



TOWNSHIP BOARD MEETING
LOCATION: 7527 HIGHLAND ROAD, WHITE LAKE - ANNEX BOARD ROOM
TUESDAY, JANUARY 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. [LIST OF BILLS](#)
 - D. [DEPARTMENT REPORT - POLICE](#)
 - E. [DEPARTMENT REPORT - FIRE](#)
 - F. [DEPARTMENT REPORT - COMMUNITY DEVELOPMENT](#)
 - G. DEPARTMENT REPORT - TREASURER
- 7. MINUTES**
 - A. [APPROVAL OF MINUTES - SPECIAL BOARD MEETING, DECEMBER 2, 2021](#)
 - B. [APPROVAL OF MINUTES - SPECIAL BOARD MEETING, DECEMBER 8, 2021](#)
 - C. [APPROVAL OF MINUTES - REGULAR BOARD MEETING, DECEMBER 21, 2021](#)
- 8. OLD BUSINESS**
 - A. DANGEROUS BUILDING - 11142 WINDHURST DRIVE - REQUEST BY OWNER TO EXTEND DEMOLITION DATE
 - B. [SECOND READING; AMENDMENT TO ZONING ORDINANCE, ORDINANCE NO. 58](#)
 - C. [REQUEST TO RECONSIDER CIA \(CORRIDOR IMPROVEMENT AUTHORITY\) PROPOSAL](#)
- 9. NEW BUSINESS**
 - A. [RESOLUTION #22-001; REQUEST THE DNR CONDUCT AN INVESTIGATION ESTABLISHING CERTAIN REQUESTED REGULATIONS ON BOGIE LAKE](#)
 - B. [FIRST READING; RIVER CADDIS DEVELOPMENT REZONING REQUEST](#)
 - C. [PRELIMINARY SITE PLAN CONSIDERATION, TACO BELL](#)
 - D. [REQUEST TO APPROVE AMENDMENT TO PLANNED DEVELOPMENT AGREEMENT, PRESERVE AT HIDDEN LAKE](#)
 - E. [CONCEPTUAL PLAN REVIEW, 8300 PONTIAC LAKE ROAD](#)
 - F. [REQUEST TO APPROVE REVISED MOJAVE CANTINA LICENSE AGREEMENT](#)
 - G. [REQUEST TO APPROVE FINANCE DIRECTOR POSITION AND SALARY](#)
- 10. TRUSTEE COMMENTS**
- 11. 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 12/31/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 12/31/2021	YTD BALANCE 12/31/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Revenues						
TAX COLLECTIONS						
101-000-402.000	CURRENT PROPERTY TAX	0.00	1,157,145.06	1,130,455.00	(26,690.06)	102.36
101-000-403.001	SPECIAL ASSMT STREET LIGHTS	0.00	17,127.43	17,130.00	2.57	99.98
101-000-405.000	TRAILER PARK TAX	852.50	10,259.50	7,500.00	(2,759.50)	136.79
101-000-412.000	DELINQUENT PROPERTY TAX	0.00	3,066.11	0.00	(3,066.11)	100.00
101-000-445.000	PENALTIES	0.00	13,428.74	17,000.00	3,571.26	78.99
101-000-445.001	PRIN RESIDENCE DENIALS	0.00	3,315.41	2,000.00	(1,315.41)	165.77
TAX COLLECTIONS		852.50	1,204,342.25	1,174,085.00	(30,257.25)	102.58
OTHER LICENSE & PERMITS						
101-000-457.000	MISCELLANEOUS LICENSES	50.00	450.00	0.00	(450.00)	100.00
101-000-458.000	OTHER PERMITS	200.00	300.00	0.00	(300.00)	100.00
101-000-459.000	SOLICITOR PERMIT	0.00	20.00	500.00	480.00	4.00
101-000-481.000	DOG LICENSES	12.00	1,053.50	1,200.00	146.50	87.79
OTHER LICENSE & PERMITS		262.00	1,823.50	1,700.00	(123.50)	107.26
TRANSPORTATION						
101-000-541.000	SPECIALIZED SERVICE	0.00	22,643.00	0.00	(22,643.00)	100.00
101-000-542.000	OCPTA FUNDS	0.00	14,763.00	14,800.00	37.00	99.75
101-000-651.000	SENIOR ACTIVITIES	574.00	8,126.00	21,000.00	12,874.00	38.70
101-000-652.001	SENIOR CENTER REVENUE	43.45	2,575.66	180.00	(2,395.66)	1,430.92
TRANSPORTATION		617.45	48,107.66	35,980.00	(12,127.66)	133.71
PLANNING REVENUE						
101-000-608.000	ZONING BOARD OF APPEALS	0.00	11,640.00	6,500.00	(5,140.00)	179.08
101-000-609.000	PLANNING COMMISSION FEES	2,355.00	7,357.00	4,250.00	(3,107.00)	173.11
101-000-622.000	ZONING APPLICATION FEES	0.00	5,725.00	4,000.00	(1,725.00)	143.13
101-000-622.002	PLANNING DEPARTMENT REVIEWS	1,500.00	8,000.00	2,500.00	(5,500.00)	320.00
101-000-622.003	LANDSCAPING INSPECTION FEES	0.00	0.00	750.00	750.00	0.00
101-000-622.004	PUNCH LIST ADMIN FEES	0.00	7,875.71	500.00	(7,375.71)	1,575.14
101-000-622.005	FINAL BACK CHECK FEES	0.00	0.00	350.00	350.00	0.00
101-000-625.000	SPECIAL MEETING FEES	0.00	0.00	500.00	500.00	0.00
PLANNING REVENUE		3,855.00	40,597.71	19,350.00	(21,247.71)	209.81
STATE SHARED						
101-000-576.000	STATE SHARED REV-CONSTITUTIONA	554,651.00	3,099,239.00	2,400,000.00	(699,239.00)	129.13
STATE SHARED		554,651.00	3,099,239.00	2,400,000.00	(699,239.00)	129.13
FEES FOR SERVICES						
101-000-607.000	PASSPORT PROCESSING FEE	0.00	3,465.00	7,000.00	3,535.00	49.50
101-000-621.000	PLATTING & LOT SPLIT FEES	220.00	2,502.50	1,500.00	(1,002.50)	166.83
101-000-623.000	N S F FEE	50.00	500.00	500.00	0.00	100.00
101-000-627.000	DUPLICATING & PHOTOSTAT	219.05	855.50	350.00	(505.50)	244.43
101-000-643.000	CEMETERY LOTS	3,800.00	17,200.00	8,000.00	(9,200.00)	215.00
101-000-644.000	GRAVESITE OPENINGS/CLOSINGS	0.00	22,425.00	10,000.00	(12,425.00)	224.25
101-000-644.001	MONUMENT FOUNDATIONS/BRICK PAVERS	0.00	8,902.00	9,600.00	698.00	92.73
101-000-650.000	OTHER MAPS, CODES, ETC	0.00	40.00	50.00	10.00	80.00
101-000-654.000	OC ENHANCED REVENUE	0.00	8,395.13	2,000.00	(6,395.13)	419.76
101-000-689.000	SUMMER TAX COLLECTION REIMB	0.00	82,072.87	70,000.00	(12,072.87)	117.25
101-000-695.001	OTHER CABLE TV	0.00	518,724.09	500,000.00	(18,724.09)	107.54
101-000-695.002	ADMINISTRATIVE FEES	0.00	469.20	1,200.00	730.80	39.15
101-000-695.003	ADMIN FEES - GARBAGE FUND	0.00	0.00	92,748.00	92,748.00	0.00

PERIOD ENDING 12/31/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 12/31/2021	YTD BALANCE 12/31/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Revenues						
101-000-695.004	ADMIN FEES - TRUST & AGENCY	774.40	21,861.00	25,000.00	3,139.00	87.44
101-000-695.005	ADMIN FEES	0.00	(5,225.36)	0.00	5,225.36	100.00
101-000-695.007	ADMIN FEE SPECIAL ASSESSMENTS	0.00	82,502.77	5,000.00	(77,502.77)	1,650.06
101-000-695.008	ADMIN FEES	0.00	638.89	0.00	(638.89)	100.00
FEES FOR SERVICES		5,063.45	765,328.59	732,948.00	(32,380.59)	104.42
ORDINANCE FINES						
101-000-656.000	ORDINANCE FINES	1,050.00	1,962.50	0.00	(1,962.50)	100.00
ORDINANCE FINES		1,050.00	1,962.50	0.00	(1,962.50)	100.00
MISCELLANEOUS						
101-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	5,938,973.00	5,938,973.00	0.00
101-000-530.001	FEDERAL GRANTS	0.00	1,797.00	0.00	(1,797.00)	100.00
101-000-531.000	OTHER GRANTS	0.00	5,526.80	0.00	(5,526.80)	100.00
101-000-575.001	METRO ACT REVENUE	0.00	24,604.55	16,600.00	(8,004.55)	148.22
101-000-664.000	INTEREST INCOME	0.00	28,353.09	35,000.00	6,646.91	81.01
101-000-664.001	INTEREST - TRUST AND AGENCY	0.00	4,471.83	2,000.00	(2,471.83)	223.59
101-000-673.000	SALE OF FIXED ASSETS	0.00	2,560.00	0.00	(2,560.00)	100.00
101-000-675.002	DONATIONS HOIDAY EVENTS	0.00	0.00	10,000.00	10,000.00	0.00
101-000-676.000	ELECTION-REIMBURSEMENT	29,537.21	38,925.21	0.00	(38,925.21)	100.00
101-000-677.000	POSTAGE REVENUE	1.96	115.41	100.00	(15.41)	115.41
101-000-678.000	MISCELLANEOUS	694.33	16,039.89	2,000.00	(14,039.89)	801.99
101-000-679.002	TRANSFER FROM SEWER DEBT	0.00	100,000.00	0.00	(100,000.00)	100.00
101-000-695.000	OTHER SUNDRY	25.00	2,392.58	500.00	(1,892.58)	478.52
MISCELLANEOUS		30,258.50	224,786.36	6,005,173.00	5,780,386.64	3.74
RENTS						
101-000-667.001	RENT COMMUNITY HALL	0.00	975.00	6,000.00	5,025.00	16.25
101-000-667.005	RENT-ORMOND RD TOWER	1,182.11	14,096.95	12,000.00	(2,096.95)	117.47
RENTS		1,182.11	15,071.95	18,000.00	2,928.05	83.73
TOTAL REVENUES		597,792.01	5,401,259.52	10,387,236.00	4,985,976.48	52.00
Expenditures						
TOWNSHIP BOARD						
101-101-703.000	SALARIES TRUSTEES	3,321.32	39,990.84	40,084.00	93.16	99.77
101-101-710.000	FEES & PER DIEM	1,195.00	13,271.45	12,500.00	(771.45)	106.17
101-101-715.000	SOCIAL SECURITY	254.08	3,149.24	3,075.00	(74.24)	102.41
101-101-716.000	HOSPITAL & OPTICAL INS	0.00	34.20	150.00	115.80	22.80
101-101-717.000	GROUP LIFE INSURANCE	31.40	391.20	435.00	43.80	89.93
101-101-719.000	WORKERS' COMP INSURANCE	19.50	73.25	120.00	46.75	61.04
101-101-722.000	UNEMPLOYMENT INSURANCE	0.00	7.14	0.00	(7.14)	100.00
101-101-801.000	PROFESSIONAL FEES - ACTUARIAL	0.00	4,900.00	8,000.00	3,100.00	61.25
101-101-801.001	PROFESSIONAL FEES	0.00	0.00	10,000.00	10,000.00	0.00
101-101-807.000	AUDIT FEES	0.00	41,520.00	42,000.00	480.00	98.86
101-101-860.000	CONFERENCES & MILEAGE	0.00	418.00	4,000.00	3,582.00	10.45
101-101-957.000	SUBSCRIPTIONS	0.00	0.00	500.00	500.00	0.00
101-101-958.000	MEMBERSHIPS & DUES	0.00	15,270.99	16,000.00	729.01	95.44
101-101-962.000	MISCELLANEOUS	0.00	20,046.40	23,000.00	2,953.60	87.11
TOWNSHIP BOARD		4,821.30	139,072.71	159,864.00	20,791.29	86.3

PERIOD ENDING 12/31/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 12/31/2021	YTD BALANCE 12/31/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
SUPERVISOR						
101-171-703.000	SALARIES SUPERVISOR	7,035.76	91,464.88	91,535.00	70.12	99.92
101-171-704.000	SALARIES, ADMIN ASSISTANT	5,008.50	62,477.65	65,150.00	2,672.35	95.90
101-171-707.000	SALARIES CLERICAL PART TIME	3,680.70	18,131.59	30,000.00	11,868.41	60.44
101-171-708.000	SALARIES HR WAGES	6,228.92	85,128.38	83,050.00	(2,078.38)	102.50
101-171-709.000	OVERTIME	1,404.13	5,588.11	5,000.00	(588.11)	111.76
101-171-715.000	SOCIAL SECURITY	1,748.38	19,407.66	21,100.00	1,692.34	91.98
101-171-716.000	HOSP & OPTICAL INSURANCE	8,153.28	73,646.92	75,300.00	1,653.08	97.80
101-171-717.000	GROUP LIFE INSURANCE	31.40	324.80	325.00	0.20	99.94
101-171-718.000	PENSION	8,118.14	101,275.03	94,525.00	(6,750.03)	107.14
101-171-718.001	HEALTH CARE SAVINGS PROGRAM	200.00	1,600.00	1,800.00	200.00	88.89
101-171-719.000	WORKERS COMP INSURANCE	137.50	481.75	805.00	323.25	59.84
101-171-722.000	UNEMPLOYMENT INSURANCE	0.00	377.03	710.00	332.97	53.10
101-171-724.000	DENTAL INSURANCE	362.72	4,246.04	4,950.00	703.96	85.78
101-171-853.000	CELLULAR PHONE	50.60	557.29	800.00	242.71	69.66
101-171-860.000	MILEAGE	0.00	0.00	50.00	50.00	0.00
101-171-864.000	CONFERENCES & MEETINGS	0.00	25.00	1,400.00	1,375.00	1.79
101-171-931.000	HR SERVICES ALLOCATION	0.00	(6,900.00)	(112,035.00)	(105,135.00)	6.16
101-171-957.000	SUBSCRIPTIONS	0.00	0.00	200.00	200.00	0.00
101-171-958.000	MEMBERSHIPS & DUES	200.00	544.00	500.00	(44.00)	108.80
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	(20.00)	300.00	320.00	(6.67)
101-171-962.000	MISCELLANEOUS	0.00	473.84	500.00	26.16	94.77
SUPERVISOR		42,360.03	458,829.97	385,965.00	(72,864.97)	118.88
ELECTIONS						
101-191-706.000	PART TIME ELECTIONS	(657.50)	1,703.33	4,000.00	2,296.67	42.58
101-191-709.001	OVERTIME ELECTIONS	0.00	5,959.61	8,000.00	2,040.39	74.50
101-191-710.000	FEES & PER DIEM	(160.00)	13,902.50	20,000.00	6,097.50	69.51
101-191-715.000	SOCIAL SECURITY	(62.54)	130.32	700.00	569.68	18.62
101-191-722.000	UNEMPLOYMENT INSURANCE	(14.72)	30.53	80.00	49.47	38.16
101-191-730.000	POSTAGE-ELECTIONS	0.00	1,683.10	2,600.00	916.90	64.73
101-191-740.000	OPERATING SUPPLIES	0.00	7,573.76	5,000.00	(2,573.76)	151.48
101-191-860.000	MILEAGE	0.00	75.04	150.00	74.96	50.03
101-191-903.000	LEGAL NOTICES	0.00	849.75	2,500.00	1,650.25	33.99
101-191-934.000	EQUIPMENT MAINTENANCE	0.00	52,956.00	53,500.00	544.00	98.98
101-191-962.000	MISCELLANEOUS	0.00	739.73	1,000.00	260.27	73.97
101-191-977.000	EQUIPMENT ACQUISITIONS	0.00	0.00	5,000.00	5,000.00	0.00
ELECTIONS		(894.76)	85,603.67	102,530.00	16,926.33	83.49
ACCOUNTING						
101-192-701.000	SALARIES SENIOR ACCOUNT MANAGER	6,402.30	83,229.93	83,300.00	70.07	99.92
101-192-702.000	SALARIES BOOKKEEPER	5,174.40	67,267.22	67,330.00	62.78	99.91
101-192-709.000	OVERTIME	51.74	543.29	700.00	156.71	77.61
101-192-715.000	SOCIAL SECURITY	884.80	11,442.54	11,600.00	157.46	98.64
101-192-716.000	HOSP & OPTICAL INSURANCE	1,351.12	14,941.88	17,100.00	2,158.12	87.38
101-192-717.000	GROUP LIFE INSURANCE	15.70	195.60	220.00	24.40	88.91
101-192-718.000	PENSION	3,123.29	37,441.59	38,250.00	808.41	97.89
101-192-719.000	WORKERS COMP INSURANCE	126.75	481.75	660.00	178.25	72.99
101-192-722.000	UNEMPLOYMENT INSURANCE	0.00	342.00	540.00	198.00	63.33
101-192-724.000	DENTAL INSURANCE	62.04	817.12	1,020.00	202.88	80.11
101-192-957.000	SUBSCRIPTIONS	0.00	33.00	50.00	17.00	66.00
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	100.00	100.00	0.00

PERIOD ENDING 12/31/2021

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP

GL NUMBER	DESCRIPTION	12/31/2021	12/31/2021	2021	AVAILABLE	% BDET	USED
ACTIVITY FOR		MONTH	YTD BALANCE	AMENDED BUDGET	BALANCE		
Fund 101 - GENERAL FUND							
Expenditures							
ACCOUNTING							
17,192.14		217,135.92	221,620.00	4,484.08			97.98
ASSESSING							
97,176.60	SALARIES ASSESSOR	97,362.54	98,090.00	727.46			99.26
8,875.04	SALARIES PROPERTY APPRAISER	106,204.15	119,865.00	13,660.85			88.60
4,096.20	SALARIES CLERICAL	53,250.61	53,255.00	4.39			99.99
1,883.70	SALARIES PART TIME	18,108.15	15,000.00	(3,108.15)			120.72
137.34	OVERTIME	362.75	1,500.00	1,137.25			24.18
1,679.30	SOCIAL SECURITY	20,611.86	22,050.00	1,438.14			93.48
5,232.48	HOSP & OPTICAL INSURANCE	62,342.91	57,550.00	(4,792.91)			108.33
39.25	GROUP LIFE INSURANCE	359.80	435.00	75.20			82.71
3,403.19	PENSION	41,718.48	42,300.00	581.52			98.63
200.00	HEALTH CARE SAVINGS PROGRAM	2,100.00	2,400.00	300.00			87.50
377.50	WORKERS COMP INSURANCE	1,397.00	2,950.00	1,553.00			47.36
88.99	UNEMPLOYMENT INSURANCE	981.78	1,080.00	98.22			90.91
420.70	DENTAL INSURANCE	2,926.00	2,900.00	(26.00)			100.90
0.00	PROFESSIONAL SERVICES	0.00	20,000.00	20,000.00			0.00
0.00	OC SOFTWARE SUPPORT FEES	1,821.41	2,000.00	178.59			91.07
3,402.96	LEGAL FEES	6,580.36	5,000.00	(1,580.36)			131.61
0.00	CONFERENCE & MEETINGS	0.00	200.00	200.00			0.00
0.00	LEGAL NOTICES	1,935.60	1,500.00	(435.60)			129.04
0.00	MEMBERSHIPS & DUES	800.00	1,500.00	700.00			53.33
(200.00)	TRAINING	222.00	1,000.00	778.00			22.20
0.00	MISCELLANEOUS	289.68	500.00	210.32			57.94
36,813.25		419,375.08	451,075.00	31,699.92			92.97
LEGAL FEES							
6,807.00	LEGAL FEES	57,370.16	80,000.00	22,629.84			71.71
0.00	TAX TRIBUNAL REFUNDS	950.08	2,500.00	1,549.92			38.00
0.00	LEGAL FEES-ORDINANCE	7,054.50	40,000.00	32,945.50			17.64
6,807.00		65,374.74	122,500.00	57,125.26			53.37
CLERK							
6,535.80	SALARIES CLERK	84,965.40	84,995.00	29.60			99.97
5,113.05	SALARIES DEPUTY CLERK	57,927.33	66,605.00	8,677.67			86.97
8,121.00	SALARIES CLERICAL	104,486.96	104,765.00	1,278.04			98.79
332.35	OVERTIME	1,082.43	800.00	(282.43)			135.30
1,503.70	SOCIAL SECURITY	18,651.88	19,750.00	1,098.12			94.44
6,253.70	HOSP & OPTICAL INSURANCE	73,959.75	67,960.00	(5,999.75)			108.83
31.40	GROUP LIFE INSURANCE	414.38	380.00	(34.38)			109.05
7,993.87	PENSION	95,746.38	101,200.00	5,453.62			94.61
507.70	HEALTH CARE SAVINGS PROGRAM	6,177.45	6,700.00	522.55			92.20
155.25	WORKERS COMP INSURANCE	598.50	915.00	316.50			65.41
0.00	UNEMPLOYMENT INSURANCE	526.06	810.00	283.94			64.95
292.16	DENTAL INSURANCE	3,663.52	4,050.00	386.48			90.46
102.42	CELLULAR PHONE	1,125.74	1,200.00	74.26			93.81
0.00	CONFERENCE & MEETINGS	334.00	6,258.00	5,924.00			5.34
1,262.25	LEGAL NOTICES	7,383.75	8,500.00	1,116.25			86.87
0.00	SUBSCRIPTIONS	25.32	630.00	604.68			4.02
0.00	MEMBERSHIPS & DUES	315.00	790.00	475.00			39.87
0.00	TRAINING	0.00	1,040.00	1,040.00			0.00
0.00	MISCELLANEOUS	579.50	400.00	(179.50)			144.88
38,203.65		457,963.35	478,748.00	20,784.65			95.66

Section 6, Item A.

PERIOD ENDING 12/31/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 12/31/2021	YTD BALANCE 12/31/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BGD USED
Fund 101 - GENERAL FUND						
Expenditures						
BOARD OF REVIEW						
101-247-710.000	FEES & PER DIEM	200.00	1,300.00	2,500.00	1,200.00	52.00
101-247-864.000	CONFERENCES & MEETINGS	0.00	0.00	150.00	150.00	0.00
101-247-903.000	LEGAL PUBLICATIONS	0.00	775.50	400.00	(375.50)	193.88
		<u>200.00</u>	<u>2,075.50</u>	<u>3,050.00</u>	<u>974.50</u>	<u>68.05</u>
POSTAGE & MAILING						
101-248-730.000	POSTAGE	4,883.95	23,933.74	25,000.00	1,066.26	95.73
101-248-934.000	EQUIPMENT MAINTENANCE-POSTAGE METER	0.00	1,945.85	2,000.00	54.15	97.29
101-248-946.000	POSTAGE METER RENTAL	0.00	200.67	800.00	599.33	25.08
		<u>4,883.95</u>	<u>26,080.26</u>	<u>27,800.00</u>	<u>1,719.74</u>	<u>93.81</u>
OFFICE SUPPLIES						
101-249-727.000	OFFICE SUPPLIES	7,021.24	38,767.29	35,000.00	(3,767.29)	110.76
		<u>7,021.24</u>	<u>38,767.29</u>	<u>35,000.00</u>	<u>(3,767.29)</u>	<u>110.76</u>
TREASURER						
101-253-703.000	SALARIES TREASURER	6,535.80	84,965.40	84,995.00	29.60	99.97
101-253-704.000	SALARIES DEPUTY TREASURER	5,113.06	91,601.64	92,635.00	1,033.36	98.88
101-253-706.001	SALARIES CLERICAL FT	7,967.07	103,372.61	104,840.00	1,467.39	98.60
101-253-709.000	OVERTIME	0.00	1,039.72	1,000.00	(39.72)	103.97
101-253-715.000	SOCIAL SECURITY	1,464.67	20,858.23	21,700.00	841.77	96.12
101-253-716.000	HOSP & OPTICAL INSURANCE	9,307.52	79,066.47	98,830.00	19,763.53	80.00
101-253-717.000	GROUP LIFE INSURANCE	31.40	385.12	435.00	49.88	88.53
101-253-718.000	PENSION	6,703.11	91,204.14	106,410.00	15,205.86	85.71
101-253-718.001	HEALTH CARE SAVINGS PROGRAM	378.94	3,965.76	3,600.00	(365.76)	110.16
101-253-719.000	WORKERS COMP INSURANCE	165.00	626.00	1,085.00	459.00	57.70
101-253-722.000	UNEMPLOYMENT INSURANCE	0.00	855.03	910.00	54.97	93.96
101-253-724.000	DENTAL INSURANCE	362.72	3,910.16	5,250.00	1,339.84	74.48
101-253-818.000	OC SOFTWARE SUPPORT FEES	0.00	0.00	2,500.00	2,500.00	0.00
101-253-860.000	MILEAGE	0.00	151.20	300.00	148.80	50.40
101-253-864.000	CONFERENCES & MEETINGS	0.00	884.00	2,500.00	1,616.00	35.36
101-253-903.000	LEGAL NOTICES	0.00	123.75	100.00	(23.75)	123.75
101-253-958.000	MEMBERSHIPS & DUES	0.00	584.00	1,000.00	416.00	58.40
101-253-960.000	TRAINING	0.00	408.75	500.00	91.25	81.75
101-253-962.000	MISCELLANEOUS	0.00	215.88	1,000.00	784.12	21.59
		<u>38,029.29</u>	<u>484,217.86</u>	<u>529,590.00</u>	<u>45,372.14</u>	<u>91.43</u>
TOWNSHIP HALL & GROUNDS						
101-265-700.000	TWP HALL & GROUNDS CONTROL	1,042.95	1,042.95	0.00	(1,042.95)	100.00
101-265-706.000	SALARIES MAINTENANCE	4,844.78	54,892.47	58,910.00	4,017.53	93.18
101-265-707.000	SALARIES CUSTODIAN	3,275.10	43,469.54	44,285.00	815.46	98.16
101-265-709.000	OVERTIME	1,093.69	7,723.74	10,000.00	2,276.26	77.24
101-265-715.000	SOCIAL SECURITY	776.35	7,982.45	8,385.00	402.55	95.20
101-265-716.000	HOSP & OPTICAL INSURANCE	841.19	29,368.78	28,760.00	(608.78)	102.12
101-265-717.000	GROUP LIFE INSURANCE	15.70	195.60	220.00	24.40	88.91
101-265-718.000	PENSION	2,343.46	26,037.79	24,925.00	(1,112.79)	104.46
101-265-718.001	HEALTH CARE SAVINGS PROGRAM	100.00	100.00	0.00	(100.00)	100.00
101-265-719.000	WORKERS COMP INSURANCE	865.75	3,681.25	5,330.00	1,648.75	69.07
101-265-722.000	UNEMPLOYMENT INSURANCE	32.43	374.43	540.00	165.57	69.34
101-265-724.000	DENTAL INSURANCE	62.04	1,091.36	1,450.00	358.64	75.20
101-265-853.000	TELEPHONE	2,175.55	12,815.08	12,000.00	(815.08)	106.6
101-265-863.000	VEHICLE MAINTENANCE	0.00	7,564.87	8,000.00	435.13	94.41

PERIOD ENDING 12/31/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 12/31/2021	YTD BALANCE 12/31/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BGD USED
Fund 101 - GENERAL FUND						
Expenditures						
101-265-867.000	GASOLINE	1,564.72	6,157.14	6,000.00	(157.14)	102.62
101-265-910.000	INSURANCE	0.00	57,149.35	56,000.00	(1,149.35)	102.05
101-265-921.001	ELECTRIC TWP HALL	2,406.02	31,063.07	40,000.00	8,936.93	77.66
101-265-922.000	UTILITIES-TWP HALL	0.00	6,098.97	5,000.00	(1,098.97)	121.98
101-265-923.000	HEAT TWP HALL	1,373.12	5,271.27	6,200.00	928.73	85.02
101-265-931.001	BLDG MAINTENANCE & SUPPLIES	3,520.10	25,273.39	26,000.00	726.61	97.21
101-265-931.002	GROUNDS MAINTENANCE	1,082.56	16,534.51	30,000.00	13,465.49	55.12
101-265-931.003	BLDG EQUIP MAINTENANCE	847.00	5,610.32	6,000.00	389.68	93.51
101-265-933.000	GROUNDS EQUIP MAINTENANCE	531.92	636.70	1,000.00	363.30	63.67
101-265-934.000	OFFICE EQUIP MAINTENANCE	0.00	1,011.98	3,000.00	1,988.02	33.73
101-265-940.000	TOWNSHIP RECORD RETENTION COSTS	112.66	2,597.71	3,000.00	402.29	86.59
101-265-971.000	TECHNOLOGY EQUIPMENT	696.84	113,800.47	110,000.00	(3,800.47)	103.45
101-265-974.000	IMPROVEMENTS & BETTERMENTS	623.00	13,901.34	165,000.00	151,098.66	8.43
101-265-977.000	EQUIPMENT ACQUISITIONS	0.00	15,760.61	110,000.00	94,239.39	14.33
TOWNSHIP HALL & GROUNDS		30,226.93	497,207.14	770,005.00	272,797.86	64.57
CEMETERY						
101-276-910.000	INSURANCE	0.00	61.99	200.00	138.01	31.00
101-276-921.000	ELECTRIC OXBOW	14.91	57.84	200.00	142.16	28.92
101-276-921.001	ELECTRIC WHITE LAKE	29.82	319.28	300.00	(19.28)	106.43
101-276-932.000	CEMETERY MAINT	1,575.66	24,514.43	22,720.00	(1,794.43)	107.90
101-276-935.000	CEMETERY-GRAVESITE OPENING/CLOSINGS	625.00	20,750.00	23,000.00	2,250.00	90.22
101-276-936.000	CEMETERY FOUNDATIONS/MONUMENTS EXPENSE	811.60	8,390.90	7,400.00	(990.90)	113.39
101-276-962.000	MISCELLANEOUS	0.00	0.00	400.00	400.00	0.00
101-276-974.000	LAND IMPROVEMENTS	0.00	500.39	17,500.00	16,999.61	2.86
101-276-977.000	EQUIPMENT ACQUISITIONS	0.00	0.00	300.00	300.00	0.00
CEMETERY		3,056.99	54,594.83	72,020.00	17,425.17	75.81
OTHER TOWNSHIP PROPERTIES						
101-269-853.001	TELEPHONE FISK FARM	29.74	372.07	360.00	(12.07)	103.35
101-269-910.001	INSURANCE COMM HALL	0.00	557.75	1,000.00	442.25	55.78
101-269-910.004	INSURANCE FISK	0.00	1,900.27	2,600.00	699.73	73.09
101-269-910.008	INSURANCE-ANNEX	0.00	6,012.87	7,500.00	1,487.13	80.17
101-269-921.001	ELECTRIC COMM HALL	54.78	630.08	700.00	69.92	90.01
101-269-921.004	ELECTRIC FISK	119.79	1,242.95	1,800.00	557.05	69.05
101-269-921.006	M59/BOGIE PROP STREET LIGHT	159.83	1,483.72	1,200.00	(283.72)	123.64
101-269-921.011	ELECTRIC-TWP ANNEX	603.26	7,343.22	10,000.00	2,656.78	73.43
101-269-922.004	UTILITIES FISK	0.00	1,599.52	1,800.00	200.48	88.86
101-269-922.010	UTILITIES-TWP ANNEX	0.00	0.00	6,550.00	6,550.00	0.00
101-269-923.001	HEAT COMM HALL	413.39	1,462.82	2,000.00	537.18	73.14
101-269-923.004	HEAT FISK	413.69	1,345.46	1,000.00	(345.46)	134.55
101-269-923.011	GAS-TWP ANNEX	1,306.99	4,511.04	5,000.00	488.96	90.22
101-269-931.001	BLDG MAINT COMM HALL	29.20	2,093.88	3,000.00	906.12	69.80
101-269-931.004	BLDG EQUIPMENT MAINT COMM HALL	0.00	1,017.95	500.00	(517.95)	203.59
101-269-931.007	BLDG MAINT FISK	0.00	5,270.00	7,000.00	1,730.00	75.29
101-269-931.008	EQUIP MAINT FISK	58.50	654.00	1,000.00	346.00	65.40
101-269-931.013	BUILDING MAINTENANCE-TWP ANNEX	327.37	10,763.07	10,000.00	(763.07)	107.63
101-269-931.014	10895 ELIZABETH LK PROPERTY MAINTENANCE	0.00	1,682.50	2,500.00	817.50	67.30
101-269-932.000	ANNEX GROUND MAINTENANCE	0.00	125.00	2,500.00	2,375.00	5.00
101-269-962.000	MISCELLANEOUS	0.00	0.00	500.00	500.00	0.00
OTHER TOWNSHIP PROPERTIES		3,516.54	50,068.17	68,510.00	18,441.83	73.08
HEALTH & WELFARE						
101-285-801.000	ENVIRONMENTAL PROFESSIONAL SERVICES	0.00	7,386.93	12,000.00	4,613.07	61

PERIOD ENDING 12/31/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 12/31/2021	YTD BALANCE 12/31/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
101-285-836.000	STORM DAMAGE/EXPENDITURES	0.00	31,961.98	32,000.00	38.02	99.88
HEALTH & WELFARE		0.00	39,348.91	44,000.00	4,651.09	89.43
PLANNING						
101-402-706.001	COMMUNITY DEVELOPMENT DIRECTOR	7,461.60	93,580.83	93,295.00	(285.83)	100.31
101-402-706.002	SALARIES CLERICAL	4,268.34	52,835.94	52,200.00	(635.94)	101.22
101-402-707.000	SALARIES STAFF PLANNER	5,431.96	70,253.56	70,645.00	391.44	99.45
101-402-709.000	OVERTIME	60.87	9,306.42	5,362.00	(3,944.42)	173.56
101-402-710.000	PLANNING/ZBA BOARD FEES	2,235.00	18,998.64	10,000.00	(8,998.64)	189.99
101-402-715.000	SOCIAL SECURITY	1,828.96	18,271.55	17,720.00	(551.55)	103.11
101-402-716.000	HOSP & OPTICAL INSURANCE	6,394.94	23,824.43	25,290.00	1,465.57	94.20
101-402-717.000	GROUP LIFE INSURANCE	23.55	293.40	325.00	31.60	90.28
101-402-718.000	PENSION	2,405.91	30,086.45	28,780.00	(1,306.45)	104.54
101-402-718.001	HEALTH CARE SAVINGS PROGRAM	200.00	2,400.00	2,400.00	0.00	100.00
101-402-719.000	WORKERS COMP INSURANCE	264.75	1,036.75	2,110.00	1,073.25	49.14
101-402-722.000	UNEMPLOYMENT INSURANCE	0.00	511.16	810.00	298.84	63.11
101-402-724.000	DENTAL INSURANCE	159.56	2,101.72	2,590.00	488.28	81.15
101-402-729.000	PRINTING	0.00	0.00	1,750.00	1,750.00	0.00
101-402-757.000	OPERATING SUPPLIES	0.00	470.65	750.00	279.35	62.75
101-402-801.000	PROFESSIONAL FEES	0.00	11,323.00	44,750.00	33,427.00	25.30
101-402-853.000	CELLULAR PHONE	101.84	1,311.24	1,275.00	(36.24)	102.84
101-402-864.000	CONFERENCES & MEETINGS	0.00	210.00	3,884.00	3,674.00	5.41
101-402-903.000	LEGAL NOTICES	429.00	5,172.75	3,500.00	(1,672.75)	147.79
101-402-910.000	INSURANCE	0.00	4,082.36	4,100.00	17.64	99.57
101-402-957.000	SUBSCRIPTIONS	0.00	70.00	650.00	580.00	10.77
101-402-958.000	MEMBERSHIPS & DUES	0.00	1,844.00	2,108.00	264.00	87.48
101-402-960.000	TRAINING	0.00	85.00	4,100.00	4,015.00	2.07
101-402-962.000	MISCELLANEOUS	500.00	635.48	500.00	(135.48)	127.10
PLANNING		31,766.28	348,705.33	378,894.00	30,188.67	92.03
HIGHWAYS & STREETS						
101-446-930.000	TRAFFIC SIGNAL MAINTENANCE	5.02	1,231.44	1,000.00	(231.44)	123.14
101-448-926.000	STREET LIGHTING	4,846.07	74,582.43	82,000.00	7,417.57	90.95
101-451-970.000	ROAD CONSTRUCTION/TRI PARTY	0.00	119,845.02	135,000.00	15,154.98	88.77
HIGHWAYS & STREETS		4,851.09	195,658.89	218,000.00	22,341.11	89.75
TRANSPORTATION						
101-672-880.000	WOTA PARTICIPATION	0.00	199,763.00	199,800.00	37.00	99.98
TRANSPORTATION		0.00	199,763.00	199,800.00	37.00	99.98
SENIOR CENTER						
101-757-703.000	SALARIES SENIOR DIRECTOR	4,329.31	56,281.00	57,610.00	1,329.00	97.69
101-757-704.000	SALARIES PROGRAM DEVELOPER	3,799.36	43,147.98	49,400.00	6,252.02	87.34
101-757-709.000	OVERTIME	0.00	692.69	1,000.00	307.31	69.27
101-757-715.000	SOCIAL SECURITY	621.86	7,521.46	8,275.00	753.54	90.89
101-757-716.000	HOSP & OPTICAL INSURANCE	3,189.88	42,023.67	40,460.00	(1,563.67)	103.86
101-757-717.000	GROUP LIFE INSURANCE	15.70	195.60	220.00	24.40	88.91
101-757-718.000	PENSION	1,323.53	15,918.80	16,340.00	421.20	97.42
101-757-718.001	HEALTH CARE SAVINGS PROGRAM	100.00	1,200.00	1,200.00	0.00	100.00
101-757-719.000	WORKERS COMP INSURANCE	89.75	305.75	680.00	374.25	44.96
101-757-722.000	UNEMPLOYMENT INSURANCE	0.00	341.98	540.00	198.02	63.15
101-757-724.000	DENTAL INSURANCE	115.96	1,527.36	1,880.00	352.64	81.51
101-757-751.000	SENIOR ACTIVITIES	899.00	10,367.63	30,000.00	19,632.37	34.88

