000	UNEMPLOYMENT INSURANCE	810
101-253-724-000	DENTAL INSURANCE	4,910
101-253-818-000	OC SOFTWARE SUPPORT FEES	2,500
101-253-864-000	CONFERENCES & MEETINGS	2,500
101-253-860-000	MILEAGE	300
101-253-903-000	LEGAL NOTICES	100
101-253-958-000	MEMBERSHIPS & DUES	1,000
101-253-960-000	TRAINING	500
101-253-962-000	MISCELLANEOUS	1,000

**WHITE LAKE TOWNSHIP
2023 BUDGET**

Section 10, Item K.

GL NUMBER	DESCRIPTION	BUDGET 2023
TOTAL TREASURER'S OFFICE		533,080
 MAINTENANCE DEPARTMENT		
101-265-706-000	SALARIES MAINTENANCE	59,640
101-265-707-000	SALARIES CUSTODIAN	44,800
101-265-709-000	OVERTIME	8,000
101-265-715-000	SOCIAL SECURITY	7,840
101-265-716-000	HOSP & OPTICAL INSURANCE	30,500
101-265-717-000	GROUP LIFE INSURANCE	220
101-265-718-000	PENSION	15,200
101-265-718-001	HEALTH CARE SAVINGS PROGRAM	1,200
101-265-719-000	WORKERS COMP INSURANCE	4,240
101-265-722-000	UNEMPLOYMENT INSURANCE	540
101-265-724-000	DENTAL INSURANCE	1,200
101-265-853-000	TELEPHONE	10,000
101-265-863-000	VEHICLE MAINTENANCE	8,000
101-265-867-000	GASOLINE	10,000
101-265-910-000	INSURANCE	60,000
101-265-921-001	ELECTRIC TWP HALL	40,000
101-265-922-000	UTILITIES-TWP HALL	7,000
101-265-923-000	HEAT TWP HALL	7,000
101-265-931-001	BLDG MAINTENANCE & SUPPLIES	43,172
101-265-931-002	GROUNDS MAINTENANCE	20,000
101-265-931-003	BLDG EQUIP MAINTENANCE	8,551
101-265-933-000	GROUNDS EQUIP MAINTENANCE	5,000
101-265-934-000	OFFICE EQUIP MAINTENANCE	3,000
101-265-940-000	TOWNSHIP RECORD RETENTION COSTS	3,000
101-265-971-000	TECHNOLOGY EQUIPMENT	110,000
101-265-974-000	IMPROVEMENTS & BETTERMENTS	165,000
101-265-977-000	EQUIPMENT ACQUISITIONS	125,000
TOTAL MAINTENANCE		798,103
 TOWNSHIP FACILITIES		
101-269-853-001	TELEPHONE FISK FARM	360
101-269-910-001	INSURANCE COMM HALL	800
101-269-910-004	INSURANCE FISK	2,200
101-269-910-008	INSURANCE ANNEX	7,000
101-269-921-001	ELECTRIC COMM HALL	700
101-269-921-004	ELECTRIC FISK	1,800
101-269-921-006	M59/BOGIE PROP STREET LIGHT	2,000
101-269-921-011	ELECTRIC TWP ANNEX	10,000
101-269-922-004	UTILITIES FISK	1,800
101-269-922-010	UTILITIES - TWP ANNEX	2,000
101-269-923-001	HEAT COMM HALL	1,800
101-269-923-004	HEAT FISK	2,000
101-269-923-011	HEAT - TWP ANNEX	7,500
101-269-931-013	BLDG MAINTENANCE - TWP ANNEX	10,000

**WHITE LAKE TOWNSHIP
2023 BUDGET**

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GL NUMBER	DESCRIPTION	BUDGET 2023
101-269-932-000	GROUNDS MAINTENANCE-ANNEX	3,000
101-269-931-001	BLDG MAINT COMM HALL	3,000
101-269-931-004	BLDG EQUIPMENT MAINT COMM HALL	500
101-269-931-007	BLDG MAINT FISK	7,000
101-269-931-008	EQUIP MAINT FISK	1,000
101-269-931-014	10895 ELIZABETH LK PROPERTY MAINTENANCE	5,000
101-269-962-000	MISCELLANEOUS	500
TOTAL TOWNSHIP PROPERTY		69,960

CEMETERY

101-276-910-000	INSURANCE	200
101-276-921-000	ELECTRIC OXBOW	200
101-276-921-001	ELECTRIC WHITE LAKE	300
101-276-932-000	CEMETERY MAINT	30,000
101-276-935-000	CEMETERY-GRAVESITE OPENING/CLOSINGS	21,000
101-276-936-000	CEMETERY FOUNDATIONS/MONUMENTS EXPENSE	12,000
101-276-962-000	MISCELLANEOUS	400
101-276-974-000	LAND IMPROVEMENTS	5,000
TOTAL CEMETERY		69,100

ORDINANCE DEPT.

101-372-706-001	SALARIES ORDINANCE OFFICER	63,500
101-372-709-000	OVERTIME	1,000
101-372-715-000	SOCIAL SECURITY	7,000
101-372-716-000	HOSP & OPTICAL INSURANCE	26,000
101-372-717-000	GROUP LIFE INSURANCE	110
101-372-718-000	PENSION	9,000
101-372-719-000	WORKERS COMP INSURANCE	400
101-372-722-000	UNEMPLOYMENT INSURANCE	270
101-372-724-000	DENTAL INSURANCE	1,375
101-372-744-000	UNIFORMS-ORDINANCE	500
101-372-757-000	OPERATING SUPPLIES	200
101-372-853-000	CELLULAR PHONE	700
101-372-863-000	VEHICLE MAINTENANCE	3,000
101-372-864-000	CONFERENCE & MEETINGS	750
101-372-867-000	GASOLINE	2,000
101-372-910-000	INSURANCE	950
101-372-955-000	ORDINANCE ENFORCEMENTS COSTS	6,000
101-372-958-000	MEMBERSHIPS & DUES	150
101-372-960-000	TRAINING	500
101-372-962-000	MISCELLANEOUS	300
101-372-963-000	DANGEROUS BLDG DEMOLITIONS	10,000
TOTAL ORDINANCE DEPT.		133,705

PLANNING DEPARTMENT

101-402-706-001	SALARIES PLANNING DIRECTOR	105,500
101-402-706-002	SALARIES CLERICAL	56,230

**WHITE LAKE TOWNSHIP
2023 BUDGET**

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GL NUMBER	DESCRIPTION	BUDGET 2023
101-402-707-000	SALARIES SENIOR PLANNER	79,560
101-402-709-000	OVERTIME	5,000
101-402-710-000	PLANNING/ZBA BOARD FEES	11,000
101-402-715-000	SOCIAL SECURITY	19,700
101-402-716-000	HOSP & OPTICAL INSURANCE	32,100
101-402-717-000	GROUP LIFE INSURANCE	325
101-402-718-000	PENSION	23,330
101-402-718-001	HEALTH CARE SAVINGS PROGRAM	2,400
101-402-719-000	WORKERS COMP INSURANCE	1,200
101-402-722-000	UNEMPLOYMENT INSURANCE	810
101-402-724-000	DENTAL INSURANCE	2,600
101-402-729-000	PRINTING	1,500
101-402-757-000	OPERATING SUPPLIES	600
101-402-801-000	PROFESSIONAL FEES	46,000
101-402-853-000	CELLULAR PHONE	1,300
101-402-864-000	CONFERENCES & MEETINGS	3,900
101-402-903-000	LEGAL NOTICES	4,000
101-402-910-000	INSURANCE	5,000
101-402-957-000	SUBSCRIPTIONS	700
101-402-958-000	MEMBERSHIPS & DUES	2,200
101-402-960-000	TRAINING	4,100
101-402-962-000	MISCELLANEOUS	500
	TOTAL PLANNING	<u>409,555</u>

SENIOR TRANSPORTATION

101-672-880-000	WOTA PARTICIPATION	220,000
	TOTAL SENIOR DRIVERS	<u>220,000</u>

SENIOR CENTER

101-757-703-000	SALARIES SENIOR DIRECTOR	59,420
101-757-704-000	SALARIES PROGRAM DEVELOPER	48,685
101-757-709-000	OVERTIME	500
101-757-715-000	SOCIAL SECURITY	8,310
101-757-716-000	HOSP & OPTICAL INSURANCE	41,400
101-757-717-000	GROUP LIFE INSURANCE	220
101-757-718-000	PENSION	6,500
101-757-718-001	HEALTH CARE SAVINGS PROGRAM	1,200
101-757-719-000	WORKERS COMP INSURANCE	400
101-757-722-000	UNEMPLOYMENT INSURANCE	540
101-757-724-000	DENTAL INSURANCE	1,560
101-757-751-000	SENIOR ACTIVITIES	28,000
101-757-757-000	OPERATING SUPPLIES	2,000
101-757-853-000	TELEPHONE	3,000
101-757-864-000	CONFERENCES & MEETINGS	500
101-757-910-000	INSURANCE	3,350
101-757-921-000	ELECTRIC	4,800
101-757-922-000	UTILITIES	2,000

**WHITE LAKE TOWNSHIP
2023 BUDGET**

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GL NUMBER	DESCRIPTION	BUDGET 2023
101-757-923-000	HEAT	2,500
101-757-931-000	BUILDING MAINTENANCE	12,000
101-757-957-000	SUBSCRIPTIONS	150
101-757-958-000	MEMBERSHIPS & DUES	150
101-757-962-000	MISCELLANEOUS	2,000
101-757-976-000	ADD & IMPROVEMENTS	10,000
	TOTAL SENIOR CENTER	239,185
NON-DEPARTMENTAL TOWNSHIP EXPENDITURES		
101-000-934-000	CASH BONDS COLLECTIONS	600,000
101-000-934-001	GRINDERS-DEDUCTIONS	300,000
101-210-826-000	LEGAL FEES	75,000
101-210-826-001	TAX TRIBUNAL REFUNDS	2,000
101-210-826-002	LEGAL FEES-ORDINANCE	15,000
101-248-730-000	POSTAGE	30,000
101-248-934-000	EQUIPMENT MAINTENANCE-POSTAGE METER	2,000
101-249-727-000	OFFICE SUPPLIES	40,000
101-285-801-000	ENVIRONMENTAL PROFESSIONAL SERVICES	11,000
101-299-956-000	UNALLOCATED MISCELLANEOUS	15,000
101-446-930-000	TRAFFIC SIGNAL MAINTENANCE	1,200
101-448-926-000	STREET LIGHTING	65,000
101-451-970-000	ROAD CONSTRUCTION/TRI PARTY	155,000
101-863-730-000	RETIREE HEALTH INSURANCE	100,000
101-863-730-003	OPEB FUNDING	135,000
101-863-801-000	PAYROLL SERVICE	25,000
101-906-991-000	PRINCIPAL-CAPITAL LEASE	6,200
101-906-995-000	INTEREST-CAPITAL LEASE	1,300
	TOTAL NON-DEPTARMENTAL COSTS	1,713,700
	TOTAL EXPENDITURES	6,126,879
	REVENUE OVER EXPENDITURES	0

**WHITE LAKE TOWNSHIP
2023 BUDGET**

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GL NUMBER	DESCRIPTION	BUDGET 2023
FIRE DEPARTMENT		
REVENUES		
206-000-393-000	FUND BALANCE - DESIGNATED	(173,268)
206-000-402-000	TAX COLLECTIONS	(3,895,472)
206-000-607-000	PERMIT AND INSPECTION FEES	(1,200)
206-000-665-000	INTEREST	(18,000)
206-000-695-000	MISC REVENUE	(1,000)
206-336-977-002	USE OF FUND BALANCE	(25,000)
	TOTAL REVENUES	<u>(4,113,940)</u>
CIVIL SERVICE		
206-220-710-000	FEES & PER DIEM	1,000
206-220-727-000	SUPPLIES	500
206-220-903-000	LEGAL NOTICES	500
	TOTAL CIVIL SERVICE	<u>2,000</u>
EXPENDITURES		
206-336-705-000	SALARIES CHIEF	108,500
206-336-705-001	SALARIES CAPTAIN	272,020
206-336-706-001	SALARIES FIRE SERGEANT	475,530
206-336-706-003	SALARIES CLERICAL	56,300
206-336-706-005	SALARIES FIREFIGHTERS	729,000
206-336-706-007	FIRE MARSHAL	90,240
206-336-709-000	OVERTIME	70,000
206-336-710-000	PAID ON CALL WAGES	70,000
206-336-715-000	SOCIAL SECURITY	160,240
206-336-716-000	HOSP & OPTICAL INSURANCE	473,300
206-336-716-002	RETIREE HEALTH CARE PREMIUMS	68,300
206-336-717-000	GROUP LIFE INSURANCE	2,600
206-336-718-000	PENSION	410,000
206-336-718-002	HEALTH CARE SAVINGS PLAN	28,350
206-336-718-003	OPEB FUNDING	150,000
206-336-718-004	457-EMPLOYER PORTION	1,200
206-336-719-000	WORKERS COMP INSURANCE	72,330
206-336-720-000	HOLIDAY/PERSONAL PAY	220,230
206-336-722-000	UNEMPLOYMENT INSURANCE	6,500
206-336-724-000	DENTAL INSURANCE	23,650
206-336-727-000	OFFICE SUPPLIES	4,000
206-336-730-000	SHIPPING & FREIGHT	200
206-336-744-000	UNIFORMS	20,000
206-336-744-002	FOOD ALLOWANCE	11,050
206-336-757-000	OPERATING SUPPLIES	40,000
206-336-758-000	OXYGEN & AIR	2,000
206-336-767-000	MEDICAL SUPPLIES	20,000
206-336-801-000	CONSULTANT/PROFESSIONAL SERVICES	1,500
206-336-807-000	AUDIT FEES	5,000
206-336-801-001	HR SERVICES	43,500

**WHITE LAKE TOWNSHIP
2023 BUDGET**

Section 10, Item K.