PERIOD ENDING 12/31/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 12/31/2021	YTD BALANCE 12/31/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
101-757-757.000	OPERATING SUPPLIES	0.00	600.89	1,800.00	1,199.11	33.38
101-757-853.000	TELEPHONE	155.77	1,924.22	2,700.00	775.78	71.27
101-757-864.000	CONFERENCES & MEETINGS	0.00	0.00	500.00	500.00	0.00
101-757-910.000	INSURANCE	0.00	2,464.43	3,310.00	845.57	74.45
101-757-921.000	ELECTRIC	503.14	5,175.04	4,500.00	(675.04)	115.00
101-757-922.000	UTILITIES	0.00	2,128.04	1,800.00	(328.04)	118.22
101-757-923.000	HEAT	430.23	2,003.22	2,200.00	196.78	91.06
101-757-931.000	BUILDING MAINTENANCE	294.28	9,957.96	9,000.00	(957.96)	110.64
101-757-957.000	SUBSCRIPTIONS	0.00	0.00	100.00	100.00	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	157.33	800.00	642.67	19.67
101-757-976.000	ADD & IMPROVEMENTS	0.00	4,572.00	5,000.00	428.00	91.44
SENIOR CENTER		15,867.77	208,582.05	239,465.00	30,882.95	87.10
RETIREE BENEFITS						
101-863-730.000	RETIREE HEALTH INSURANCE	7,555.67	89,385.94	95,000.00	5,614.06	94.09
101-863-730.003	OPEB FUNDING	0.00	270,000.00	270,000.00	0.00	100.00
RETIREE BENEFITS		7,555.67	359,385.94	365,000.00	5,614.06	98.46
OTHER						
101-299-956.000	UNALLOCATED MISCELLANEOUS	698.43	8,339.57	15,000.00	6,660.43	55.60
101-849-969.000	SPECIAL PROJECTS CONTRIB	0.00	0.00	10,000.00	10,000.00	0.00
101-863-801.000	PAYROLL SERVICE	1,657.65	17,703.32	27,000.00	9,296.68	65.57
101-906-991.000	PRINCIPAL-CAPITAL LEASE	496.03	6,392.11	5,860.00	(532.11)	109.08
101-906-995.000	INTEREST-CAPITAL LEASE	56.97	944.89	780.00	(164.89)	121.14
101-965-999.003	TRANSFER TO IMPROV REVOLVING	0.00	5,000,000.00	5,000,000.00	0.00	100.00
OTHER		2,909.08	5,033,379.89	5,058,640.00	25,260.11	99.53
ORDINANCE						
101-372-706.001	SALARIES ORDINANCE OFFICER	4,625.56	60,132.28	60,170.00	37.72	99.94
101-372-706.002	PART-TIME ORDINANCE	0.00	1,230.00	10,000.00	8,770.00	12.30
101-372-709.000	OVERTIME	7.40	851.57	1,100.00	248.43	77.42
101-372-715.000	SOCIAL SECURITY	344.87	4,457.73	6,700.00	2,242.27	66.53
101-372-716.000	HOSP & OPTICAL INSURANCE	1,991.60	27,846.26	25,100.00	(2,746.26)	110.94
101-372-717.000	GROUP LIFE INSURANCE	7.85	97.80	110.00	12.20	88.91
101-372-718.000	PENSION	1,244.37	15,065.14	15,300.00	234.86	98.46
101-372-719.000	WORKERS COMP INSURANCE	87.75	334.00	890.00	556.00	37.53
101-372-722.000	UNEMPLOYMENT INSURANCE	0.00	171.00	270.00	99.00	63.33
101-372-724.000	DENTAL INSURANCE	101.58	1,338.04	1,650.00	311.96	81.09
101-372-744.000	UNIFORMS-ORDINANCE	0.00	166.57	500.00	333.43	33.31
101-372-757.000	OPERATING SUPPLIES	0.00	0.00	200.00	200.00	0.00
101-372-853.000	CELLULAR PHONE	51.21	600.26	1,000.00	399.74	60.03
101-372-863.000	VEHICLE MAINTENANCE	0.00	1,497.09	3,000.00	1,502.91	49.90
101-372-864.000	CONFERENCE & MEETINGS	0.00	0.00	750.00	750.00	0.00
101-372-867.000	GASOLINE	0.00	473.89	1,720.00	1,246.11	27.55
101-372-910.000	INSURANCE	0.00	723.87	800.00	76.13	90.48
101-372-955.000	ORDINANCE ENFORCEMENTS COSTS	126.00	4,638.00	5,000.00	362.00	92.76
101-372-957.000	SUBSCRIPTIONS	0.00	166.95	0.00	(166.95)	100.00
101-372-958.000	MEMBERSHIPS & DUES	0.00	0.00	150.00	150.00	0.00
101-372-960.000	TRAINING	0.00	0.00	500.00	500.00	0.00
101-372-962.000	MISCELLANEOUS	0.00	214.77	250.00	35.23	85.91
101-372-963.000	DANGEROUS BLDG DEMOLITIONS	0.00	8,796.75	20,000.00	11,203.25	43.52
ORDINANCE		8,588.19	128,801.97	155,160.00	26,358.03	83.91

PERIOD ENDING 12/31/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 12/31/2021	YTD BALANCE 12/31/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BGD USED
Fund 101 - GENERAL FUND						
Expenditures						
OTHER						
101-965-999.004	TRANSFER TO PA 188	0.00	300,000.00	300,000.00	0.00	100.00
OTHER		0.00	300,000.00	300,000.00	0.00	99.53
TOTAL EXPENDITURES		303,775.63	9,809,992.47	10,387,236.00	577,243.53	94.44
Fund 101 - GENERAL FUND:						
TOTAL REVENUES		597,792.01	5,401,259.52	10,387,236.00	4,985,976.48	52.00
TOTAL EXPENDITURES		303,775.63	9,809,992.47	10,387,236.00	577,243.53	94.44
NET OF REVENUES & EXPENDITURES		294,016.38	(4,408,732.95)	0.00	4,408,732.95	100.00

PERIOD ENDING 12/31/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 12/31/2021	YTD BALANCE 12/31/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 206 - FIRE						
Revenues						
REVENUES						
206-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	141,150.00	141,150.00	0.00
206-000-402.000	TAX COLLECTIONS	0.00	3,473,773.54	3,393,589.00	(80,184.54)	102.36
206-000-530.000	FEDERAL GRANTS	0.00	8,929.02	0.00	(8,929.02)	100.00
206-000-607.000	PERMIT AND INSPECTION FEES	555.00	1,843.00	15,000.00	13,157.00	12.29
206-000-626.000	COST RECOVERY REVENUE	0.00	795.01	0.00	(795.01)	100.00
206-000-630.000	AMBULANCE TRANSPORTATION REVENUE	506.10	4,072.86	0.00	(4,072.86)	100.00
206-000-665.000	INTEREST	0.00	28,792.62	17,000.00	(11,792.62)	169.37
206-000-673.000	SALE OF FIXED ASSETS	0.00	9,000.00	0.00	(9,000.00)	100.00
206-000-695.000	MISC REVENUE	175.00	18,554.16	300.00	(18,254.16)	6,184.72
206-336-977.002	USE OF FUND BALANCE	0.00	0.00	800,000.00	800,000.00	0.00
REVENUES		1,236.10	3,545,760.21	4,367,039.00	821,278.79	81.19
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TOTAL REVENUES		1,236.10	3,545,760.21	4,367,039.00	821,278.79	81.19
Expenditures						
OTHER						
206-336-801.001	HR SERVICES	0.00	0.00	33,185.00	33,185.00	0.00
OTHER		0.00	0.00	33,185.00	33,185.00	63.78
CIVIL SERVICE						
206-220-710.000	FEES & PER DIEM	0.00	750.00	1,000.00	250.00	75.00
206-220-727.000	SUPPLIES	0.00	692.00	700.00	8.00	98.86
206-220-903.000	LEGAL NOTICES	0.00	612.69	700.00	87.31	87.53
CIVIL SERVICE		0.00	2,054.69	2,400.00	345.31	85.61
SALARIES						
206-336-705.000	SALARIES CHIEF	7,102.08	101,749.81	118,000.00	16,250.19	86.23
206-336-705.001	SALARIES CAPTAIN	23,499.80	258,625.08	266,891.00	8,265.92	96.90
206-336-706.001	SALARIES FIRE SERGEANT	29,975.43	383,206.46	393,103.00	9,896.54	97.48
206-336-706.005	SALARIES FIREFIGHTERS	47,892.85	658,205.78	686,650.00	28,444.22	95.86
206-336-706.007	FIRE MARSHAL/DEPUTY CHIEF	7,889.86	86,301.13	86,300.00	(1.13)	100.00
206-336-709.000	OVERTIME	10,116.41	163,623.67	150,000.00	(13,623.67)	109.08
206-336-710.000	PAID ON CALL WAGES	2,006.29	29,257.43	70,000.00	40,742.57	41.80
206-336-720.000	HOLIDAY/PERSONAL PAY	113,344.80	197,899.76	188,000.00	(9,899.76)	105.27
SALARIES		241,827.52	1,878,869.12	1,958,944.00	80,074.88	95.91
PAYROLL BENEFITS						
206-336-715.000	SOCIAL SECURITY	18,849.80	141,282.21	150,300.00	9,017.79	94.00
206-336-716.000	HOSP & OPTICAL INSURANCE	33,040.80	349,705.42	414,000.00	64,294.58	84.47
206-336-716.002	RETIREE HEALTH CARE PREMIUMS	2,744.85	26,438.50	38,800.00	12,361.50	68.14
206-336-717.000	GROUP LIFE INSURANCE	149.15	2,071.47	2,270.00	198.53	91.25
206-336-718.000	PENSION	20,242.67	239,922.54	240,000.00	77.46	99.97
206-336-718.002	HEALTH CARE SAVINGS PLAN	1,275.84	17,262.03	17,620.00	357.97	97.97
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	17,142.00	64,464.00	90,000.00	25,536.00	71.63
206-336-722.000	UNEMPLOYMENT INSURANCE	0.00	3,761.98	5,670.00	1,908.02	66.35
206-336-724.000	DENTAL INSURANCE	1,398.76	19,410.42	25,000.00	5,589.58	77.64
PAYROLL BENEFITS		94,843.87	1,014,318.57	1,133,660.00	119,341.43	88.11

PERIOD ENDING 12/31/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 12/31/2021	YTD BALANCE 12/31/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 206 - FIRE						
Expenditures						
OTHER						
206-336-727.000	OFFICE SUPPLIES	327.31	1,982.97	3,500.00	1,517.03	56.66
206-336-730.000	POSTAGE, SHIPPING	0.00	14.26	500.00	485.74	2.85
206-336-744.000	UNIFORMS	893.28	15,136.74	20,000.00	4,863.26	75.68
206-336-744.002	FOOD ALLOWANCE	2,356.23	10,350.98	11,050.00	699.02	93.67
206-336-757.000	OPERATING SUPPLIES	1,917.90	27,634.67	25,000.00	(2,634.67)	110.54
206-336-758.000	OXYGEN & AIR	393.75	2,134.12	5,000.00	2,865.88	42.68
206-336-767.000	MEDICAL SUPPLIES	2,178.38	11,380.47	20,000.00	8,619.53	56.90
206-336-801.000	CONSULTANT/PROFESSIONAL SERVICES	4,500.00	4,975.00	5,000.00	25.00	99.50
206-336-807.000	AUDIT FEES	0.00	5,000.00	5,000.00	0.00	100.00
206-336-826.000	LEGAL FEES	4,737.50	13,440.50	20,000.00	6,559.50	67.20
206-336-826.002	TAX TRIBUNAL REFUNDS	0.00	2,852.10	4,000.00	1,147.90	71.30
206-336-835.000	MEDICAL SERVICES	0.00	414.00	8,000.00	7,586.00	5.18
206-336-851.000	RADIO MAINTENANCE	0.00	0.00	2,000.00	2,000.00	0.00
206-336-853.000	CELL PHONES	242.48	3,130.71	3,500.00	369.29	89.45
206-336-853.001	TELEPHONE STATION 1	185.48	2,007.87	1,600.00	(407.87)	125.49
206-336-853.002	TELEPHONE STATION 2	71.59	1,112.60	1,500.00	387.40	74.17
206-336-853.003	TELEPHONE STATION 3	0.00	602.82	1,000.00	397.18	60.28
206-336-863.001	VEHICLE MAINTENANCE	4,709.06	32,854.69	60,000.00	27,145.31	54.76
206-336-863.002	TIRES	4,255.76	7,152.76	10,000.00	2,847.24	71.53
206-336-864.000	CONFERENCES & MEETINGS	0.00	2,145.02	7,500.00	5,354.98	28.60
206-336-867.000	GASOLINE	3,518.30	20,830.26	30,000.00	9,169.74	69.43
206-336-903.000	LEGAL NOTICES	0.00	0.00	200.00	200.00	0.00
206-336-910.000	INSURANCE	0.00	46,264.10	56,000.00	9,735.90	82.61
206-336-921.001	ELECTRIC STATION 1	1,019.99	11,913.23	12,000.00	86.77	99.28
206-336-921.002	ELECTRIC STATION 2	385.42	3,771.43	5,500.00	1,728.57	68.57
206-336-921.003	ELECTRIC STATION 3	186.76	2,381.58	2,500.00	118.42	95.26
206-336-922.001	UTILITIES - STATION 1	0.00	300.00	0.00	(300.00)	100.00
206-336-923.001	HEAT STATION 1	802.93	3,724.39	5,000.00	1,275.61	74.49
206-336-923.002	HEAT STATION 2	473.34	1,683.93	4,000.00	2,316.07	42.10
206-336-923.003	HEAT STATION 3	374.35	1,751.35	3,000.00	1,248.65	58.38
206-336-931.001	MAINTENANCE STATION 1	1,149.74	12,567.68	20,000.00	7,432.32	62.84
206-336-931.002	MAINTENANCE STATION 2	70.00	8,906.16	8,000.00	(906.16)	111.33
206-336-931.003	MAINTENANCE STATION 3	409.01	5,506.56	5,000.00	(506.56)	110.13
206-336-933.000	EQUIPMENT MAINTENANCE	612.00	19,022.09	15,000.00	(4,022.09)	126.81
206-336-957.000	SUBSCRIPTIONS	0.00	810.00	3,500.00	2,690.00	23.14
206-336-958.000	MEMBERSHIPS & DUES	3,300.00	8,623.25	12,000.00	3,376.75	71.86
206-336-960.000	TRAINING	0.00	7,064.59	40,000.00	32,935.41	17.66
206-336-962.000	MISCELLANEOUS	0.00	1,630.44	3,000.00	1,369.56	54.35
OTHER		39,070.56	301,073.32	438,850.00	137,776.68	63.78
AQUISTITIONS						
206-336-977.000	EQUIPMENT ACQUISITIONS 04M	6,215.88	33,444.01	750,000.00	716,555.99	4.46
206-336-977.001	SUPPLY ACQUISITIONS 04M	160.96	13,046.09	50,000.00	36,953.91	26.09
AQUISTITIONS		6,376.84	46,490.10	800,000.00	753,509.90	5.81
TOTAL EXPENDITURES						
		382,118.79	3,242,805.80	4,367,039.00	1,124,233.20	74.26
Fund 206 - FIRE:						
TOTAL REVENUES		1,236.10	3,545,760.21	4,367,039.00	821,278.79	8
TOTAL EXPENDITURES		382,118.79	3,242,805.80	4,367,039.00	1,124,233.20	12

PERIOD ENDING 12/31/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR	YTD BALANCE	2021	AVAILABLE	% BDT
		MONTH	12/31/2021	AMENDED BUDGET	BALANCE	USED
Fund 206 - FIRE						
NET OF REVENUES & EXPENDITURES		(380,882.69)	302,954.41	0.00	(302,954.41)	100.00

PERIOD ENDING 12/31/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 12/31/2021	YTD BALANCE 12/31/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BGD USED
Fund 207 - POLICE						
Revenues						
REVENUES						
207-000-393.000	DESIGNATED FUND BALANCE	0.00	0.00	645,490.00	645,490.00	0.00
207-000-402.000	TAX COLLECTIONS	0.00	5,660,642.39	5,529,760.00	(130,882.39)	102.37
207-000-530.000	FEDERAL GRANTS	0.00	15,097.88	0.00	(15,097.88)	100.00
207-000-530.001	GRANTS - OTHER	0.00	29,974.65	0.00	(29,974.65)	100.00
207-000-546.000	CRIMINAL JUSTICE TRNG 302 FUNDS	0.00	3,373.92	4,500.00	1,126.08	74.98
207-000-577.000	LIQUOR LICENSES	1,897.50	18,005.90	11,000.00	(7,005.90)	163.69
207-000-601.000	LIASON OFFICER REIMBURSEMENT	0.00	36,912.00	30,000.00	(6,912.00)	123.04
207-000-607.000	SEX OFFENDERS REGISTRY FEE	50.00	2,500.00	1,500.00	(1,000.00)	166.67
207-000-608.001	WARRANT PROCESSING FEES	80.00	1,370.00	1,000.00	(370.00)	137.00
207-000-627.000	DUPLICATING & PHOTOSTAT	103.56	1,956.74	2,500.00	543.26	78.27
207-000-656.000	ORDINANCE FINES & COSTS	13,623.86	159,621.44	110,000.00	(49,621.44)	145.11
207-000-665.000	INTEREST	0.00	23,163.28	14,000.00	(9,163.28)	165.45
207-000-665.002	INTEREST INCOME-TAX FUND	0.00	1,833.25	1,500.00	(333.25)	122.22
207-000-673.000	SALE OF FIXED ASSETS	0.00	27,695.00	12,000.00	(15,695.00)	230.79
207-000-684.000	CROSSING GUARDS REIMBURSEMENT	0.00	3,763.24	4,900.00	1,136.76	76.80
207-000-685.000	OAKLAND CTY 911 REIMBURSEMENT	0.00	6,224.00	5,500.00	(724.00)	113.16
207-000-695.000	MISCELLANEOUS REVENUE	640.00	64,683.06	1,000.00	(63,683.06)	6,468.31
REVENUES		16,394.92	6,056,816.75	6,374,650.00	317,833.25	95.01
TOTAL REVENUES		16,394.92	6,056,816.75	6,374,650.00	317,833.25	95.01
Expenditures						
OTHER						
207-301-801.001	HR SERVICES	0.00	0.00	54,420.00	54,420.00	0.00
OTHER		0.00	0.00	54,420.00	54,420.00	73.30
CIVIL SERVICE						
207-220-710.000	FEES & PER DIEM-CIVIL SVC	0.00	450.00	1,000.00	550.00	45.00
207-220-727.000	SUPPLIES-CIVIL SVC	0.00	647.50	1,000.00	352.50	64.75
207-220-903.000	LEGAL NOTICES-CIVIL SVC	0.00	100.00	1,000.00	900.00	10.00
CIVIL SERVICE		0.00	1,197.50	3,000.00	1,802.50	39.92
SALARIES						
207-301-705.000	SALARIES CHIEF	7,904.00	102,752.00	102,750.00	(2.00)	100.00
207-301-706.001	SALARIES LIEUTENANTS	13,962.58	258,305.98	297,265.00	38,959.02	86.89
207-301-706.002	SALARIES SERGEANTS	25,722.87	339,185.29	345,815.00	6,629.71	98.08
207-301-706.003	SALARIES POLICE OFFICERS	107,858.09	1,449,496.64	1,556,265.00	106,768.36	93.14
207-301-706.004	SALARIES DISPATCHERS	19,170.27	262,471.15	290,820.00	28,348.85	90.25
207-301-706.005	SALARIES CLERICAL	11,694.28	189,385.33	200,300.00	10,914.67	94.55
207-301-706.006	SALARIES CADET	2,617.50	23,250.00	46,800.00	23,550.00	49.68
207-301-709.001	OVERTIME	38,781.23	192,595.76	155,500.00	(37,095.76)	123.86
207-301-709.002	COURT TIME	1,047.00	7,933.74	35,000.00	27,066.26	22.67
207-301-709.003	SHIFT PREMIUM	3,120.39	40,668.92	35,000.00	(5,668.92)	116.20
207-301-720.000	HOLIDAY PAY	103,668.93	109,350.63	118,245.00	8,894.37	92.48
SALARIES		335,547.14	2,975,395.44	3,183,760.00	208,364.56	93.46
PAYROLL BENEFITS						
207-301-715.000	SOCIAL SECURITY	25,676.70	222,946.57	237,220.00	14,273.43	93.89
207-301-716.000	HOSP & OPTICAL INSURANCE	55,394.45	651,799.03	740,000.00	88,200.97	88.15
207-301-716.001	RETIREE HOSP & OPTICAL INSURANCE	20,862.96	267,757.13	301,800.00	34,042.87	88.15

PERIOD ENDING 12/31/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 12/31/2021	YTD BALANCE 12/31/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 207 - POLICE						
Expenditures						
207-301-717.000	GROUP LIFE INSURANCE	274.75	3,592.52	4,210.00	617.48	85.33
207-301-718.000	PENSION	56,936.26	617,769.97	604,950.00	(12,819.97)	102.12
207-301-718.001	HEALTH CARE SAVINGS PROGRAM	3,779.38	49,833.37	51,600.00	1,766.63	96.58
207-301-718.003	OPEB FUNDING	0.00	250,000.00	250,000.00	0.00	100.00
207-301-719.000	WORKERS COMP INSURANCE	13,546.25	51,064.00	85,410.00	34,346.00	59.79
207-301-722.000	UNEMPLOYMENT INSURANCE	116.25	7,470.79	11,490.00	4,019.21	65.02
207-301-724.000	DENTAL INSURANCE	2,600.22	33,465.88	41,650.00	8,184.12	80.35
PAYROLL BENEFITS		179,187.22	2,155,699.26	2,328,330.00	172,630.74	92.59
OTHER						
207-301-727.000	OFFICE SUPPLIES	1,772.22	9,467.25	11,000.00	1,532.75	86.07
207-301-729.000	PRINTING	0.00	0.00	500.00	500.00	0.00
207-301-741.000	FIRE ARMS, TRNG & RANGE SUPPLIES	0.00	5,530.74	5,000.00	(530.74)	110.61
207-301-744.000	UNIFORMS	4,205.32	7,407.72	6,000.00	(1,407.72)	123.46
207-301-744.004	UNIFORM ALLOWANCE PAYOUT	0.00	20,000.00	24,000.00	4,000.00	83.33
207-301-757.000	OPERATING SUPPLIES	627.97	8,485.30	6,000.00	(2,485.30)	141.42
207-301-805.000	SEX OFFENDERS REGISTRY FEE	30.00	1,380.00	1,500.00	120.00	92.00
207-301-807.000	AUDIT FEES	0.00	8,000.00	4,000.00	(4,000.00)	200.00
207-301-818.000	COMPUTER SERVICES	317.50	4,044.96	10,000.00	5,955.04	40.45
207-301-826.000	LEGAL FEES-PROSECUTIONS	7,500.00	82,500.00	91,000.00	8,500.00	90.66
207-301-826.001	TAX TRIBUNAL REFUNDS	0.00	4,647.60	8,000.00	3,352.40	58.10
207-301-826.002	LEGAL FEES - LABOR RELATED	325.00	2,475.00	30,000.00	27,525.00	8.25
207-301-851.000	EQUIPMENT REPAIRS	0.00	96.00	3,000.00	2,904.00	3.20
207-301-853.000	TELEPHONE	1,715.08	11,597.31	10,000.00	(1,597.31)	115.97
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	(774.68)	750.00	1,524.68	(103.29)
207-301-863.001	VEHICLE MAINTENANCE	3,659.21	20,697.17	45,000.00	24,302.83	45.99
207-301-863.002	TIRES	707.97	2,866.13	4,000.00	1,133.87	71.65
207-301-864.000	CONFERENCES	305.00	6,185.94	4,500.00	(1,685.94)	137.47
207-301-867.000	GASOLINE	11,015.29	59,408.60	60,000.00	591.40	99.01
207-301-903.000	LEGAL NOTICES	0.00	0.00	500.00	500.00	0.00
207-301-910.000	INSURANCE	0.00	133,249.25	150,000.00	16,750.75	88.83
207-301-931.001	BLDG MAINTENANCE & SUPPLIES	436.02	7,937.56	10,000.00	2,062.44	79.38
207-301-933.000	EQUIP LEASE/ MAINT CONTRACTS	138.38	46,338.18	55,000.00	8,661.82	84.25
207-301-934.000	OFFICE EQUIP MAINTENANCE	0.00	6,600.00	5,000.00	(1,600.00)	132.00
207-301-958.000	MEMBERSHIPS & DUES	0.00	935.00	2,000.00	1,065.00	46.75
207-301-960.000	TRAINING	1,750.00	8,703.40	22,000.00	13,296.60	39.56
207-301-960.001	CRIMINAL JUSTICE TRNG 302 FUNDS	0.00	3,373.92	5,700.00	2,326.08	59.19
207-301-960.002	SNC (STATE 911) TRAINING FUNDS	200.00	4,815.50	5,400.00	584.50	89.18
207-301-962.001	MISCELLANEOUS	230.00	4,817.50	8,000.00	3,182.50	60.22
207-301-962.003	EVIDENCE COLLECTION	100.00	2,924.31	3,000.00	75.69	97.48
OTHER		35,034.96	473,709.66	591,850.00	118,140.34	73.30
AQUISTITIONS						
207-301-977.000	EQUIPMENT ACQUISITIONS	32,217.50	149,492.68	190,000.00	40,507.32	78.68
207-301-977.003	ACCREDITATION, SOFTWARE, MTCE	0.00	6,874.88	7,000.00	125.12	98.21
AQUISTITIONS		32,217.50	156,367.56	197,000.00	40,632.44	79.37
CROSSING GUARDS						
207-316-707.000	SALARIES PT - CROSSING GUARDS	945.00	13,918.50	14,000.00	81.50	99.42
207-316-715.000	SOCIAL SECURITY-CROSSING GUARDS	72.34	1,065.06	1,070.00	4.94	99.54
207-316-719.000	WORKERS COMP -CROSSING GUARDS	110.25	415.75	800.00	384.25	50.53
207-316-722.000	UNEMPLOYMENT INSUR CROSSING GUARDS	17.02	250.50	420.00	169.50	59.38
CROSSING GUARDS		1,144.61	15,649.81	16,290.00	640.19	96.07

PERIOD ENDING 12/31/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR	YTD BALANCE	2021	AVAILABLE	% BGD
		MONTH	12/31/2021	AMENDED BUDGET	BALANCE	USED
		12/31/2021	12/31/2021			
Fund 207 - POLICE Expenditures						
TOTAL EXPENDITURES		583,131.43	5,778,019.23	6,374,650.00	596,630.77	90.64
Fund 207 - POLICE:						
TOTAL REVENUES		16,394.92	6,056,816.75	6,374,650.00	317,833.25	95.01
TOTAL EXPENDITURES		583,131.43	5,778,019.23	6,374,650.00	596,630.77	90.64
NET OF REVENUES & EXPENDITURES		(566,736.51)	278,797.52	0.00	(278,797.52)	100.00

PERIOD ENDING 12/31/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 12/31/2021	YTD BALANCE 12/31/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 208 - PARKS AND RECREATION FUND						
Revenues						
REVENUES						
208-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	329,229.00	329,229.00	0.00
208-000-402.000	PARKS AND RECREATION TAX COLLECTIONS	0.00	364,263.28	355,921.00	(8,342.28)	102.34
208-000-530.000	GRANT REVENUES	0.00	50,000.00	0.00	(50,000.00)	100.00
208-000-652.000	FIELD RENTAL	0.00	6,630.00	5,000.00	(1,630.00)	132.60
208-000-665.000	INTEREST	0.00	2,614.92	3,500.00	885.08	74.71
208-000-695.000	MISCELLANEOUS REVENUE	0.00	708.00	0.00	(708.00)	100.00
REVENUES		0.00	424,216.20	693,650.00	269,433.80	61.16
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TOTAL REVENUES		0.00	424,216.20	693,650.00	269,433.80	61.16
Expenditures						
EXPENSES						
208-000-710.000	FEE'S AND PER DIEM	0.00	2,485.97	2,000.00	(485.97)	124.30
208-000-715.000	SOC SEC & MEDICARE TAX	0.00	136.23	250.00	113.77	54.49
208-000-720.000	EVENT EXPENSES	0.00	0.00	2,000.00	2,000.00	0.00
208-000-722.000	MI UNEMPLOYMENT TAX	0.00	6.89	0.00	(6.89)	100.00
208-000-801.000	PROFESSIONAL SERVICES	0.00	15,010.00	25,000.00	9,990.00	60.04
208-000-826.000	TAX TRIBUNAL REFUNDS	0.00	299.12	0.00	(299.12)	100.00
208-000-903.000	LEGAL PUBLICATIONS	0.00	173.25	250.00	76.75	69.30
208-000-910.000	INSURANCE	0.00	4,167.87	4,500.00	332.13	92.62
208-000-921.000	ELECTRIC JUDY HAWLEY PARK	0.00	425.32	1,000.00	574.68	42.53
208-000-921.001	ELECTRIC - VETTER PARK	0.00	421.39	1,000.00	578.61	42.14
208-000-922.000	UTILITIES- PARKS	330.00	3,705.00	3,300.00	(405.00)	112.27
208-000-931.001	GROUPS MAINTENANCE	0.00	44,035.24	40,000.00	(4,035.24)	110.09
208-000-932.000	PARK EQUIPMENT	0.00	7,945.87	100,000.00	92,054.13	7.95
208-000-958.000	MEMBERSHIPS AND DUES	0.00	189.00	850.00	661.00	22.24
208-000-962.000	MISCELLANEOUS	0.00	495.68	1,000.00	504.32	49.57
208-000-972.000	PATHWAY PROJECTS	0.00	19,108.75	500,000.00	480,891.25	3.82
208-000-973.000	BLOOMER PARK IMPROVEMENTS	0.00	0.00	2,500.00	2,500.00	0.00
208-000-974.000	PARK IMPROVEMENTS	0.00	10,314.02	10,000.00	(314.02)	103.14
EXPENSES		330.00	108,919.60	693,650.00	584,730.40	15.70
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TOTAL EXPENDITURES		330.00	108,919.60	693,650.00	584,730.40	15.70
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Fund 208 - PARKS AND RECREATION FUND:						
TOTAL REVENUES		0.00	424,216.20	693,650.00	269,433.80	61.16
TOTAL EXPENDITURES		330.00	108,919.60	693,650.00	584,730.40	15.70
NET OF REVENUES & EXPENDITURES		(330.00)	315,296.60	0.00	(315,296.60)	100.00

PERIOD ENDING 12/31/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 12/31/2021	YTD BALANCE 12/31/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 249 - BUILDING DEPARTMENT FUND						
Revenues						
REVENUES						
249-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	88,840.00	88,840.00	0.00
REVENUES		0.00	0.00	88,840.00	88,840.00	0.00
BUILDING REVENUE						
249-000-452.000	CONTRACTORS GENERAL LICENSES	740.00	5,320.00	4,000.00	(1,320.00)	133.00
249-000-453.000	ELECTRICAL LICENSES	340.00	2,980.00	2,200.00	(780.00)	135.45
249-000-454.000	HEATING LICENSES	150.00	1,575.00	1,200.00	(375.00)	131.25
249-000-455.000	PLUMBING LICENSES	10.00	128.30	60.00	(68.30)	213.83
249-000-477.000	BUILDING PERMITS	39,827.00	493,510.82	390,000.00	(103,510.82)	126.54
249-000-478.000	ELECTRICAL PERMITS	5,650.00	91,139.00	72,000.00	(19,139.00)	126.58
249-000-479.000	HEATING PERMITS	8,897.50	156,672.50	100,000.00	(56,672.50)	156.67
249-000-480.000	PLUMBING PERMITS	3,858.00	48,416.50	45,000.00	(3,416.50)	107.59
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	178.50	16,123.60	15,000.00	(1,123.60)	107.49
249-000-665.000	INTEREST	0.00	7,234.52	0.00	(7,234.52)	100.00
249-000-695.000	MISCELLANEOUS REVENUE	2,100.00	29,157.90	5,000.00	(24,157.90)	583.16
BUILDING REVENUE		61,751.00	852,258.14	669,460.00	(182,798.14)	127.31
TOTAL REVENUES		61,751.00	852,258.14	758,300.00	(93,958.14)	112.39
Expenditures						
SALARIES						
249-000-706.001	SALARIES BLDG OFFICIAL	6,026.70	78,209.15	78,390.00	180.85	99.77
249-000-706.002	SALARIES CLERICAL	8,100.34	103,022.03	101,640.00	(1,382.03)	101.36
249-000-706.003	CONTRACT BLDG INSPECTORS	5,100.00	60,105.00	65,000.00	4,895.00	92.47
249-000-706.005	BUILDING INSPECTOR	0.00	0.00	60,000.00	60,000.00	0.00
249-000-707.000	ELECTRICAL INSPECTOR	4,929.00	61,772.40	50,000.00	(11,772.40)	123.54
249-000-707.001	PLUMBING/MECHANICAL INSPECTOR	7,675.20	104,340.50	100,000.00	(4,340.50)	104.34
249-000-709.000	OVERTIME	170.97	170.97	20,000.00	19,829.03	0.85
SALARIES		32,002.21	407,620.05	475,030.00	67,409.95	85.81
PAYROLL BENEFITS						
249-000-715.000	SOCIAL SECURITY	1,425.77	13,771.42	19,950.00	6,178.58	69.03
249-000-716.000	HOSP & OPTICAL INSURANCE	7,637.28	36,346.29	81,645.00	45,298.71	44.52
249-000-717.000	GROUP LIFE INSURANCE	23.55	293.40	435.00	141.60	67.45
249-000-718.000	PENSION	588.91	7,650.01	10,010.00	2,359.99	76.42
249-000-718.001	HEALTH CARE SAVINGS PROGRAM	300.00	3,600.00	4,800.00	1,200.00	75.00
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	499.75	1,869.50	4,220.00	2,350.50	44.30
249-000-722.000	UNEMPLOYMENT INSURANCE	0.00	500.80	685.00	184.20	73.11
249-000-724.000	DENTAL INSURANCE	203.16	1,744.36	4,240.00	2,495.64	41.14
PAYROLL BENEFITS		10,678.42	115,775.78	175,985.00	60,209.22	65.79
EXPENSES						
249-000-727.000	OFFICE SUPPLIES	161.17	2,117.88	1,200.00	(917.88)	176.49
249-000-757.000	OPERATING SUPPLIES	0.00	818.10	2,400.00	1,581.90	34.09
249-000-801.000	PROFESSIONAL FEES	2,500.00	42,310.00	36,000.00	(6,310.00)	111.11
249-000-801.001	HR SERVICES	0.00	0.00	3,985.00	3,985.00	0.00
249-000-807.000	AUDIT FEES	0.00	3,000.00	3,000.00	0.00	100.00

PERIOD ENDING 12/31/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 12/31/2021	YTD BALANCE 12/31/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 249 - BUILDING DEPARTMENT FUND						
Expenditures						
249-000-853.000	CELLULAR PHONE	84.00	996.92	3,000.00	2,003.08	33.23
249-000-863.000	VEHICLE MAINTENANCE	0.00	100.17	1,500.00	1,399.83	6.68
249-000-864.000	CONFERENCES & MEETINGS	0.00	0.00	2,000.00	2,000.00	0.00
249-000-867.000	GASOLINE	161.32	665.92	2,000.00	1,334.08	33.30
249-000-910.000	INSURANCE	0.00	3,050.81	3,500.00	449.19	87.17
249-000-957.000	SUBSCRIPTIONS	0.00	55.00	200.00	145.00	27.50
249-000-958.000	MEMBERSHIPS & DUES	0.00	320.00	2,000.00	1,680.00	16.00
249-000-960.000	TRAINING	0.00	2,395.00	5,000.00	2,605.00	47.90
249-000-962.000	MISCELLANEOUS	0.00	67.14	500.00	432.86	13.43
249-000-971.000	TECHNOLOGY EQUIPMENT	215.16	17,855.17	22,000.00	4,144.83	81.16
249-000-977.000	EQUIPMENT ACQUISITIONS	0.00	2,300.00	19,000.00	16,700.00	12.11
EXPENSES		3,121.65	76,052.11	107,285.00	31,232.89	70.89
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TOTAL EXPENDITURES		45,802.28	599,447.94	758,300.00	158,852.06	79.05
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Fund 249 - BUILDING DEPARTMENT FUND:						
TOTAL REVENUES		61,751.00	852,258.14	758,300.00	(93,958.14)	112.39
TOTAL EXPENDITURES		45,802.28	599,447.94	758,300.00	158,852.06	79.05
NET OF REVENUES & EXPENDITURES		15,948.72	252,810.20	0.00	(252,810.20)	100.00