GL NUMBER	DESCRIPTION	BUDGET 2023
206-336-826-000	LEGAL FEES	10,000
206-336-826-002	TAX TRIBUNAL REFUNDS	4,000
206-336-835-000	MEDICAL SERVICES	5,000
206-336-851-000	RADIO MAINTENANCE	2,000
206-336-853-000	CELL PHONES	3,500
206-336-853-001	TELEPHONE STATION 1	2,000
206-336-853-002	TELEPHONE STATION 2	1,200
206-336-853-003	TELEPHONE STATION 3	1,000
206-336-863-001	VEHICLE MAINTENANCE	40,000
206-336-863-002	TIRES	10,000
206-336-864-000	CONFERENCES & MEETINGS	5,500
206-336-867-000	GASOLINE	35,000
206-336-903-000	LEGAL NOTICES	200
206-336-910-000	INSURANCE	55,000
206-336-921-001	ELECTRIC STATION 1	13,500
206-336-921-002	ELECTRIC STATION 2	5,500
206-336-921-003	ELECTRIC STATION 3	2,500
206-336-923-001	HEAT STATION 1	6,000
206-336-923-002	HEAT STATION 2	3,000
206-336-923-003	HEAT STATION 3	3,000
206-336-931-001	MAINTENANCE STATION 1	95,000
206-336-931-002	MAINTENANCE STATION 2	29,000
206-336-931-003	MAINTENANCE STATION 3	28,000
206-336-933-000	EQUIPMENT MAINTENANCE	15,000
206-336-957-000	SUBSCRIPTIONS	6,500
206-336-958-000	MEMBERSHIPS & DUES	5,000
206-336-960-000	TRAINING	30,000
206-336-962-000	MISCELLANEOUS	35,000
206-336-977-001	SUPPLY ACQUISITIONS 04M	25,000
	TOTAL EXPENDITURES	<u>4,113,940</u>

GL NUMBER	DESCRIPTION	BUDGET 2023
POLICE FUND		
REVENUES		
207-000-393-000	DESIGNATED FUND BALANCE	(267,074)
207-000-402-000	TAX COLLECTIONS	(6,449,021)
207-000-546-000	CRIMINAL JUSTICE TRNG 302 FUNDS	(4,500)
207-000-577-000	LIQUOR LICENSES	(11,000)
207-000-601-000	LIASON OFFICER REIMBURSEMENT	(40,000)
207-000-607-000	SEX OFFENDERS REGISTRY FEE	(1,500)
207-000-608-001	WARRANT PROCESSING FEES	(800)
207-000-627-000	DUPLICATING & PHOTOSTAT	(1,500)
207-000-656-000	ORDINANCE FINES & COSTS	(120,000)
207-000-665-000	INTEREST	(20,000)
207-000-665-002	INTEREST INCOME-TAX FUND	(1,500)
207-000-673-000	SALE OF FIXED ASSETS	(20,000)
207-000-684-000	CROSSING GUARDS REIMBURSEMENT	(3,500)
207-000-685-000	OAKLAND CTY 911 REIMBURSEMENT	(5,500)
207-000-695-000	MISCELLANEOUS REVENUE	(1,000)
	TOTAL REVENUES	(6,946,895)
CIVIL SERVICE		
207-220-710-000	FEES & PER DIEM-CIVIL SVC	1,000
207-220-727-000	SUPPLIES-CIVIL SVC	1,000
207-220-903-000	LEGAL NOTICES-CIVIL SVC	1,000
	TOTAL CIVIL SERVICE	3,000
EXPENDITURES		
207-301-705-000	SALARIES CHIEF	108,500
207-301-706-001	SALARIES LIEUTENANTS	307,570
207-301-706-002	SALARIES SERGEANTS	374,400
207-301-706-003	SALARIES POLICE OFFICERS	1,620,125
207-301-706-004	SALARIES DISPATCHERS	334,000
207-301-706-005	SALARIES CLERICAL	205,800
207-301-706-006	SALARIES CADET	46,800
207-301-709-001	OVERTIME	180,000
207-301-709-002	COURT TIME	30,000
207-301-709-003	SHIFT PREMIUM	40,000
207-301-715-000	SOCIAL SECURITY	258,000
207-301-716-000	HOSP & OPTICAL INSURANCE	750,000
207-301-716-001	RETIREE HOSP & OPTICAL INSURANCE	400,000
207-301-717-000	GROUP LIFE INSURANCE	4,320
207-301-718-000	PENSION	765,000
207-301-718-001	HEALTH CARE SAVINGS PROGRAM	68,200
207-301-718-003	OPEB FUNDING	250,000
207-301-719-000	WORKERS COMP INSURANCE	58,100
207-301-720-000	HOLIDAY PAY	130,440
207-301-722-000	UNEMPLOYMENT INSURANCE	11,340
207-301-724-000	DENTAL INSURANCE	39,200

**WHITE LAKE TOWNSHIP
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GL NUMBER	DESCRIPTION	BUDGET 2023
207-301-727-000	OFFICE SUPPLIES	11,000
207-301-730-000	POSTAGE	600
207-301-741-000	FIRE ARMS, TRNG & RANGE SUPPLIES	8,000
207-301-744-000	UNIFORMS	10,000
207-301-744-004	UNIFORM ALLOWANCE PAYOUT	35,000
207-301-757-000	OPERATING SUPPLIES	12,000
207-301-801-001	HR SERVICES	65,000
207-301-805-000	SEX OFFENDERS REGISTRY FEE	1,500
207-301-807-000	AUDIT FEES	4,700
207-301-818-000	COMPUTER SERVICES	12,000
207-301-826-000	LEGAL FEES-PROSECUTIONS	101,000
207-301-826-001	TAX TRIBUNAL REFUNDS	8,000
207-301-826-002	LEGAL FEES - LABOR RELATED	30,000
207-301-851-000	EQUIPMENT REPAIRS	3,000
207-301-853-000	TELEPHONE	15,000
207-301-860-000	MILEAGE	1,000
207-301-861-000	WITNESS FEES	1,000
207-301-863-001	VEHICLE MAINTENANCE	45,000
207-301-863-002	TIRES	4,000
207-301-864-000	CONFERENCES	7,000
207-301-867-000	GASOLINE	80,000
207-301-903-000	LEGAL NOTICES	500
207-301-910-000	INSURANCE	150,000
207-301-931-001	BLDG MAINTENANCE & SUPPLIES	15,000
207-301-933-000	EQUIP LEASE/ MAINT CONTRACTS	55,000
207-301-934-000	OFFICE EQUIP MAINTENANCE	6,000
207-301-958-000	MEMBERSHIPS & DUES	2,000
207-301-960-000	TRAINING	15,000
207-301-960-001	CRIMINAL JUSTICE TRNG 302 FUNDS	5,700
207-301-960-002	ETSC- DISPATCH TRAINING	5,400
207-301-961-000	CERT EXPENDITURES	2,000
207-301-960-003	TUITION REIMBURSEMENT	10,000
207-301-962-001	MISCELLANEOUS	8,000
207-301-962-003	EVIDENCE COLLECTION	4,000
207-301-977-000	EQUIPMENT ACQUISITIONS	200,000
207-301-977-003	ACCREDITATION, SOFTWARE, MTCE	8,000
	TOTAL POLICE EXPENDITURES	<u>6,923,195</u>
CROSSING GUARDS		
207-316-707-000	SALARIES PT - CROSSING GUARDS	18,300
207-316-715-000	SOCIAL SECURITY-CROSSING GUARDS	1,290
207-316-719-000	WORKERS COMP -CROSSING GUARDS	600
207-316-722-000	UNEMPLOYMENT INSUR CROSSING GUARDS	510
	TOTAL CROSSING GUARDS EXPENDITURES	<u>20,700</u>
	TOTAL POLICE FUND EXPENDITURES	<u><u>6,946,895</u></u>

GL NUMBER	DESCRIPTION	BUDGET 2023
BUILDING DEPARTMENT		
REVENUE		
249-000-393-000	FUND BALANCE - DESIGNATED	(68,368)
249-000-452-000	CONTRACTORS GENERAL LICENSES	(4,500)
249-000-453-000	ELECTRICAL LICENSES	(2,500)
249-000-454-000	HEATING LICENSES	(1,400)
249-000-455-000	PLUMBING LICENSES	(250)
249-000-477-000	BUILDING PERMITS	(400,000)
249-000-478-000	ELECTRICAL PERMITS	(90,000)
249-000-479-000	HEATING PERMITS	(140,000)
249-000-480-000	PLUMBING PERMITS	(50,000)
249-000-482-000	PLOT PLAN REVIEWS	(15,000)
249-000-484-000	BUILDING PLAN REVIEWS	(20,000)
249-000-484-001	FIRE SAFETY REVIEWS	(8,000)
249-000-622-000	RENTAL REGISTRATION FEE	(20,000)
249-000-695-000	MISCELLANEOUS REVENUE	(5,000)
	TOTAL REVENUE	<u>(825,018)</u>
EXPENDITURES		
249-000-706-001	SALARIES BLDG OFFICIAL	92,600
249-000-706-002	SALARIES CLERICAL	116,918
249-000-706-003	CONTRACT BLDG INSPECTORS	65,000
249-000-706-005	BLDG INSPECTOR	60,000
249-000-707-000	ELECTRICAL INSPECTOR	75,000
249-000-707-001	PLUMBING/MECHANICAL INSPECTOR	125,000
249-000-709-000	OVERTIME	2,000
249-000-715-000	SOCIAL SECURITY	20,800
249-000-716-000	HOSP & OPTICAL INSURANCE	80,000
249-000-717-000	GROUP LIFE INSURANCE	435
249-000-718-000	PENSION	25,000
249-000-718-001	HEALTH CARE SAVINGS PROGRAM	4,800
249-000-718-002	OPEB FUNDING	50,000
249-000-719-000	WORKERS COMP INSURANCE	2,570
249-000-722-000	UNEMPLOYMENT INSURANCE	685
249-000-724-000	DENTAL INSURANCE	4,310
249-000-730-000	POSTAGE	600
249-000-727-000	OFFICE SUPPLIES	3,000
249-000-757-000	OPERATING SUPPLIES	2,500
249-000-801-000	PROFESSIONAL FEES	40,000
249-000-801-001	HR SERVICES	5,000
249-000-801-002	RENTAL INSPECTIONS	6,000
249-000-807-000	AUDIT FEES	3,500
249-000-853-000	CELLULAR PHONE	1,500
249-000-863-000	VEHICLE MAINTENANCE	1,500
249-000-864-000	CONFERENCES & MEETINGS	2,000
249-000-867-000	GASOLINE	1,500

**WHITE LAKE TOWNSHIP
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GL NUMBER	DESCRIPTION	BUDGET 2023
249-000-910-000	INSURANCE	3,800
249-000-957-000	SUBSCRIPTIONS	500
249-000-958-000	MEMBERSHIPS & DUES	800
249-000-960-000	TRAINING	2,000
249-000-962-000	MISCELLANEOUS	700
249-000-971-000	TECHNOLOGY EQUIPMENT	20,000
249-000-977-000	EQUIPMENT ACQUISITIONS	5,000
	TOTAL EXPENDITURES	825,018
		0.00

GL NUMBER	DESCRIPTION	BUDGET 2023
WATER DEPARTMENT		
REVENUE		
591-000-393-000	FUND BALANCE - DESIGNATED	(715,563)
591-000-445-000	PENALTIES	(10,412)
591-000-530-000	GRANT REVENUES	(15,000)
591-000-626-000	METERS	(20,500)
591-000-627-000	METER INSTALLATIONS	(4,044)
591-000-642-000	WATER	(1,050,759)
591-000-650-000	MISC SERVICE CHARGES	(6,751)
591-000-650-001	SPRINKLER SYSTEM	(2,080)
591-000-665-000	INTEREST EARNED	(2,500)
591-000-665-004	INTEREST - CAPITAL FUND	(10,000)
591-000-665-011	INTEREST INCOME M59 EAST (7)	(3,600)
591-000-665-014	INTEREST INCOME NORDIC DRIVE WAT MAIN	(2,069)
591-000-665-015	INTEREST INCOME SIGNED AGREEMTS	(3,216)
591-000-673-000	SALE OF FIXED ASSETS	(25,000)
591-000-674-001	CONNECTION FEES	(126,492)
591-000-674-010	NEW RESIDENTIAL CONST WATER USE FEE	(8,000)
591-000-695-000	MISCELLANEOUS INCOME	(4,000)
591-000-699-000	SEWER ADMIN FEES	(240,000)
	TOTAL REVENUES	(2,249,986)
EXPENDITURES		
591-000-703-000	MANAGER SALARIES	105,500
591-000-706-000	WAGES CLERICAL	106,545
591-000-707-000	WAGES MAINTENANCE	141,150
591-000-707-001	WAGES PART TIME	10,000
591-000-707-002	WEEKEND ON CALL WATER OPERATOR	4,000
591-000-709-000	WAGES OVERTIME	5,000
591-000-715-000	SOCIAL SECURITY	28,500
591-000-716-000	HOSP & OPTICAL INSURANCE	120,420
591-000-717-000	GROUP LIFE INSURANCE	650
591-000-718-000	PENSION	46,500
591-000-718-001	HEALTH CARE SAVINGS PLAN	7,200
591-000-719-000	WORKERS COMP INSURANCE	8,400
591-000-720-000	OTHER POST RETIREMENT BENEFITS	70,000
591-000-722-000	UNEMPLOYMENT INSURANCE	1,900
591-000-724-000	DENTAL INSURANCE	4,200
591-000-727-000	OFFICE SUPPLIES	9,184
591-000-730-000	POSTAGE	4,650
591-000-740-000	OPERATING SUPPLIES	9,426
591-000-744-000	SAFETY GEAR AND CLOTHING	9,476
591-000-745-000	SYSTEM CHEMICALS	53,410
591-000-748-000	TESTING WATER SYSTEMS	16,813
591-000-750-000	OPERATING SUPPLIES METERS	34,712
591-000-750-001	OPERATING SUPP METER TRANSMITT	20,798
591-000-755-000	OPERATING SUPPLIES TOOLS	12,270
591-000-801-000	FINANCIAL CONSULT FEES	5,000

**WHITE LAKE TOWNSHIP
2023 BUDGET**

Section 10, Item K.