PERIOD ENDING 12/31/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 12/31/2021	YTD BALANCE 12/31/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 591 - WATER						
Revenues						
REVENUES						
591-000-393.000	FUND BALANCE - DESIGNATED	0.00	0.00	621,497.00	621,497.00	0.00
591-000-445.000	PENALTIES	0.00	10,619.07	8,000.00	(2,619.07)	132.74
591-000-626.000	METERS	1,524.35	30,229.87	10,000.00	(20,229.87)	302.30
591-000-627.000	METER INSTALLATIONS	225.00	5,925.00	2,000.00	(3,925.00)	296.25
591-000-642.000	WATER	887.13	1,108,859.71	950,000.00	(158,859.71)	116.72
591-000-650.000	MISC SERVICE CHARGES	437.93	9,428.77	3,000.00	(6,428.77)	314.29
591-000-650.001	SPRINKLER SYSTEM	150.00	3,600.00	2,500.00	(1,100.00)	144.00
591-000-665.000	INTEREST EARNED	0.00	4,601.72	2,000.00	(2,601.72)	230.09
591-000-665.004	INTEREST - CAPITAL FUND	0.00	15,418.91	8,000.00	(7,418.91)	192.74
591-000-665.011	INTEREST INCOME M59 EAST (7)	393.78	2,472.53	0.00	(2,472.53)	100.00
591-000-673.000	SALE OF FIXED ASSETS	0.00	2,225.00	0.00	(2,225.00)	100.00
591-000-674.001	CONNECTION FEES	6,825.00	183,268.70	220,000.00	36,731.30	83.30
591-000-695.000	MISCELLANEOUS INCOME	551.56	2,275.30	5,000.00	2,724.70	45.51
591-000-699.000	SEWER ADMIN FEES	0.00	0.00	145,000.00	145,000.00	0.00
	REVENUES	10,994.75	1,378,924.58	1,976,997.00	598,072.42	69.75
TOTAL REVENUES						
		10,994.75	1,378,924.58	1,976,997.00	598,072.42	69.75
Expenditures						
OFFICE SUPPLIES						
591-000-727.000	OFFICE SUPPLIES	(53.69)	2,251.48	6,000.00	3,748.52	37.52
591-000-730.000	POSTAGE	0.00	4,218.63	2,500.00	(1,718.63)	168.75
	OFFICE SUPPLIES	(53.69)	6,470.11	8,500.00	2,029.89	76.12
OTHER						
591-000-958.000	DUES & MISC	1,676.34	6,308.46	5,000.00	(1,308.46)	126.17
591-000-960.000	EDUCATION & TRAINING	0.00	2,345.00	3,000.00	655.00	78.17
591-000-962.000	MISCELLANEOUS	0.00	1,285.35	1,000.00	(285.35)	128.54
591-000-968.000	DEPRECIATION WATER SYSTEM	0.00	0.00	320,000.00	320,000.00	0.00
591-000-969.000	DEPRECIATION & AMORTIZATION	0.00	0.00	35,000.00	35,000.00	0.00
591-000-976.000	BOND INTEREST-DWRF	0.00	15,625.00	15,625.00	0.00	100.00
591-000-977.000	VEHICLES	0.00	875.00	45,000.00	44,125.00	1.94
591-000-991.001	PRINCIPAL COPIER LEASE	261.04	1,264.51	1,515.00	250.49	83.47
591-000-995.000	MISC SERVICE CHARGES	0.00	2,058.38	1,000.00	(1,058.38)	205.84
591-000-995.001	WELL HEAD PROTECTION PROGRAM	0.00	3,433.75	41,840.00	38,406.25	8.21
591-000-995.002	INTEREST COPIER LEASE	34.96	215.49	265.00	49.51	81.32
	OTHER	1,972.34	33,410.94	469,245.00	435,834.06	0.78
SALARIES						
591-000-703.000	MANAGER SALARIES	6,897.15	89,663.00	87,470.00	(2,193.00)	102.51
591-000-706.000	WAGES CLERICAL	7,227.91	93,630.08	93,740.00	109.92	99.88
591-000-707.000	WAGES MAINTENANCE	6,495.01	99,496.63	178,000.00	78,503.37	55.90
591-000-707.001	WAGES PART TIME	0.00	0.00	10,000.00	10,000.00	0.00
591-000-707.002	WEEKEND ON CALL WATER OPERATOR	194.85	734.74	4,000.00	3,265.26	18.37
591-000-709.000	WAGES OVERTIME	1,025.46	8,277.83	5,000.00	(3,277.83)	165.56
	SALARIES	21,840.38	291,802.28	378,210.00	86,407.72	77.15
PAYROLL BENEFITS						
591-000-715.000	SOCIAL SECURITY	1,687.75	21,788.68	26,100.00	4,311.32	8
591-000-716.000	HOSP & OPTICAL INSURANCE	8,311.06	85,170.19	117,290.00	32,119.81	7

PERIOD ENDING 12/31/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 12/31/2021	YTD BALANCE 12/31/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 591 - WATER						
Expenditures						
591-000-717.000	GROUP LIFE INSURANCE	39.25	449.75	540.00	90.25	83.29
591-000-718.000	PENSION	580.48	15,703.66	19,370.00	3,666.34	81.07
591-000-718.001	HEALTH CARE SAVINGS PLAN	500.00	4,800.00	7,200.00	2,400.00	66.67
591-000-719.000	WORKERS COMP INSURANCE	1,584.50	5,998.25	12,050.00	6,051.75	49.78
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	20.27	1,367.97	1,620.00	252.03	84.44
591-000-724.000	DENTAL INSURANCE	252.62	3,880.30	6,630.00	2,749.70	58.53
PAYROLL BENEFITS		12,975.93	209,158.80	260,800.00	51,641.20	80.20
OTHER						
591-000-976.005	BOND INTEREST NORDIC DR MAIN	0.00	(29,721.21)	1,050.00	30,771.21	(2,830.5)
OTHER		0.00	(29,721.21)	1,050.00	30,771.21	0.78
OPERATING EXPENSES						
591-000-740.000	OPERATING SUPPLIES	264.52	3,018.18	7,500.00	4,481.82	40.24
591-000-744.000	SAFETY GEAR AND CLOTHING	3,169.37	7,283.80	5,000.00	(2,283.80)	145.68
591-000-745.000	SYSTEM CHEMICALS	0.00	40,518.30	50,000.00	9,481.70	81.04
591-000-748.000	TESTING WATER SYSTEMS	1,172.00	14,416.39	10,000.00	(4,416.39)	144.16
591-000-750.000	OPERATING SUPPLIES METERS	2,872.86	29,124.53	100,000.00	70,875.47	29.12
591-000-750.001	OPERATING SUPP METER TRANSMITT	0.00	18,907.23	40,000.00	21,092.77	47.27
591-000-755.000	OPERATING SUPPLIES TOOLS	17.81	9,684.62	8,000.00	(1,684.62)	121.06
591-000-801.001	HR SERVICES	0.00	0.00	6,640.00	6,640.00	0.00
591-000-802.000	ENG & ARCH FEES	2,947.50	26,540.00	0.00	(26,540.00)	100.00
591-000-803.000	IRON FILTRATION EXPENSES	0.00	16,683.96	16,052.00	(631.96)	103.94
591-000-807.000	ACCOUNTING & AUDITING	0.00	4,000.00	4,000.00	0.00	100.00
591-000-818.000	CONTRACTED SERVICES	2,998.33	48,067.68	40,000.00	(8,067.68)	120.17
591-000-826.000	ATTORNEY FEES	462.00	2,842.00	3,000.00	158.00	94.73
591-000-853.000	TELEPHONE/CELL PHONE SERVICES	554.02	6,510.45	4,000.00	(2,510.45)	162.76
591-000-867.000	GASOLINE/FUEL	452.94	4,796.90	6,000.00	1,203.10	79.95
591-000-903.000	LEGAL NOTICES	0.00	2,183.73	2,000.00	(183.73)	109.19
591-000-911.000	GENERAL LIAB INSURANCE	0.00	30,198.08	35,000.00	4,801.92	86.28
OPERATING EXPENSES		14,911.35	264,775.85	337,192.00	72,416.15	78.52
MAINTENANCE						
591-000-863.000	REPAIRS & MAINT VEHICLES	790.50	4,019.36	5,000.00	980.64	80.39
591-000-931.000	REPAIR & MAINT BLDG & EQUIP	167.34	45,776.87	275,000.00	229,223.13	16.65
591-000-931.001	GROUND MAINTENANCE	0.00	15,610.00	15,000.00	(610.00)	104.07
591-000-934.000	REPAIR & MAINT WATER SYSTEM	16,387.31	30,038.96	100,000.00	69,961.04	30.04
591-000-934.001	REPAIR & MAINT TOWER 1	0.00	0.00	25,000.00	25,000.00	0.00
591-000-934.002	REPAIR & MAINT TOWER 2	0.00	5,532.50	25,000.00	19,467.50	22.13
591-000-935.000	REPAIR METERS	0.00	0.00	2,000.00	2,000.00	0.00
MAINTENANCE		17,345.15	100,977.69	447,000.00	346,022.31	22.59
UTILITIES						
591-000-921.000	ELECTRICITY TOWER	35.10	539.46	1,000.00	460.54	53.95
591-000-921.001	ELECTRICITY TL	238.36	2,241.90	5,000.00	2,758.10	44.84
591-000-921.002	ELECTRICITY HILLVIEW	312.51	3,589.27	3,000.00	(589.27)	119.64
591-000-921.004	ELECTRICITY VILLAGE ACRES	2,064.69	39,378.73	40,000.00	621.27	98.45
591-000-921.005	ELECTRICITY SUBURBAN KNOLLS	0.00	134.51	0.00	(134.51)	100.00
591-000-921.006	ELECTRICITY GRASS LAKE	1,320.93	23,692.78	18,000.00	(5,692.78)	131.63
591-000-921.007	ELECTRICITY TOWER #2	115.74	1,001.19	1,000.00	(1.19)	100.00
591-000-921.008	ELECTRICITY-HURONDALE	156.44	1,828.18	1,500.00	(328.18)	121.52
591-000-921.010	ELECTRICITY 933 WILLIAMS-HURONDALE	31.76	259.40	500.00	240.60	51.88

REVENUE AND EXPENDITURE REPORT FOR WHITE LAKE TOWNSHIP

Section 6, Item A.

PERIOD ENDING 12/31/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 12/31/2021	YTD BALANCE 12/31/2021	2021 AMENDED BUDGET	AVAILABLE BALANCE	% BDGT USED
Fund 591 - WATER						
Expenditures						
591-000-923.001	GAS TWIN LAKES	129.35	903.58	1,000.00	96.42	90.36
591-000-923.002	GAS HILLVIEW	152.94	620.28	1,000.00	379.72	62.03
591-000-923.004	GAS GRASS LAKE	148.90	1,039.20	1,000.00	(39.20)	103.92
591-000-923.005	GAS VILLAGE ACRES-SATELITE RD	2,370.51	5,197.53	2,000.00	(3,197.53)	259.88
UTILITIES		7,077.23	80,426.01	75,000.00	(5,426.01)	107.23
TOTAL EXPENDITURES		76,068.69	957,300.47	1,976,997.00	1,019,696.53	48.42
Fund 591 - WATER:						
TOTAL REVENUES		10,994.75	1,378,924.58	1,976,997.00	598,072.42	69.75
TOTAL EXPENDITURES		76,068.69	957,300.47	1,976,997.00	1,019,696.53	48.42
NET OF REVENUES & EXPENDITURES		(65,073.94)	421,624.11	0.00	(421,624.11)	100.00
TOTAL REVENUES - ALL FUNDS						
TOTAL EXPENDITURES - ALL FUNDS		688,168.78	17,659,235.40	24,557,872.00	6,898,636.60	71.91
NET OF REVENUES & EXPENDITURES		1,391,226.82	20,496,485.51	24,557,872.00	4,061,386.49	83.46
NET OF REVENUES & EXPENDITURES		(703,058.04)	(2,837,250.11)	0.00	2,837,250.11	100.00

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
12/01/2021	FLEX	1754	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING AC	19.60
12/02/2021	FLEX	1755	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING AC	54.47
12/03/2021	FLEX	1756	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING AC	115.85
12/06/2021	FLEX	1757	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING AC	375.78
12/08/2021	FLEX	1758	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING AC	110.25
12/09/2021	FLEX	1759	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING AC	91.80
12/10/2021	FLEX	1760	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING AC	162.16
12/13/2021	FLEX	1761	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING AC	351.35
12/16/2021	FLEX	1762	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING AC	75.00
12/17/2021	FLEX	1763	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING AC	32.87
12/20/2021	FLEX	1764	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING AC	924.75
12/22/2021	FLEX	1765	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING AC	27.54
12/23/2021	FLEX	1766	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING AC	51.94
12/24/2021	FLEX	1767	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING AC	1,095.57
12/27/2021	FLEX	1768	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING AC	253.59
12/29/2021	FLEX	1769	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING AC	79.26
12/30/2021	FLEX	1770	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING AC	135.03
12/31/2021	FLEX	1771	FLEXIBLE SPENDING ACCT	FLEXIBLE SPENDING ACCOUNT	101-000-282.000	FLEXIBLE SPENDING AC	19.43
FLEX Total							3,976.24
12/02/2021	GEN	1230076(E)	MERS	11/01/21-11/30/21 MERS CONTRIBUTIONS	101-000-080.718	DUE FROM WATER PEN	580.48
12/02/2021	GEN	1230076(E)	MERS	11/01/21-11/30/21 MERS CONTRIBUTIONS	101-000-231.001	PAY DEDUCT PENSION	10,496.15
12/02/2021	GEN	1230076(E)	MERS	11/01/21-11/30/21 MERS CONTRIBUTIONS	101-171-718.000	PENSION	7,803.92
12/02/2021	GEN	1230076(E)	MERS	11/01/21-11/30/21 MERS CONTRIBUTIONS	101-192-718.000	PENSION	3,064.16
12/02/2021	GEN	1230076(E)	MERS	11/01/21-11/30/21 MERS CONTRIBUTIONS	101-209-718.000	PENSION	3,192.18
12/02/2021	GEN	1230076(E)	MERS	11/01/21-11/30/21 MERS CONTRIBUTIONS	101-215-718.000	PENSION	8,636.13
12/02/2021	GEN	1230076(E)	MERS	11/01/21-11/30/21 MERS CONTRIBUTIONS	101-253-718.000	PENSION	6,432.48
12/02/2021	GEN	1230076(E)	MERS	11/01/21-11/30/21 MERS CONTRIBUTIONS	101-265-718.000	PENSION	1,948.13
12/02/2021	GEN	1230076(E)	MERS	11/01/21-11/30/21 MERS CONTRIBUTIONS	101-372-718.000	PENSION	1,174.45
12/02/2021	GEN	1230076(E)	MERS	11/01/21-11/30/21 MERS CONTRIBUTIONS	101-402-718.000	PENSION	3,086.03
12/02/2021	GEN	1230076(E)	MERS	11/01/21-11/30/21 MERS CONTRIBUTIONS	101-757-718.000	PENSION	1,259.94
12/02/2021	GEN	1230076(E)	MERS	11/01/21-11/30/21 MERS CONTRIBUTIONS	206-000-231.001	PAY DEDUCT PENSION	6,088.44
12/02/2021	GEN	1230076(E)	MERS	11/01/21-11/30/21 MERS CONTRIBUTIONS	206-336-718.000	PENSION	20,220.57
12/02/2021	GEN	1230076(E)	MERS	11/01/21-11/30/21 MERS CONTRIBUTIONS	207-000-231.001	PAY DEDUCT PENSION	12,577.32
12/02/2021	GEN	1230076(E)	MERS	11/01/21-11/30/21 MERS CONTRIBUTIONS	207-301-718.000	PENSION	48,363.85
12/02/2021	GEN	1230076(E)	MERS	11/01/21-11/30/21 MERS CONTRIBUTIONS	249-000-231.001	PAY DEDUCT PENSION	696.12
12/02/2021	GEN	1230076(E)	MERS	11/01/21-11/30/21 MERS CONTRIBUTIONS	249-000-718.000	PENSION	588.91
12/02/2021	GEN	88782	AMANDA SMYCZAK	REIMBURSE COSTS INCURRED FOR SEPTIC	296-536-801.000	PROFESSIONAL FEES	836.00
12/02/2021	GEN	88783	EGANIX INC.	PROPRIETARY NITROGEN SUPPLEMENT W/MCT	296-000-851.000	REPAIRS AND MAINTEN	2,300.00
12/02/2021	GEN	88784	RIVER CADDIS DEVELOPMENT, LLC	CONSULTING FEE 6 OF 6	246-000-970.005	CAPITAL OUTLAY-NEW	30,

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
12/02/2021	GEN	88785	GFL	10055 DEC2021 RESIDENTIAL PICK UP	226-528-801.000	RUBBISH EXPENDITURE	152,936.55
12/02/2021	GEN	88786	JEANNE EAGEN	INSTRUCTOR FEES	101-757-751.000	SENIOR ACTIVITIES	68.00
12/02/2021	GEN	88787	LEISURE UNLIMITED LLC	INSTRUCTOR'S FEE	101-757-751.000	SENIOR ACTIVITIES	78.00
12/02/2021	GEN	88788	MARLENE TURNER	INSTRUCTOR FEE	101-757-751.000	SENIOR ACTIVITIES	30.00
12/02/2021	GEN	88789	DLZ MICHIGAN, INC.	P/R-CIVIC CENTER PATHWAY SERVICES	208-000-972.000	PATHWAY PROJECTS	598.75
12/02/2021	GEN	88790	ALERUS FINANCIAL	11/01/21-11/30/21 EE + ER HCSP CONTRIBUTIONS	101-000-080.962	DUE FROM WATER MIS	500.00
12/02/2021	GEN	88790	ALERUS FINANCIAL	11/01/21-11/30/21 EE + ER HCSP CONTRIBUTIONS	101-000-232.005	PAY DEDUCT HOSP	502.84
12/02/2021	GEN	88790	ALERUS FINANCIAL	11/01/21-11/30/21 EE + ER HCSP CONTRIBUTIONS	101-171-718.001	HEALTH CARE SAVINGS	200.00
12/02/2021	GEN	88790	ALERUS FINANCIAL	11/01/21-11/30/21 EE + ER HCSP CONTRIBUTIONS	101-209-718.001	HEALTH CARE SAVINGS	200.00
12/02/2021	GEN	88790	ALERUS FINANCIAL	11/01/21-11/30/21 EE + ER HCSP CONTRIBUTIONS	101-215-718.001	HEALTH CARE SAVINGS	507.70
12/02/2021	GEN	88790	ALERUS FINANCIAL	11/01/21-11/30/21 EE + ER HCSP CONTRIBUTIONS	101-253-718.001	HEALTH CARE SAVINGS	378.94
12/02/2021	GEN	88790	ALERUS FINANCIAL	11/01/21-11/30/21 EE + ER HCSP CONTRIBUTIONS	101-402-718.001	HEALTH CARE SAVINGS	200.00
12/02/2021	GEN	88790	ALERUS FINANCIAL	11/01/21-11/30/21 EE + ER HCSP CONTRIBUTIONS	101-757-718.001	HEALTH CARE SAVINGS	100.00
12/02/2021	GEN	88790	ALERUS FINANCIAL	11/01/21-11/30/21 EE + ER HCSP CONTRIBUTIONS	206-000-232.005	PAY DEDUCT HOSP	1,083.09
12/02/2021	GEN	88790	ALERUS FINANCIAL	11/01/21-11/30/21 EE + ER HCSP CONTRIBUTIONS	206-336-718.002	HEALTH CARE SAVINGS	1,263.61
12/02/2021	GEN	88790	ALERUS FINANCIAL	11/01/21-11/30/21 EE + ER HCSP CONTRIBUTIONS	207-000-232.005	PAY DEDUCT HOSP	3,021.60
12/02/2021	GEN	88790	ALERUS FINANCIAL	11/01/21-11/30/21 EE + ER HCSP CONTRIBUTIONS	207-301-718.001	HEALTH CARE SAVINGS	3,625.20
12/02/2021	GEN	88790	ALERUS FINANCIAL	11/01/21-11/30/21 EE + ER HCSP CONTRIBUTIONS	249-000-718.001	HEALTH CARE SAVINGS	300.00
12/02/2021	GEN	88791	ALPHA PSYCHOLOGICAL SERVICES	PSYCHOLOGICAL ASSESSMENT & EVALUATION	207-301-962.001	MISCELLANEOUS	2,175.00
12/02/2021	GEN	88792	AMAZON	TWP BOARD NAME PLATES	101-101-962.000	MISCELLANEOUS	47.45
12/02/2021	GEN	88792	AMAZON	ELECTIONS RUBBER DATE STAMP	101-191-740.000	OPERATING SUPPLIES	126.75
12/02/2021	GEN	88792	AMAZON	ASSESSOMG LASER JET PRINTER	101-249-727.000	OFFICE SUPPLIES	329.00
12/02/2021	GEN	88792	AMAZON	PD. (11) CALENDARS	207-301-727.000	OFFICE SUPPLIES	304.81
12/02/2021	GEN	88792	AMAZON	INK CRTDG, (3) STRMLGT 1000 LUMENS/(3) STRMLC	207-301-744.000	UNIFORMS	702.57
12/02/2021	GEN	88793	ANDREW MORELLI	MORELLI, REPLACE LOST GLASSES	206-336-962.000	MISCELLANEOUS	32.18
12/02/2021	GEN	88794	ANGELIC STITCHES LLC	HANNEMAN, ATTACH 4TH STAR	206-336-744.000	UNIFORMS	6.00
12/02/2021	GEN	88795	AT & T	OCT 20 - NOV 19, 2021 CHARGES	101-000-080.853	DUE FROM WATER PHC	195.35
12/02/2021	GEN	88795	AT & T	OCT 20 - NOV 19, 2021 CHARGES	101-265-853.000	TELEPHONE	820.13
12/02/2021	GEN	88795	AT & T	OCT 20 - NOV 19, 2021 CHARGES	101-269-853.001	TELEPHONE FISK FARM	29.73
12/02/2021	GEN	88795	AT & T	DUBLIN 10/20/21-11/19/21 CHARGES	101-757-853.000	TELEPHONE	158.67
12/02/2021	GEN	88795	AT & T	STA #1 10/20/21-11/19/21 CHARGES	206-336-853.001	TELEPHONE STATION 1	182.58
12/02/2021	GEN	88795	AT & T	STA #2 10/20/21-11/19/21 CHARGES	206-336-853.002	TELEPHONE STATION 2	71.76
12/02/2021	GEN	88795	AT & T	OCT 20 - NOV 19, 2021 CHARGES	207-301-853.000	TELEPHONE	605.67
12/02/2021	GEN	88796	BOUND TREE MEDICAL LLC.	MEDICAL SUPPLIES	206-336-767.000	MEDICAL SUPPLIES	598.19
12/02/2021	GEN	88797	BREEN'S LANDSCAPE & SUPPLY CENTER	ROCK SALT	101-265-931.002	GROUND MAINTENAN	484.00
12/02/2021	GEN	88798	COMCAST	DUBLIN 12/01/21-12/31/21 MONTHLY CHARGES	101-757-751.000	SENIOR ACTIVITIES	178.35
12/02/2021	GEN	88799	CONSUMERS ENERGY	10/22/21-11/23/21 GEN TWP	101-265-923.000	HEAT TWP HALL	590.84
12/02/2021	GEN	88799	CONSUMERS ENERGY	10/22/21-11/23/21 COMM HALL	101-269-923.001	HEAT COMM HALL	186.46
12/02/2021	GEN	88799	CONSUMERS ENERGY	10/22/21-11/23/21 FISK FARM	101-269-923.004	HEAT FISK	

WHITE LAKE TWP
DECEMBER 2021 CHECK DISBURSEMENTS

Section 6, Item B.

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
12/02/2021	GEN	88799	CONSUMERS ENERGY	10/22/21-11/23/21 ANNEX	101-269-923.011	GAS-TWP ANNEX	614.65
12/02/2021	GEN	88799	CONSUMERS ENERGY	10/22/21-11/22/21 DUBLIN	101-757-923.000	HEAT	168.23
12/02/2021	GEN	88799	CONSUMERS ENERGY	10/22/21-11/23/21 STA 1	206-336-923.001	HEAT STATION 1	356.70
12/02/2021	GEN	88799	CONSUMERS ENERGY	10/22/21-11/23/21 STA 2	206-336-923.002	HEAT STATION 2	225.37
12/02/2021	GEN	88799	CONSUMERS ENERGY	10/22/21-11/23/21 STA 3	206-336-923.003	HEAT STATION 3	237.80
12/02/2021	GEN	88800	DANIEL KELLER	KELLER, REIMBURSE UNIFORM PURCHASES	207-301-744.000	UNIFORMS	352.64
12/02/2021	GEN	88801	DARWEL ENTERPRISES LLC	WLT FLOOR MATS	101-265-931.001	BLDG MAINTENANCE &	159.99
12/02/2021	GEN	88801	DARWEL ENTERPRISES LLC	FIRE DEPT FLOOR MATS	206-336-931.001	MAINTENANCE STATIOI	61.28
12/02/2021	GEN	88801	DARWEL ENTERPRISES LLC	PD, MONTHLY CHARGES	207-301-931.001	BLDG MAINTENANCE &	93.50
12/02/2021	GEN	88802	DELL MARKETING L P	(2) IN CAR COMPUTERS	207-301-977.000	EQUIPMENT ACQUISITI	4,568.00
12/02/2021	GEN	88803	DLZ MICHIGAN, INC.	WLT LIBRARY PAID FROM BOND BALANCE	101-000-283.001	DEPOSITS - CASH BOND	377.00
12/02/2021	GEN	88803	DLZ MICHIGAN, INC.	8414 CASCADE ST PLOT PLAN	249-000-801.000	PROFESSIONAL FEES	1,750.00
12/02/2021	GEN	88804	DOUGLAS WATER CONDITIONING	SOFTENER SALT	206-336-931.001	MAINTENANCE STATIOI	180.50
12/02/2021	GEN	88805	DTE ENERGY	10/16/21-11/17/21 COMM HALL	101-269-921.001	ELECTRIC COMM HALL	62.91
12/02/2021	GEN	88805	DTE ENERGY	9180 HIGHLAND 10/21/21-11/19/21 MONTHLY CHA	101-269-921.004	ELECTRIC FISK	22.98
12/02/2021	GEN	88805	DTE ENERGY	10/19-11/17/21 WHITE LAKE CEMETERY	101-276-921.001	ELECTRIC WHITE LAKE	11.04
12/02/2021	GEN	88805	DTE ENERGY	685 UNION 10/21/1-11/19/21 CHARGES	101-757-921.000	ELECTRIC	513.29
12/02/2021	GEN	88805	DTE ENERGY	10/16/21-11/17/21 STA 1	206-336-921.001	ELECTRIC STATION 1	926.99
12/02/2021	GEN	88805	DTE ENERGY	10/16/21-11/17/21 STA 3	206-336-921.003	ELECTRIC STATION 3	181.92
12/02/2021	GEN	88806	ELECTIONSOURCE	NO CAMPAIGNING BEYOND THIS POINTS SIGNS/CEF	101-191-740.000	OPERATING SUPPLIES	198.56
12/02/2021	GEN	88807	FIRE SAVVY CONSULTANTS	UPS STORE SPRINKLER REVIEW	249-000-801.000	PROFESSIONAL FEES	400.00
12/02/2021	GEN	88808	FIRST CHOICE COFFEE SERVICES	MONTHLY CHARGES STA #1	206-336-931.001	MAINTENANCE STATIOI	105.00
12/02/2021	GEN	88808	FIRST CHOICE COFFEE SERVICES	STA #1 & STA #2, WATER PURIFIER FILTERS	206-336-931.002	MAINTENANCE STATIOI	35.00
12/02/2021	GEN	88808	FIRST CHOICE COFFEE SERVICES	STA #3 WATER PURIFIER FILTERS	206-336-931.003	MAINTENANCE STATIOI	35.00
12/02/2021	GEN	88809	FLAGSTAR BANK	10/14/21-11/12/21 CHARGES	101-000-080.962	DUE FROM WATER MIS	1,741.91
12/02/2021	GEN	88809	FLAGSTAR BANK	10/14/21-11/12/21 CHARGES	101-101-710.000	FEES & PER DIEM	14.99
12/02/2021	GEN	88809	FLAGSTAR BANK	10/14/21-11/12/21 CHARGES	101-191-740.000	OPERATING SUPPLIES	54.37
12/02/2021	GEN	88809	FLAGSTAR BANK	10/14/21-11/12/21 CHARGES	101-191-962.000	MISCELLANEOUS	739.73
12/02/2021	GEN	88809	FLAGSTAR BANK	10/14/21-11/12/21 CHARGES	101-249-727.000	OFFICE SUPPLIES	29.66
12/02/2021	GEN	88809	FLAGSTAR BANK	10/14/21-11/12/21 CHARGES	101-265-931.001	BLDG MAINTENANCE &	26.96
12/02/2021	GEN	88809	FLAGSTAR BANK	10/14/21-11/12/21 CHARGES	101-269-931.013	BUILDING MAINTENAN	67.20
12/02/2021	GEN	88809	FLAGSTAR BANK	10/14/21-11/12/21 CHARGES	101-299-956.000	UNALLOCATED MISCELI	353.42
12/02/2021	GEN	88809	FLAGSTAR BANK	10/14/21-11/12/21 CHARGES	101-757-751.000	SENIOR ACTIVITIES	179.49
12/02/2021	GEN	88809	FLAGSTAR BANK	10/14/21-11/12/21 CHARGES	206-336-727.000	OFFICE SUPPLIES	205.41
12/02/2021	GEN	88809	FLAGSTAR BANK	10/14/21-11/12/21 CHARGES	206-336-757.000	OPERATING SUPPLIES	944.50
12/02/2021	GEN	88809	FLAGSTAR BANK	10/14/21-11/12/21 CHARGES	206-336-863.001	VEHICLE MAINTENANCI	78.22
12/02/2021	GEN	88809	FLAGSTAR BANK	10/14/21-11/12/21 CHARGES	206-336-958.000	MEMBERSHIPS & DUES	300.00
12/02/2021	GEN	88809	FLAGSTAR BANK	10/14/21-11/12/21 CHARGES	206-336-960.000	TRAINING	(50.00)
12/02/2021	GEN	88809	FLAGSTAR BANK	10/14/21-11/12/21 CHARGES	207-301-727.000	OFFICE SUPPLIES	

WHITE LAKE TWP
DECEMBER 2021 CHECK DISBURSEMENTS

Section 6, Item B.

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
12/02/2021	GEN	88809	FLAGSTAR BANK	10/14/21-11/12/21 CHARGES	207-301-958.000	MEMBERSHIPS & DUES	25.00
12/02/2021	GEN	88809	FLAGSTAR BANK	10/14/21-11/12/21 CHARGES	207-301-960.000	TRAINING	92.09
12/02/2021	GEN	88809	FLAGSTAR BANK	10/14/21-11/12/21 CHARGES	249-000-957.000	SUBSCRIPTIONS	55.00
12/02/2021	GEN	88809	FLAGSTAR BANK	10/14/21-11/12/21 CHARGES	701-000-286.443	DUBLIN SCHOOL RAZE/	28.28
12/02/2021	GEN	88810	FRONTIER	STA #3 MONTHLY CHARGES	206-336-853.003	TELEPHONE STATION 3	53.15
12/02/2021	GEN	88811	GLOBAL OFFICE SOLUTIONS	GEN. TWP. - PAPERCLIPS - LG. & SM. - RETRACTABLE	101-249-727.000	OFFICE SUPPLIES	278.04
12/02/2021	GEN	88811	GLOBAL OFFICE SOLUTIONS	BINDERS	207-301-727.000	OFFICE SUPPLIES	482.10
12/02/2021	GEN	88812	HOLLY KIDLE	KIDLE, MEALS AT DISPATCH TRAINING	207-301-960.002	SNC (STATE 911) TRAIN	90.05
12/02/2021	GEN	88813	HOWARD L. SHIFMAN P.C.	NOVEMBER PERSONNEL LEGAL CHARGES	101-210-826.000	LEGAL FEES	1,050.00
12/02/2021	GEN	88813	HOWARD L. SHIFMAN P.C.	NOVEMBER PERSONNEL LEGAL CHARGES	206-336-826.000	LEGAL FEES	2,912.50
12/02/2021	GEN	88813	HOWARD L. SHIFMAN P.C.	NOVEMBER PERSONNEL LEGAL CHARGES	207-301-826.002	LEGAL FEES - LABOR RE	225.00
12/02/2021	GEN	88814	HURON VALLEY GUNS	VOS, PANTS, SHIRTS	206-336-744.000	UNIFORMS	480.95
12/02/2021	GEN	88815	HURON VALLEY YOUTH ASSISTANCE	07/21-06/22 SPONSORSHIP FUNDS	101-101-962.000	MISCELLANEOUS	10,334.00
12/02/2021	GEN	88816	IVY STOGDILL	STOGDILL, MEALS FOR DISPATCH TRAINING	207-301-960.002	SNC (STATE 911) TRAIN	78.61
12/02/2021	GEN	88817	J&B MEDICAL SUPPLY INC	PHILIPS AED REPLACEMENT BATTERIES (2)	206-336-767.000	MEDICAL SUPPLIES	366.85
12/02/2021	GEN	88818	JASON CREAM	REIMBURSE PORTION OF (3) BRONZE AXES	206-336-962.000	MISCELLANEOUS	500.00
12/02/2021	GEN	88819	JK LOCKSMITH CO. LLC	SERVICE CALL, PADDLE, CONTROLLER	207-301-931.001	BLDG MAINTENANCE &	694.00
12/02/2021	GEN	88820	JOHN HANCOCK-70482-00-5	NOVEMBER 2021 PENSION CONTRIBUTIONS	101-000-080.718	DUE FROM WATER PEN	620.74
12/02/2021	GEN	88820	JOHN HANCOCK-70482-00-5	NOVEMBER 2021 PENSION CONTRIBUTIONS	101-000-231.001	PAY DEDUCT PENSION	344.86
12/02/2021	GEN	88820	JOHN HANCOCK-70482-00-5	NOVEMBER 2021 PENSION CONTRIBUTIONS	206-336-718.000	PENSION	226.75
12/02/2021	GEN	88821	LOGOS & LETTERS	SILTER T SHIRTS, LS SHIRTS,	206-336-744.000	UNIFORMS	479.50
12/02/2021	GEN	88822	MERGE LIVE	11/16/21 BOT	101-101-710.000	FEES & PER DIEM	265.00
12/02/2021	GEN	88823	MI ASSN OF CHIEFS OF POLICE	WIN22 FULL CONFERENCE/IVORY, MATTHEW	207-301-864.000	CONFERENCES	330.00
12/02/2021	GEN	88824	MILLBROOK WATER CO	BOTTLED WATER	101-265-863.000	VEHICLE MAINTENANCE	68.00
12/02/2021	GEN	88824	MILLBROOK WATER CO	PD, BOTTLED WATER	207-301-931.001	BLDG MAINTENANCE &	55.00
12/02/2021	GEN	88825	MILLERS HIGHLAND TIRE AND AUTO REP,	ASSESSING 1FMCU92Z9 8KC01862 TIRES	101-265-863.000	VEHICLE MAINTENANCE	1,229.96
12/02/2021	GEN	88826	NICHOLS PAPER & SUPPLY CO	BUILDING SUPPLIES	101-265-931.001	BLDG MAINTENANCE &	987.82
12/02/2021	GEN	88826	NICHOLS PAPER & SUPPLY CO	BUILDING SUPPLIES	101-269-931.001	BLDG MAINT COMM H/	282.21
12/02/2021	GEN	88826	NICHOLS PAPER & SUPPLY CO	BUILDING SUPPLIES	101-269-931.013	BUILDING MAINTENAN	423.36
12/02/2021	GEN	88826	NICHOLS PAPER & SUPPLY CO	BUILDING SUPPLIES	101-757-931.000	BUILDING MAINTENAN	423.35
12/02/2021	GEN	88826	NICHOLS PAPER & SUPPLY CO	BUILDING SUPPLIES	207-301-931.001	BLDG MAINTENANCE &	705.59
12/02/2021	GEN	88827	O.C.W.R.C.	08/01/21-11/01/21 GENERAL TWP	101-265-922.000	UTILITIES-TWP HALL	1,430.83
12/02/2021	GEN	88827	O.C.W.R.C.	08/01/21-11/01/21 FISK FARM	101-269-922.004	UTILITIES FISK	366.88
12/02/2021	GEN	88827	O.C.W.R.C.	08/01/21-11/01/21 DUBLIN	101-757-922.000	UTILITIES	366.88
12/02/2021	GEN	88828	OAKLAND COMMUNITY COLLEGE	JAN-DEC 2021 MCOLES DISBURSEMENT	207-301-960.001	CRIMINAL JUSTICE TRN	3,373.92
12/02/2021	GEN	88828	OAKLAND COMMUNITY COLLEGE	STOGDILL & KIDLE BASIC TELECOMMUNICATOR	207-301-960.002	SNC (STATE 911) TRAIN	1,300.00
12/02/2021	GEN	88829	OAKLAND COUNTY ROAD COMMISSION	TRAFFIC SIGNAL MAINTENANCE	101-446-930.000	TRAFFIC SIGNAL MAINT	393.46
12/02/2021	GEN	88830	OAKLAND SCHOOLS	PRISONER PROPERTY FORMS 1500	207-301-757.000	OPERATING SUPPLIES	215.00
12/02/2021	GEN	88831	OFFICE FURNITURE SOLUTIONS	COUNTERTOP FOR FILING CABINETS IN OLD WATER	101-265-974.000	IMPROVEMENTS & BET	

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12/02/2021	GEN	88832	PROGRESSIVE IRRIGATION INC.	LAWN MOWING SERVICES	101-265-931.002	GROUNDS MAINTENAN	218.75
12/02/2021	GEN	88832	PROGRESSIVE IRRIGATION INC.	LAWN MOWING SERVICES	101-269-931.001	BLDG MAINT COMM H/	93.75
12/02/2021	GEN	88832	PROGRESSIVE IRRIGATION INC.	LAWN MOWING SERVICES	101-269-931.007	BLDG MAINT FISK	550.00
12/02/2021	GEN	88832	PROGRESSIVE IRRIGATION INC.	LAWN MOWING SERVICES	101-269-931.013	BUILDING MAINTENAN	125.00
12/02/2021	GEN	88832	PROGRESSIVE IRRIGATION INC.	LAWN MOWING SERVICES	101-269-931.014	10895 ELIZABETH LK PR	62.50
12/02/2021	GEN	88832	PROGRESSIVE IRRIGATION INC.	LAWN MOWING SERVICES	206-336-931.001	MAINTENANCE STATIOI	170.76
12/02/2021	GEN	88832	PROGRESSIVE IRRIGATION INC.	LAWN MOWING SERVICES	206-336-931.002	MAINTENANCE STATIOI	62.50
12/02/2021	GEN	88832	PROGRESSIVE IRRIGATION INC.	LAWN MOWING SERVICES	206-336-931.003	MAINTENANCE STATIOI	62.50
12/02/2021	GEN	88832	PROGRESSIVE IRRIGATION INC.	LAWN MOWING SERVICES	208-000-931.001	GROUNDS MAINTENAN	1,718.35
12/02/2021	GEN	88833	SPINAL COLUMN MEDIA GROUP	11/17/21 BUDGET ADVERTISING	101-247-903.000	LEGAL PUBLICATIONS	330.00
12/02/2021	GEN	88834	STAR EMS	OCTOBER 2021 SERVICES	206-000-630.000	AMBULANCE TRANSPOR	51.37
12/02/2021	GEN	88834	STAR EMS	YOUNG, BLOOD ALCOHOL DRAW	207-301-962.003	EVIDENCE COLLECTION	100.00
12/02/2021	GEN	88835	STATE OF MICHIGAN	STIPUTLATION FEE	101-000-214.016	DUE TO OTHERS	25.00
12/02/2021	GEN	88836	SUBURBAN FORD	21-7 OIL CHANGE, FILTER, INSPECT	207-301-863.001	VEHICLE MAINTENANCI	46.64
12/02/2021	GEN	88837	TIME FOR BLINDS	BALANCE DUE FOR NEW BLINDS	101-265-974.000	IMPROVEMENTS & BET	623.00
12/02/2021	GEN	88838	TRUSTMARK VOLUNTARY BENEFIT SOLUT	TRUSTMARK NOVEMBER CHARGES	101-000-232.002	PAY DEDUCT VOLUNTA	329.38
12/02/2021	GEN	88838	TRUSTMARK VOLUNTARY BENEFIT SOLUT	TRUSTMARK NOVEMBER CHARGES	206-000-232.002	PAY DEDUCT LIFE INS	221.96
12/02/2021	GEN	88838	TRUSTMARK VOLUNTARY BENEFIT SOLUT	TRUSTMARK NOVEMBER CHARGES	207-000-232.002	PAY DEDUCT LIFE INS	358.22
12/02/2021	GEN	88838	TRUSTMARK VOLUNTARY BENEFIT SOLUT	TRUSTMARK NOVEMBER CHARGES	249-000-232.008	PAY DEDUCT VOL INS	86.88
12/02/2021	GEN	88839	U.S. BANK EQUIPMENT FINANCE	TWP COPIER LEASE PMT	101-906-991.000	PRINCIPAL-CAPITAL LEA	492.68
12/02/2021	GEN	88839	U.S. BANK EQUIPMENT FINANCE	TWP COPIER LEASE PMT	101-906-995.000	INTEREST-CAPITAL LEAS	60.32
12/02/2021	GEN	88840	WELLS FARGO VENDOR FINANCIAL SVCS	PD COPIER RENTAL	207-301-933.000	EQUIP LEASE/ MAINT C	131.79
12/02/2021	GEN	88841	WHITE LAKE TOWNSHIP LIBRARY	REFUND PUNCH LIST BOND	101-000-283.001	DEPOSITS - CASH BOND	32,052.50
12/02/2021	GEN	88842	TPC LAWN & LANDSCAPE	HIDDEN PINES MOWING	208-000-931.001	GROUNDS MAINTENAN	280.00
12/07/2021	GEN	88843	KATHLEEN GORDINEAR	REFUND 20 SENIORS \$12 EA FOR CANCELL PARTY	101-000-651.000	SENIOR ACTIVITIES	240.00
12/09/2021	GEN	88844	1ST HEATING & COOLING CO	DUBLIN, NO HEAT SVC CALL	101-757-931.000	BUILDING MAINTENAN	85.00
12/09/2021	GEN	88845	A&M PLUMBING	REPAIR JAIL CELL #2 TOILET	207-301-931.001	BLDG MAINTENANCE &	187.52
12/09/2021	GEN	88846	AMAZON	RETURN DIVIDERS	101-249-727.000	OFFICE SUPPLIES	(55.79)
12/09/2021	GEN	88846	AMAZON	MORELLI, WORK GLOVES	206-336-744.000	UNIFORMS	403.09
12/09/2021	GEN	88846	AMAZON	EMERGENCY KEYCHAIN CAR ESCAPE TOOL	206-336-757.000	OPERATING SUPPLIES	109.50
12/09/2021	GEN	88847	ANTHONY SORGE INSPECTIONS, LLC	11/20/21-12/03/21 BUILDING INSPECTIONS	249-000-706.003	CONTRACT BLDG INSPE	1,500.00
12/09/2021	GEN	88848	AT & T	05/20/21-06/19/21 ANNEX, MONTHLY CHARGES	101-265-853.000	TELEPHONE	1,254.29
12/09/2021	GEN	88849	AUDIO SENTRY CORPORATION	01/01/22-03/31/22 FISK FARM SECURITY	101-269-931.008	EQUIP MAINT FISK	58.50
12/09/2021	GEN	88850	AUTO-TECH COLLISION CENTER INC.	REFINISH 12 SQUAD CAR CENTER CAPS GLOSS BLAC	207-301-863.001	VEHICLE MAINTENANCI	300.00
12/09/2021	GEN	88851	BELLE TIRE	2019 TRUCK 023X149 (3) NEW TIRES	207-301-863.002	TIRES	707.97
12/09/2021	GEN	88852	CDW GOVERNMENT	BROTHER RUGGEDJET DT PRINTER 4" USB	207-301-727.000	OFFICE SUPPLIES	608.40
12/09/2021	GEN	88852	CDW GOVERNMENT	DOCKING STATION	207-301-757.000	OPERATING SUPPLIES	153.73
12/09/2021	GEN	88853	COMCAST	12/06/21-01/05/22 STA 2 CHARGES	206-336-757.000	OPERATING SUPPLIES	255.97
12/09/2021	GEN	88854	DTE ENERGY	NOVEMBER STREET LIGHTING	101-448-926.000	STREET LIGHTING	4,

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12/09/2021	GEN	88855	FIDELITY SECURITY LIFE INS/EYEMED	DECEMBER 2021 PREMIUMS	101-000-080.716	DUE FROM WATER HO	60.19
12/09/2021	GEN	88855	FIDELITY SECURITY LIFE INS/EYEMED	DECEMBER 2021 PREMIUMS	101-171-716.000	HOSP & OPTICAL INSUF	53.37
12/09/2021	GEN	88855	FIDELITY SECURITY LIFE INS/EYEMED	DECEMBER 2021 PREMIUMS	101-192-716.000	HOSP & OPTICAL INSUF	10.38
12/09/2021	GEN	88855	FIDELITY SECURITY LIFE INS/EYEMED	DECEMBER 2021 PREMIUMS	101-209-716.000	HOSP & OPTICAL INSUF	34.24
12/09/2021	GEN	88855	FIDELITY SECURITY LIFE INS/EYEMED	DECEMBER 2021 PREMIUMS	101-215-716.000	HOSP & OPTICAL INSUF	44.06
12/09/2021	GEN	88855	FIDELITY SECURITY LIFE INS/EYEMED	DECEMBER 2021 PREMIUMS	101-253-716.000	HOSP & OPTICAL INSUF	53.37
12/09/2021	GEN	88855	FIDELITY SECURITY LIFE INS/EYEMED	DECEMBER 2021 PREMIUMS	101-265-716.000	HOSP & OPTICAL INSUF	5.70
12/09/2021	GEN	88855	FIDELITY SECURITY LIFE INS/EYEMED	DECEMBER 2021 PREMIUMS	101-372-716.000	HOSP & OPTICAL INSUF	14.50
12/09/2021	GEN	88855	FIDELITY SECURITY LIFE INS/EYEMED	DECEMBER 2021 PREMIUMS	101-402-716.000	HOSP & OPTICAL INSUF	9.87
12/09/2021	GEN	88855	FIDELITY SECURITY LIFE INS/EYEMED	DECEMBER 2021 PREMIUMS	101-757-716.000	HOSP & OPTICAL INSUF	19.74
12/09/2021	GEN	88855	FIDELITY SECURITY LIFE INS/EYEMED	DECEMBER 2021 PREMIUMS	101-863-730.000	RETIREE HEALTH INSUR	82.53
12/09/2021	GEN	88855	FIDELITY SECURITY LIFE INS/EYEMED	DECEMBER 2021 PREMIUMS	206-336-716.000	HOSP & OPTICAL INSUF	200.61
12/09/2021	GEN	88855	FIDELITY SECURITY LIFE INS/EYEMED	DECEMBER 2021 PREMIUMS	206-336-716.002	RETIREE HEALTH CARE I	24.93
12/09/2021	GEN	88855	FIDELITY SECURITY LIFE INS/EYEMED	DECEMBER 2021 PREMIUMS	207-301-716.000	HOSP & OPTICAL INSUF	381.99
12/09/2021	GEN	88855	FIDELITY SECURITY LIFE INS/EYEMED	DECEMBER 2021 PREMIUMS	207-301-716.001	RETIREE HOSP & OPTIC	218.01
12/09/2021	GEN	88855	FIDELITY SECURITY LIFE INS/EYEMED	DECEMBER 2021 PREMIUMS	249-000-716.000	HOSP & OPTICAL INSUF	19.69
12/09/2021	GEN	88856	FIRST CHOICE COFFEE SERVICES	STA #3, FILTER REPLACMENT	206-336-931.003	MAINTENANCE STATIOI	177.52
12/09/2021	GEN	88857	FLINT WELDING SUPPLY COMPANY	OXYGEN AND AIR	206-336-758.000	OXYGEN & AIR	190.75
12/09/2021	GEN	88858	FORTIS GROUP	(3) BACKGROUND INVESTIGATION	206-336-801.000	CONSULTANT/PROFESS	4,500.00
12/09/2021	GEN	88859	GALLS, LLC	HANNEMAN, SHIRT, BELT, SOCKS	206-336-744.000	UNIFORMS	99.04
12/09/2021	GEN	88860	GLOBAL OFFICE SOLUTIONS	PAPER, PENS, NOTES, HIGHLIGHTERS	101-000-080.727	DUE FROM WATER OFF	55.11
12/09/2021	GEN	88860	GLOBAL OFFICE SOLUTIONS	CALENDAR	101-249-727.000	OFFICE SUPPLIES	602.74
12/09/2021	GEN	88860	GLOBAL OFFICE SOLUTIONS	PAPER, PENS, NOTES, HIGHLIGHTERS	206-336-727.000	OFFICE SUPPLIES	55.11
12/09/2021	GEN	88860	GLOBAL OFFICE SOLUTIONS	PD, STAPLES	207-301-727.000	OFFICE SUPPLIES	109.71
12/09/2021	GEN	88860	GLOBAL OFFICE SOLUTIONS	PAPER, PENS, NOTES, HIGHLIGHTERS	249-000-727.000	OFFICE SUPPLIES	36.74
12/09/2021	GEN	88861	SCOTT HERZBERG	11/20/21-12/03/21 MECHANICAL PAYROLL	249-000-707.001	PLUMBING/MECHANIC	2,742.90
12/09/2021	GEN	88862	HOWARD L. SHIFMAN P.C.	OCTOBER PERSONNEL LEGAL FEES	101-210-826.000	LEGAL FEES	1,075.00
12/09/2021	GEN	88862	HOWARD L. SHIFMAN P.C.	OCTOBER PERSONNEL LEGAL FEES	206-336-826.000	LEGAL FEES	1,825.00
12/09/2021	GEN	88862	HOWARD L. SHIFMAN P.C.	OCTOBER PERSONNEL LEGAL FEES	207-301-826.002	LEGAL FEES - LABOR RE	100.00
12/09/2021	GEN	88863	HURON VALLEY GUNS	SIMPSON, EMBROIDERY, INSPECTOR	206-336-744.000	UNIFORMS	36.99
12/09/2021	GEN	88863	HURON VALLEY GUNS	KELLER, PANT, SHIRT	207-301-744.000	UNIFORMS	3,188.48
12/09/2021	GEN	88864	HWLBA	2022 HWLBA MEMBERSHIP	101-171-958.000	MEMBERSHIPS & DUES	200.00
12/09/2021	GEN	88865	JENNIFER EDENS	12/02/21 SPECIAL BOARD MTG	101-101-710.000	FEES & PER DIEM	175.00
12/09/2021	GEN	88866	LESLIE TIRE	E3/#50 (2) TIRES	206-336-863.002	TIRES	4,255.76
12/09/2021	GEN	88867	LOGOS & LETTERS	COMBS, SWEATPANTS, SHORTS, TSHIRTS	206-336-744.000	UNIFORMS	227.50
12/09/2021	GEN	88868	LOWES BUSINESS ACCOUNT	11/09/21-11/29/21 - MONTHLY CHARGES	101-265-931.001	BLDG MAINTENANCE &	153.87
12/09/2021	GEN	88868	LOWES BUSINESS ACCOUNT	11/09/21-11/29/21 - MONTHLY CHARGES	101-265-931.002	GROUND MAINTENAN	26.56
12/09/2021	GEN	88868	LOWES BUSINESS ACCOUNT	11/09/21-11/29/21 - MONTHLY CHARGES	101-269-931.001	BLDG MAINT COMM H/	14.24
12/09/2021	GEN	88868	LOWES BUSINESS ACCOUNT	11/09/21-11/29/21 - MONTHLY CHARGES	101-276-932.000	CEMETERY MAINT	

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12/09/2021	GEN	88869	MARK CARLSON	11/20/21-12/03/21 ELECTRICAL PAYROLL	249-000-707.000	ELECTRICAL INSPECTOR	1,092.00
12/09/2021	GEN	88870	MICHIGAN MUNICIPAL LEAGUE WORKER	INSTALLMENT #3 WORKERS COMP	101-000-036.000	DUE FROM OTHERS	527.75
12/09/2021	GEN	88870	MICHIGAN MUNICIPAL LEAGUE WORKER	INSTALLMENT #3 WORKERS COMP	101-000-073.719	DUE FROM LIBRARY-WI	356.00
12/09/2021	GEN	88870	MICHIGAN MUNICIPAL LEAGUE WORKER	INSTALLMENT #3 WORKERS COMP	101-000-080.719	DUE FROM WATER WO	1,584.50
12/09/2021	GEN	88870	MICHIGAN MUNICIPAL LEAGUE WORKER	INSTALLMENT #3 WORKERS COMP	101-101-719.000	WORKERS' COMP INSUI	19.50
12/09/2021	GEN	88870	MICHIGAN MUNICIPAL LEAGUE WORKER	INSTALLMENT #3 WORKERS COMP	101-171-719.000	WORKERS COMP INSUF	137.50
12/09/2021	GEN	88870	MICHIGAN MUNICIPAL LEAGUE WORKER	INSTALLMENT #3 WORKERS COMP	101-192-719.000	WORKERS COMP INSUF	126.75
12/09/2021	GEN	88870	MICHIGAN MUNICIPAL LEAGUE WORKER	INSTALLMENT #3 WORKERS COMP	101-209-719.000	WORKERS COMP INSUF	377.50
12/09/2021	GEN	88870	MICHIGAN MUNICIPAL LEAGUE WORKER	INSTALLMENT #3 WORKERS COMP	101-215-719.000	WORKERS COMP INSUF	155.25
12/09/2021	GEN	88870	MICHIGAN MUNICIPAL LEAGUE WORKER	INSTALLMENT #3 WORKERS COMP	101-253-719.000	WORKERS COMP INSUF	165.00
12/09/2021	GEN	88870	MICHIGAN MUNICIPAL LEAGUE WORKER	INSTALLMENT #3 WORKERS COMP	101-265-719.000	WORKERS COMP INSUF	865.75
12/09/2021	GEN	88870	MICHIGAN MUNICIPAL LEAGUE WORKER	INSTALLMENT #3 WORKERS COMP	101-372-719.000	WORKERS COMP INSUF	87.75
12/09/2021	GEN	88870	MICHIGAN MUNICIPAL LEAGUE WORKER	INSTALLMENT #3 WORKERS COMP	101-402-719.000	WORKERS COMP INSUF	264.75
12/09/2021	GEN	88870	MICHIGAN MUNICIPAL LEAGUE WORKER	INSTALLMENT #3 WORKERS COMP	101-757-719.000	WORKERS COMP INSUF	89.75
12/09/2021	GEN	88870	MICHIGAN MUNICIPAL LEAGUE WORKER	INSTALLMENT #3 WORKERS COMP	206-336-719.000	WORKERS COMP INSUF	17,142.00
12/09/2021	GEN	88870	MICHIGAN MUNICIPAL LEAGUE WORKER	INSTALLMENT #3 WORKERS COMP	207-301-719.000	WORKERS COMP INSUF	13,546.25
12/09/2021	GEN	88870	MICHIGAN MUNICIPAL LEAGUE WORKER	INSTALLMENT #3 WORKERS COMP	207-316-719.000	WORKERS COMP -CROS	110.25
12/09/2021	GEN	88870	MICHIGAN MUNICIPAL LEAGUE WORKER	INSTALLMENT #3 WORKERS COMP	249-000-719.000	WORKERS COMP INSUF	499.75
12/09/2021	GEN	88871	OAKLAND COUNTY MUTUAL AID ASSOCI/	2022 OAKLAND COUNTY MUTUAL AID MEMBERSHIP	206-336-958.000	MEMBERSHIPS & DUES	3,300.00
12/09/2021	GEN	88872	PHOENIX SAFETY OUTFITTERS	THERMAL MONOCULAR	207-301-977.000	EQUIPMENT ACQUISITI	4,375.00
12/09/2021	GEN	88873	ROSATI, SCHULTZ, JOPPICH	TAX TRIBUNAL CASES	101-209-820.000	LEGAL FEES	690.00
12/09/2021	GEN	88874	U.S. BANK EQUIPMENT FINANCE	DUBLIN COPIER RENTAL	101-757-931.000	BUILDING MAINTENAN	129.00
12/09/2021	GEN	88874	U.S. BANK EQUIPMENT FINANCE	BLDG COPIER MTHLY RENTAL	249-000-971.000	TECHNOLOGY EQUIPMI	135.00
12/09/2021	GEN	88875	WALMART - CAPITAL ONE	11/03/21-11/18/21 MONTHLY CHARGES	101-265-931.001	BLDG MAINTENANCE &	17.52
12/09/2021	GEN	88875	WALMART - CAPITAL ONE	11/03/21-11/18/21 MONTHLY CHARGES	101-269-931.013	BUILDING MAINTENAN	2.37
12/09/2021	GEN	88875	WALMART - CAPITAL ONE	11/03/21-11/18/21 MONTHLY CHARGES	206-336-931.001	MAINTENANCE STATIOI	184.76
12/09/2021	GEN	88876	WEX BANK	NOVEMBER FUEL CHARGES	101-000-080.867	DUE FROM WATER GAS	452.94
12/09/2021	GEN	88876	WEX BANK	NOVEMBER FUEL CHARGES	101-265-867.000	GASOLINE	653.14
12/09/2021	GEN	88876	WEX BANK	NOVEMBER FUEL CHARGES	206-336-867.000	GASOLINE	1,778.97
12/09/2021	GEN	88876	WEX BANK	NOVEMBER FUEL CHARGES	207-301-867.000	GASOLINE	5,901.21
12/09/2021	GEN	88876	WEX BANK	NOVEMBER FUEL CHARGES	249-000-867.000	GASOLINE	90.20
12/09/2021	GEN	88877	COMMERCE TOWNSHIP	NOVEMBER SEWER CONNECTIONS	396-000-998.000	CONNECTION EXPENSE	44,064.00
12/09/2021	GEN	88878	FOSTER SWIFT COLLINS & SMITH PC	RIVER CADDIS DEVELOPMENT	246-000-970.005	CAPITAL OUTLAY-NEW	294.00
12/09/2021	GEN	88879	BRENDEL'S SEPTIC TANK SERVICE	VETTER PARK MTHLY SVCS	208-000-922.000	UTILITIES- PARKS	330.00
12/09/2021	GEN	88880	DLZ MICHIGAN, INC.	GENERAL ENGINEERING SVCS	296-536-801.000	PROFESSIONAL FEES	305.00
12/09/2021	GEN	88881	MISS DIG SYSTEM INC.	50% OF 2022 MEMBERSHIP & RELATED FEES	296-536-801.000	PROFESSIONAL FEES	1,676.33
12/10/2021	GEN	88882	CHAPTER 13 TRUSTEE - FLINT	HUDSON-12/08/21 CONTRIBUTIONS	101-000-214.005	DUE TO OTHER FUNDS	565.38
12/10/2021	GEN	88883	ALERUS FINANCIAL	12/08/21 CONTRIBUTIONS 657678/400235	101-000-214.005	DUE TO OTHER FUNDS	4,906.82
12/10/2021	GEN	88884	MICHIGAN ASSOCIATION OF POLICE	DECEMBER CONTRIBUTIONS	101-000-214.005	DUE TO OTHER FUNDS	1,

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12/10/2021	GEN	88885	MICHIGAN ASSOCIATION OF PUBLIC EMP	DECEMBER CONTRIBUTIONS	101-000-214.005	DUE TO OTHER FUNDS	** VOIDED **
12/10/2021	GEN	88886	MICHIGAN STATE DISBURSEMENT	WHEATON, HABERL, NOBLE - 12/8/21 CONTRIBUTIONS	101-000-214.005	DUE TO OTHER FUNDS	868.05
12/10/2021	GEN	88887	POLICE OFFICERS LABOR COUNCIL	DECEMBER CONTRIBUTIONS	101-000-214.005	DUE TO OTHER FUNDS	62.25
12/10/2021	GEN	88888	WHITE LAKE TOWNSHIP	FLEX/DEPEND CARE CONTRIBUTIONS	101-000-214.005	DUE TO OTHER FUNDS	2,074.11
12/10/2021	GEN	88889	WHITE LAKE TWP PROF FIRE FIGHT UNIO	12/08/21 UNION CONTRIBUTIONS	101-000-214.005	DUE TO OTHER FUNDS	495.40
12/10/2021	GEN	88890	MICHIGAN ASSOCIATION OF PUBLIC EMP	DECEMBER 2021 CONTRIBUTIONS	101-000-214.005	DUE TO OTHER FUNDS	364.00
12/13/2021	GEN	88891	WHITE LAKE TOWNSHIP POLICE COMMA	12/08/21 CONTRIBUTIONS	101-000-214.005	DUE TO OTHER FUNDS	100.00
12/16/2021	GEN	88892	ROSATI, SCHULTZ, JOPPICH	NOVEMBER SEWER LEGAL	296-536-801.000	PROFESSIONAL FEES	28.00
12/16/2021	GEN	88893	WILLIAMS, WILLIAMS, RATTNER & PLUNK	DEVELOPMENT OF NEW TWP FACILITIES	246-000-970.005	CAPITAL OUTLAY-NEW	6,036.36
12/16/2021	GEN	88894	ALADDIN HEATING & COOLING	REFUND OVERPAYMENT/CONTRACTOR REGISTRATI	101-000-214.016	DUE TO OTHERS	5.00
12/16/2021	GEN	88895	AMAZON	FAX, MONITOR, TONER, STAPLES, SHOE SHINER	207-301-727.000	OFFICE SUPPLIES	434.91
12/16/2021	GEN	88895	AMAZON	FAX, MONITOR, TONER, STAPLES, SHOE SHINER	207-301-757.000	OPERATING SUPPLIES	129.36
12/16/2021	GEN	88896	APPLIED IMAGING	12/16/21-01/15/22 MONTHLY CHARGES	101-000-080.727	DUE FROM WATER OFF	39.20
12/16/2021	GEN	88896	APPLIED IMAGING	12/16/21-01/15/22 MONTHLY CHARGES	101-249-727.000	OFFICE SUPPLIES	269.38
12/16/2021	GEN	88896	APPLIED IMAGING	12/16/21-01/15/22 MONTHLY CHARGES	101-757-931.000	BUILDING MAINTENAN	80.28
12/16/2021	GEN	88896	APPLIED IMAGING	12/16/21-01/15/22 MONTHLY CHARGES	249-000-727.000	OFFICE SUPPLIES	124.43
12/16/2021	GEN	88897	AUTOZONE	ANTIFREEZE	206-336-863.001	VEHICLE MAINTENANCI	20.58
12/16/2021	GEN	88897	AUTOZONE	PD, FUSES	207-301-863.001	VEHICLE MAINTENANCI	8.00
12/16/2021	GEN	88898	BOUND TREE MEDICAL LLC.	GLOVES, I-GEL, MEGAMOVER, CATHETERS	206-336-767.000	MEDICAL SUPPLIES	857.13
12/16/2021	GEN	88899	BREEN'S LANDSCAPE & SUPPLY CENTER	ROCK SALT	101-265-931.002	GROUNDS MAINTENAN	264.00
12/16/2021	GEN	88900	BROWNING SURVEILLANCE COMPANY	CAMERAS NOT VIEWING/REPAIRS	101-265-931.003	BLDG EQUIP MAINTEN/	847.00
12/16/2021	GEN	88901	CARS INC.	2013 FORD E450, REPAIRS/NO HEAT	206-336-863.001	VEHICLE MAINTENANCI	598.95
12/16/2021	GEN	88902	CINTAS	MONTHLY UNIFORM CHARGES	101-000-080.962	DUE FROM WATER MIS	15.25
12/16/2021	GEN	88902	CINTAS	MONTHLY UNIFORM CHARGES	101-265-931.001	BLDG MAINTENANCE &	5.37
12/16/2021	GEN	88903	CMP DISTRIBUTORS INC	12 GAUGE BEAN BAG ROUNDS	207-301-960.000	TRAINING	955.00
12/16/2021	GEN	88904	COMCAST	12/15/21-01/14/22 - STA #3 MONTHLY CHARGES	206-336-931.003	MAINTENANCE STATIO	196.49
12/16/2021	GEN	88905	CORRIGAN MOVING SYSTEMS	12/01/21-12/31/21 MONTHLY CHARGES	101-265-940.000	TOWNSHIP RECORD RE	112.66
12/16/2021	GEN	88906	DARWEL ENTERPRISES LLC	PD, MONTHLY CHARGES	207-301-931.001	BLDG MAINTENANCE &	93.50
12/16/2021	GEN	88907	DEWOLF AND ASSOCIATES	SARASIN, DECEMBER 6-10 OAKLAND POLICE ACADE	207-301-960.000	TRAINING	795.00
12/16/2021	GEN	88908	EMPLOYEE HEALTH INSURANCE MANAGI	11/01/21-11/30/21 CLAIMS FUNDING	101-000-080.716	DUE FROM WATER HO	621.27
12/16/2021	GEN	88908	EMPLOYEE HEALTH INSURANCE MANAGI	11/01/21-11/30/21 CLAIMS FUNDING	101-171-716.000	HOSP & OPTICAL INSUF	651.54
12/16/2021	GEN	88908	EMPLOYEE HEALTH INSURANCE MANAGI	DECEMBER 2021 ADMIN FEES	101-192-716.000	HOSP & OPTICAL INSUF	34.00
12/16/2021	GEN	88908	EMPLOYEE HEALTH INSURANCE MANAGI	11/01/21-11/30/21 CLAIMS FUNDING	101-209-716.000	HOSP & OPTICAL INSUF	102.00
12/16/2021	GEN	88908	EMPLOYEE HEALTH INSURANCE MANAGI	DECEMBER 2021 ADMIN FEES	101-215-716.000	HOSP & OPTICAL INSUF	68.00
12/16/2021	GEN	88908	EMPLOYEE HEALTH INSURANCE MANAGI	11/01/21-11/30/21 CLAIMS FUNDING	101-253-716.000	HOSP & OPTICAL INSUF	1,805.78
12/16/2021	GEN	88908	EMPLOYEE HEALTH INSURANCE MANAGI	DECEMBER 2021 ADMIN FEES	101-265-716.000	HOSP & OPTICAL INSUF	34.00
12/16/2021	GEN	88908	EMPLOYEE HEALTH INSURANCE MANAGI	DECEMBER 2021 ADMIN FEES	101-372-716.000	HOSP & OPTICAL INSUF	17.00
12/16/2021	GEN	88908	EMPLOYEE HEALTH INSURANCE MANAGI	DECEMBER 2021 ADMIN FEES	101-402-716.000	HOSP & OPTICAL INSUF	17.00
12/16/2021	GEN	88908	EMPLOYEE HEALTH INSURANCE MANAGI	DECEMBER 2021 ADMIN FEES	101-757-716.000	HOSP & OPTICAL INSUF	

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12/16/2021	GEN	88908	EMPLOYEE HEALTH INSURANCE MANAGE	DECEMBER 2021 ADMIN FEES	101-863-730.000	RETIREE HEALTH INSUR	51.00
12/16/2021	GEN	88908	EMPLOYEE HEALTH INSURANCE MANAGE	11/01/21-11/30/21 CLAIMS FUNDING	206-336-716.000	HOSP & OPTICAL INSUF	1,198.83
12/16/2021	GEN	88908	EMPLOYEE HEALTH INSURANCE MANAGE	11/01/21-11/30/21 CLAIMS FUNDING	207-301-716.000	HOSP & OPTICAL INSUF	833.94
12/16/2021	GEN	88908	EMPLOYEE HEALTH INSURANCE MANAGE	11/01/21-11/30/21 CLAIMS FUNDING	207-301-716.001	RETIREE HOSP & OPTIC	1,076.97
12/16/2021	GEN	88908	EMPLOYEE HEALTH INSURANCE MANAGE	11/01/21-11/30/21 CLAIMS FUNDING	249-000-716.000	HOSP & OPTICAL INSUF	204.12
12/16/2021	GEN	88909	GLOBAL OFFICE SOLUTIONS	CLIPBOARDS	101-249-727.000	OFFICE SUPPLIES	395.09
12/16/2021	GEN	88910	NICHOLAS GRABOWSKI	DECEMBER BOARD OF REVIEW	101-247-710.000	FEES & PER DIEM	50.00
12/16/2021	GEN	88911	HURON CEMETERY MAINTENANCE INC.	INSTALL FOUNDATIONS	101-276-936.000	CEMETERY FOUNDATIC	811.60
12/16/2021	GEN	88912	HURON VALLEY GUNS	HAT FOR RIK	206-336-744.000	UNIFORMS	19.99
12/16/2021	GEN	88913	INTERNATIONAL MINUTE PRESS	(50) STREET INDEX MAPS	101-402-962.000	MISCELLANEOUS	500.00
12/16/2021	GEN	88914	J&B MEDICAL SUPPLY INC	REPLACEMENT BATTERY PHILIPS FORERUNNER	206-336-767.000	MEDICAL SUPPLIES	236.30
12/16/2021	GEN	88915	JENNIFER EDENS	12/08/21-SPECIAL BOARD MEETING	101-101-710.000	FEES & PER DIEM	175.00
12/16/2021	GEN	88916	KEVIN KELLER	DECEMBER BOARD OF REVIEW	101-247-710.000	FEES & PER DIEM	50.00
12/16/2021	GEN	88917	KIM MCFADDEN	DECEMBER BOARD OF REVIEW	101-247-710.000	FEES & PER DIEM	50.00
12/16/2021	GEN	88918	MOBIL OF WHITE LAKE	FD, GAS PURCHASE	206-336-867.000	GASOLINE	44.95
12/16/2021	GEN	88919	OAKLAND COMMUNITY COLLEGE	HENDIN 11/24/21 RIGHT OF BANG	207-301-960.002	SNC (STATE 911) TRAIN	200.00
12/16/2021	GEN	88920	OAKLAND COUNTY MEDICAL CONTROL A	EMS RUN FORMS	206-336-727.000	OFFICE SUPPLIES	55.00
12/16/2021	GEN	88921	OAKLAND COUNTY ROAD COMMISSION	PERIOD ENDING 11/30/21 CHARGES	101-446-930.000	TRAFFIC SIGNAL MAINT	5.02
12/16/2021	GEN	88922	RITA LAFAYE	DECEMBER BOARD OF REVIEW	101-247-710.000	FEES & PER DIEM	50.00
12/16/2021	GEN	88923	ROSATI, SCHULTZ, JOPPICH	MICHIGAN TAX TRIBUNAL CASES	101-209-820.000	LEGAL FEES	2,712.96
12/16/2021	GEN	88923	ROSATI, SCHULTZ, JOPPICH	BRIAN MCNAMARA VS WLT ZBA DECISION	101-210-826.000	LEGAL FEES	4,682.00
12/16/2021	GEN	88923	ROSATI, SCHULTZ, JOPPICH	DANGEROUS BLDGS LEGAL THRU 11/30/21	101-372-955.000	ORDINANCE ENFORCEN	126.00
12/16/2021	GEN	88923	ROSATI, SCHULTZ, JOPPICH	NOVEMBER PROSECUTIONS	207-301-826.000	LEGAL FEES-PROSECUTI	7,500.00
12/16/2021	GEN	88924	SAFEWAY SHREDDING	GEN, SHREDDING	101-249-727.000	OFFICE SUPPLIES	70.00
12/16/2021	GEN	88924	SAFEWAY SHREDDING	PD, SHREDDING	207-301-727.000	OFFICE SUPPLIES	50.00
12/16/2021	GEN	88925	SPINAL COLUMN MEDIA GROUP	11/24/21-TWP SYNOPSIS	101-101-710.000	FEES & PER DIEM	330.00
12/16/2021	GEN	88925	SPINAL COLUMN MEDIA GROUP	11/24/21-ZBA LEGAL NOTICE	101-402-903.000	LEGAL NOTICES	429.00
12/16/2021	GEN	88926	STAR EMS	NOVEMBER COLECTIONS	206-000-630.000	AMBULANCE TRANSPOR	77.89
12/16/2021	GEN	88927	MI DEPT OF HEALTH AND HUMAN SERVIC	QUALITY ASSURANCE ASSESSMENT 10/01/21-12/31	206-336-757.000	OPERATING SUPPLIES	2.51
12/16/2021	GEN	88928	STATE OF MICHIGAN (FEDERAL ID #38-6	ENDING REGISTRATION DATE 11/30/21	207-301-805.000	SEX OFFENDERS REGIST	30.00
12/16/2021	GEN	88929	SUBURBAN FORD	21-3 REPLACE PURGE VALVE	207-301-863.001	VEHICLE MAINTENANCI	1,735.60
12/16/2021	GEN	88930	TELEGATION INC.	NOVEMBER LONG DISTANCE CHARGES	101-000-080.853	DUE FROM WATER PHC	17.15
12/16/2021	GEN	88930	TELEGATION INC.	NOVEMBER LONG DISTANCE CHARGES	101-265-853.000	TELEPHONE	77.37
12/16/2021	GEN	88930	TELEGATION INC.	NOVEMBER LONG DISTANCE CHARGES	101-757-853.000	TELEPHONE	4.49
12/16/2021	GEN	88930	TELEGATION INC.	NOVEMBER LONG DISTANCE CHARGES	206-336-853.001	TELEPHONE STATION 1	3.60
12/16/2021	GEN	88930	TELEGATION INC.	NOVEMBER LONG DISTANCE CHARGES	207-301-853.000	TELEPHONE	62.86
12/16/2021	GEN	88931	UNITED PARCEL SERVICE	POSTAGE FEES-COUNTY	101-248-730.000	POSTAGE	11.77
12/16/2021	GEN	88932	VERIZON WIRELESS	11/02/21-12/01/21 MONTHLY CHARGES	101-000-080.853	DUE FROM WATER PHC	345.92
12/16/2021	GEN	88932	VERIZON WIRELESS	11/02/21-12/01/21 MONTHLY CHARGES	101-000-214.016	DUE TO OTHERS	