GL NUMBER	DESCRIPTION	BUDGET 2023
591-000-801-001	HR SERVICES	9,500
591-000-802-000	ENG & ARCH FEES	74,823
591-000-803-000	IRON FILTRATION EXPENSES	36,706
591-000-807-000	ACCOUNTING & AUDITING	4,400
591-000-818-000	CONTRACTED SERV COMPUTER	55,736
591-000-826-000	ATTORNEY FEES	7,061
591-000-853-000	TELEPHONE/CELL PHONE SERVICES	7,641
591-000-863-000	REPAIRS & MAINT VEHICLES	5,330
591-000-867-000	GASOLINE/FUEL	6,296
591-000-903-000	LEGAL NOTICES	2,402
591-000-911-000	GENERAL LIAB INSURANCE	35,000
591-000-921-000	ELECTRICITY TOWER	902
591-000-921-001	ELECTRICITY TL	15,940
591-000-921-002	ELECTRICITY HILLVIEW	18,085
591-000-921-004	ELECTRICITY VILLAGE ACRES	50,804
591-000-921-006	ELECTRICITY GRASS LAKE	50,804
591-000-921-007	ELECTRICITY TOWER #2	1,430
591-000-921-008	ELECTRICITY-HURONDALE	3,577
591-000-921-010	ELECTRICITY 933 WILLIAMS-HURONDALE	312
591-000-923-001	GAS TWIN LAKES	1,088
591-000-923-002	GAS HILLVIEW	901
591-000-923-004	GAS GRASS LAKE	1,143
591-000-923-005	GAS VILLAGE ACRES-SATELITE RD	5,717
591-000-931-000	REPAIR & MAINT BLDG & EQUIP	380,178
591-000-931-001	GROUND MAINTENANCE	18,000
591-000-934-000	REPAIR & MAINT WATER SYSTEM	45,315
591-000-934-001	REPAIR & MAINT TOWER 1	5,000
591-000-934-002	REPAIR & MAINT TOWER 2	5,000
591-000-935-000	REPAIR METERS	1,200
591-000-958-000	DUES & MISC	6,939
591-000-960-000	EDUCATION & TRAINING	2,974
591-000-962-000	MISCELLANEOUS	11,461
591-000-968-000	DEPRECIATION WATER SYSTEM	355,000
591-000-969-000	DEPRECIATION & AMORTIZATION	80,000
591-000-976-000	BOND INTEREST-DWRF	12,650
591-000-976-005	BOND INTEREST NORDIC DR MAIN	800
591-000-977-000	VEHICLES	60,000
591-000-991-001	PRINCIPAL COPIER LEASE	1,650
591-000-995-001	WELLHEAD PROTECTION PROGRAM	30,000
591-000-995-002	INTEREST COPIER LEASE	200
591-000-995-000	MISC SERVICE CHARGES	2,317
TOTAL OPERATING EXPENDITURES		<u>2,249,986</u>
CAPITAL ASSET ACTIVITY:		
591-000-696-002	DWRF LOAN REIMBURSEMENTS	(7,671,226)
591-000-972-000	CAPITAL OUTLAY WATER MAINS/WELL HOUSES	7,671,226

GL NUMBER	DESCRIPTION	BUDGET 2023
SEWER DEPARTMENT		
REVENUE		
590-000-629-000	QUARTERLY SEWER REVENUE COLLECTIONS	(536,945)
590-000-630-000	OAKLAND COUNTY REVENUE COLLECTIONS	(2,100,000)
590-000-631-000	CONNECTION FEES	(600,000)
590-000-665-000	INTEREST INCOME-BANK	(2,500)
590-000-665-002	INTEREST INCOME-CASTLEWOOD	(3,450)
590-000-665-003	INTEREST INCOME-NORDIC	(380)
590-000-665-004	INTEREST INCOME-OAK RIDGE	(9,410)
590-000-665-005	INTEREST INCOME-HULBERT	(5,200)
590-000-665-006	INTEREST INCOME - BOGIE LAKE SEWER	(11,650)
590-000-699-000	TRANSFER IN FROM PA-188	(100,000)
590-000-393-000	FUND BALANCE - DESIGNATED	127,285
	TOTAL REVENUES	(3,242,250)

EXPENDITURES		
590-000-801-000	PROFESSIONAL FEES	60,000
590-000-806-000	OAKLAND COUNTY EXPENSES	2,100,000
590-000-807-000	ADMINISTRATIVE COSTS	240,000
590-000-910-000	INSURANCE	3,000
590-000-930-000	REPAIRS & MAINTENANCE	10,000
590-000-965-999	TRANSFER TO PA-188	80,000
590-000-968-000	DEPRECIATION SEWER SYSTEM	370,000
590-000-969-000	CONNECTION EXPENSE-COMMERCE	375,000
590-000-993-004	INTEREST EXPENSE-CASTLEWOOD	3,900
590-000-993-005	INTEREST EXPENSE-NORDIC	350
	TOTAL EXPENDITURES	3,242,250

PARKS & RECREATION

REVENUE		
208-000-393-000	FUND BALANCE - DESIGNATED	(903,746)
208-000-402-000	PARKS AND RECREATION TAX COLLECTIONS	(385,254)
208-000-652-000	FIELD RENTAL	(7,000)
208-000-665-000	INTEREST	(4,000)
	TOTAL REVENUE	(1,300,000)

EXPENDITURES		
208-000-710-000	FEE'S AND PER DIEM	2,900
208-000-715-000	SOC SEC & MEDICARE TAX	250
208-000-720-000	EVENT EXPENSES	12,000
208-000-722-000	MI UNEMPLOYMENT TAX	50
208-000-801-000	PROFESSIONAL SERVICES	35,000
208-000-903-000	LEGAL PUBLICATIONS	300
208-000-910-000	INSURANCE	5,200
208-000-921-000	ELECTRIC JUDY HAWLEY PARK	1,000
208-000-921-001	ELECTRIC - VETTER PARK	1,000

**WHITE LAKE TOWNSHIP
2023 BUDGET**

Section 10, Item K.