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12/16/2021	GEN	88932	VERIZON WIRELESS	11/02/21-12/01/21 MONTHLY CHARGES	101-171-853.000	CELLULAR PHONE	50.60
12/16/2021	GEN	88932	VERIZON WIRELESS	11/02/21-12/01/21 MONTHLY CHARGES	101-215-853.000	CELLULAR PHONE	102.42
12/16/2021	GEN	88932	VERIZON WIRELESS	11/02/21-12/01/21 MONTHLY CHARGES	101-265-853.000	TELEPHONE	27.97
12/16/2021	GEN	88932	VERIZON WIRELESS	11/02/21-12/01/21 MONTHLY CHARGES	101-372-853.000	CELLULAR PHONE	51.21
12/16/2021	GEN	88932	VERIZON WIRELESS	11/02/21-12/01/21 MONTHLY CHARGES	101-402-853.000	CELLULAR PHONE	101.84
12/16/2021	GEN	88932	VERIZON WIRELESS	11/02/21-12/01/21 MONTHLY CHARGES	206-336-853.000	CELL PHONES	242.48
12/16/2021	GEN	88932	VERIZON WIRELESS	11/02/21-12/01/21 MONTHLY CHARGES	249-000-853.000	CELLULAR PHONE	84.00
12/16/2021	GEN	88933	ANYONE CAN PAINT LLC	INSTRUCTOR'S FEE	101-757-751.000	SENIOR ACTIVITIES	220.00
12/16/2021	GEN	88934	BONNIE ELLIOT	CARFT/BASKET WEAVING REFUND	101-000-651.000	SENIOR ACTIVITIES	18.00
12/16/2021	GEN	88935	DEBRA DEFRENZA	CARFT/BASKET WEAVING REFUND	101-000-651.000	SENIOR ACTIVITIES	18.00
12/16/2021	GEN	88936	JEANNE EAGEN	INSTRUCTOR FEES	101-757-751.000	SENIOR ACTIVITIES	177.00
12/16/2021	GEN	88937	LEISURE UNLIMITED LLC	INSTRUCTOR'S FEE	101-757-751.000	SENIOR ACTIVITIES	120.00
12/16/2021	GEN	88938	MARLENE TURNER	INSTRUCTOR FEE	101-757-751.000	SENIOR ACTIVITIES	60.00
12/16/2021	GEN	88939	SHARON KALINOWSKI	YOGA CLASS REFUND	101-000-651.000	SENIOR ACTIVITIES	12.00
12/16/2021	GEN	88940	THE BASKET SAMPLER, LLC	INSTRUCTOR'S FEE	101-757-751.000	SENIOR ACTIVITIES	126.00
12/16/2021	GEN	88941	TRISHA DUNN	YOGA CLASS REFUND	101-000-651.000	SENIOR ACTIVITIES	6.00
12/17/2021	GEN	88942	WHITE LAKE TOWNSHIP LIBRARY	RETURN WATER BOND	101-000-283.001	DEPOSITS - CASH BOND	97,050.00
12/21/2021	GEN	88943	ALERUS FINANCIAL	12/22/21 CONTRIBUTIONS -400235	101-000-214.016	DUE TO OTHERS	2,061.95
12/21/2021	GEN	88943	ALERUS FINANCIAL	12/22/21 CONTRIBUTIONS -400235	206-000-214.002	DUE TO OTHERS	1,434.03
12/21/2021	GEN	88943	ALERUS FINANCIAL	12/22/21 CONTRIBUTIONS -400235	207-000-214.002	DUE TO OTHERS	1,131.95
12/21/2021	GEN	88943	ALERUS FINANCIAL	12/22/21 CONTRIBUTIONS -400235	249-000-067.002	DUE FROM OTHERS	350.00
12/21/2021	GEN	88944	CHAPTER 13 TRUSTEE - FLINT	12/22/21 - GARNISHMENT HUDSON, J	101-000-214.016	DUE TO OTHERS	565.38
12/21/2021	GEN	88945	DEBORAH DEHART	12/22/21 - NET PAYROLL	101-000-214.016	DUE TO OTHERS	207.79
12/21/2021	GEN	88946	ELIZABETH SMITH	12/22/21 - NET PAYROLL	101-000-214.016	DUE TO OTHERS	731.52
12/21/2021	GEN	88947	JOSEPHINE SPENCER	12/22/21 - NET PAYROLL	101-000-214.016	DUE TO OTHERS	63.11
12/21/2021	GEN	88948	KATHLEEN ASELTINE	12/22/21 - NET PAYROLL	101-000-214.016	DUE TO OTHERS	79.28
12/21/2021	GEN	88949	MARK FINE	12/22/21 - NET PAYROLL	101-000-214.016	DUE TO OTHERS	124.67
12/21/2021	GEN	88950	MATTHEW G SLICKER	12/22/21 - NET PAYROLL	101-000-214.016	DUE TO OTHERS	166.23
12/21/2021	GEN	88951	MICHIGAN ASSOCIATION OF POLICE	DECEMBER MAP DUES	207-000-214.002	DUE TO OTHERS	151.42
12/21/2021	GEN	88952	MICHIGAN STATE DISBURSEMENT	12/22/21 WHEATON, JOHN 2405 504866-DO	101-000-214.016	DUE TO OTHERS	535.87
12/21/2021	GEN	88952	MICHIGAN STATE DISBURSEMENT	12/22/21 HABERL, SCOTT C 912276046 9638	206-000-214.002	DUE TO OTHERS	292.18
12/21/2021	GEN	88953	NIKLAUS C SCHILLACK	12/22/21 - NET PAYROLL	101-000-214.016	DUE TO OTHERS	39.65
12/21/2021	GEN	88954	POLICE OFFICERS LABOR COUNCIL	12/22/21 DUES	207-000-214.002	DUE TO OTHERS	351.75
12/21/2021	GEN	88955	STEVEN ANDERSON	12/22/21 - NET PAYROLL	101-000-214.016	DUE TO OTHERS	166.23
12/21/2021	GEN	88956	JOHN WHEATON	12/22/21 - NET PAYROLL	101-000-214.016	DUE TO OTHERS	519.31
12/21/2021	GEN	88957	WHITE LAKE TOWNSHIP	12/22/21 FLEXIBLE SPENDING CONTRIBUTIONS	101-000-214.016	DUE TO OTHERS	980.89
12/21/2021	GEN	88957	WHITE LAKE TOWNSHIP	12/22/21 FLEXIBLE SPENDING CONTRIBUTIONS	206-000-214.002	DUE TO OTHERS	416.64
12/21/2021	GEN	88957	WHITE LAKE TOWNSHIP	12/22/21 FLEXIBLE SPENDING CONTRIBUTIONS	207-000-214.002	DUE TO OTHERS	365.71
12/21/2021	GEN	88957	WHITE LAKE TOWNSHIP	12/22/21 FLEXIBLE SPENDING CONTRIBUTIONS	249-000-067.002	DUE FROM OTHERS	

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12/21/2021	GEN	88958	WHITE LAKE TOWNSHIP POLICE COMMA	12/22/21 DUES	207-000-214.002	DUE TO OTHERS	100.00
12/21/2021	GEN	88959	WHITE LK PROF FIRE FIGHT UNION DUES	12/22/21 DUES	206-000-214.002	DUE TO OTHERS	465.40
12/22/2021	GEN	88960	ROSATI, SCHULTZ, JOPPICH	OCTOBER SEWER LEGAL GENERAL	296-536-801.000	PROFESSIONAL FEES	182.00
12/22/2021	GEN	88961	A&M PLUMBING	OPEN SEWER LINE IN ANNEX BLDG	101-269-931.013	BUILDING MAINTENAN	325.00
12/22/2021	GEN	88962	ANTHONY SORGE INSPECTIONS, LLC	12/04/21-12/17/21 BLDG INSPECTIONS	249-000-706.003	CONTRACT BLDG INSPE	2,430.00
12/22/2021	GEN	88963	AT&T MOBILITY	11/07/21-12/06/21 CELL PHONE	207-301-853.000	TELEPHONE	1,050.14
12/22/2021	GEN	88964	BCBS OF MICHIGAN	01/01/22-01/31/22 MEDICARE ADVANTAGE	101-000-080.716	DUE FROM WATER HOS	826.62
12/22/2021	GEN	88964	BCBS OF MICHIGAN	01/01/22-01/31/22 MEDICARE ADVANTAGE	101-863-730.000	RETIREE HEALTH INSUR	5,373.03
12/22/2021	GEN	88964	BCBS OF MICHIGAN	01/01/22-01/31/22 MEDICARE ADVANTAGE	206-336-716.002	RETIREE HEALTH CARE I	2,066.55
12/22/2021	GEN	88964	BCBS OF MICHIGAN	01/01/22-01/31/22 MEDICARE ADVANTAGE	207-301-716.001	RETIREE HOSP & OPTIC	6,612.96
12/22/2021	GEN	88965	BETTER MAID SERVICES, LLC	TOWNSHIP FACILITIES CLEANING	101-265-931.001	BLDG MAINTENANCE &	2,900.00
12/22/2021	GEN	88966	BLUE CROSS BLUE SHIELD OF MICHIGAN	01/01/22-01/31/22 FIRE ACTIVE PREMIUMS	206-336-716.000	HOSP & OPTICAL INSUF	27,441.36
12/22/2021	GEN	88967	BLUE CROSS BLUE SHIELD OF MICHIGAN	01/01/22-01/31/22 MAPE + NON UNION ACTIVE PR	101-000-080.716	DUE FROM WATER HOS	6,402.98
12/22/2021	GEN	88967	BLUE CROSS BLUE SHIELD OF MICHIGAN	01/01/22-01/31/22 MAPE + NON UNION ACTIVE PR	101-171-716.000	HOSP & OPTICAL INSUF	7,448.37
12/22/2021	GEN	88967	BLUE CROSS BLUE SHIELD OF MICHIGAN	01/01/22-01/31/22 MAPE + NON UNION ACTIVE PR	101-192-716.000	HOSP & OPTICAL INSUF	1,306.74
12/22/2021	GEN	88967	BLUE CROSS BLUE SHIELD OF MICHIGAN	01/01/22-01/31/22 MAPE + NON UNION ACTIVE PR	101-209-716.000	HOSP & OPTICAL INSUF	5,096.24
12/22/2021	GEN	88967	BLUE CROSS BLUE SHIELD OF MICHIGAN	01/01/22-01/31/22 MAPE + NON UNION ACTIVE PR	101-215-716.000	HOSP & OPTICAL INSUF	6,141.64
12/22/2021	GEN	88967	BLUE CROSS BLUE SHIELD OF MICHIGAN	01/01/22-01/31/22 MAPE + NON UNION ACTIVE PR	101-253-716.000	HOSP & OPTICAL INSUF	7,448.37
12/22/2021	GEN	88967	BLUE CROSS BLUE SHIELD OF MICHIGAN	01/01/22-01/31/22 MAPE + NON UNION ACTIVE PR	101-265-716.000	HOSP & OPTICAL INSUF	801.49
12/22/2021	GEN	88967	BLUE CROSS BLUE SHIELD OF MICHIGAN	01/01/22-01/31/22 MAPE + NON UNION ACTIVE PR	101-372-716.000	HOSP & OPTICAL INSUF	1,960.10
12/22/2021	GEN	88967	BLUE CROSS BLUE SHIELD OF MICHIGAN	01/01/22-01/31/22 MAPE + NON UNION ACTIVE PR	101-402-716.000	HOSP & OPTICAL INSUF	1,568.07
12/22/2021	GEN	88967	BLUE CROSS BLUE SHIELD OF MICHIGAN	01/01/22-01/31/22 MAPE + NON UNION ACTIVE PR	101-757-716.000	HOSP & OPTICAL INSUF	3,136.14
12/22/2021	GEN	88967	BLUE CROSS BLUE SHIELD OF MICHIGAN	01/01/22-01/31/22 MAPE + NON UNION ACTIVE PR	207-301-716.000	HOSP & OPTICAL INSUF	2,613.47
12/22/2021	GEN	88967	BLUE CROSS BLUE SHIELD OF MICHIGAN	01/01/22-01/31/22 MAPE + NON UNION ACTIVE PR	249-000-716.000	HOSP & OPTICAL INSUF	1,960.10
12/22/2021	GEN	88968	BLUE CROSS BLUE SHIELD OF MICHIGAN	01/01/22-01/31/22 FIRE RETIREE PREMIUMS	206-336-716.002	RETIREE HEALTH CARE I	653.37
12/22/2021	GEN	88969	BLUE CROSS BLUE SHIELD OF MICHIGAN	01/01/22-01/31/22 MAPE + NON UNION RETIREE PI	101-863-730.000	RETIREE HEALTH INSUR	1,960.11
12/22/2021	GEN	88969	BLUE CROSS BLUE SHIELD OF MICHIGAN	01/01/22-01/31/22 MAPE + NON UNION RETIREE PI	207-301-716.000	HOSP & OPTICAL INSUF	1,960.10
12/22/2021	GEN	88969	BLUE CROSS BLUE SHIELD OF MICHIGAN	01/01/22-01/31/22 MAPE + NON UNION RETIREE PI	249-000-716.000	HOSP & OPTICAL INSUF	653.37
12/22/2021	GEN	88970	BLUE CROSS BLUE SHIELD OF MICHIGAN	01/01/22-01/31/22 CMD ACTIVE PREMIUMS	207-301-716.000	HOSP & OPTICAL INSUF	11,629.91
12/22/2021	GEN	88971	BLUE CROSS BLUE SHIELD OF MICHIGAN	01/01/22-01/31/22 CMD RETIREE PREMIUMS	207-301-716.001	RETIREE HOSP & OPTIC	6,272.28
12/22/2021	GEN	88972	BLUE CROSS BLUE SHIELD OF MICHIGAN	01/01/22-01/31/22 PATROL ACTIVE PREMIUMS	207-301-716.000	HOSP & OPTICAL INSUF	33,975.04
12/22/2021	GEN	88973	BLUE CROSS BLUE SHIELD OF MICHIGAN	01/01/22-01/31/22 PATROL RETIREE PREMIUMS	207-301-716.001	RETIREE HOSP & OPTIC	8,755.06
12/22/2021	GEN	88974	BLUE CROSS BLUE SHIELD OF MICHIGAN	01/01/22-01/31/22 PATROL RETIREE PREMIUMS	207-301-716.001	RETIREE HOSP & OPTIC	1,694.54
12/22/2021	GEN	88975	BREEN'S LANDSCAPE & SUPPLY CENTER	ROCK SALT	101-265-931.002	GROUNDS MAINTENAN	264.00
12/22/2021	GEN	88976	CINTAS	WATER/MTCE UNIFORMS	101-000-080.962	DUE FROM WATER MIS	15.25
12/22/2021	GEN	88976	CINTAS	WATER/MTCE UNIFORMS	101-265-931.001	BLDG MAINTENANCE &	5.37
12/22/2021	GEN	88977	COMCAST	12/22/21-01/21/22 TWP WIDE SERVICES	101-000-080.962	DUE FROM WATER MIS	80.17
12/22/2021	GEN	88977	COMCAST	12/22/21-01/21/22 TWP WIDE SERVICES	101-265-971.000	TECHNOLOGY EQUIPMI	117.58
12/22/2021	GEN	88977	COMCAST	12/22/21-01/21/22 TWP WIDE SERVICES	206-336-757.000	OPERATING SUPPLIES	

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12/22/2021	GEN	88977	COMCAST	12/22/21-01/21/22 TWP WIDE SERVICES	207-301-757.000	OPERATING SUPPLIES	106.89
12/22/2021	GEN	88977	COMCAST	12/22/21-01/21/22 TWP WIDE SERVICES	249-000-971.000	TECHNOLOGY EQUIPMI	80.16
12/22/2021	GEN	88978	DARWEL ENTERPRISES LLC	PD FLOOR MATS, BLANKETS	207-301-931.001	BLDG MAINTENANCE &	93.50
12/22/2021	GEN	88979	DTE ENERGY	11/10/21-12/10/21 TWP HALL	101-265-921.001	ELECTRIC TWP HALL	2,406.02
12/22/2021	GEN	88979	DTE ENERGY	11/10/21-12/10/21 FISK FARM	101-269-921.004	ELECTRIC FISK	96.19
12/22/2021	GEN	88979	DTE ENERGY	11/10/21-12/10/21 M59/BOGIE STREET LIGHT	101-269-921.006	M59/BOGIE PROP STRE	159.83
12/22/2021	GEN	88979	DTE ENERGY	11/10/21-12/10/21 ANNEX	101-269-921.011	ELECTRIC-TWP ANNEX	603.26
12/22/2021	GEN	88979	DTE ENERGY	11/10/21-12/10/21 OXBOW CEMETERY	101-276-921.000	ELECTRIC OXBOW	14.91
12/22/2021	GEN	88979	DTE ENERGY	11/08/21-12/08/21 STA 2 CHGES	206-336-921.002	ELECTRIC STATION 2	385.42
12/22/2021	GEN	88980	FLINT WELDING SUPPLY COMPANY	OXYGEN AND AIR	206-336-758.000	OXYGEN & AIR	110.00
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	101-000-080.717	DUE FROM WATER GRC	39.25
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	101-000-080.724	DUE FROM WATER DEN	252.62
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	101-000-232.002	PAY DEDUCT VOLUNTA	945.81
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	101-101-717.000	GROUP LIFE INSURANC	31.40
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	101-171-717.000	GROUP LIFE INSURANC	31.40
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	101-171-724.000	DENTAL INSURANCE	362.72
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	101-192-717.000	GROUP LIFE INSURANC	15.70
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	101-192-724.000	DENTAL INSURANCE	62.04
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	101-209-717.000	GROUP LIFE INSURANC	39.25
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	101-209-724.000	DENTAL INSURANCE	420.70
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	101-215-717.000	GROUP LIFE INSURANC	31.40
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	101-215-724.000	DENTAL INSURANCE	292.16
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	101-253-717.000	GROUP LIFE INSURANC	31.40
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	101-253-724.000	DENTAL INSURANCE	362.72
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	101-265-717.000	GROUP LIFE INSURANC	15.70
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	101-265-724.000	DENTAL INSURANCE	62.04
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	101-372-717.000	GROUP LIFE INSURANC	7.85
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	101-372-724.000	DENTAL INSURANCE	101.58
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	101-402-717.000	GROUP LIFE INSURANC	23.55
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	101-402-724.000	DENTAL INSURANCE	159.56
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	101-757-717.000	GROUP LIFE INSURANC	15.70
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	101-757-724.000	DENTAL INSURANCE	115.96
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	101-863-730.000	RETIREE HEALTH INSUR	89.00
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	206-000-232.002	PAY DEDUCT LIFE INS	513.48
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	206-336-717.000	GROUP LIFE INSURANC	149.15
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	206-336-724.000	DENTAL INSURANCE	1,398.76
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	207-000-232.002	PAY DEDUCT LIFE INS	694.12
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	207-301-717.000	GROUP LIFE INSURANC	274.75
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	207-301-724.000	DENTAL INSURANCE	2,

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12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	249-000-232.008	PAY DEDUCT VOL INS	29.44
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	249-000-717.000	GROUP LIFE INSURANC	23.55
12/22/2021	GEN	88981	GIS BENEFITS	01/01/22-01/31/22 LIFE, DENTAL VOL BENEFITS	249-000-724.000	DENTAL INSURANCE	203.16
12/22/2021	GEN	88982	GLOBAL OFFICE SOLUTIONS	CALENDARS,POUCHES	101-249-727.000	OFFICE SUPPLIES	473.74
12/22/2021	GEN	88983	SCOTT HERZBERG	12/04/21-12/17/21 MECHANICAL INSPECTIONS	249-000-707.001	PLUMBING/MECHANIC	3,044.10
12/22/2021	GEN	88984	HOUSTON'S LAWN SERVICE	OXBOW & WHITE LAKE CEMETERIES FALL CLEAN UP	101-276-932.000	CEMETERY MAINT	1,570.00
12/22/2021	GEN	88985	HURON VALLEY GUNS	HANNEMAN, CLASS A PROMOTION ITEMS	206-336-744.000	UNIFORMS	102.00
12/22/2021	GEN	88986	MARK CARLSON	12/04/21-12/17/21 ELECTRICAL PAYROLL	249-000-707.000	ELECTRICAL INSPECTOR	2,452.50
12/22/2021	GEN	88987	MILLBROOK WATER CO	GEN TWP BOTTLED WATER	101-265-931.001	BLDG MAINTENANCE &	73.00
12/22/2021	GEN	88987	MILLBROOK WATER CO	PD BOTTLED WATER	207-301-931.001	BLDG MAINTENANCE &	61.50
12/22/2021	GEN	88988	PHOENIX SAFETY OUTFITTERS	FACESHIELDS	206-336-977.000	EQUIPMENT ACQUISITI	2,215.88
12/22/2021	GEN	88989	SIGNTEXT INC	HELMET DECALS	206-336-744.000	UNIFORMS	41.30
12/22/2021	GEN	88990	SPINAL COLUMN MEDIA GROUP	12/08/21 WLT MEETING DATES	101-215-903.000	LEGAL NOTICES	346.50
12/22/2021	GEN	88991	STRYKER SALES CORPORATION	2021 MAINTENANCE PMT (2 OF 4)	206-336-933.000	EQUIPMENT MAINTEN/	612.00
12/22/2021	GEN	88992	SUBURBAN FORD	21-3, REPLACE BATTERY, ALTERNATOR	207-301-863.001	VEHICLE MAINTENANCI	1,432.54
12/22/2021	GEN	88993	UNITED PARCEL SERVICE	RETURN PASSPORT FORMS/FILE EASESEMENT	101-248-730.000	POSTAGE	25.14
12/22/2021	GEN	88994	WEINGARTZ	CHAINSAW W/18" BAR & CHAIN	101-265-933.000	GROUNDS EQUIP MAIN	531.92
12/22/2021	GEN	88995	WELLS FARGO VENDOR FINANCIAL SVCS	DECEMBER RENTAL PD, RECORDS	207-301-933.000	EQUIP LEASE/ MAINT C	138.38
12/28/2021	GEN	88996	BREEN'S LANDSCAPE & SUPPLY CENTER	ROCK SALT	101-265-931.002	GROUNDS MAINTENAN	264.00
GEN Total							913,558.28
12/02/2021	PA-CK	1838	C & E CONSTRUCTION CO INC	8504 PONTIAC LK ROAD GRINDER STA INSTALL	245-900-972.006	SAD SEWER CONNECTS	6,211.00
12/02/2021	PA-CK	1839	DLZ MICHIGAN, INC.	OAK RIDGE PARK SANITARY SEWER	245-900-972.017	CAPITAL OUTLAY OAK R	95.00
12/02/2021	PA-CK	1839	DLZ MICHIGAN, INC.	HULBERT SANITARY SEWER	245-900-972.018	CAPITAL OUTLAY HULBI	520.00
12/02/2021	PA-CK	1840	OAKLAND COUNTY	GRASS LK AUG WELL, INTEREST PAYMENT	245-900-972.011	DEBT SERVICE GRASS LI	182.41
12/02/2021	PA-CK	1841	SPINAL COLUMN MEDIA GROUP	OAK RIDGE PARK SAD LEGAL NOTICE	245-900-972.017	CAPITAL OUTLAY OAK R	280.50
12/02/2021	PA-CK	1841	SPINAL COLUMN MEDIA GROUP	HULBERT SAD LEGAL FEES	245-900-972.018	CAPITAL OUTLAY HULBI	247.50
12/02/2021	PA-CK	1842	WHITE LAKE TOWNSHIP	8504 PONTIAC LK GRINDER STA + ADMIN FEE	245-900-972.006	SAD SEWER CONNECTS	3,252.38
12/09/2021	PA-CK	1843	DLZ MICHIGAN, INC.	8504 PONTIAC LK RD INSPECTION	245-900-972.006	SAD SEWER CONNECTS	330.00
12/09/2021	PA-CK	1843	DLZ MICHIGAN, INC.	OAK RIDGE PARK SEWER PROJECT	245-900-972.017	CAPITAL OUTLAY OAK R	170.00
12/09/2021	PA-CK	1843	DLZ MICHIGAN, INC.	HULBERT SANITARY SEWER PROJECT	245-900-972.018	CAPITAL OUTLAY HULBI	340.00
12/16/2021	PA-CK	1844	C & E CONSTRUCTION CO INC	11195 SUGDEN LAKE GRINDER INSTALL	245-900-972.006	SAD SEWER CONNECTS	6,323.00
12/16/2021	PA-CK	1845	FREDA J POLENZ	REFUND OVERPAYMENT BGIE LK NORTH SEWER	245-000-665.016	INTEREST INCOME BOG	209.07
12/16/2021	PA-CK	1846	SPINAL COLUMN MEDIA GROUP	12/01/21-OAK RIDGE PARK SEWER LEGAL	245-900-972.017	CAPITAL OUTLAY OAK R	288.75
12/16/2021	PA-CK	1846	SPINAL COLUMN MEDIA GROUP	12/01/21-NORTH HULBERT SEWER LEGAL	245-900-972.018	CAPITAL OUTLAY HULBI	247.50
12/16/2021	PA-CK	1847	WHITE LAKE TOWNSHIP	11195 SUGDEN LAKE GRINDER STA + ADMIN FEE	245-900-972.006	SAD SEWER CONNECTS	3,252.38
PA-CK Total							21,949.49
12/02/2021	TAX	6664	COMMERCE TOWNSHIP	COOLEY LAKE SAD REFUNDS COMMERCE TWP	703-000-385.005	DUE TO OTHERS (REFUI	3,657.00
12/02/2021	TAX	6665	MATTHEW BATO	COOLEY LAKE SAD REFUND 2021 WINTER TAX	703-000-385.005	DUE TO OTHERS (REFUI	137.05
12/02/2021	TAX	6666	MICHAEL DREW	COOLEY LAKE SAD REFUND 2021 WINTER TAX	703-000-385.005	DUE TO OTHERS (REFUI	

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12/02/2021	TAX	6667	JAMES ALLEN	COOLEY LAKE SAD REFUND 2021 WINTER TAX	703-000-385.005	DUE TO OTHERS (REFUI	124.14
12/02/2021	TAX	6668	ZAIR FAMILY LIMITED PARTNERSHIP	COOLEY LAKE SAD REFUND 2021 WINTER TAX	703-000-385.005	DUE TO OTHERS (REFUI	97.35
12/02/2021	TAX	6669	SILVANO ROCCA	COOLEY LAKE SAD REFUND 2021 WINTER TAX	703-000-385.005	DUE TO OTHERS (REFUI	295.00
12/02/2021	TAX	6670	SHORESIDE PROPERTIES, INC.	COOLEY LAKE SAD REFUND 2021 WINTER TAX	703-000-385.005	DUE TO OTHERS (REFUI	101.20
12/02/2021	TAX	6671	JOHN FORD	COOLEY LAKE SAD REFUND 2021 WINTER TAX	703-000-385.005	DUE TO OTHERS (REFUI	102.79
12/02/2021	TAX	6672	TZUI COHEN	COOLEY LAKE SAD REFUND 2021 WINTER TAX	703-000-385.005	DUE TO OTHERS (REFUI	291.57
12/02/2021	TAX	6673	DAVID ALI	COOLEY LAKE SAD REFUND 2021 WINTER TAX	703-000-385.005	DUE TO OTHERS (REFUI	98.50
12/02/2021	TAX	6674	ERMAL GUZI	COOLEY LAKE SAD REFUND 2021 WINTER TAX	703-000-385.005	DUE TO OTHERS (REFUI	99.37
12/02/2021	TAX	6675	GORDON LIDDICOAT	COOLEY LAKE SAD REFUND 2021 WINTER TAX	703-000-385.005	DUE TO OTHERS (REFUI	502.72
12/02/2021	TAX	6676	GORDON GLENNIE	COOLEY LAKE SAD REFUND 2021 WINTER TAX	703-000-385.005	DUE TO OTHERS (REFUI	252.21
12/02/2021	TAX	6677	T & C SHOPPE, LLC	COOLEY LAKE SAD REFUND 2021 WINTER TAX	703-000-385.005	DUE TO OTHERS (REFUI	243.45
12/02/2021	TAX	6678	CATHERINE WILLIAMS	COOLEY LAKE SAD REFUND 2021 WINTER TAX	703-000-385.005	DUE TO OTHERS (REFUI	204.95
12/02/2021	TAX	6679	JOHN BEN, JR	COOLEY LAKE SAD REFUND 2021 WINTER TAX	703-000-385.005	DUE TO OTHERS (REFUI	384.32
12/02/2021	TAX	6680	MICHAEL EPLEY	COOLEY LAKE SAD REFUND 2021 WINTER TAX	703-000-385.005	DUE TO OTHERS (REFUI	445.82
12/02/2021	TAX	6681	ROBERT HOPKINS TRUSTEE	COOLEY LAKE SAD REFUND 2021 WINTER TAX	703-000-385.005	DUE TO OTHERS (REFUI	379.62
12/02/2021	TAX	6682	TIMOTHY HORN	COOLEY LAKE SAD REFUND 2021 WINTER TAX	703-000-385.005	DUE TO OTHERS (REFUI	270.76
12/02/2021	TAX	6683	KRISTINA PHELPS	COOLEY LAKE SAD REFUND 2021 WINTER TAX	703-000-385.005	DUE TO OTHERS (REFUI	214.86
12/02/2021	TAX	6684	NEIL SEVER	COOLEY LAKE SAD REFUND 2021 WINTER TAX	703-000-385.005	DUE TO OTHERS (REFUI	422.67
12/02/2021	TAX	6685	JOEL BAILEY	COOLEY LAKE SAD REFUND 2021 WINTER TAX	703-000-385.005	DUE TO OTHERS (REFUI	372.70
12/21/2021	TAX	6686	WELLS FARGO REAL ESTATE TAX SERVICE	DECEMBER BOARD OF REVIEW CHANGES - PRE	703-000-385.005	DUE TO OTHERS (REFUI	3,315.31
12/21/2021	TAX	6687	LERETA, LLC	DECEMBER BOARD OF REVIEW CHGS-VET EXEMPT	703-000-385.005	DUE TO OTHERS (REFUI	2,839.22
12/21/2021	TAX	6688	CORELOGIC TAX SERVICES	DECEMBER BOARD OF REVIEW CHGS- PRE & VET	703-000-385.005	DUE TO OTHERS (REFUI	19,071.57
12/21/2021	TAX	6689	ROBERT HAMPTON	DECEMBER BOARD OF REVIEW REUND-VET EXMPT	703-000-385.005	DUE TO OTHERS (REFUI	2,983.46
12/21/2021	TAX	6690	PRIMELENDING	DECEMBER BOARD OF REVIEW REFUND - P.R.E.	703-000-385.005	DUE TO OTHERS (REFUI	1,961.08
12/21/2021	TAX	6691	DANIEL DENNISTON	DECEMBER BOARD OF REVIEW REFUND - P.R.E.	703-000-385.005	DUE TO OTHERS (REFUI	3,201.41
12/21/2021	TAX	6692	DONALD L. PRIEBE	DECEMBER BOARD OF REVIEW REFUND-VETEXEMP	703-000-385.005	DUE TO OTHERS (REFUI	1,104.56
12/21/2021	TAX	6693	DAWN STROM	DECEMBER BOARD OF REVIEW REFUND - P.R.E.	703-000-385.005	DUE TO OTHERS (REFUI	858.80
12/21/2021	TAX	6694	HENRY JONES	DECEMBER BOARD OF REVIEW REFUND-TAXVALUE	703-000-385.005	DUE TO OTHERS (REFUI	954.36
12/22/2021	TAX	6695	HONIGMAN, LLP	MTT REFUND PARCEL #12-13-376-015	703-000-385.005	DUE TO OTHERS (REFUI	5,165.92
12/22/2021	TAX	6696	HONIGMAN, LLP	MTT REFUND PARCEL 12-20-251-019	703-000-385.005	DUE TO OTHERS (REFUI	6,600.63
12/22/2021	TAX	6697	KIM GRUBER	MTT REFUND PARCEL 12-27-253-002	703-000-385.005	DUE TO OTHERS (REFUI	1,320.70
			TAX Total				58,099.54
12/01/2021	TNA	14566	WHITE LAKE TOWNSHIP	MOVE COOLEY LK SAD BAL TO TAX FOR REFUND	701-000-250.014	COOLEY LAKE WEED CC	77,520.16
12/02/2021	TNA	14567	DLZ MICHIGAN, INC.	RUGGLES ORCHARD, PSP AND FSP REVIEWS	701-000-286.169	RUGGLES FARM MARKE	1,030.00
12/02/2021	TNA	14567	DLZ MICHIGAN, INC.	CONSTRUCTION INSPECTION AND PUNCHLIST	701-000-286.214	ALDI/WHITE LAKE MAR	802.50
12/02/2021	TNA	14567	DLZ MICHIGAN, INC.	SITE VISIT/PAVEMENT DISCUSSIONS	701-000-286.230	8317 HIGHLAND/RIPPLI	170.00
12/02/2021	TNA	14567	DLZ MICHIGAN, INC.	CEDAR MEADOWS SITE PLAN REVEIW	701-000-286.380	CEDAR MEADOWS 15-C	1,117.50
12/02/2021	TNA	14567	DLZ MICHIGAN, INC.	PHASE 2&3 OF CONSTRUCTION	701-000-286.412	TRAILSIDE MEADOWS	975.00
12/02/2021	TNA	14567	DLZ MICHIGAN, INC.	PROFESSIONAL SERVICES/CONSTRUCTION INSPECT	701-000-286.442	NEW HOPE WHITE LAKI	2,

WHITE LAKE TWP
DECEMBER 2021 CHECK DISBURSEMENTS

Section 6, Item B.

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
12/02/2021	TNA	14567	DLZ MICHIGAN, INC.	FSP REVIEW AND PC MEETING	701-000-286.452	SONIC REDEVELOPMEN	425.00
12/02/2021	TNA	14568	KENNEDY INDUSTRIES	8317 HIGHLAND (RIPPLES) GRINDER STA	701-000-284.006	GRINDER PUMP INSTAL	17,100.00
12/02/2021	TNA	14569	OAKLAND COUNTY ANIMAL CONTROL	10/06/21-11/22/21 DOG TAGS	701-000-285.011	DUE TO OAKLAND CO C	141.00
12/02/2021	TNA	14570	WHITE LAKE TREASURER	10/06/21-11/22/21 DOG TAGS	701-000-285.012	DUE TO G/F DOG LICEN	12.00
12/07/2021	TNA	14571	OAKLAND COUNTY	11021 BERYL DR EASEMENT FILING	701-000-284.006	GRINDER PUMP INSTAL	30.00
12/07/2021	TNA	14572	OAKLAND COUNTY	11031 BERYL DR EASEMENT FILING	701-000-284.006	GRINDER PUMP INSTAL	30.00
12/07/2021	TNA	14573	OAKLAND COUNTY	11041 BERYL DR EASEMENT FILING	701-000-284.006	GRINDER PUMP INSTAL	30.00
12/09/2021	TNA	14574	DLZ MICHIGAN, INC.	9077 BUCKINGHAM GRINDER DESIGN & EASEMENT	701-000-284.000	DEPOSITS RESTRICTED	650.00
12/09/2021	TNA	14574	DLZ MICHIGAN, INC.	9054,9056,9058 RHYAN DESIGN & EASEMENT	701-000-284.006	GRINDER PUMP INSTAL	3,040.00
12/09/2021	TNA	14574	DLZ MICHIGAN, INC.	4 CORNERS OUTLOT PSP/FSP REVIEWS	701-000-286.396	4 CORNERS SQUARE, LL	1,973.75
12/09/2021	TNA	14575	OAKLAND COUNTY TREASURER	NOVEMBER 2021 TRAILER TAX	701-000-287.003	DUE TO OAKLAND CO T	4,262.50
12/09/2021	TNA	14576	OAKLAND COUNTY WATER RESOURCE CC	NOVEMBER SEWER CONN PERMITS	701-000-287.005	DUE TO OAKLAND CO S	2,000.00
12/09/2021	TNA	14577	ROSATI, SCHULTZ, JOPPICH	PONTIAC LAKE SAD PETITIONS	701-000-250.008	PONTIAC LAKE WEED	900.00
12/09/2021	TNA	14578	WHITE LAKE TOWNSHIP	1161 PINECREST GRINDER STA & ADMIN FEE	701-000-284.006	GRINDER PUMP INSTAL	3,252.38
12/09/2021	TNA	14579	WHITE LAKE TOWNSHIP TREASURER	NOVEMBER 2021 TRAILER TAX	701-000-285.013	DUE TO G/F TRAILER PA	852.50
12/16/2021	TNA	14580	CARA RIPPETT	1161 PINECREST-REFUND UNUSED ESCROW BALAN	701-000-284.006	GRINDER PUMP INSTAL	5,407.25
12/16/2021	TNA	14581	DuBOIS COOPER ASSOCIATES	949+ SLOANE GRINDER STATION	701-000-284.006	GRINDER PUMP INSTAL	10,180.00
12/16/2021	TNA	14582	ROSATI, SCHULTZ, JOPPICH	PONTIAC LAKE SAD PETITIONS	701-000-250.008	PONTIAC LAKE WEED	2,152.04
12/16/2021	TNA	14583	WHITE LAKE TOWNSHIP	WHITE LAKE HILL-PLANNING FEES	701-000-286.455	WHITE LAKE HILL	1,515.00
12/16/2021	TNA	14584	WHITE LAKE TOWNSHIP	OXBOW LK PRIVATE LAUNCH PLANNING FEES	701-000-286.454	OXBOW LAKE PRIVATE	2,090.00
12/22/2021	TNA	14585	C & E CONSTRUCTION CO INC	11031 BERYL DRIVE GRINDER INSTALL	701-000-284.006	GRINDER PUMP INSTAL	20,861.00
12/22/2021	TNA	14586	DLZ MICHIGAN, INC.	ARBY'S PRELIM SITE PLAN REVIEW	701-000-286.010	ARBY'S	601.25
12/22/2021	TNA	14587	DTE ENERGY	11/10/21-12/10/21 LAKE ONA	701-000-250.001	LAKE ONA AERATION	219.32
12/22/2021	TNA	14588	DTE ENERGY	09/11-21-12/13/21 ROUND LAKE	701-000-250.006	ROUND LAKE IMPROVE	19.73
12/22/2021	TNA	14589	DTE ENERGY	11/10/21-12/10/21 GRASS LAKE WELL	701-000-250.005	GRASS LAKE SAD	14.91
12/22/2021	TNA	14590	WHITE LAKE TOWNSHIP	11041 BERYL DR GRINDER STATION + ADMIN FEE	701-000-284.006	GRINDER PUMP INSTAL	6,504.76
TNA Total							168,357.05
12/02/2021	WAT	7535	DTE ENERGY	10/19/21-11/17/21 GRASS LAKE	591-000-921.006	ELECTRICITY GRASS LAK	1,356.87
12/02/2021	WAT	7536	HYDROCORP	CROSS CONNECTION CONTROL PROGRAM	591-000-818.000	CONTRACTED SERVICES	155.00
12/02/2021	WAT	7537	O.C.W.R.C.	08/01/21-11/01/21 8935 SATELITE DR	591-000-803.000	IRON FILTRATION EXPE	4,054.59
12/02/2021	WAT	7538	OHD, LLLP	KIT 1 40 MM DIN SINGLE SCRES/SURVIVAIR ADAPTE	591-000-744.000	SAFETY GEAR AND CLO	835.00
12/02/2021	WAT	7539	STATE OF MICHIGAN	WATER TESTING	591-000-748.000	TESTING WATER SYSTEI	276.00
12/09/2021	WAT	7540	ABC PRINTING	ORANGE TAGS	591-000-750.000	OPERATING SUPPLIES N	359.00
12/09/2021	WAT	7541	AQUATEST	BACTERIA TESTING	591-000-748.000	TESTING WATER SYSTEI	476.00
12/09/2021	WAT	7542	CINTAS	WATER, UNIFORM CHARGES	591-000-744.000	SAFETY GEAR AND CLO	20.62
12/09/2021	WAT	7543	CONSUMERS ENERGY	9164 STEEPHOLLOW 10/22/21-11/22/21 SERVICES	591-000-923.001	GAS TWIN LAKES	34.88
12/09/2021	WAT	7543	CONSUMERS ENERGY	8208 FOX BAY 10/22/21-11/22/21 SERVICES	591-000-923.002	GAS HILLVIEW	64.70
12/09/2021	WAT	7543	CONSUMERS ENERGY	6260 GRASS LK 10/22/21-11/22/21 SERVICES	591-000-923.004	GAS GRASS LAKE	48.96
12/09/2021	WAT	7543	CONSUMERS ENERGY	8935 SATELITE 09/23/21-10/21/21 SERVICES	591-000-923.005	GAS VILLAGE ACRES-SA	2,

WHITE LAKE TWP
 DECEMBER 2021 CHECK DISBURSEMENTS

Section 6, Item B.

Check Date	Bank	Check #	Payee	Description	GL #	Account Name	Amount
12/09/2021	WAT	7544	DLZ MICHIGAN, INC.	ASPEN MEADOWS IRON FILT SERVICES THRU 11/12,	591-000-160.000	CONST IN PROGRESS	1,457.50
12/09/2021	WAT	7544	DLZ MICHIGAN, INC.	RRA/ERP SERVICES	591-000-802.000	ENG & ARCH FEES	2,947.50
12/09/2021	WAT	7545	EJ USA, INC	EJ PIPE PLUGS, BRKFLG REP KITS	591-000-934.000	REPAIR & MAINT WATE	643.81
12/09/2021	WAT	7546	MILLERS HIGHLAND TIRE AND AUTO REP,	INSTALL NEW WESTERN PLOW HARNESS	591-000-863.000	REPAIRS & MAINT VEHI	790.50
12/09/2021	WAT	7547	MISS DIG SYSTEM INC.	2022 TRANSMISSION - BASED MEMBERSHIP FEE	591-000-958.000	DUES & MISC	1,676.34
12/09/2021	WAT	7548	USA BLUEBOOK	ANTI-SEIZE FOOD GRADE	591-000-740.000	OPERATING SUPPLIES	123.86
12/09/2021	WAT	7549	WHITE LAKE TOWNSHIP	REIMBURSE FOR OCTOBER SERVICES	591-000-214.101	DUE TO GENERAL FUNC	63,610.03
12/16/2021	WAT	7550	AUTOZONE	DURALIST GOLD BATTERY	591-000-931.000	REPAIR & MAINT BLDG	167.34
12/16/2021	WAT	7551	D'ANGELO BROTHERS INC	EMERGENCY REPAIR OF UTILITY STRIKE	591-000-934.000	REPAIR & MAINT WATE	3,357.00
12/16/2021	WAT	7552	FERGUSON WATERWORKS #3386	MRX920 MOBILE DATA COL	591-000-140.000	MACHINERY & EQUIPM	7,600.24
12/16/2021	WAT	7553	ROSATI, SCHULTZ, JOPPICH	NOVEMBER WATER DEPT MATTERS	591-000-826.000	ATTORNEY FEES	462.00
12/16/2021	WAT	7554	U.S. BANK EQUIPMENT FINANCE	WAT, MONTHLY COPIER CHARGES	591-000-991.001	PRINCIPAL COPIER LEAS	130.96
12/16/2021	WAT	7554	U.S. BANK EQUIPMENT FINANCE	WAT, MONTHLY COPIER CHARGES	591-000-995.002	INTEREST COPIER LEASI	17.04
12/22/2021	WAT	7555	AUTOZONE	VAPOR LOCKING PRESSURE REGULATOR	591-000-755.000	OPERATING SUPPLIES T	17.81
12/22/2021	WAT	7556	DONALD COCKRELL	REFUND PMT MADE IN ERROR	591-000-214.002	DUE TO OTHERS	54.15
12/22/2021	WAT	7557	EJ USA, INC	HAR 5"X41/2" NST STORZ ADPT	591-000-934.000	REPAIR & MAINT WATE	220.00
12/22/2021	WAT	7558	PREMIER SAFETY	ADJ. OFFSET MAST, ANCHOR POINT, FLOOR MT SLEI	591-000-744.000	SAFETY GEAR AND CLO'	3,103.00
			WAT Total				96,431.21
			Grand Total				1,262,371.81

White Lake Township
Clerk's Office



INVOICE LISTING AS OF 01/18/22

<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>EXPENSE TO LINE ITEM</u>	<u>AMOUNT</u>
MMRMA	2022 Insurance renewal	Various	\$302,006

Fund #'s:

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

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

WHITE LAKE TOWNSHIP POLICE DEPARTMENT

DECEMBER 2021

DETECTIVE BUREAU SUMMARY						
	Dec-21	Dec-20	% CHG.	YTD 21	YTD 20	% CHG
ARRESTS	2	0	0.0%	4	2	100.0%
WARRANTS ISSUED	24	12	100.0%	310	279	11.1%
JUVENILE PETITIONS	4	0	0.0%	22	24	-8.3%
COURT CASES	15	10	50.0%	133	91	46.2%
PRISONERS ASSIGNED	13	12	8.3%	142	86	65.1%
CASES ASSIGNED	51	28	82.1%	478	427	11.9%
CASES CLOSED BY ARREST	43	51	-15.7%	657	359	83.0%
CASES CLOSED OTHER	15	24	-37.5%	247	342	-27.8%
UNIFORM DIVISION SUMMARY						
	Dec-21	Dec-20	% CHG.	YTD 21	YTD 20	% CHG
ARRESTS	62	70	-11.4%	931	725	28.4%
TRAFFIC WARNINGS	280	309	-9.4%	4,063	2,821	44.0%
TICKETS ISSUED	266	289	-8.0%	4,118	3,439	19.7%
ACCIDENT - PROPERTY DAMAGE	39	36	8.3%	398	313	27.2%
ACCIDENT - PERSONAL INJURY	7	13	-46.2%	101	71	42.3%
ACCIDENT - FATAL	0	0	0.0%	0	3	-100.0%
ACCIDENT - PRIVATE PROPERTY	15	15	0.0%	130	99	31.3%
CALLS FOR SERVICE	1,788	1,781	0.4%	23,514	22,651	3.8%
DISPATCH RUNS	776	830	-6.5%	11,276	8,370	34.7%


 Daniel T. Keller, Chief of Police

Monthly Summary of Offenses

All Offenses that were Attempted or Completed

CLASS	Description	Dec-21	Dec-20	YTD 2021	YTD 2020	YTD % CHG	ARRESTS			
							ADULT		JUV	
							Dec-21	YTD	Dec-21	YTD
100	Murder / Manslaughter	0	0	0	1	-100.0%	0	0	0	0
200	Forcible Sexual Offenses	0	0	4	3	33.3%	0	2	0	0
300	Robbery	0	0	1	1	0.0%	0	2	0	0
400	Assault Offenses	15	7	93	103	-9.7%	9	61	1	6
500	Burglary / Home Invasion	4	1	8	10	-20.0%	0	0	0	0
600	Larceny Violations	5	10	54	64	-15.6%	0	7	0	0
700	Motor Vehicle Theft	1	1	7	10	-30.0%	0	1	0	0
800	Arson	0	0	0	3	-100.0%	0	0	0	0
900	Kidnapping / Abduction	0	0	0	1	-100.0%	0	0	0	0
GROUP A TOTALS		25	19	167	196	-14.8%	9	73	1	6



Fire Department
Charter Township
of White Lake

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

December 2021 Incident / Activity Summary

Incident Response breakdown

Medical/Rescue..... **204**

Hostile Fires (Structure, Vehicle, Brush, and Other)..... **01**

Hazardous Conditions..... **16**

Public Service / Other..... **56**

Mutual Aid –

- Given..... **02**
- Received..... **01**

Total Calls for Service: **277**

Total Calls Year to Date (YTD): **3,196** Comparison to (YTD) 2020: **2,553**

Activity Summary

Key box / safe access program..... **01**

EMS - Hospital Transports by the Fire Department..... **02**

Additional Comments..... On 12/20/21, Three (3) Fire Department members were promoted as follows: Shift Sergeant Steve Hanneman to the position of Shift Captain, Firefighter/Medic David Mills to the position of Shift Sergeant, and Firefighter/Medic Corey Vos to the position of Shift Sergeant. All individuals including the White Lake Twp. CERT, who assisted during the tornado event, were also recognized and honored during this ceremony.

12/17 and 12/18, Assisted the Goodfellows.

John Holland
Fire Chief



December 2021 Incident Summary

Fire Incidents:	Dec. 2021	YTD 2021	YTD 2020
Structure Fire	01	20	25
Outside Structures	00	00	00
Vehicle	00	11	05
Brush	00	10	05
Refuse	00	00	03
Other	00	09	08
Total Fire Incidents:	01	50	46 (+8.7%)
Non-Fire Incidents:	Dec. 2021	YTD 2021	YTD 2020
Overpressure/Excessive Heat	00	01	01
Medical/Rescue	204	2,247	1,855
Hazardous Condition	16	167	89
Public Service	30	343	283
Good Intent	14	245	216
False Alarms	11	116	85
System Malfunction	00	03	10
Weather Emergencies	00	06	00
Other Non-Fire	01	18	14
Total Non-Fire Incidents:	276	3,146	2,553 (+23.2%)
Total Alarms:	277	3,196	2,599 (+22.9%)
Mutual Aid	Dec. 2021	YTD 2021	YTD 2020
Given	02	16	17
Received	01	34	23
Summary of Fire Value Saved/Loss:			
Situation	Dollar Value	Dollar Loss	\$ Saved
Building Fire	000	000	000
Mobile Property Fire	000	000	000
Other Fire	000	000	000
Totals (Dec. 2021):	000	000	000
Totals (Dec. 2020):	000	000	000

-Note the totals for fire value saved/loss reflect that no significant fire damage occurred in the month of December for either 2021 or 2020.

Firefighter Andrew Morelli
01/02/2022

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



Scott Ruggles
Liz Fessler Smith
Andrea C. Voorheis
Michael Powell

WHITE LAKE TOWNSHIP

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

Community Development Department Report

January 2022

Dear Township Board Members,

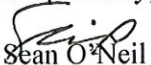
During the month of December, the department continued working with The Chesapeake Group and River Caddis, the Township's development partner, on the Civic Center area. We continue to work with them to take the next steps toward developing a collaborative plan for this area. That process will include significant public input over the coming months. We will be meeting with the Civic Center Development Committee in early January to discuss conceptual layouts.

We continue to work on active projects around the Township. Oakland Harvesters (on White Lake Rd.) is moving forward with their final site plan. The Elizabeth Lake Retail (southwest corner of M-59 and Elizabeth Lake Rd.) has a revised preliminary site plan and rezoning request that is under review and will likely be considered by the Planning Commission again in February. The Oxbow Lake riparian group is moving ahead with their planned private launch (on Lakeside Drive south of M-59) and that will likely be to you for consideration in February. The Comfort Care plan (Union Lake Road, across from Independence Village) is under review for preliminary site plan and rezoning for their proposed Planned Development (PD) project. The Taco Bell that is proposed on a Meijer out lot received conditional preliminary site plan approval at the Planning Commission and will be on your January agenda for consideration. Finally, the River Caddis rezoning request (approximately 64 acres located west of the Township's property on Elizabeth Lake Rd.) received a recommendation of approval to move from AG (Agricultural) to RM-2 (multiple family) and will be on your January agenda for first reading.

As for approved projects, Centerpointe Plaza (on M-59) is nearing completion on their building and site. The Preserve at Hidden Lake and Trailside Meadow projects continue to build homes rapidly and are into construction on the second phases of 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.) will likely begin their site construction in the spring. The West Valley and Lakepointe projects (near Bocovina on either side of Union Lake Rd.) have not moved forward with construction. The Pontiac Lake Overlook apartment project (on Pontiac Lake Rd.) received final site plan approval and will begin construction in the spring.

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 F.

Scott Huggles
Liz Fessler Smith
Andrea C. Voorheis
Michael Powell

WHITE LAKE TOWNSHIP

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

Parks and Recreation January 2022

Dear Township Board,

In January the Parks and Recreation Committee and Township Board will consider a consulting services proposal from Beckett & Raeder (BRI) for design and engineering services for Stanley Park Phase 1 development. Engaging BRI would allow the Township to continue our work with their firm on this project. Their work on the Stanley Park Master Plan and Land and Water Conservation Fund (LWCF) grant application was instrumental to being awarded the \$500,000 grant. BRI proposes to provide design and engineering services for the initial development of Stanley Park as described in the LWCF grant. Their firm has a long history of successfully implementing grant awarded projects, including White Lake Township's Bloomer Park. Primary scope items for the construction project are anticipated to include site demolition, utility demolition/relocation, design of site improvements for recreation and circulation infrastructure, design of site utilities (storm sewer only), site landscape, and site furnishings consistent with the LWCF grant application. Additional BRI tasks in support of project development will include site investigations, consultant team meetings, client meetings, bidding assistance, grant administration, and construction administration.

Costs incurred associated with the preparation of plans, specifications, and bid documents for the project are reimbursable expenses through the LWCF grant.

If you have any questions, please contact me.

Sincerely,

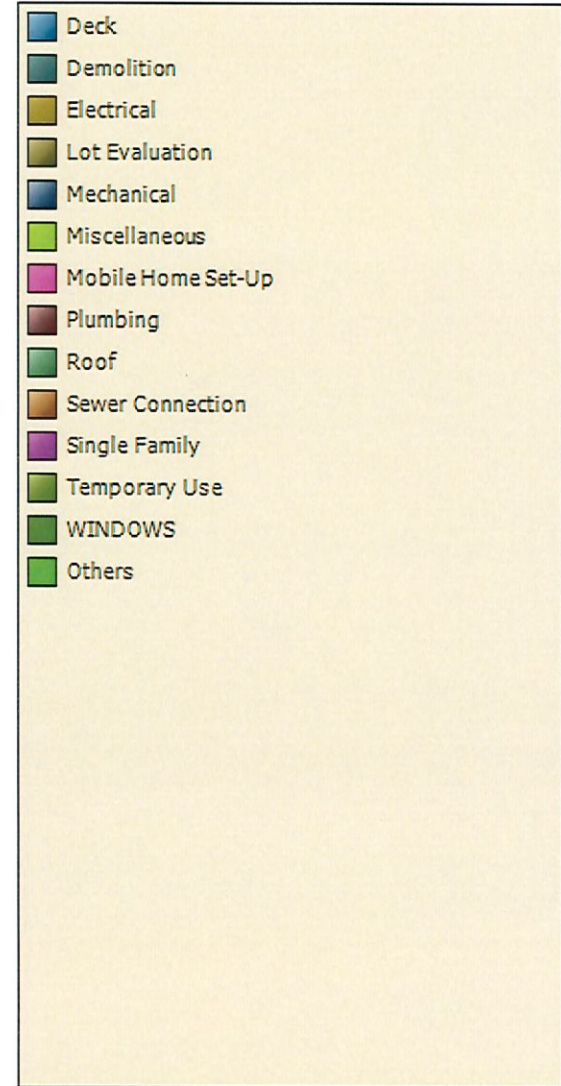
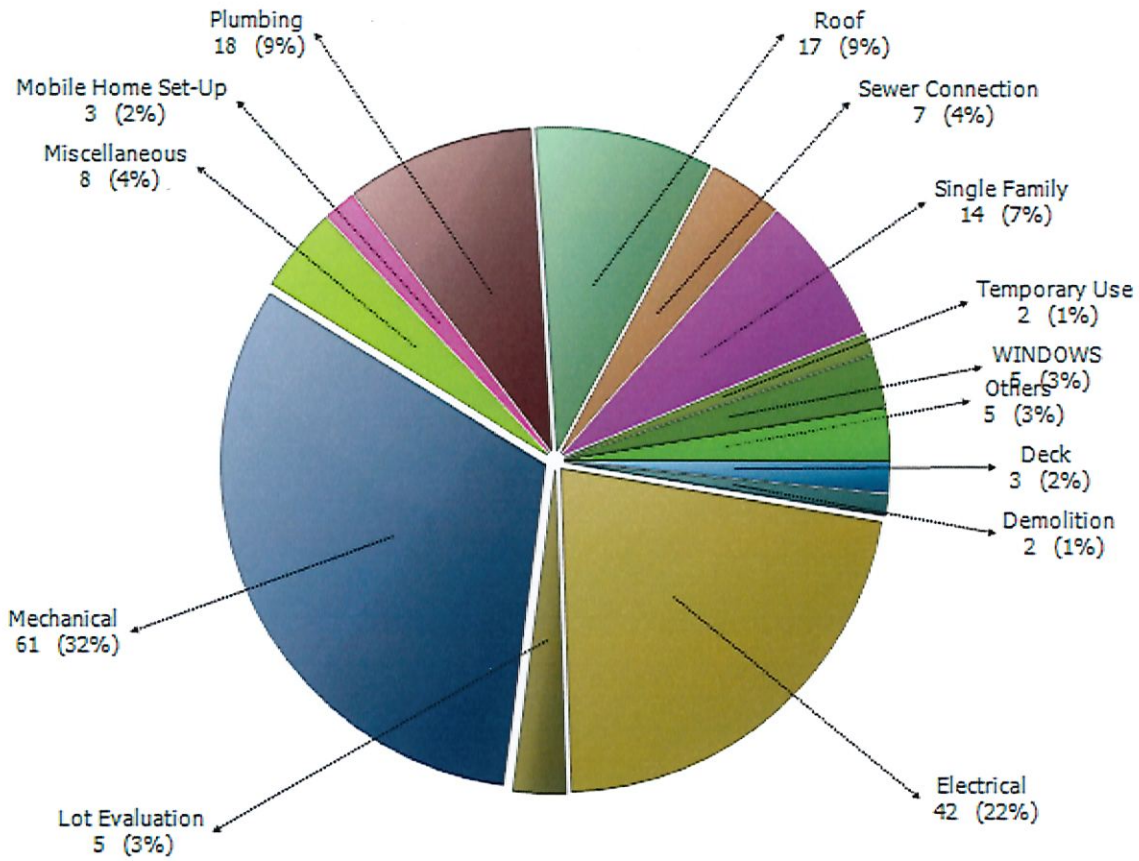
Justin Quagliata
Staff Planner

Breakdown of Permits by Category

Section 6, Item F.

Current Chart Filter: All Records, Permit.DateIssued Between 12/1/2021 12:00:00 AM AND 12/31/2021 11:59:59 PM

Permits by Category



Charter Township of White Lake
Special Board Meeting
Unapproved Minutes of 12/2/2021

**CHARTER TOWNSHIP OF WHITE LAKE
Unapproved Minutes of the Special Board of Trustees Meeting
December 2, 2021**

Supervisor Kowall called the meeting to order at 5:01 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: Daniel T. Keller, Police Chief
Sean O’Neil, Planning Director
Lisa Hamameh, Township Attorney
Jennifer Edens, Recording Secretary

AGENDA

**It was MOVED by Clerk Noble, SUPPORTED Treasurer Roman to approve the Agenda.
The motion PASSED by voice vote (7 yes votes).**

PUBLIC COMMENT

No public comment.

NEW BUSINESS

A. CIVIC CENTER DISTRICT DISCUSSION

John McGraw of River Caddis Development introduced himself, his father Kevin, and his brother Jake who are also present tonight. He discussed the agenda that was shared with the Board prior to tonight’s meeting.

He began by reminding that River Caddis received the award to proceed as master developer of the civic center and public safety building and that an agreement was drafted between River Caddis and the Township. Then a larger team was put together of delivery partners and consultants to form the next few stages.

River Caddis then spent the next three months with the municipal finance team or restructuring team to figure out how the plan would be financed and to provide different options to the Township. They presented the Township with three options: 1) the municipal route; 2) private/public partnership; or 3) a two-part private partnership. He noted that each plan was carefully put together and identified how much it would be and how much it was going to cost. It was ultimately referred to be a White Lake Township funded project which seemed to be the best course of action in terms of comfort level and costs to fit the mold. From there the amendment was drafted to get a definitive agreement and for the next steps.

He informed that there are reasons why they drafted an amendment and not a development agreement. He noted that a good agreement is in place to protect both sides and that there is a lot of work to do in providing concept to the Township. He indicated the amendment is to show where things are going to be, how it is programmed and to ensure that the money is there all within the legal limit of time. They are putting together a host of different groups and will present the Township with the team that provides the best cost, reputation, and deliverable product to provide this asset for the Township. He declared this will occur within the next forty-five days. He is also hopeful to produce a computer concept site plan within that timeframe as well.

Next, they will determine the organizational goals and objectives including key criteria and prioritization issues. They will also determine the anticipated space needed for the facilities of the township hall, police station, and fire station and prepare a conceptual layout for the township facilities and remaining acreage.

He noted that on the front end they provided a site plan without a lot of knowledge and now within the forty-five days they will be able to provide the programming for the space, key for the space, financing for the campus, a project schedule, and a full team with development terms. All of which will be assembled together to develop a definitive agreement. The definitive agreement will spell out the next steps in this process.

Supervisor Kowall shared that the agreement itself has been reviewed by John and Ernie and that multiple conversations have been had regarding the same and that the nuts and bolts on the business end have their approval. He believes at this point there needs to be conversation regarding Exhibit A, which contains definitions of the steps. He noted that some of those items will happen in a sequential order and some of them will intertwine.

Treasurer Roman indicated that in order to get everything done in Exhibit A, there will need to be a lot of talking and working with the Township. He noted that they need to quarterback it and come to the Township with what is needed to get these items done. To which Mr. McGraw indicated absolutely.

Trustee Voorheis noted that her biggest concern is the financing. She understands that the Township has the funds with the bonds, but her biggest concern is how it will be financed.

Supervisor Kowall indicated that the Township has gone through the initiative to have the authority to sell up to \$29 million in bonds, plus what reserves it has to go forward. He noted that this is not to say the Township necessarily has to sell the bonds, but it has the authority to do so. He clarified that this is a different subject matter that does not have anything to do with this agreement.

Trustee Voorheis further apologized to Mr. McGraw for not being able to meet in October.

Trustee Ruggles asked if the Board will see River Caddis's idea for construction of the building in the conceptual layout.

Mr. McGraw indicated it will start off as only a site plan and that they will work through it to make sure River Caddis and the Township have the same idea. Then at some point, the architecture will join in.

Trustee Smith noted that she had an opportunity to speak with Director O'Neil and River Caddis and that she doesn't have any questions at this time. She is glad to hear about the conceptual design as that is one thing she would have asked about moving forward.

Clerk Noble noted this partnership is a community partnership and that it is very important to keep the residents aware every step of the way. He asked Mr. McGraw to expand on this topic and the efforts that will be made.

Mr. McGraw indicated that they have not solidified their plan on messaging yet, but that multiple plans are in place and that they will follow up with every step. He shared that they believe transparency is critical and noted that it is a public project and an asset that will have value to the public. He further stated different ways of communicating could include press releases and creating a specific website to provide updates.

Trustee Powell has a great deal of faith in the partnership and process. He shared that his overwhelming goal is that River Caddis would cause the township hall, community building and public safety building to be built for zero dollars out of the Townships pocket. If River Caddis comes back and says that it can't be done for \$0, but all the items taken into account, this is what we can build it for, allows the Township to evaluate the cost of building the buildings.

Trustee Powell continued that while Mr. McGraw stated that things were provided in the first three months, when actually it was more like five or six months since the adoption of the original agreement. The original agreement and the scope of work that was to be provided was developing proposals, proposed operating and capital structures, financing, timelines, and required economic commitments and feasibility. All of that was to be done in the first six months per the original agreement. He continued that per that original agreement, the Township

was paying River Caddis as its partner, \$15,000 a month which was supposed to be for the performance of the scope of work he just mentioned and for expenses that may be incurred by the consultant that may be performing that scope of work. He noted that their work prompted the Township to make a decision as to how to finance this development. He indicated that the Township still doesn't know how much it is going to cost and that it is looking for River Caddis to determine this and meet that objective.

In the next 45 days there is a scope of work in this modified agreement and Trustee Powell would like to nail down what the Township might expect. He noted the Township will still be providing the \$15,000 a month and he questions what that will include. He will expect that there is more presented to help him make his decisions in the next 45 days.

Supervisor Kowall interjected that Exhibit A indicates what they are proposing.

Trustee Powell does not believe they provided the scope of work in the original agreement and he wants it noted that the Township is going to be a bit more expecting in the second agreement.

Supervisor Kowall agrees with Trustee Powell but notes that there was a considerable amount of discovery that had to be done. He opined that it is important to make sure the Township has an understanding of what River Caddis is proposing and when it can be delivered. He further declared that the Township would really like to have the deliverables within the forty-five-day period. He noted they will have unprecedented access, cooperation from the Township, Planning Department, any other department necessary, and the Board. He knows the Board wants to move forward.

For the benefit of the public, Supervisor Kowall noted that the Township has a rough idea of what this will cost, but not an exact cost. This process will do just that and zero in the cost, how the land will be used, and how it will relate into the complex in its entirety. He opined that there are many pieces to this puzzle and that the Board wants each one of them to compliment the next one. He furthered that this will be a collaboration of all those pieces coming together. It will provide an understanding of what this is going to be, the scope, and the cost. The Board will then decide how to move forward and decide how much to borrow. He noted the township offices are more than happy to meet with anyone who would like to discuss this. He shared that this is something he has strived for since 1976 in observing the Township grow and develop and since he became supervisor.

Trustee Ruggles asked if the forty-five days would start tomorrow and noted that it seems ambitious with the holidays.

Clerk Noble noted it is a total of 22,045 days. This is a very aggressive timeline, and it is his thought that they are not paying anymore after the forty-five days. He believes they will achieve the Forty-five days.

Mr. McGraw noted it is an incentive for everyone to get this done as soon as possible. He shared that the holidays are coming and that it is a tough time, but they are taking an ambitious path and believe they can get it done within forty-five days.

Treasurer Roman indicated that things happen and that the forty-five days could run into sixty days. However, the point is they are still locked in to get the work done for no more than \$22,500, which Mr. McGraw confirmed.

Trustee Powell is looking for River Caddis to be an aggressive partner in this since the Township is not an expert in developing and they are. As part of the deliverables, he would really like in Exhibit A that there be a clear distinction between the Township hiring River Caddis to build two buildings and what advantages there are to hiring River Caddis to develop the downtown, as they are two distinct operations. He believes the deliverables will help him understand the advantage of being a partner with River Caddis versus hiring River Caddis to be a contractor to build two buildings.

Mr. McGraw clarified that Trustee Powell is asking for a clear distinction as to why the Township brought on River Caddis to this project, given the public and private side of this.

Trustee Powell noted the Township can go out and hire an architect and a contractor to build two buildings by itself. However, the Township doesn't believe that is the right way to it. It believes River Caddis has an opportunity to supplement the two buildings with the benefit of developing the downtown area. There is a profit to be made on the private sector side that might not be seen on the public side. He sees that as a partnership and a profit that River Caddis will see rather than just hiring them to build two buildings. He is looking for River Caddis to say we can build the two building at a specific price, but because we are partnered with the Township and we are getting this as well, we are reducing that cost by this much.

Supervisor Kowall interjected that what Trustee Powell is speaking of is more of an operational agreement. He stated for the benefit of the public that it is this Board's intention to utilize the pieces on the chessboard. He shared that the Township was able to sell other parcels of properties and move things around to purchase the bulk of the property for the Township with the minimum amount of out-of-pocket taxpayer money. He noted it was \$400,000 to buy the entire twenty-some acre parcel. He noted that other properties were sold to bring in funds. In keeping with that the Township is looking at other property it has. These are potential chess pieces to offset cost whether it goes to an agreement with River Caddis or another company. He compared that this process is like layers on a cake and each layer is a definitive scope of what is trying to be accomplished. He opined that River Caddis has the area of expertise and he is

impressed with other projects they have worked on. He indicated that the Township needs River Caddis to bring that professionalism and that result to White Lake Township. He further indicated that the timeline is extremely important to this Board and that the Board will need bi-weekly updates on this. He declared that it must be completely understood that communication is paramount, and deliverables will be expected.

Treasurer Roman noted that a big challenge the Board will face in forty-five days is which direction to go in. The Township has decided on how it wants to finance this and knows that it wants two buildings. The Township hasn't received anything from River Caddis indicating a proposal and the longer that takes the more difficult the Board's decision will be in forty-five days. He opined that at that point in time if they don't receive anything from River Caddis the Township might just want to bid out the construction of the two buildings.

Trustee Smith, directed to Trustee Powell following his comments, questioned if it would be advantageous to have those two pieces broken up before the forty-five days. She agrees with Trustee Powell and Treasurer Roman and knows that this Board is looking for information sooner rather than later. She noted that some Board members are disappointed that it was not received within the three months that turned into five. She proposed it be tweaked a little bit to find a more common ground of what is being looked for in that forty-five-day period. She is confident in herself and fellow Board members that the plan and goal are same and noted they will be very methodical in how that goal is reached.

Clerk Noble pointed out in Section 6, there are instrumental products. He opined that the Township is not throwing away taxpayers' money and that it is an aggressive timeline. He declared that everything would run through a checks and balance. He shared that recently received funds are from the federal government and that the Township grabbed as much as it could at \$1.6 million, which will be utilized for the civic center and development around it.

Mr. McGraw reminded that the money being paid to River Caddis monthly is used as an investment for them to know that there is a buy-in from the Township and so they know that the Township doesn't just walk away. He continued that the money, in the next month and a half, is not paying River Caddis as they hire certain people to do certain work. All the money is being used to pay a pursuit cost. River Caddis is investing in understanding how it develops these buildings. He opined that they are excited and ready to go.

Trustee Powell pointed out that the deliverables and updates over the next forty-five days will help the Board greatly understand River Caddis' commitment and what kind of partner they are going to be. It is his hope that in forty-five days the Board has their minds made up. He reminded that the Board had no way of knowing what the financial options were until River Caddis presented them to the Board. He fully expects to be ready to hit the pavement running.

Mr. McGraw asked how the Board would like to receive the biweekly updates. To which, Supervisor Kowall indicated that everything will go through Director O'Neil.

Trustee Powell thanked counsel as he is impressed with the agreement. He appreciates it and admits his onset opinion was that River Caddis would be hiring consultants to help them out, but the agreement is very clear that the consultants are to help the Township out and in fact the Township gets a say as to whether or not they even like the consultants. He continued that he had concerns about ownership, but that it is covered in the agreement.

Supervisor Kowall noted the Township was referred to many communities to look at what has been done. However, the Township is looking for a partner that would look at this as a clean slate and guide the Township. It is extremely important that every part of this ties in.

Howard Cohen of Chesapeake Bay noted the goal has not changed. They want the buildings to come in at no costs and believes that there are just different interpretations. He indicated they would like to internally finance the buildings. He shared that they are looking ahead trying to hire someone to come in for the special packing district because that is where the revenue is.

Mr. Cohen furthered that everything will essentially be reimbursed and that it is just a matter of which pocket it comes out of. He opined that this is a tedious process that had delays in first six months because they had to make decisions and information was necessary to make those decisions. In response to Trustee Powell statement regarding what the benefit is, he reminded how long it took the Township to hire Chesapeake Bay. He stated this is the problem when you go through normal procurement process. He opined that this needs to be sped up. There has been tremendous work behind the scenes daily process, tons of communications between those involved. It took a lot to get to this point and the next step is critical. He is hopeful that they will be able to move forward with a development agreement.

Supervisor Kowall noted that the Township formed a Civic Center Development Group that consisted of a diverse group of members and that group painstakingly went over the interview process of multiple individuals and organizations and their expertise hooked the Township up with River Caddis. Howard Cohen came in and it was an easy sell as he riveted the group with his knowledge and expertise.

Trustee Powell doesn't think the Township can sit back and let River Caddis do everything. There are decisions that the Township needs to follow through on. He opined that the Township needs to get started on working with its County Commissioners.

Clerk Noble thanked Treasurer Roman for taking initiative and for looking at bonds. He noted that the Township is at a 2.5% bonding for the project. It is a service debt, and no millage is needed. He reminded that just because they are bonding it does not mean the Township will

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need it all. It is imperative that this keeps moving forward as the rates will go up. He shared that the Township building is eight-six years old and has been outgrown. He opined that six or seven months from now it will be a lot more expensive.

B. CONSIDERATION OF FIRST AMENDMENT TO THE RIVER CADDIS PROFESSIONAL SERVICES AGREEMENT

It was MOVED by Trustee Powell, SUPPORTED by, Clerk Noble moved to approve the first amendment of the Professional Service Agreement as presented, and allow the Supervisor to execute the appropriate documents. The motion PASSED by roll call vote (Voorheis/yes, Smith/yes, Ruggles/yes, Powell/yes, Kowall/yes, Noble/yes, Roman/yes).

ADJOURNMENT

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

Meeting adjourned at 6:03 p.m.

I, Anthony L. Noble, the duly elected and qualified Clerk of the Charter Township of White Lake, County of Oakland, State of Michigan, hereby certify that the foregoing is a true copy of the December 2, 2021, special board meeting minutes.

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

**CHARTER TOWNSHIP OF WHITE LAKE
Unapproved Minutes of the Special Board of Trustees Meeting
December 8, 2021**

Supervisor Kowall called the meeting to order at 6:01 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: Aaron Potter, DPS Director
Jeanine Smith, Assessor
John Holland, Fire Chief
Lisa Hamameh, Township Attorney
Jennifer Edens, Recording Secretary

AGENDA

It was MOVED by Clerk Noble, SUPPORTED Treasurer Roman to approve the agenda. The motion PASSED by voice vote (7 yes votes).

PUBLIC COMMENT

Trustee Powell as a point of order asked Supervisor Kowall to remind the audience of the public hearings to be held on the agenda items and that those topics need not be addresses during public comment.

No public comment made.

PUBLIC HEARINGS WITH RESOLUTIONS

A. PUBLIC HEARING – REGARDING CONFIRMING THE SPECIAL ASSESSMENT ROLL FOR THE SPECIAL ASSESSMENT DISTRICT DESIGNATED NORTH HULBERT SEWER MAIN

Assessor, Jeanine Smith indicated that this is for the sewer main running down the street and that it is only for the main on N. Hulbert.

Supervisor Kowall added that it is a highly sensitive area as it is on the water. He informed individuals who have doubts that if their system fails and they live on this street, they will end up with what would like Indian burial ground in their yard as the day of the \$10,000 septic system is gone. As of November 2018, the Oakland County Department of Health made major changes to the ordinance, and it now requires four feet between the ground water level to the bottom of a field. He opined that it is in the best interest of everyone in this area. He shared that it also allows for greater flexibility of one's property and that it will add value to the property. He clarified this is the fee for the cost of the actual line, not the actual hook-up.

Trustee Powell as a point of order reminded that the special assessment district has already been established, which means the Township Board has already approved all the homes that will benefit from the sanitary sewer. He further stated that tonight is to receive input from the public as to whether or not the cost associated with it, specifically to a property is proper. It is the assessment roll of the cost of the sewer for each lot.

It was MOVED by Supervisor Kowall, SUPPORTED Treasurer Roman to Open the Public Hearing regarding Confirming the Special Assessment Roll for the Special Assessment District designated North Hulbert Sewer Main. The motion PASSED by roll call vote (Kowall/yes, Noble/yes, Roman/yes, Ruggles/yes, Smith/yes, Voorheis/yes, Powell/yes).

No public comment made.

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

B. PUBLIC HEARING – REGARDING CONFIRMING THE SPECIAL ASSESSMENT ROLL FOR THE SPECIAL ASSESSMENT DISTRICT DESIGNATED OAK RIDGE PARK SEWER MAIN

It was MOVED by Supervisor Kowall, SUPPORTED Treasurer Roman to Open the Public Hearing. The motion PASSED by roll call vote (Kowall/yes, Noble/yes, Roman/yes, Voorheis/yes, Smith/yes, Powell/yes, Ruggles/yes)

No public comment made.

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

NEW BUSINESS

A. REQUEST TO APPROVE THE IAFF TENTATIVE AGREEMENT (FIRE)

Brandon Fournier indicated that presented to the Board this evening is a four-year tentative agreement between the Township and the International Association of Fire Fighters. He is pleased to report that this agreement was reached prior to the expiration of the current contract. Included in the agreement are a couple of key changes:

- Losing certain restriction associated with part-time management to supplement the fulltime career department, which will allow greater flexibility in staffing and scheduling.
- Major changes to the sick leave program to ensure manpower to the Township.
- Modernization to the health care plan providing a two-level structured plan which will be offered to each member.
- It is a four-year agreement.

He is pleased to report that he believes the tentative agreement was overwhelming ratified and that it has his recommendation.

Trustee Powell clarified that each employee decides which health care plan they want and that they do not get both.

Mr. Fournier agreed and stated that there is an HMO plan and a PPO plan. That the PPO plan has greater access to doctors with no referral requirements but has a slightly greater employee contribution.

Treasurer Roman inquired as to the savings to the Township with PPO versus HMO.

Mr. Fournier indicated if there was full township migration to the HMO it would be just below a six-figure savings.

Conversation ensued regarding doctors in the network, and it was noted that Waterford Township is on the HMO platform and their employees have not had issues as "generally" the doctors accept it.

Clerk Noble shared that he had an HMO and that it was a tremendous savings and that he never had an issue. He believes it is a great opportunity and a savings.

Trustee Voorheis agrees and noted that she has it with her fulltime job.