GL NUMBER	DESCRIPTION	BUDGET 2023
208-000-922-000	UTILITIES- PARKS	3,500
208-000-931-001	GROUNDS MAINTENANCE	50,000
208-000-932-000	PARK EQUIPMENT	25,000
208-000-958-000	MEMBERSHIPS AND DUES	800
208-000-962-000	MISCELLANEOUS	3,000
208-000-972-000	PATHWAY PROJECTS	600,000
208-000-973-000	BLOOMER PARK IMPROVEMENTS	10,000
208-000-974-000	PARK IMPROVEMENTS	550,000
	TOTAL EXPENDITURES	<u>1,300,000</u>

RUBBISH FUND

REVENUES

226-000-665-000	INTEREST INCOME	(400)
226-000-672-000	TAX COLLECTION-RUBBISH	<u>(2,273,172)</u>
	TOTAL REVENUES	<u>(2,273,572)</u>

EXPENDITURES

226-528-801-000	RUBBISH EXPENDITURE	2,164,926
226-528-802-001	ADMINISTRATION FEE-GARBAGE	<u>108,646</u>
	TOTAL EXPENDITURES	<u>2,273,572</u>

PA 188

REVENUES

245-000-393-000	FUND BALANCE - DESIGNATED	(129,865)
245-000-627-006	SAD COLLECTIONS - SEWER CONN S4003	(2,100)
245-000-627-008	SAD COLLECTIONS-SEW CONN S4004	(7,700)
245-000-627-009	SEWER COLLECTIONS-SEW CONN S4005	(4,800)
245-000-627-010	SAD COLLECTIONS GRASS LK AUG WELL	(12,750)
245-000-627-011	SAD COLLECTIONS S4007	(2,250)
245-000-627-017	SAD COLLECTIONS SEW CONN S4010	(5,950)
245-000-629-000	EMERGENCY SAD INELIGIBLE COST REVENUE	(5,000)
245-000-630-000	CASTLEWOOD SEWER CONN S4006	(9,700)
245-000-630-001	SAD COLLECTIONS SETTLER'S POINTE	(8,810)
245-000-630-002	SAD COLLECTIONS SEW CONN 2019-01	(3,100)
245-000-630-003	SAD COLLECTIONS SEW CONN S4009	(2,200)
245-000-630-006	SAD COLLECTIONS SEW CONN 2022-01	(5,750)
245-000-664-000	INTEREST INCOME BANK	(200)
245-000-665-006	INTEREST INCOME - SEWER CONN S4003	(105)
245-000-665-008	INTEREST INCOME-S4004	(785)
245-000-665-009	INTEREST INCOME - SEW CONN S4005	(755)
245-000-665-010	INTEREST INCOME-GRASS LK AUG WELL	(1,580)
245-000-665-011	INTEREST INCOME -SEW CONN S4007	(500)
245-000-665-012	INTEREST INCOME-CASTLEWOOD	(2,100)
245-000-665-013	INTEREST INCOME SETTLER'S POINTE	(3,000)
245-000-665-014	INTEREST INCOME SEW CONN 2019-1	(1,050)
245-000-665-015	INTEREST INCOME SEW CONN S4009	(750)

**WHITE LAKE TOWNSHIP
2023 BUDGET**

Section 10, Item K.

GL NUMBER	DESCRIPTION	BUDGET 2023
245-000-665-017	INTEREST INCOME SEWER CONN S4010	(2,450)
245-000-665-018	EMERGENCY SAD 2022-1 INTEREST	(2,750)
REVENUES		(216,000)
EXPENDITURES		
245-000-965-999	TRANSFER TO SEWER FUND	100,000
245-900-972-006	SAD SEWER CONNECTS	100,000
245-900-972-011	DEBT SERVICE GRASS LK AUG WELL	16,000
TOTAL EXPENDITURES		216,000
IMPROVEMENT REVOLVING FUND		
246-000-393-000	FUND BALANCE - DESIGNATED	(85,000)
246-000-665-000	INTEREST INCOME	(15,000)
246-000-970-005	CAPITAL OUTLAY-NEW TWP HALL	100,000
TOTAL IMPROVEMENT REVOLVING FUND		0
DRUG FORFEITURE		
265-000-393-000	FUND BALANCE - DESIGNATED	5
265-000-393-001	STATE DESIGNATED FUND BALANCE	(16,060)
265-000-393-002	OWI DESIGNATED FUND BALANCE	5
265-000-665-000	INTEREST INCOME	(50)
265-302-700-001	STATE EXPENDITURES	16,100
TOTAL DRUG FORFEITURE		0
CDBG		
274-000-683-000	CDBG REVENUE	(67,600)
274-000-801-000	SENIOR SERVICES	8,800
274-000-801-001	PUBLIC SERVICES	8,800
274-000-801-002	MINOR HOME REPAIR	50,000
TOTAL CDBG		0

**WHITE LAKE TOWNSHIP
TOWNSHIP BOARD**

**REPORT OF THE
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Township Board

FROM: Justin Quagliata, Staff Planner

DATE: October 11, 2022

RE: Section 61 Reviews

Section 61 of the Michigan Planning Enabling Act (the “MPEA,” Public Act 33 of 2008) requires Planning Commission review and approval of the location, character, and extent of new public streets, parks, open space, buildings, and other public facilities prior to construction/purchase in areas covered by a Master Plan. The MPEA does not require a public hearing for Section 61 reviews. The Section 61 review process begins by the Township Board referring the request to the Planning Commission. If the Township Board is not in favor of the request, it can choose not to refer it to the Planning Commission. If the request is referred, the Planning Commission will discuss and then either approve or deny the request. If the Planning Commission denies a request and the Township Board disagrees with the decision it can overrule the Planning Commission by a 2/3 majority vote. If the Planning Commission fails to act within 35 days after submission of the proposal to the Planning Commission, the project(s) are considered to be approved by the Planning Commission.

The Township Board plans to authorize construction and financing of a Public Safety Building to house both the Police and Fire departments, as well as a Civic Center (Township Hall) for municipal offices on a portion of Parcel Number 12-22-351-006. Additionally, Stanley Park Phase 1 development is slated to commence Spring/Summer of 2023 at 10785 Elizabeth Lake Road (Parcel Number 12-27-100-014). The ability of the Township to maintain acceptable levels of service and quality of life for existing and new residents is the focus of these development efforts. While the Township Board is committed to pursuing the aforementioned projects on its Elizabeth Lake Road properties, the Section 61 review process is a function of the Planning Commission and should be completed at this time. Staff suggests the Township Board initiate the Section 61 review of these projects by referral to the Planning Commission for its evaluation, which will be limited in scope as set forth in the MPEA.

**RESOLUTION OF THE TOWNSHIP BOARD OF THE
CHARTER TOWNSHIP OF WHITE LAKE
ACCEPTING THE VOLUNTARY DONATION OF VACANT REAL PROPERTY**

Resolution #22-036

At a regular meeting of the Township Board of the Charter Township of White Lake, Oakland County, Michigan (the "Township"), held in the Township Annex located at 7527 Highland Road, White Lake, Michigan on the 18th day of October 2022, at 7:00 p.m.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Eugene Ryeson ("Owner") is the owner of a parcel of vacant property, located on the North Side of Highland Road, described in the attached and incorporated Exhibit A (the "Vacant Property"); and

WHEREAS, Ryeson has offered to donate the Vacant Property to the Charter Township of White Lake for the benefit of the public, subject to the Township's agreement that it will sign the tax forms necessary for the owners to realize tax deductions, if any, for which Owner believes it may be eligible; and

WHEREAS, the Owner has been advised by the Township that it is in his best interest to consult with a tax advisor and/or tax attorney regarding the tax implications of such donation; and

WHEREAS, the Owner wishes to donate the Vacant Property by Quit Claim Deed immediately, without allowing the time necessary for the Township to conduct any due diligence on the Vacant Property; and

WHEREAS, the Township acknowledges that there is a defect in title that will need to be resolved prior to any further expenditure of public funds; and

WHEREAS, the Township desires to accept the donation of the Vacant Property, by Quit Claim Deed, for the benefit of the public.

NOW, THEREFORE, BE IT RESOLVED that the Charter Township of White Lake does hereby accept the donation of the Vacant Property from Owner, described in Exhibit A, for the benefit of the public.

BE IT FURTHER RESOLVED that the Charter Township of White Lake hereby agrees to sign the tax forms necessary for Owner to realize tax deductions, if any, for which Owner believes he may be eligible, provided Owner submits such forms to the Township, completed with all information required by such forms and applicable law, within one (1) year of the date of the Closing.

BE IT FURTHER RESOLVED that Owner acknowledges that the Township has not provided any tax advice, counseling, promises, opinions or other information whatsoever regarding tax benefits or consequences that may or may not be available to him or resulting from this donation and transaction, and the Owner acknowledges that he has been advised to and been given the opportunity to consult with his accountants, financial advisers and attorneys for such advice, counseling, promises, opinions and other information.

BE IT FURTHER RESOLVED that the Township Board does hereby authorize the Supervisor to sign the tax documents, subject to review and approval by the Township Attorney.

Upon a roll-call vote for the adoption of the foregoing resolution, the vote was:

AYES:

NAYS:

ABSENT:

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

CLERK’S CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the Charter Township of White Lake, Oakland County, Michigan, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a regular meeting held on the 18th day of October 2022, at which meeting a quorum was present and remained throughout, (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended) and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

ANTHONY L. NOBLE, Clerk
Charter Township of White Lake
Dated: _____, 2022

EXHIBIT A

PROPERTY DESCRIPTION

Part of Southwest ¼, Section 13, Town 3 North, Range 8 East, White Lake Township, Oakland County, Michigan, beginning at point distant North 87 degrees 47 minutes 00 seconds West, 831.31 feet and North 84.57 feet from South ¼ corner, thence South 86 degrees 45 minutes 40 seconds West, 217.06 feet; thence North 89 degrees 32 minutes 10 seconds West, 152.00 feet, thence North 01 degree 25 minutes 15 seconds East, 601.81 feet; thence South 87 degrees 43 minutes 00 seconds East, 212.06 feet; thence South 14 degrees 43 minutes 00 seconds East, 601.95 feet to beginning.

Commonly known as: Vacant Highland Road

Parcel ID No. 12-13-376-014

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF WHITE LAKE

ACKNOWLEDGMENT OF DONATION OF VACANT LAND

The **Charter Township of White Lake**, a Michigan municipal corporation (herein “Township”), hereby agrees to and acknowledges the dedication, donation and conveyance by **Eugene Ryeson** (herein “Owner”), of the following vacant real property (herein the “Property”):

Part of Southwest 1/4, Section 13, Town 3 North, Range 8 East, White Lake Township, Oakland County, Michigan, beginning at point distant North 87 degrees 47 minutes 00 seconds West, 831.31 feet and North 84.57 feet from South 1/4 corner, thence South 86 degrees 45 minutes 40 seconds West, 217.06 feet; thence North 89 degrees 32 minutes 10 seconds West, 152.00 feet, thence North 01 degree 25 minutes 15 seconds East, 601.81 feet; thence South 87 degrees 43 minutes 00 seconds East, 212.06 feet; thence South 14 degrees 43 minutes 00 seconds East, 601.95 feet to beginning.

Commonly known as: Vacant Highland Road

Parcel ID No. 12-13-376-014

REPRESENTATIONS AND WARRANTIES

As a condition of accepting the donation of above-described vacant real property, the Township is relying on the following representations and warranties of Owner, all of which all crucial to inducing the Township to accept this donation:

- To the best of Owner’s knowledge, there is no pending litigation affecting all or any part of the Property, or the Owner’s interest therein.
- There are no options, rights of first refusal, licenses, rental agreements, leases or other rights of occupancy outstanding in respect of the Property.
- To the best of Owner’s knowledge, there are no uncorrected violations of any codes and regulations, health codes or zoning ordinances affecting the Property or the use or enjoyment thereof.
- To the best of Owner’s knowledge there are no easements, either above the surface, at grade or subsurface, other than utility easements of record, which would affect or interfere with the Township’s use and enjoyment of the Property.
- To the best of Owner’s knowledge there are no underground storage tanks or hazardous or toxic substances existing on, under, above or upon the Property as defined in any federal, state or local law, regulation, rule, statute or directive, nor is there any asbestos or urea formaldehyde foam insulation installed in or upon the Property.

The foregoing representations and warranties shall survive the closing of this donation.

VOLUNTARY DONATION

The parties acknowledge that Owner has voluntarily offered and is voluntarily making this donation of the Property to the Township. In connection with such donation, if and only in the manner and to the extent the Township is allowed to do so by law, the Township agrees that it will sign the tax forms necessary for the Owner to realize tax deductions, if any, to which the Owner believes he may be eligible, provided that the Owner submits such forms to the Township, completed with all information required by such forms and applicable law, within one (1) year of the date of the Closing. The Owner acknowledges that neither the Township, nor any of its officials, employees, attorneys, agents or representatives, have given him any tax advice, counseling, promises, opinions or other information whatsoever regarding tax benefits or consequences that may or may not be available to him or resulting from this donation and transaction, and the Owner acknowledges that he should consult with his accountants, financial advisers and attorneys for such advice, counseling, promises, opinions and other information.

As to the donation:

EUGENE RYESON

Dated: _____

As to the acknowledgment:

CHARTER TOWNSHIP OF WHITE LAKE,
a Michigan municipal corporation

BY: _____

Its:

Dated: _____

BY: _____

Its:

Dated: _____

QUIT CLAIM DEED

EUGENE RYESON, a single man (the “Grantor”), whose address is 2801 Ridge Road, White Lake, Michigan 48383, hereby quit claims to the **CHARTER TOWNSHIP OF WHITE LAKE**, a Michigan municipal corporation (the “Grantee”), whose address is 7525 Highland Road, White Lake, Michigan 48383, the following described premises situated in the Township of White Lake, Oakland County, Michigan, described as:

Part of Southwest 1/4, Section 13, Town 3 North, Range 8 East, White Lake Township, Oakland County, Michigan, beginning at point distant North 87 degrees 47 minutes 00 seconds West, 831.31 feet and North 84.57 feet from South 1/4 corner, thence South 86 degrees 45 minutes 40 seconds West, 217.06 feet; thence North 89 degrees 32 minutes 10 seconds West, 152.00 feet, thence North 01 degree 25 minutes 15 seconds East, 601.81 feet; thence South 87 degrees 43 minutes 00 seconds East, 212.06 feet; thence South 14 degrees 43 minutes 00 seconds East, 601.95 feet to beginning.