Supervisor Kowall thanked the Union for their cooperation as this was one of the first times to get through this before the deadline. He appreciates the Union's understanding of where the Township is and where it intends to go.

Supervisor Kowall gave a special thank you to Cathy Derocher for working on this.

It was MOVED by Trustee Voorheis, SUPPORTED Trustee Smith to approve White Lake Township and the International Association of Fire Fighters Local 5295 Agreement. The motion PASSED by roll call vote (Smith/yes, Ruggles/yes, Noble/yes, Voorheis/yes, Powell/yes, Roman/yes, Kowall/yes).

B. RESOLUTION #21-043; CONFIRMING THE SPECIAL ASSESSMENT ROLL FOR THE SPECIAL ASSESSMENT DISTRICT DESIGNATED NORTH HULBERT SEWER MAIN

Assessor Smith indicated this a resolution to approve the amount of the special assessment district and to confirm the role.

Treasurer Roman questioned if there were any changes. To which Assessor Smith replied there was a small change in the amount.

Supervisor Kowall interjected there was a small change in the amount and verbiage that was incorrect. He felt it necessary to get everything accurate for public perception. He is satisfied with the way it is presented to the Board.

It was MOVED by Trustee Powell, SUPPORTED Clerk Noble to approve Resolution #21-043; Confirming the Special Assessment Roll for the Special Assessment District Designated North Hulbert Sewer Main. The motion PASSED by roll call vote (Kowall/yes, Noble/yes, Roman/yes, Smith/yes, Ruggles/yes, Voorheis/yes, Powell/yes).

C. RESOLUTION #21-044; CONFIRMING THE SPECIAL ASSESSMENT ROLL FOR THE SPECIAL ASSESSMENT DISTRICT DESIGNATED OAK RIDGE PARK SEWER MAIN

It was MOVED by Treasurer Roman, SUPPORTED Trustee Powell to confirm Resolution 21-044; Confirming the Special Assessment Roll for the Special Assessment District Designated Oak Ridge Park Sewer Main. The motion PASSED by roll call vote (Noble/yes, Smith/yes, Powell/yes, Ruggles/yes, Voorheis/yes, Roman/yes, Kowall/yes).

D. FIRST READING; AMENDMENT TO FEE ORDINANCE, ORDINANCE NO. 129

Attorney Hamameh made the Board aware that there are a couple of new charges. She also indicated that a lot of the redlining is housekeeping. She noted that this is a document that has gone through a lot of revisions and a lot of different individuals performing those revisions. There was a lot of time spent trying to clean this up in a way that it can then carry forward for any future revisions. She noted that some of the redlining shows stylistic and organizational changes.

Supervisor Kowall for the benefit of the public would refer to this as the playbook for fees and services available to the community. He noted that it is a living document that will continue to be reviewed.

Attorney Hamameh shared that normally the fee ordinance is not adopted in its entirety. In the future there will be amendments to specific sections and not a whole amendment. She opined that it is a good idea to do this every couple of years.

Trustee Powell pointed out that residents on the water system could potentially notice an additional commodity charge for water usage over and above the base usage. He noted that the base in the Township is about half of what a 3-bedroom home might utilize without lawn irrigation. He further noted that quarterly charges are a third of what the surrounding communities charge. As an example, he indicated that a 3-bedroom would be charged quarterly \$51.92, but if they used over one hundred fifty gallons a day there will be charge of \$25.00 tacked on to that.

He furthered shared on the commercial side a fire line connection fee, which is if you have two lines coming into the building (domestic water and fire protection). He noted a new charge for the fire protection line.

Trustee Smith interrupted indicating that the Township currently charges for a fire line. She further noted that she does not have a redlined version of the fire line and therefore there is no comparison available.

Director Potter indicated it is not a new fee and that it has been there for at least five years now. He clarified for the public that this is just a reflection of fees that the Board has already approved. The commodity charge and the excess commodity charge structure was developed a decade ago and that these fees were approved in the rate study in June or July of this year.

Trustee Ruggles clarified that in Section 10 – Cemeteries, that the adult fee did not increase. He finds it confusing because the last page identifies new changes or fees with Parks and Rec.

Attorney Hamameh believes the fees were always there but that the amounts changed. She noted in Section 30, page 15 of 22, fees were removed from the Treasurer's section and relocated.

Supervisor Kowall interjected that blue will show you where and what they were and red will show you what they are.

Trustee Ruggles in discussion of the fee increase for Parks and Rec, agrees that the fee should be an attempt to cover the maintenance of the parks, but he believes some of the fees are getting a bit high and he is not sure that they make sense to him.

Supervisor Kowall indicated that they make sense when you have organized teams using the parks due to grooming. It is not a fee for people just out there throwing a ball, but for organized teams or events that essentially require some attention.

Treasurer Roman identified these are usually for reservations only.

Trustee Smith revisited the fire line and confirmed that it is not new, and the amount did not go up. She further questioned if documents she received tonight were being voted on tonight.

Clerk Noble reminded that said documents were previously sent out.

Patricia Pergament shared that the documents were included in the November 16, 2021, meeting and that these are copies of what was previously provided.

Trustee Powell clarified that even though the Township's rates are lower than surrounding communities it is sufficient to cover the maintenance and operations of the system.

Trustee Powell excused himself from the meeting.

It was MOVED by Treasurer Roman, SUPPORTED Trustee Ruggles to move to Second Reading. The motion PASSED by voice vote (6 yes votes).

**E. FIRST READING; AMENDMENT TO CODE OF ORDINANCES, CHAPTER 38,
ARTICLE II – WATER SYSTEM AND ARTICLE IV – SANITARY SEWER**

Director Potter noted that this is housekeeping and that there is a new fee in Ordinance Section 38 for new residential construction use/temporary meter line.

Supervisor Kowall thinks it is an outstanding idea and he is glad Director Potter had forward thinking regarding it.

Director Potter noted that it will reduce inspections and installation appointments by a third. The intention was to minimize nonrevenue water use. This fee will allow the Township to capture the cost of that water.

Attorney Hamameh pointed out that this amends certain sections of Section 38, Article II & IV. She clarified that Director Potter is talking about the new residential water use fee on the first page, the third definition being added. She further stated that the fee, under the fee ordinance in the Sewer Section, the term "new residential construction water use fee", and that will be the amount. The document provides and describes it in the Water Ordinance but identifies the fee alone in the Fee Ordinance.

Trustee Smith questions if it would be beneficial to residents to asterisk it for navigational purposes.

Peter Piccinato, 8771 Townsend Drive. He can see the confusion in the redline documents. He still believes the water system is treated like an enterprise fund and all the fees will still go in it.

Director Potter confirmed this does not change that. He further identified that major substantive changes other than housekeeping are:

- Direct and indirect rate have been replaced with capital connection fee.
- New construction use permit will save the department trouble and capture revenue.
- Requirement for extension of the water systems
- Changed language in water ordinance to be continuous with Section 514.
- Changed Water Department to Department of Public Services

Clerk Noble thanked Director Potter for the explanation and notes that it will save DPS from having to go back to new construction and allow some recouping financially.

It was MOVED by Clerk Noble, SUPPORTED Treasurer Roman to move Second Reading the Amendment to Code of Ordinances, Chapter 38, Article II – Water System and Article IV – Sanitary Sewer. The motion PASSED by voice vote (6 yes votes).

F. DISCUSSION REGARDING NATIONAL OPIOID LITIGATION SETTLEMENT PROCESS

Supervisor Kowall finds it very interesting that there are a series of lawsuits filed against manufacturers of opioid based medications, which have resulted in a very large settlement that is being made available to parties for counseling and a variety of services.

Attorney Hamameh shared that it is a settlement amount that is not finalized. She furthered that if approved it will be distributed to communities that opt into it. If it is not, the litigation will continue, and the Township will be kept apprised of further settlement opportunities. She also noted that the money is restricted to use for Narcan training, crisis management, and training to assist in combatting the opioid pandemic.

Supervisor Kowall interjected that the amount is \$27.2 billion nationally.

Treasurer Roman would be curious to see if the money could be used for future health care expenses as health care costs have escalated over the years due to this problem. To which Attorney Hamameh indicated it cannot be used for that.

G. RESOLUTION #21-048; APPROVING OPTING-IN TO THE NATIONAL OPIOID LITIGATION SETTLEMENT

It was MOVED by Trustee Ruggles, SUPPORTED Trustee Smith to approve Resolution #21-048. The motion PASSED by voice vote (6 yes votes).

H. DISCUSSION REGARDING THE POTENTIAL PAVING OF A SECTION OF PONTIAC LAKE ROAD (MARGIE TO KINGSTON) IN CONJUNCTION WITH THE RCOC

Supervisor Kowall indicated that he gets the most complaints regarding Pontiac Lake Road. The road commission has put this road on the roster for 2026/2027 for improvement. The estimated cost of construction at future cost is approximately \$3 million. The estimated engineering and right-of-way are estimated at \$400,000. He noted that the road commission is looking for a commitment from White Lake Township that will move this forward. The Township's share under the current guesstimate would be approximately \$400,000.

He notes that it may seem like a ton of money, but what will be received in return will be beneficial. The paving of the road will come with a posted speed limit. He shared that Trustee Ruggles made a valid point to approach the county in continuing this project down Fisk Road heading south to the shopping area. He agrees that it should be looked into. He shared that the upside is that there are triparty funds available. He noted the Board has an option to set aside a percentage of the triparty funds for this project. He would like the Board to consider it. He noted the growth in traffic on Pontiac Lake Road and believes it in the Township's best interest since are federal dollars available. He does not believe this improvement can get done any cheaper.

Trustee Ruggles agrees and is in support of the project. He noted the road is busy and if you drive it consistently, you know where the holes will be. He thinks it is a good idea to tie it into Fisk Road.

Trustee Smith agrees it is a very dangerous portion of the road and it makes sense to explore Fisk Road.

Clerk Noble noted that speeding with the washboards has caused a lot of accidents, and this make sense to save lives.

Supervisor Kowall noted the dust for the homeowners is atrocious and unbelievable. He did give credit to the Oakland County Road Commission for their efforts in taking care of it.

Trustee Voorheis confirmed the road is wide enough

Supervisor Kowall indicated there may be some road enhancements that will be required but they will be determined after a study. He believes the Township's first

expenditure would be approximately \$70,000 to \$80,000 and it would be a part of the Township's cooperative share.

Treasurer Roman thinks it is a lot of money and noted that he is trying to save money for a couple of buildings, and he is curious how many residents actually use this stretch of the road.

Clerk Noble stated a study of travel can be obtained.

Supervisor Kowall noted the projects with Sugden Road and Cooley Lake Road. He further shared that he will likely come back to the Board for monies as an investment opportunity for the roads. He shares Treasurer Roman's concern but notes the available federal money.

Trustee Ruggles loves the idea of giving the residents a \$3.5 million dollar road for \$400,000.

Trustee Smith would like, if possible, when exploring Fisk Road that sidewalks also be explored.

Director Potter shared that there are approximately 615 homes in the section of the road being discussed tonight.

Supervisor Kowall indicated the vote would be to approve the Board's interest in moving forward with this project.

Trustee Smith questions how the Board can vote on engineering costs when it does not know what those costs are.

Supervisor Kowall reminded that a guesstimate was previously shared with the Board.

Discussion ensued regarding when the information was provided.

Attorney Hamameh interjected that the email from the Oakland County Road Commission indicates it will need the Township to enter into a local cost participation agreement for the design survey and then right-of-way acquisition. She thinks if you have the road commission to, they can provide an agreement that will identify exactly what the parameters will be.

Attorney Hamameh further opined that perhaps the motion should be an expression on interest to further explore a partnership with the road commission.

It was MOVED by Treasurer Roman, SUPPORTED Trustee Ruggles to approve an expression on interest to further explore a partnership with the road commission referring to Pontiac Lake Road Improvement. The motion PASSED by roll call vote (Ruggles/yes, Noble/yes, Smith/yes, Voorheis/yes, Roman/no, Kowall/yes).

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Peter Piccinato, 8771 Townsend Drive questioned when the older subdivisions that are on septic fields and asked if there will be a point in time when these subdivisions are looked at. He asked if the Township is looking forward to addressing this.

Discussion ensued amongst the Board and Mr. Piccinato regarding the same.

ADJOURNMENT

It was MOVED by Supervisor Kowall, SUPPORTED by, Clerk Noble to adjourn. The motion PASSED by voice vote (6 yes votes).

Meeting adjourned at 7:09 p.m.

I, Anthony L. Noble, the duly elected and qualified Clerk of the Charter Township of White Lake, County of Oakland, State of Michigan, hereby certify that the foregoing is a true copy of the December 8, 2021, 2021, special board meeting minutes.

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

Charter Township of White Lake
Regular Board Meeting
Unapproved Minutes of 12/21/2021

**CHARTER TOWNSHIP OF WHITE LAKE
Unapproved Minutes of the Regular Board of Trustees Meeting
December 21, 2021**

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
Aaron Potter, DPS Director
Lisa Hamameh, Township Attorney
Nick Spencer, Building Official
Jennifer Edens, Recording Secretary

AGENDA

Supervisor Kowall amended the agenda to add item:
10D – Western Oakland Transportation Authority Request 2022

It was **MOVED** by Supervisor Kowall, **SUPPORTED** by Trustee Powell 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
- H. PLANNING COMMISSION AND ZBA 2021 APPOINTMENTS

It was **MOVED** by Treasurer Roman, **SUPPORTED** by Trustee Smith to approve the consent agenda. The motion **PASSED** by voice vote (7 yes votes).

MINUTES

A. APPROVAL OF MINUTES – REGULAR BOARD MEETING, NOVEMBER 16, 2021

Trustee Powell corrected that on page 10, fourth paragraph from the bottom, it should read:
Trustee Powell reminded how vocal he has been regarding design **contracts** with DLZ.

It was **MOVED** by Trustee Powell, **SUPPORTED** by Trustee Voorheis to approve the Minutes of the Regular Board Meeting, November 16, 2021, as amended. The motion **PASSED** by voice vote (7 yes votes).

PRESENTATIONS

A. TRIBUTE TO RUTH MCCULLOCH – IN RECOGNITION OF HER 100TH BIRTHDAY

Supervisor Kowall read the Proclamation recognizing the 100th Birthday of Ruth Edna McCulloch into the record and presented the same to her.

The Board and members of the audience sang Happy Birthday to Mrs. McCulloch.

NEW BUSINESS

A. DANGEROUS BUILDING – 11142 WINDHURST DRIVE – REQUEST BY OWNER TO EXTEND DEMOLITION DATE

Glenn Slabiak identified himself as an administrator for the property. He indicated that the last time he spoke was via Zoom. At that time, he indicated that he would get the building structurally analyzed by a structural engineer and that was done by a state certified structural engineer. He further stated that all concerned parties have a copy of said report and that he has signed receipts for "all you people". He identified the findings were "overall the residence is in adequate structural condition." He further quoted "the residence can easily be restored and should not be considered for demolition." He further indicated as stated in the report, that the home does not have to be restored right now as it is in no danger to anyone. He shared that they are still in the process of replacing the door on the east side of the home. He thanked the Board, said goodnight, and have a super holiday and walked out.

Official Spencer indicated that the structure has not changed and that complaints dating back to 2016 have been received. He opined that it is not a habitable structure and that the roof is in poor condition and has been for many years. He noted minor repairs made to it with an inadequate roll roofing. He shared that the house is boarded up and is not mechanically operational. He further reminded that it was the determination of the dangerous hearing officer that the structure be demolished. It is his recommendation that the Township continue with the demolition.

Treasurer Roman questioned the difference between habitable versus structurally sound.

Attorney Hamameh noted there is a list of factors in the Dangerous Building Ordinance that a hearing officer evaluates each case on. She noted that in this instance it was determined to be a dangerous building and demolition was ordered. She acknowledged discussion of a structural engineer report that indicates it may be structurally sound but is unaware if said report was submitted that would allow the dangerous hearing officer, building official or this Board to modify the demolition order, which is the request before the Board today.

Official Spencer shared at the first meeting with the dangerous hearing officer regarding this property a report was requested from an engineer and contractor to move this forward and make this a habitable structure. None of which was ever supplied to the Township.

Trustee Powell questioned how long this Township allows a partially completed or inhabitable structure to remain standing without action being taken. He believes this Board gave deadlines prior.

Supervisor Kowall interjected that not only were deadlines given but an opportunity to formulate a plan of action was given. He furthered that if the house is supposedly structurally sound but cosmetically, it is a deterrent to the neighborhood, then a minimum would be to bring the outside of the home up to proper standards. He believes that is a minimum of what should be done as the neighbors don't need to look at it. He is surprised that the effort has not gone further, and he is at a loss.

Trustee Voorheis questioned how much contact has been made with the owner prior to tonight.

Official Spencer indicated that at least two letters, two or three visits to the office by the owner, and at least two or three phone calls. He opined that the owner has not really made any effort additional effort.

Trustee Powell confirmed that the owner has not submitted any plans to make changes to the structure.

Trustee Smith clarified in response to the statement that the Board was in receipt of something, that she has not received anything from the resident.

Supervisor Kowall interjected that the trustees would not be in receipt as the resident came into the building and gave a note to Official Spencer and himself that basically stated the house shouldn't be torn down. He then indicated that lead to one more opportunity to develop a plan. We are trying to be fair and equitable.

Trustee Smith asked if there is any remedy to bring the outside to standard rather than demolition. She questions if there is any recommendation other than demolition to compromise with the resident.

Official Spencer replied that certainly it can be done, but reminded, as stated, that this goes back to February of 2021. He thought the resident would come in with a plan since he was told to do so.

Supervisor Kowall would like to consider tabling this item for 30-days to see if any action is taken, if not the Township can proceed to demolition.

Trustee Powell clarified if the progress to be made is different than what was stated at the last meeting that stated the property owner would be required to apply for building permits by January 2021, which hasn't been done. Then in February of 2021 he was to have it assessed and a structural report be presented as to why it should not be demolished and plans to remedy it, which also were not done. He continued that at the Show Cause Hearing in July it was indicated that the property was going to be sold, which has not been done. The action hasn't been followed through with and he questions of Supervisor Kowall what he is looking for in the next 30-days that hasn't been provided in the last year.

Supervisor Kowall reminded that the Board is talking about somebody's property which is probably the most valuable thing they own and because the Board has the power and authority to order this, he would like to give a last ditch opportunity.

Official Spencer interjected that the gentleman that spoke today is the property owner, or the executor of the estate in which owns the property.

Attorney Hamameh indicated that the trust has been notified at the address provided. As to the individual present tonight, she has no knowledge as to who he is in relation. She clarified that he indicated he was here as a representative of the property owner.

Trustee Powell has no problem tabling this but wants to know what Supervisor Kowall's line in the sand is.

Supervisor Kowall indicated 30-days to bring in a plan that at a minimum brings the outside of the home up to standard so that the neighborhood doesn't have to deal with it. He further indicated that the Board does have knowledge of the trust's finances. He believes it should be identified that the owner needs to do certain things at a minimum and present a plan. If that is not done, then that's it.

Attorney Hamameh reminded that this has gone through the dangerous building process and was determined to be a dangerous building. If this Board is going to work with the owner, the ultimate end should be to not be a dangerous building and not to just make it look pretty.

Trustee Powell confirmed with Official Spencer that permits would be needed to achieve what the Supervisor is seeking. Official Spencer furthered that the inside is in poor shape and a new roof is necessary. He furthered that the structure is being held up by a couple of 2x4's in the home. He reminded that this home has been vacant for twenty-five years. He stated that to make it not an eyesore, new windows, doors, and roof would be necessary. He also noted it will need a lot of work on the inside.

Trustee Ruggles asked if these items are completed, would it no longer be a dangerous building.

Trustee Powell interjected that one of the findings of the dangerous hearing officer is that it was found to be structurally dangerous and an eyesore and attractive nuisance. He opined that at least those three things should be corrected.

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Supervisor Kowall would like to defer to Official Spencer as he is the one who will have to enforce it. He further noted that the brick exterior is not in bad shape.

Trustee Powell interjected that Official Spencer would have to come to Supervisor Kowall to approve that he would be okay living next to this structure.

Supervisor Kowall indicated if it is remedied on the outside and a plan of action is in place, he would be okay with it.

In response to Treasurer Roman's question as to how the owner is contacted, Official Spencer indicated by letter.

It was MOVED by Supervisor Kowall, SUPPORTED by Treasurer Roman to table until the next regular meeting and to stay the demolition at this time. The motion PASSED by voice vote (7 yes votes).

B. REQUEST TO CONSIDER CORRIDOR IMPROVEMENT AUTHORITY PROPOSAL

John McGraw, from River Caddis, who will be collaborating with and overseeing Giffels Webster and Advanced Redevelopment Solutions to develop a plan moving forward in developing a Corridor Improvement Authority (CIA). He identified Jill Bahm from Giffels Webster, who was not in attendance, and Eric Hauser from Advanced Redevelopment Solutions.

He noted that the goal is to create a public/private partnership and to do so they are looking to leverage the resources they have or about to have. One of which is private development and getting municipal facilities through the program. A critical component of the public private partnership is leveraging the benefits of private development to assist in payment or reimbursements for the municipal buildings.

Additionally, he indicated the goal was to marry the public and private sectors with less burden on the public. River Caddis is holding the contracts, presenting the scope with tasks and the associated fees. At the end of this meeting, he wants the Board to understand the scope, understand what is being received from Giffels Webster and Advanced Redevelopment Solutions and to approve the fees and scope based on what we are getting back. The Township will not be directly paying for the contract, nor is it directly signing it. He reiterated that this is to approve the scope and fees based on the professional service agreement. The motion at the end will be to approve conditioned upon legal review of the full contract or the scope and fees.

Treasurer Roman clarified that River Caddis is not asking the Township to pay for this.

Mr. McGraw indicated the way the contract is set up, requires the Township's approval for any contracts. River Caddis is doing nothing without the Board's approval. It will hold the contract and pay for it as part of the project.

Attorney Hamameh understands that the Township will not sign any contracts with the contractors or directly pay contractors. It will pay River Caddis, who on behalf of the Township will pay the contractors, leaving the Township out of it.

Treasurer Roman confirmed that ultimately the Township will pay for it.

Supervisor Kowall clarified that River Caddis is coming to the Township before money is spent and that this is the first presentation of services.

Trustee Powell interjected that if the Board approves the contractors then ultimately White Lake Township will be responsible for the payment of the same.

Eric Hauser indicated there are essentially two plans: a developer plan and a Tax Increment Finance Plan (TIF). For cost purposes, public appearance and expediency, all of the plans are put into one document. He continued that the way the scope was written, while it is one document, it contains two separate paths. A Corridor Improvement Authority contains a TIF plan similar to a downtown development authority. He shared that there is a development area, sometimes referred to as a district. The development area is normally where all taxes are captured from. What is uniquely different here is that inside that development area is that they intend to identify specific tax capture areas. Rather than capture from the entire developing area, they want to capture key development parcels that have the highest improvement opportunities, highest private investment opportunities, and highest incremental increases in tax base. That is the goal of doing this. He has done this in other townships.

Mr. Hauser further stated that by only leveraging a few areas the Township gets the continued increase of taxes on all the properties within the district/development area. By leveraging on only the captured areas the Township can then spend it anywhere in the district. The goals and objectives will be identified (i.e., sidewalks, watermain, lighting, etc....).

He explained that once the costs are identified, the revenue is understood, then the two are married together, which derives time. The CIA can go out thirty plus years and it can be amended and extended, but the goal is to not have huge multi year plans. He further explained using a \$50 million project cost example that is derived based on the capture areas and the revenue from those areas that it would take twenty-years to complete that work and receive the necessary revenue to pay off the expenses. In this example he would recommend no less than a twenty-year TIF plan.

He continued that they will be working with the county, a key player in this, to show them that there is cost control, limited capture, and that they will continue to get the incremental growth throughout the district for all those other properties. He opined that rather than grabbing from all the properties and then going to the taxing authority and asking them to not opt out of it, there is a better chance of having them pass an agreement and stay in. He feels it is a better approach. It will be done somewhere in the middle of the work before they would complete the development plan and before they complete the ultimate TIF Plan.

He would hate to get to the end of the scope and have the accounting not add up with resources to complete the development. He opined that if they can leverage what the Township wants to do from private investment then a public return can be obtained and that is the goal.

He continued that there needs to be a certain amount of forecasting on the revenue side for the projects that the Township wants to leverage, to identify the capture areas, identify the Township's needs and the cost side of it. Once that is together, it is county specific. To show them here are the base taxes in the capture areas and here is the incremental increase from those capture areas. He shared of captured areas with other projects he worked on.

Supervisor Kowall asked for the definition of an area.

Mr. Hauser indicated by example if a developer is looking at five parcels to develop then that would be the captured area. He reminded that there was an approved development area, but he believes he will recommend extending/adding parcels to that, if there is a benefit.

Treasurer Roman asked for additional clarification of the definition of an area.

Mr. Hauser indicated getting a base model, working with the county, getting the models set up is where the front end of the cost is. He indicated they spread that across two captured areas. He noted that it doesn't matter if it is five, ten, or fifteen parcels. He indicated that it doesn't matter the base parcels, it is more the process and time it takes to go through the development. He indicated with regards to incremental increase in value, that they must work with equalization, the county, the assessor's office, and the treasurer's office to get their approval. He closed that he is talking about however many parcels, which must be part of the same project.

Treasurer Roman asked if they have had any luck getting the school systems to buy into these TIFs.

Mr. Hauser indicated they are not proposing to have the schools captured at all. He furthered that they are looking at local versus state and state is often schools, which he is not recommending. He indicated that school debt is a no, no.

Supervisor Kowall interjected that the incremental increase over the base to the Township can be specified to this particular project.

Treasurer Roman notes that he understands, but if the Township doesn't go after county money, then this whole thing would be worthless and it wouldn't make sense to do a CIA/TIF to capture money that the Township is going to get anyway.

Mr. Hauser shared that he is correct. He advised that all tax jurisdictions have sixty days to opt out of it, as they are automatically in it. Except for libraries, it is the reverse, they are automatically out of it.

Trustee Powell noted he has a little experience with TIFs. The one he was directly involved with was in Highland Township. When the county was approached, they did not allow any infrastructure to be captured

at all. They wanted the township to front all of the cost for the infrastructure and then the buildings themselves. He indicated it was a major hurt and sunk it as the vast majority of the cost is the infrastructure. He further reminded that from 2005 – 2007, this Township attempted a corridor authority which included property on M-59. The Board studied and adopted it, but when it came to the details of establishing the TIF, it fell apart for various reasons, one being the county.

Trustee Powell has a problem authorizing the Township to spend \$50,000 before anyone even meets with the county for fear that they will say no to approving any TIFs.

Supervisor Kowall interjected that he doesn't think that is going to happen.

Trustee Powell believes it is one thing to say, I don't think it's going to happen and another for the Board to say it will bet \$50,000 on that. He suggests, with the contract complications, that this Board authorize the spending of those funds, but not allow it to be consummated until after the initial meeting with the county. He suggests county commissioners be invited to said meeting, along with a couple of Board members, and CCDC (Civic Center Development Committee) members to understand whether or not the county is going to consider being part of a TIF before there is a \$50,000 contract is authorized.

Supervisor Kowall indicated that these things Trustee Powell is talking about have already been considered.

Trustee Powell believes without a doubt a corridor authority and a TIF is the best way to do this. He just wants to make sure it will come to fruition rather than be slammed after a contract is signed.

Supervisor Kowall indicated the intent is to get the scope of the work and pricing understood. He suggests tentative approval subject to counsel's approval and further information.

Director O'Neil shared that he spoke with Oakland County last week and shared that the plan was to move ahead and request a meeting after the first of the year via Zoom. He is happy to include whomever the Board feels appropriate. He opined that the county is well aware that this was tried fifteen years ago, and that the Township fell short. He believes they are optimistic that there would be better luck this time around.

Supervisor Kowall shared that he would not sign for a dollar until he knew they were at least accepted. He agrees with everything Trustee Powell is saying.

Mr. Hauser interjected that River Caddis would not get to the end of this without knowing that. An initial meeting would be great, but they will want to know what the limitations are, what are you spending the money on, specifically those tasks/activities, what are the capture areas, and what numbers are you talking. These answers will be necessary to get a nod from the county.

Director O'Neil shared that the Board of Commissioners is reviewing their TIF policy and are looking to make recommendations to move in a direction that is a little more flexible. He believes the timing may be pretty good.

Treasurer Roman would like to understand better once the money is captured and what it can be used for. He asked if it differs from county to county.

Mr. Hauser responded that it can be, and that any jurisdiction can put limitations on it. He indicated that normally you enter into a cost sharing agreement with the county, in that agreement it will specify/reference the policy. He shared from another project he worked on that they included a list of things they didn't want included.

Treasurer Roman indicated that if the TIF money cannot be used towards buildings that it would be a big issue for the Township.

Mr. Hauser noted that is the big part of the needs. That it will be identified and that is what the development plan is for. It will include a projects plan that it can be spent on. He noted that normally he sees limitations on private buildings. He continued that CIAs can be used to pay for skeletal shells and private buildings. He indicated that they normally do is only allow the capture from that project/property to go toward that private building. Here they are discussing public buildings and it will be very specific to exclude those concerns.

Director O'Neil didn't want to go into the weeds, but it was conveyed to him that the county portion of the capture they will not support it being spent on buildings. The policy change he mentioned was to move in the direction or allow for the county's captured portion of an increment to be used for public buildings.

Treasurer Roman shared that the Township has American Rescue Plan Act money that can be used toward infrastructure. He asked if they are thinking that the county will allow them to reimburse itself for infrastructure with grant money.

Mr. Hauser indicated that there are other communities where they are using the infrastructure packet in concert with TIF authorities set up as a loan. They end up revolving, rather than one and done. He advised that you won't get it all back, but a portion. He noted there is an opportunity to do it in concert with the monies Treasurer Roman speaks of. It is creative and being talked about amongst many communities across the state. He declared the authority will have to be established and the TIF plan in place.

Treasurer Roman asked if there was anyway to do all of this with a fixed cost as he sees so many fees. He indicated that in looking at audit engagements, they typically quote a fixed fee and that they do so, because they know in certain areas, they'll make time up and others will take extra time.

Mr. Hauser indicated the fees are one of the things they can't control due to meetings. It is really driven by the Township and other taxing authorities. He cannot control the public, the number of meetings, or the will of the authorities. He indicated that they have assumed the minimum of what is fair and representative of Giffels and his firm. He feels this should cover this, but should they have to go over is where the additional fees would come into play. He noted it can be structured that when that point is reached, that there is an approval process. He indicated a firm price can be given, once it is known. He has no problem with that.

Director O'Neil interjected that this is apples to oranges when stacked up against an audit. This Board is always happy to involve the public especially if it is something they could not have foreseen. If it requires an additional meeting, then that is something out of their control. He stated that in fairness the Township cannot expect them to bare the cost because the Township decided to have extra meetings.

Treasurer Roman noted he is really trying to get an idea of what this is going to cost. He further asked if the TIF is audited every year.

Mr. Hauser indicated it can be, but it depends on the jurisdiction. He indicated that they are very careful in papering this property to have a very clean path where everything is legal, and all boxes are checked.

Trustee Smith thanked Treasurer Roman for his questions as she too was curious how the federal funding came into play. She wasn't sure how they meshed together.

Mr. Hauser indicated you cannot double dip.

Trustee Smith indicated the Township may be chasing its tail for something it cannot double dip on.

Mr. Hauser indicated it is a revolving program and the other monies are a loan. There is a lot of unknown as to how the monies can be used. The federal funds will not resolve all the Township's problems. He imagines the Township will know in the next 3-6 months regarding the federal funds.

Supervisor Kowall indicated that they have already made some revisions which include park improvements.

Mr. Hauser indicated that they could, where there is overlap, take it out of this.

Trustee Smith thinks at this moment she needs much more convincing as to why this is beneficial to the Township. She noted there is a lot of unknowns.

Mr. Hauser surrendered that he doesn't know the Township's budgets for certain things, but that a TIF is going to be the largest opportunity to finance, adding a revenue stream from a private investment that is not there today, capturing that investment, and the incremental taxes, where we know what that revenue stream is. When it is leveraged to finance against that with the annual captures of the tax captured areas. There is no other program the township can go with to capture that.

Supervisor Kowall noted this is the process that is necessary to present to the county. He does not believe it is a \$50,000 crapshoot. He believes that the odds are very much in the Township's favor to some degree. The specific degree is yet to be seen. He opined that it is the chicken and egg and a convoluted process that is commonly done throughout the State of Michigan. It is just new to the Township. He reminded there are many new things that the Board will have to look at for the very first time and there would be periods where it would have to invest money to yield the benefit. He opined this is a prime example of one of those examples.

Director O'Neil asked for the timeline to be addressed and also asked how far back in time can one go to capture. He shared that he sat down with Eric Hauser a few weeks ago and could sit and listen to him for hours. He appreciated the talk.

Mr. Hauser indicated there is no statutory time and that is a decision that the Township can make. He suggests that the Township set a policy or a lookback period. There are certain statutory timeframes that cannot be changed. He believes that assuming timelines are met, it can all be done this year. He has seen them take two years.

Trustee Smith asked of Director O'Neil, what it is that would be looked back upon.

Director O'Neil indicated if we identify a property, we want to capture the increment on. To which Mr. Hauser indicated you cannot do that.

Mr. Hauser furthered that you can only do projects or tasks. He opined that the word "projects" is confusing in CIAs. He will use the word task or activity here. If you are trying to look back to pay for a watermain installation in the district/development area, you can do that. Assuming you adopt the TIF plan 2022, that is based on the base taxable value as of December 31, 2021. That is not a lookback.

Director O'Neil noted whatever is on the assessing roll.

Mr. Hauser interjected that anything that happens in 2022, that is being improved in the captured areas. If there are projects going on and the capture is excluded there will be no benefit from them. This is where defining captured parcels is critical.

Director O'Neil thinks it is important since Mr. Hauser explained that it goes back to December 31st, which is a good thing for the Township since there is a lot going on right now and several parcels that are seeing development plans, moving through the process, may be under construction in six to eight months, the Township will still pick them up at the baseline. The key is to have the baseline as low as possible and have the increment is as high as the Township can get it for that development. The Township then will have that growth to put toward the infrastructure and to offset the public cost.

Mr. Hauser noted that they would hate for things to get tabled into a January 2023 decision because that would make the new baseline December 31, 2022.

Director O'Neil declared that the timing is important.

Treasurer Roman asked Mr. Hauser if he is out of the picture once the CIA/TIF is created.

Mr. Hauser indicated for the most part, but they are brought back in at various times to recalculate/refinance.

Trustee Powell declared that if a pointed question is asked at the county meeting in a few weeks and both the executive and legislative branch is asked if they will even consider the recapture of the buildings and they say no, it will pretty much shut down this process.

Director O'Neil interjected except for it can be used for infrastructure. He further stated we are spending \$57,000 potentially to have access to millions of dollars that would otherwise leave our community if the Township doesn't do this. He recognizes it is a lot of money, but thinks the Board needs to look long-term. He noted that it may not work out the way the Township had hoped but he believes there is still benefits to consider in moving forward.

Trustee Powell indicated that the recapture based on just infrastructure is not nearly the value of a building.

Mr. Hauser indicated you can spend \$20 million like a snap of the finger, but when you look at your cost long-term, there is a substantial value. Especially if the county is in.

Trustee Powell asked if the Township can recapture infrastructure or buildings on properties outside of the properties the Township actually owns - adjacent properties.

Mr. Hauser indicated that is the only way the Township can do it. It can only capture on privately owned properties. The TIF captured areas.

Clerk Noble asked Trustee Powell with his experience if he is correct that the infrastructure is one of the costliest things. To which he replied yes, absolutely besides the building itself.

Clerk Noble interpreted that it would be a win capturing the infrastructure and that the Township would get the green light shown out as previously stated.

Trustee Powell reiterated that the TIF plan, if accepted is a huge win for the recapture of funds spent.

Trustee Smith asked if there is anyway to move this forward and not physically commit this \$50,000 until there is some kind of feeling from the county.

Trustee Ruggles noted that Mr. Hauser mentioned to get to the halfway point here, the Township must go to the county and get feedback.

Mr. Hauser indicated the task list defines that the quarter analysis of a certain portion would have to be done so we know what we are spending the money on and what the needs are. There is a stakeholder and public workshop that flushes out some of that. Out of that we would know where are developing captured areas are. From that point you marry the revenue to the costs, then the breakdown of millages will be available. This is likely what the county will want to see, real numbers. He opines that a meeting in January will likely receive a nod of support, or these are the things it is definitely out on. He thinks that will be the best the Township will get until they see numbers.

It was **MOVED** by Treasurer Roman, **SUPPORTED** by Supervisor Kowall to waive the procurement policy and authorize River Caddis to proceed with a scope of services for CIA development and TIF plans as presented, subject to the following: 1) A favorable meeting with the county regarding TIF funds towards public buildings and infrastructure; 2) A contract of services in a form approved by Township attorneys; and 3) Resolution of the appropriate parties to the contract by the Township attorneys. Upon satisfaction of all these contingencies the Township supervisor is authorized to sign the contract(s) on behalf of the Township as needed. The motion passed by roll call vote (Smith/yes, Noble/yes, Ruggles/yes, Kowall/yes, Powell/yes, Voorheis/yes, Roman/yes).

C. REQUEST TO APPROVE VOIP/FIBER SERVICES NETEXPRESS CONTRACT

Supervisor Kowall noted the Township has had the same phone system for some time and that it is aging out. He noted that Clerk Noble's staff has done a lot of homework on this topic and through Dawn and her research it is brought to the Board for consideration.

Clerk Noble indicated it was put out to bid per the procurement policy. The lowest bid came in from Netexpress at \$28,778.00 for a thirty-six-month timeframe. He further indicated they are not charging for additional hardware, which is a yearly savings of \$15,144.00 for the year. He confirmed it is updating the antiquated phone system currently in the Township. He noted Dawn did an excellent job performing this task.