Commonly known as: Vacant Highland Road
Parcel ID No. 12-13-376-014

together with all tenements, hereditaments, appurtenances and improvements thereunto belonging or in any way appertaining (the “Property”), for the sum of One Dollars (\$1.00) and other good and valuable consideration.

Grantor grants to Grantee the right to make all applicable divisions under Section 108 of the Michigan Land Division Act, being Act No. 288 of the Public Acts of 1967, as amended.

The Property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Dated: October __, 2022

GRANTOR:

EUGENE RYESON, a single man

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

On this _____ day of _____, 2022, before me appeared Eugene Ryeson, a single man, who stated that he had signed this document of his own free will.

Notary Public

Acting in _____ County
My commission expires: _____

This instrument drafted by:

Lisa J. Hamameh, Esq.
Rosati Schultz Joppich & Amtsbuechler, PC
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331-3550

Recording Fee: _____

Transfer Tax: *Exempt pursuant to MCLA 207.505(h)(i) and 207.526(h)(i)*

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

**RESOLUTION TO APPROVE CROWN CASTLE FIBER USA
TELECOMMUNICATIONS
SERVICES LLC METRO ACT PERMIT
RESOLUTION 22-034**

At the regular meeting of the Township Board of the Charter Township of White Lake, County of Oakland, State of Michigan, held in the Township Annex, 7527 Highland Road, in accordance with the Open Meetings Act, Public Act 267 of 1976 as amended, on the 18th day of October, 2022 at 7:00 p.m. with those present and absent being:

PRESENT:

ABSENT:

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

WHEREAS, Crown Castle Fiber, LLC (hereinafter "Crown Castle Fiber") desires to amend a METRO Act permit with the Township that is with Fiber Technologies Networks, LLC, ("Fiber Technologies") a company that was acquired by Crown Castle, to cover its already existing telecommunications facilities within the Charter Township of White Lake's (hereinafter "Township") rights-of-way; and update its contact information and route map, and

WHEREAS, pursuant to the Metropolitan Extension Telecommunications Rights-of-Way Oversight Act ("METRO Act"), a provider using or seeking to use public rights-of-way for its facilities must obtain a permit from the Township; and

WHEREAS, Crown Castle Fiber has submitted a proposed METRO Act permit amendment for facilities in the Township's right-of ways and has indicated that it would like to expand the facilities as indicated in the updated route map it has proposed; and

WHEREAS, Crown Castle Fiber, as successor to Fiber Technologies has a Bilateral Permit with the Township that was executed on June 3, 2014, which provides a fifteen (15) year term.

NOW, THEREFORE, the Township Board of the Charter Township of White Lake, Oakland County resolves as follows:

- 1. The Township resolves to approve Crown Castle Fiber's METRO Act permit amendment attached as Exhibit A to this Resolution, and such approval is subject to all terms and conditions set forth in the Permit, the Township's Metro Act Ordinance, Ordinance No. 120, and this Resolution.

- 2. The approval is conditioned upon Crown Castle Fiber obtaining the necessary construction or engineering permits prior to expanding its facilities and that it maintains a bond as required by Public Act 48 of 2002, as amended, and in accordance with the Township Metro Act Ordinance, Ordinance No. 120.
- 3. The Township Board hereby authorizes the Township Supervisor to execute the Permit Amendment attached as Exhibit A on behalf of the Township and directs the Clerk to send the executed Permit Amendment to Crown Castle Fiber.
- 6. The Township resolves that the Clerk shall notify the MPSC of the Township's approval of the amendment changing the name of the permit holder from Fiber Technologies to Crown Castle Fiber.
- 7. All actions by the Township inconsistent with this Resolution are hereby rescinded. A vote on the foregoing resolution was taken and was as follows:

Ayes:
 Nays:
 Absent:

THE RESOLUTION WAS ADOPTED BY VOICE VOTE.

STATE OF MICHIGAN

) ss.

COUNTY OF OAKLAND

I, Anthony L. Noble, hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Township Board of the Charter Township of White Lake, Oakland County, Michigan on _____, 2022, the original of which is on file in my office. I further certify that a quorum was present and notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this 18th day of October, 2022.

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

October, 2022

Michigan Public Services Commission
Mr. Ryan McAnany
Telecommunications Division Director
7109 W. Saginaw Hwy.
P.O. Box 30221
Lansing, MI 48909

Via Email: LARA-MPSCMetro@michigan.gov

Dear Mr. McAnany,

The Charter Township of White Lake recently approved a permit amendment that changed the name of the Metro Act permit holder from Fiber Technologies Networks, LLC to Crown Castle Fiber, LLC, based on a change in corporate ownership. This replaces a Bilateral permit that was executed on June 3, 2014. The information concerning the permit is as follows:

1. The permit is with Crown Castle Fiber, LLC.
2. The date of the application is unknown.
3. The Metro Act permit was approved on May 23, 2014, with Fiber Technologies.
4. This is a Bilateral permit.
5. The contact person for the White Lake Township is Douglas Santiago, Deputy Clerk, DSantiago@whitelaketwp.com, INSERT phone number.

Please let me know if you have any questions.

Sincerely,

Anthony L. Noble, Clerk
White Lake Township

CHARTER TOWNSHIP OF WHITE LAKE

RESOLUTION TO AFFIRM THE WHITE LAKE TOWNSHIP BOARDS POSITION ON THE OAKLAND COUNTY TRANSPORTATION MILLAGE

RESOLUTION NO. 22-030

At a regular meeting of the Township Board of the Charter Township of White Lake, Oakland County, Michigan (the "Township"), held at the Township Annex building located at 7527 Highland Road, on the 18th of October 2022, at 7 p.m.

PRESENT: _____

ABSENT: _____

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

WHEREAS, White Lake Township, without the ability to opt-out, will be a party to the proposed Oakland County transit plan; and

WHEREAS, should it be approved by voters in November 2022, all White Lake taxpayers, both residents and businesses, will be required to pay a new .95 mill Oakland County tax for ten years; and

WHEREAS, this plan will collect approximately **\$16 million** in taxes over the ten years from White Lake residents and businesses; and

WHEREAS, as proposed, the revenue from the millage would be distributed to Oakland County, the Suburban Mobility Authority for Regional Transportation (SMART), the North Oakland Transportation Authority (NOTA), the Older Persons' Commission (OPC) and the Western Oakland Transportation Authority (WOTA); and

WHEREAS, countywide, this new tax is expected to generate a total of \$66 million annually from every Oakland County community, and County leaders have indicated that no comprehensive plan exists detailing the services to be provided, which provides no service to many north and west Oakland County communities; and

WHEREAS, the proposed millage will not allow any community in Oakland County to opt out; and

WHEREAS, the White Lake Township Board supports a community-based transit system matched to the specific needs of its taxpayers rather than a more costly regional system that may not meet the needs of our community.