Trustee Smith disclosed her connection to one of the quotes and asked to recuse herself from discussion and voting by abstention.

Supervisor Kowall asked for an oral vote regarding Trustee Smith's abstention. (7 yes votes).

Treasurer Roman confirmed this is regarding fiber optics and that it will speed up the phones and internet.

Jeff Mellow with Netexpress thanked the Board for the opportunity to speak tonight. He has worked with Dawn from the Township for several months now and he believes he has a relative understanding of what the Township's needs are going forward. He is here to answer any questions the Board may have regarding telephones, current internet versus proposed internet, and anything else.

Supervisor Kowall noticed that this will take the Township off of the optic fiber that is literally here at the pole and asked if it that was the intention.

Jeff indicated the fibers are already inside the building and the fiber being proposed is from Peninsula Fiber Networks (PFN) out of Marquette, Michigan. He furthered that they were awarded the E911 contract for the State of Michigan back in 2017. As a result of that Peninsula Fiber Network is located within the Township's police network and they are connected to Oakland County's E911. He indicated that it will be Peninsula Fiber lighting another port on their fiber switch and a there will be a cross connect (ethernet cable) ran from their current switch to the Township's switching in the data rack.

Currently the Township is on a shared coax network from the cable company, and this would be a dedicated fiber connection.

Clerk Noble asked him to explain how this building is currently on its own, as Director Potter can confirm. He explained that Director Potter has to physically dial out to connect to the Township offices instead of being able to connect. He asked for him to explain the video integration system.

Mr. Mellow indicated there will be connectivity amongst all of the buildings, including fire, and community center. They will all have a cloud-based platform housed locally and in Grand Rapids.

Supervisor Kowall opined that it is a huge plus for the Township as now individuals will simply have an extension. He has no doubt that it will be an improvement.

Trustee Powell doesn't think the Board can make a bad decision, because whatever they get will be better. That being said, he asked in what way does Netexpress rely on Comcast.

Mr. Mellow indicated they do not rely on Comcast. He further stated that the Township currently has a couple of fire stations that currently use coax internet, he did not propose to replace that and therefore that will stay in place. He explained that the phone hardware would be housed in those stations and that phone traffic would come and go across the Comcast internet connection. This along with a soft app there should be relatively seamless connectivity. He does not think for what is done in those facilities today that it would make good business sense to try and bring more internet into those facilities. It would be expensive and not warranted based on the need and use at those facilities today.

Trustee Powell asked if the \$1,090.00 a month currently being spent on Comcast will be in addition to the Netexpress cost. To which Mr. Mellow indicated all of the cost with Comcast for the Township Building and Annex will be gone.

He continued that currently the Township has Comcast phone and internet, this will be replaced with Peninsula Fiber Internet and Netexpress phone service.

Trustee Powell asked if this will be tied to the wireless service for staff and public to tie in wirelessly.

Mr. Mellow indicated the Township owns its infrastructure and hardware and a firewall is part of the project. he indicated that IT Right will be communicated with and that they will specifically maintain and manage Wi-Fi.

Trustee Powell asked if the Township's Wi-Fi is a separate entity or does it run through Comcast.

Mr. Mellow shared that Wi-Fi is just a medium to broadcast a signal wirelessly. You have to have a feed for that signal and today it is provided by Comcast coax service. Going forward that feed to broadcast the Wi-Fi in the Township building and Annex will be provided by PFN fiber.

Treasurer Roman asked of the current wires that run through the building and asked if they will be replaced. To which Mr. Mellow indicated they will not and to a certain extent they will be abandoned. He continued that the internet plug currently in the computer would be plugged into the phone, and then ran from the phone to the computer. They will build a V-land firewall that will keep the traffic in the right lane, again in concert with IT Right.

Clerk Noble inquired to the ability of call forward for staff working off campus. To which Mr. Mellow stated that a soft app or simultaneous ring would be beneficial for anyone away from the desk, as call forward is antiquated. He further noted that every feature available on a landline is available on a soft app and that a nice feature is when you make outbound calls through the soft app it will identify a Township number via caller ID.

Trustee Voorheis asked if there would be any disruption with the 911 service.

Mr. Mellow indicated it would be scheduled with Dawn for either 2pm or 3pm a Tuesday or Wednesday. The switch is done phone number by phone number and tested. Interruption is minimal if that.

It was MOVED by Supervisor Kowall, SUPPORTED by Treasurer Roman to head into this subject and for the Township attorney to finalize the service local agreement terms and allow Township supervisor to sign the agreement. The motion PASSED by roll call vote (Voorheis/yes, Powell/yes, Roman/yes, Kowall/yes, Noble/yes, Ruggles/yes, Smith/abstain).

D. REQUEST TO APPROVE WHITE LAKE CITIZEN’S LEAGUE FIREWORKS DISPLAY FOR WINTER CARNIVAL

Supervisor Kowall noted that their event has not yet been approved, but he sees no reason why it will not be.

It was MOVED by Trustee Powell, SUPPORTED by Trustee Voorheis to approve White Lake Citizen’s League Fireworks Display for Winter Carnival, subject to the approval of the event committee approval and allow the supervisor to sign the appropriate documents. The motion PASSED by voice vote (7 yes votes).

E. RESOLUTION #21-049; TO OPT-OUT OF PA 152

Treasurer Roman indicated this is in regard to the Township health care plans and without the opt out the Township would have to withhold a lot more money from everyone to take health care coverage out.

It was MOVED by Trustee Powell, SUPPORTED by Clerk Noble to Resolution #21-049; to Opt-Out of PA 152. The motion PASSED by voice vote (7 yes votes).

F. PLANNED DEVELOPMENT ACREAGE WAIVER REQUEST – OXBOW LAKE PRIVATE LAUNCH ASSOCIATION

Director O'Neil indicated before the Board tonight is a request from Rick Walklet who represents the Oxbow Lake Private Launch Association (OLPLA). They are seeking a waiver of the minimum acreage requirement to install a private boat launch, for riparian owners only on Oxbow Lake. The parcel is approximately 1.9 acres in size (.76 net acres), is currently zoned local business (LB), and is bordered by other residentially owned properties to the east and south. Across Lakeside Drive to the west is a parcel zoned general business (GB). The Master Plan designation for this parcel is planned commerce. The project would not require water or sewer connections.

Director O'Neil indicated from a staff level, there was no objection to this moving forward. On November 18th the Planning Commission recommended approval by a 5-3 vote. He noted that the no votes may have been looking forward to the next step in the process. A waiver does not in anyway guarantee site plan approval. It simply allows the applicant to proceed through the PD process with a parcel smaller than 10 acres in size. The applicants are aware of the risk. He opined that this is a very challenging parcel due to shape and topography. He shared his screen to show the parcel in discussion. He noted it would be an odd place to build a home and a challenging place to build a building. He shared that the biggest thing at a staff level was how would this launch be managed. He also shared that it was made clear by the applicants that it would be a private club to be used only by riparian's and it is for them to organize and regulate.

He understands from Mr. Walklet that there is no good launch on this lake that is kept up and that many people use neighbors' property where a boat can be launched. He shared that another launch area is Sprader's Bar which poses its own challenges with the business. This was them recognizing that they have a problem and coming up with a private solution.

Trustee Ruggles on behalf of the Planning Commission, noted the gentleman representing the OLPLA were not given an opportunity to speak. Their end use was portrayed and the Planning Commission did have concerns. Those concerns were parking, policing, and enforcing. It was outlined to them that the process involves a few meetings and that it will take a long time for them to get an answer. He understands that they are looking for a yes or no as to whether they should continue down this path. If this Board or that Board will allow the end use as they want it and there was no feedback for that.

Director O'Neil noted there is no parking or dockage being proposed and that neither would be supported. It is simply a launch to put your boat in the water in the spring and get your boat out in the fall. It is not intended for day use.

Supervisor Kowall notes that it is extremely difficult to have access to the lake front you have on this lake. He sits on many lake boards in this community, and he recalled a point in time when there was conversation to determine if there was interest in forming a lake board for Oxbow Lake Road and it was not received very well. The objective of the Township is to have a quality way of life in this community and maintain property values. He noted that lake properties have the highest value and add value to this community and a quality of life we are accustomed to. Therefore, having an organization with restrictions that would be part of their agreement will assure that this property will be maintained going forward. It will have a charter and charter members that will operate it. It will also allow the Township to have another organization that becomes a caretaker of it and has a strong interest and benefit in it.

He noted there is no limit to the number of riparian's, it is just riparians. He applauds them for having the initiative to come forward with this. He believes it is in the best interest of the riparian's and the Township to proceed with this.

Treasurer Roman asked how it will be paid for if it is approved.

Frank Bowers spoke on behalf of the OLPLA. He shared that there are 279 lakefront homeowners and 28 launch spots. He agreed with Supervisor Kowall that residents are at the mercy of their neighbors. He noted they have 83 charter members and a purchase agreement for the property. They have engaged an attorney to write the bylaws and also a professional site plan has been done by engineers. The property is staked out if anyone would like to take a look. There is no parking, and it will have a physical barrier. He further noted that they would deed a portion of the property to the Township. He indicated that fundamentally they want this to be an enhancement for the community and everyone on the lake. It will be privately funded. He shared that they tried to go the S.A.D. route but there was not enough interest.

Clerk Noble learned that letters were sent to the lakefront owners and asked how many of those letters were responded to.

Mr. Bowers indicated that 230 responses were received and of that 83 were positive.

Clerk Noble confirmed that the people who said no thank you will have an opportunity to join later.

Mr. Bowers shared that there was certain cost associated with being a charter member. It will open back up in April and at that point there will be additional fees/penalties, but it is possible to join at a later date.

Clerk Noble also confirmed that the police and fire would have access to any lockbox/gate.

Trustee Voorheis questioned how many more boats they anticipate being on the lake and if key sharing would be a problem. She also questioned the space around Lakeside.

Mr. Bowers indicated it is a \$5,000 membership and you risk it if you don't follow the rules.

Supervisor Kowall reminded this is just for the waiver.

Trustee Smith questioned the policing and pocket part. She further questioned out of curiosity if they are not forming an association because there was not enough interest in that.

Mr. Bowers indicated there is an association, but it is separate from this. He reiterated that they attempted to go the S.A.D. route, but it failed.

Trustee Powell indicated confusion in how it was presented that there was going to be an easement to the Township for public benefit. He is not necessarily in favor of a deed to the Township because that makes the Township legally responsible.

Supervisor Kowall interjected that this will be worked out with Director O'Neil and the Planning Commission. He does believe Mr. Bowers misspoke as the initial conversation was for an easement to the Township because of the walkability desirability.

Trustee Powell is concerned about restrictions and asked if there are other restrictions other than having to be a riparian. He asked if a specific individual can be turned away from joining because he/she is unliked.

Mr. Bowers referred to the bylaws that identify how you get kicked out and how you get in if you are not a charter member.

Trustee Powell also questioned if it could be cost prohibitive to keep others from being able to join.

Mr. Bowers reminded that everyone on the lake had the opportunity to be a charter member. To join in April of the next year there is an additional price.

Trustee Powell applauds the OLPLA for their work done but noted if they don't allow everyone to join in the future, then everything the supervisor said goes by the wayside.

It was MOVED by Treasurer Roman, SUPPORTED by Supervisor Kowall to waive the minimum parcel size of the project discussed. The motion PASSED by voice vote (7 yes votes).

G. PRELIMINARY SITE PLAN CONSIDERATION – FOUR CORNERS OUT LOT

Director O'Neil indicated that before the Board tonight is the request to approve both the preliminary and final site plan of the 7.1 acre out lot at the corner of Union Lake Road and Cooley Lake Road. The Planning Commission recommended approval on December 2, 2021, of the preliminary site plan and granted final site plan subject to this Board's concurrence on the preliminary as well as the ZBA's approval of variances requested. On December 9th the ZBA approved two of the four variances before them. The sign and loading dock variances were denied.

He continued that this is a three-tenant building with the following tenants:

- AT&T
- Beyond Juice
- Detroit Wings Restaurant

The proposed building will have an outside seating area that overlooks Cooley Lake Road.

Trustee Ruggles reviewed details from the Planning Commission meeting regarding parking spaces. He noted that some of the parking spaces are included on a neighboring parcel. He indicated it contains 66 parking spaces, but requires 88, which are on an adjoining parcel. He addresses that if this is sold, the parking spaces could become an issue unless it is spelled out in detail. He believes this is one thing for the Board to consider.

Director O'Neil noted that it was discussed and that every retail operator has to juggle and deal with making sure that co-tenants have enough parking and that high demand times aren't at the same time, or there may be an issue. He acknowledged that parking is a concern, and it is something that will have to be addressed. Director O'Neil indicated that you cannot rent easements to yourself.

Attorney Hamameh interjected that a declaration can be recorded where you essentially do the same thing.

Supervisor Kowall finds Trustee Ruggles points to be good and noted that this is something to be looked at by the Planning Commission. He further indicated that this Board has looked at this project and always knew there would be a fourth building on this site. He believes these discrepancies can be worked out. He opined that the product has turned out to be a remarkable change to that corner and that it has made a significant impact to the community.

Director O'Neil stated the Welcome to White Lake sign needs to be discussed. As to the end use, it was supposed to be a single restaurant building but they were not able to successfully land a single end user. The uses presented conform to the uses of the zoning district.

Supervisor Kowall refers to this building as a nondescript building and notes that in the future it could draw a single sit-down restaurant. He compared to the Sonic on M59 that will be repurposed.

Director O'Neil noted the AT&T retailer will be located in the center of the building, which may be unfortunate to have to walk across to use the outdoor patio. He also noted that both restaurants are owned by the same franchisee.

Trustee Powell expressed his personal discouragement in what is being presented. He believes that they misrepresented themselves before this Board stating that they needed three more years on a tax deferral program because they were having a hard time finding tenants, when all the while they knew what they were going to be doing. He noted he was in favor of granting the tax deferral extension because he knew the Board was asking for something that was taking time for them to find. He continued that a list of restaurants that were perused was not presented to this Board. He asked the Board to believe him when he states that developers will tell you anything to get what they want. He believes they misrepresented their request for extension.

Secondly, he sees no difference between this and a strip center that could be placed anywhere in the Township. He opined that if anyone of these business goes out then a standard strip center will be seen. He further indicated it was a key location for a food establishment in a prime location and he is not in favor of this. He believes the Board went over an above in giving the ability of three more years of deferment and they pocketed the funds, didn't care, and are not giving the Township what it was looking for. He stated that he might have been okay with it if it were three restaurants instead of AT&T. He feels the Board was bamboozled.

Clerk Noble respects Trustee Powell's opinion but does not believe that was their intent. He indicated the interest clock is ticking and he knows of several restaurant businesses that have gone out of business. He also pointed out that nobody knows if and when the economy changes and AT&T goes out that a single

restaurant won't go in. He sees it as filling the space during the economic times. He looks at it as they are trying to get the loan paid off and move forward.

Trustee Smith shares in Trustee Powell's thoughts exactly. She is disappointed in what is being presented. She feels that there has always been a switch-a-roo with them telling one thing and doing another. She feels the Board has been so gracious and that they never hold up their end. She thinks the last thing residents want is another strip mall. She shared that she has received a lot of complaints about this corner not coming to fruition of what was wanted by residents. She stated that residents are disappointed with the corner. She reminded that the three-year tax abatement was recently given in hopes that they would continue on with what was presented, a sit-down restaurant. She feels it is unfortunate that they are not here tonight to represent themselves. She is disappointed and believes residents would prefer a restaurant. She spoke with Director O'Neil and is unsure of the rush regarding this. She would like them to holdout and get what is right for the Township and residents, which is a sit-down restaurant and not another strip mall.

Clerk Noble noted he was contact by Mr. Alkhafaji who had to fly back to Iraq as his mother passed away.

Trustee Powell indicated if this is confirmed tonight, he will be asking the Board to reverse the tax abatement extension that was given and that it be added to the next meeting for discussion.

Trustee Ruggles agrees with Trustee Powell as he was very surprised when he saw these plans, as a month prior they held a position if they didn't get the abatement, they would go bankrupt, and then a month later they are building this. Trustee Ruggles guarantees he had the plans, the tenants, and that he knew what he was doing. He reminded that it was specially indicated by Trustee Powell that he would go along with this if the Township got a nice sit-down restaurant and the whole time, he knew there was no nice sit-down restaurant. He is in favor of Trustee Powell's suggestion.

Trustee Voorhies indicated that she is in favor of her fellow trustees. She asked when the Township would get a sit down.

Supervisor Kowall noted that economic conditions right now are dictating that.

Trustee Powell questioned that Supervisor Kowall does not feel misled when he was asked to grant a tax abatement extension with the anticipation of what the Board was looking for.

Supervisor Kowall does not feel misled because he knew the property was defunct and the Township was doing whatever it could. He noted that the developer's challenge was with the apartment building. He believes it is his right to pursue that and put whatever business in there that meets the proper zoning and use in that area.

Trustee Ruggles interjected that the Board cannot dictate what goes in where, other than if it is in the rights of that zone, but the facts get presented to the Board at his leisure so that he can accomplish what he wants.

Supervisor Kowall indicated that is speculation. He is not defending him, but notes that he may have also used the extra abatement as an incentive to entice new tenants. He agrees that it is a business move. He noted that Trustee Ruggles is entitled to his thought but that he is looking at it as a bigger picture. He reminds of the improvement of that corner and notes that he has not received a single complaint other than traffic, which has not increased due to the development.

Trustee Smith noted it is not how she feels personally but as a trustee representing residents. To her this is not in the best interest of the residents.

Treasurer Roman agrees with everybody. He questioned counsel if the Board wanted to investigate the possibility of reversing the abatement, would it be best to table this for a month.

Attorney Hamameh indicated these are two separate issues and that he has followed the process for the site plan approval. The abatement issue is a done issue. She noted that the Board does not even know if reversing it is even an option at this point. She reminded that the abatement was given for this property, not the apartment.

Clerk Noble reiterated that it was noted that they have the right to come back before the Board at a later time. He indicated that at that time the discussion was about financing, checking on the development, loans, and a lot of factors, much like the township civic center. He opined that it is a moving target.

Attorney Hamameh suggested that this could be filed away for when they come back for the apartments which would give an opportunity to look into what can done for the granted abatement extension.

Clerk Noble believes that would give the Township vicarious liability.

Supervisor Kowall stated that the site plan submitted followed the process and was approved by the Planning Commission. He asked Director O'Neil if there were any deficiencies.

Director O'Neil indicated that due to the actions of the Zoning Board of Appeals, they will need to go back to the Planning Commission to reconfigure the loading dock. There were no other deficiencies, but he asks if the Board takes action, then it should cite the actions taken by the ZBA, the recommendations made by the Planning Commission, and the review comments.

Trustee Powell noted this site does not have sufficient parking as required.

Director O'Neil indicated they received a variance 4.5 years ago regarding parking. He cannot say with every new tenant that the parking has been recalculated but noted that one tenant is an atm which generates no parking. Whereas Tim Horton's is very busy. Depending on who the users are parking will always be a challenge.

It was MOVED by Supervisor Kowall, SUPPORTED by Clerk Noble to approve the Preliminary Site Plan Consideration – Four Corners Retail Out Lot. The motion FAILED by roll call vote (Noble/yes, Roman/yes, Voorheis/no, Powell/no, Ruggles/no, Smith/no, Kowall/yes).

Attorney Hamameh asked if there is another motion.

Supervisor Kowall indicated he doesn't know of another motion to make as they (*the Trustees*) apparently have a bone to pick with this particular project. He thinks this will fall on Director O'Neil to come to some common ground with this as the developer has done everything. He does not personally see why it shouldn't be approved.

Director O'Neil asked that the developer be present at the regular January meeting and perhaps answer questions posed tonight. He further suggests the other issue be discussed at that time. With the Board's approval he will follow up with him.

Trustee Powell reminded that they have the ability to reapply.

Clerk Noble attempted to make a motion to table but was advised that he cannot as it has already been voted on.

Attorney Hamameh indicated that the non-prevailing [sic] side could make a motion for reconsideration and then a motion to table could be made.

Director O'Neil clarified that a motion failed is not an automatic denial.

Attorney Hamameh indicated that a motion fails if there is a tie vote and if there is no decision made. Here there was a motion to approve the site plan which failed and a decision was made. It is done. She continued that the decision can be reconsidered at the same meeting. At the next meeting that decision can be rescinded but if it is rescinded at the next meeting, unless someone provides notice of their intent to rescind, which can be made by either side, without notice in advance of the meeting then a 2/3 vote is required at the meeting to rescind with notice in advance a majority is required.

She clarified that today the only thing that can be done is to reconsider the vote and then table, if someone on the prevailing side makes the motion.

H. FIRST READING; AMENDMENT TO ZONING ORDINANCE, ORDINANCE NO .58

Director O'Neil indicated these amendments were before the Planning Commission on November 18th, at which time a public hearing was held and a recommendation to this Board was made to approve. He noted the amendments span many different sections of the ordinance and are largely meant to clean up or clarify language. He highlighted the more substantive change in zoning districts in Part 2, restaurants with alcoholic beverages, Part 3, drive thru restaurants, and Part 4, animal care facilities.

It was MOVED by Trustee Powell, SUPPORTED by Supervisor Kowall to approve the requested amendment to Zoning Ordinance, Ordinance No. 58 to second reading. The motion PASSED by voice vote (7 yes votes).

I. REQUEST TO CONSIDER RCOC COST PARTICIPATION AGREEMENT FOR PRELIMINARY ENGINEERING TO PAVE PONTIAC LAKE ROAD – MARGIE TO KINGSTON

Supervisor Kowall reminded that last month the engineering costs were discussed, and the Township will be responsible for 50% of the cost. The estimated design cost is \$125,000. This will allow the road commission and Township to enter into a preliminary engineering agreement to move forward with the paving of Pontiac Lake Road from Kingston to Margie. He believes this will happen in 2026 or 2027.

Treasurer Roman asked if motioned to approve that the motion mention that as much funds as possible be taken out of triparty funds.

Supervisor Kowall indicated that when the Township enters into an annual agreement with, the road commission funds can be earmarked.

Trustee Ruggles asked how much money Supervisor Kowall was thinking.

Supervisor Kowall recalled as mentioned at the last meeting \$400,000 to \$500,000 for \$3 million dollars of work done. He indicated that he would work with the road commission.

Treasurer Roman mentioned his previous concern with this project as he needs every cent he can get towards the buildings. He shared that Supervisor Kowall mentioned to him that the bulk of this money will not be paid out until 2026/2027. He feels better about that.

Supervisor Kowall indicated that is the schedule he was given is based on availability of federal funds for 80% of this project.

Trustee Smith asked of Treasurer Roman if this was a more acceptable timeframe. To which he confirmed yes.

Trustee Powell doesn't believe the contract money is going to wait that long as the county will start the design immediately. He believes the \$65,000 that is being requested, they will want tomorrow, but the construction costs can be delayed. He further asked if money was earmarked from triparty funds for Elizabeth Lake Road.

Supervisor Kowall indicated no, and that the county has taken that project on themselves. We have no funding contribution toward that.

Trustee Smith asked for details as that information was not shared with the Board.

Supervisor Kowall indicated the Township has no contribution towards the two roundabouts. There will be a share in the cost of the roundabout at Elizabeth Lake Road for the town center. It was his understanding all along that the county made the decision to put the roundabouts in at strategic traffic locations.

Trustee Powell asked if the Township assisted in the Carrol Lake Road/Cooley Lake Road round about. To which Supervisor Kowall indicated no that is another example.

Trustee Powell asked if the federal funds for the infrastructure quoted earlier can be applied towards paving of roadways.

Supervisor Kowall indicated that ARPA funds cannot be used for roads.

Trustee Powell noted that he gave this a great deal of thought as in his opinion the road commission is the most expensive engineering that can be used. He hesitated in giving them \$125,000 to design a little section of roadway and considered asking the Township engineer to give a quote. However, knowing that the road commission would basically say good luck, and knowing that the Township engineer would charge more than \$62,500, he doesn't think that route is worth doing.

Supervisor Kowall shared that he made that phone call and had a conversation with Mr. Leuffgen. He also indicated that the road commission had three road crews and now they are down to two. They are experiencing staffing problems.

It was MOVED by Trustee Ruggles, SUPPORTED by Clerk Noble to approve the cost participation agreement for preliminary engineering to pave Pontiac Lake Road – Margie Drive to Kingston Street, Project Number 56662, at 50% of the cost of design of an expenditure of approximately \$62,500, with funds to come from the triparty funds or general funds. The motion PASSED by roll call vote (Kowall/yes, Noble/yes, Smith/yes, Ruggles/yes, Voorheis/yes, Powell/yes, Roman/yes).

OLD BUSINESS

A. SECOND READING; AMENDMENT TO FEE ORDINANCE, ORDINANCE NO. 129

It was MOVED by Trustee Voorheis, SUPPORTED by Trustee Powell to approve and move for adoption the Fee Ordinance No. 129. The motion PASSED by voice vote (7 yes votes).

B. SECOND READING; AMENDMENT TO CODE OF ORDINANCES, CHAPTER 38, ARTICLE II – WATER SYSTEMS AND ARTICLE IV – SANITARY SEWER

It was MOVED by Treasurer Roman, SUPPORTED by Clerk Noble to approve the amendment to Code of Ordinances, Chapter 38, Article II - Water Systems and Article IV – Sanitary Sewer. The motion PASSED by voice vote (7 yes votes).

C. DANGEROUS BUILDING ASBESTOS REMEDIATION QUOTE – 288 TOWER

Supervisor Kowall shared that the \$15,780.00 is the cost of the asbestos abatement alone. Along with the demolition the total cost will be approximately \$27,000.00. He further indicated that the Township will likely

have to buy it back at tax in order for the Township to recoup some costs. He opined that it is not a bad lot. He would recommend buying it back or the Township will just be out the money.

Nick Spencer interjected that he sent an email yesterday to Mr. Hoffman's office, as he is not a licensed abatement contractor in the State of Michigan. The email requested another quote to compare or two separate quotes on letterhead from two other contractors. He wants to make sure the Township is not overpaying.

Supervisor Kowall indicated that Ed Wenz from Lead Abatement did the asbestos quote. He recommends this be approved with the maximum amount allowed subject to a second opinion.

Treasurer Roman asked if the procurement policy needs to be waived.

Supervisor Kowall indicated that the Township wants a second bid but would like to approve with a maximum expenditure to be allocated to the asbestos abatement for 288 Tower.

Discussion amongst the Board regarding the number of required quotes ensued.

It was MOVED by Trustee Powell, SUPPORTED by Trustee Ruggles moves that the Board accepts the maximum quote of \$15,780.00 subject to at least two bids coming in on licensed contractor's letterhead for this proposed work and that the Board waive competitive bidding for the procurement of these bids and authorize the Supervisor to sign a contract not to exceed \$15,780.00. The motion PASSED by voice vote (7 yes votes).

D. WESTERN OAKLAND TRANSPORTATION AUTHORITY REQUEST 2022

Supervisor Kowall reminded that almost five years ago he and Mr. Hamlin sat down and started W.O.T.A., which has grown into Waterford and Walled Lake. He shared that it is extremely successful in the amount of ridership. He reminded that in the first year, White Lake pledged \$185,000.00 for the first year and then agreed to go into a formulary, based on population and ridership. The Township is looking at a \$220,000 contribution this year of which there is a source of funding that will be of no costs to the Township. He identified that this 100% qualifies for ARPA monies. He recommends that the Board consider directing that money for this use.

Supervisor Kowall believes the growth of the authority in rides, especially in White Lake, to the number of vans, and he indicated that it is working with SMART, RTA, and are looking at transportation funding available for southeast Michigan.

Treasurer Roman noticed Szott's advertisement on one of the vans and questioned their contribution.

Supervisor Kowall can not recall the dollar amount, but noted it receives free oil changes and tire rotations.

Trustee Powell questioned the cost of a ride and if there was discussion of raising that amount. He continued that the service is available not because someone is destitute but so they don't have to buy a

car, pay insurance, etc. His quick calculations indicate it costs the Township \$40 a rider to provide W.O.T.A. He suggests ride costs based on poverty level/taxes.

Supervisor Kowall indicated it is \$2.00. He respects the economic suggestion but noted that the authority aids people on a fixed income or that are disabled and that could put people out of a ride. Supervisor Kowall believes Trustee Powell's suggestion would be a bookkeeper's nightmare with no great cost saving to the operation.

Trustee Powell further asked what the breaking scale per person would be. To which Supervisor Kowall indicated it would be in the \$50 to \$60 per person. He also shared that a wheelchair bound individual at Independence Village that needs to go to Henry Ford, would pay \$115.00.

Clerk Noble asked about regionalizing it.

Supervisor Kowall indicated this puts the Township in a defensive position to show the RTA that it is in this to make an improvement in transportation and therefore be able to go after the dollars that come through.

Clerk Noble shared of a resident that doesn't drive anymore and does not have children. This resident shared with him that he will donate to the Authority upon his passing as it has changed his life.

Supervisor Kowall reminded that the previous Board's made decisions to support more costly systems.

Trustee Voorheis shared that it cost individuals 65 years or older \$.50. She believes it is like comparing apples to oranges.

Supervisor Kowall shared that the director of W.O.T.A. will come in next year to provide updates.

It was MOVED by Treasurer Roman, SUPPORTED by Supervisor Kowall to approve \$220,000.00 of ARPA money to be spent on W.O.T.A. for 2022 calendar year. The motion PASSED by roll call vote (Kowall/yes, Noble/yes, Roman/yes, Ruggles/yes, Smith/yes, Powell/yes, Voorheis/yes).

TRUSTEE COMMENTS

Trustee Voorheis shared that she had the privilege and honor to help at Meijer with Shop with a Cop and that it was a fun activity. She wished everyone a great holiday season, to be safe and healthy, and suggests to get vaccinated.

Trustee Smith shared that the library is back to regular service. She indicated it is closed on Christmas Eve and Christmas Day. She also noted that the website is up to date. As for the Friends of the Library, they had a successful book sale. They are looking for new members and recently sent out renewal forms to existing members. She wanted to recognize and thank the fire department and anyone who attend the awards ceremony yesterday. She opined that Chief Holland was thoughtful and inclusive in thanking everyone that helped out with the tornado relief, staff, board members, CERT and so many well deserving

firemen were promoted. She thanked Chief Holland for an outstanding job during the clean up service and during yesterday's ceremony. She wished everyone a Merry Christmas, happy holidays, and safety.

Trustee Powell pointed out that it was a shame that there wasn't a portable microphone for Supervisor Kowall to read Ruth's proclamation into the record as he is certain nobody at home could hear it. He shared that the Civic Center Development Committee met last week, and John McGraw and his brother made the same presentation to the Committee. It was thumbs up by that committee. He wished everyone a Merry Christmas and safe New Year and gave a special Merry Christmas to Carol Burkhardt and fellow residents.

Treasurer Roman noted his department received approximately 300 calls from December 1st and 5th by residents wanting to know where their tax bills were. He did indicate the bills went out five days late due to an Oakland County mailroom equipment breakdown, but they should be received by now. Dog tags are available. He wished all a Merry Christmas and Happy New Year.

Clerk Noble wished the Board and staff a Merry Christmas and Happy New Year. He thanked his staff for the recent election. He thanked Elaine and Dawn for their hard work.

Trustee Ruggles is a big fan of W.O.T.A. and he thinks a big reason the numbers are rising is that the management is great, the vehicles are new and clean, and the drivers are reliable. He is a big fan. He will share some contacts with Building Official Spencer for asbestos quotes. He wished everyone a Merry Christmas.

Supervisor Kowall shared of a last-minute food drive called Can the Halls. He indicated approximately 800 to 1,000 pounds of food was received and that multiple pick-up trucks were sent to Open Door and Community Sharing. He is really proud of the Township. He opined that people need to remember how blessed they and the Township are. The Township survived the tornado with no lives lost, it saw the community come together and the first responders and Board were there to help out. He gave thanks for the generosity and support of what this Board is trying to do in moving forward. He wished all a Merry Christmas and a special Merry Christmas to Carol Burkhardt. God Bless and Good night.

ADJOURNMENT

It was MOVED by Trustee Voorheis, SUPPORTED by, Trustee Smith to adjourn. The motion PASSED by voice vote (7 yes votes).

Meeting adjourned at 10:35 p.m.

I, Anthony L. Noble, the duly elected and qualified Clerk of the Charter Township of White Lake, County of Oakland, State of Michigan, hereby certify that the foregoing is a true copy of the December 21, 2021, regular board meeting minutes.

Anthony L. Noble, Clerk

Charter Township of White Lake
Regular Board Meeting
Unapproved Minutes of 12/21/2021

White Lake Township
Oakland County, Michigan

WHITE LAKE TOWNSHIP
COMMUNITY DEVELOPMENT DEPARTMENT

DATE: December 9, 2021
TO: Rik Kowall, Supervisor
Township Board of Trustees
FROM: Sean O’Neil, Community Development Director
SUBJECT: Amendments to Zoning Ordinance No. 58



Please find attached, recommended amendments to Zoning Ordinance No. 58. These amendments were before the Planning Commission on November 18th, at which time a public hearing was held and a recommendation of approval was made to the Township Board. The amendments span many different sections of the ordinance and are largely meant to clean up and clarify the language. For the purpose of organization, each proposed amendment is listed out in numbered “Parts” as you move through the document. Our goal is to clearly convey regulations and eliminate possible confusion. We proposed more substantive use changes to zoning districts in Part 2 (Restaurants with alcoholic beverages), Part 3 (Drive-thru restaurants), and Part 4 (Animal care facilities) on the list. The other changes are more minor in nature.

I have included a “red lined” version of the proposed amendments. They are a bit easier to review and compare in this format. Also attached are the November 18th Planning Commission meeting minutes. I look forward to reviewing these amendments with you on December 21st. If you have any questions, or require additional information, please do not hesitate to contact our office.

Thank you.

CHARTER TOWNSHIP OF WHITE LAKE
COUNTY OF OAKLAND
AMENDMENT 21-01 TO ZONING ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF WHITE LAKE BY AMENDING ARTICLE 2.0 DEFINITIONS, ARTICLE 3.0 ZONING DISTRICTS, ARTICLE 4.0 USE STANDARDS, AND ARTICLE 5.0 SITE STANDARDS, ONLY AS PROVIDED FOR HEREIN.

NOW HEREBY the Charter Township of White Lake ordains the following amendments to the White Lake Charter Township Zoning Ordinance:

PART 1: Amend Article 2.0, Section 2.2, Definitions by modifying the following definition as shown below:

Freestanding Sign, Monument. ~~A sign no greater than six (6) feet off the ground whose bottom edge is located close to the ground and thereby precludes visibility beneath the sign.~~ **A freestanding sign, in which the entire bottom (base) is in contact with the ground and is independent of any other structure.**

PART 2: Amend Article 3.0, Zoning Districts, Section 3.1.10, Planned Development District, Subsection 3.1.10.B.x, Principal Permitted Uses, to read as follows:

x. Restaurants, with and without alcoholic beverages

PART 3: Amend Article 3.0, Zoning Districts, Section 3.1.10, Planned Development District, Subsection 3.1.10.B, Principal Permitted Uses, to add the following section as Paragraph 3.1.10.B.xxvi:

xxvi. Drive-in or drive-thru window service, restaurant §4.17

PART 4: Amend Article 3.0, Zoning Districts, Section 3.1.12, Local Business District, Subsection 3.1.12.C, Special Land Uses, to add the following section as Paragraph 3.1.12.C.vi:

vi. Animal care facilities, veterinary clinics and hospitals §4.6

PART 5: Amend Article 3.0, Zoning Districts, Section 3.6, Dwelling In Nonresidential Districts, to read as follows:

No dwelling unit or units shall hereafter be erected in NB-O, LB, RB, GB, PB, PD, ROS, LM, E, or ROP zoned districts. However, a dwelling unit for a watchman or a caretaker or manager may be permitted in said districts in conformance with the specific requirements of the particular district.

PART 6: Amend Article 4.0, Use Standards, Section 4.6, Animal Care Facilities, to add the following district to the Veterinary Clinics and Hospitals Districts Permitted:

Veterinary Clinics and Hospitals: LB, RB and GB

PART 7: Amend Article 4.0, Use Standards, Section 4.6, Animal Care Facilities, to add the following sections as standards J and K:

- J. The building shall be adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to surrounding properties.
- K. Boarding of small animals shall be permitted as an accessory use, except all boarding shall be conducted within a wholly enclosed building and incidental to such care of an animal.

PART 8: Amend Article 4.0, Zoning Districts, Section 4.16, Convalescent or Nursing Homes, to read as follows:

A convalescent, nursing, rest home, or home for the elderly may be permitted in the AG (Agricultural), PD (Planned Development), and RM-1 and RM-2 (Multiple-Family) districts, subject to the following:

- A. All vehicular ingress and egress shall be directly onto a major or minor arterial.
- B. The minimum site size shall be ten (10) acres in AG districts and five (5) acres in RM-1 and RM-2 districts.
- C. All buildings shall be set back at least 75 feet from all property lines.
- D. All parking and service areas shall be screened from view of an adjoining residential district, as approved by the Planning Commission.

PART 9: Amend Article 4.0, Use Standards, Section 4.17, Drive-In or Drive-Thru Window Service, to add the following district to the Restaurants Permitted Districts:

Restaurants: RB, GB, PB, NMU, TC, PG, PD

PART 10: Amend Article 5.0, Site Standards, Section 5.9, Signs, Subsection 5.9.J.i to strike the last sentence from Subsection 5.9.J.i.a:

~~Freestanding signs shall not be located closer than one hundred (100) feet to any property line of any adjacent residential district.~~

PART 11. Conflicts.

If any provision of the White Lake Township Code conflicts with this amendment to the regulations, the most restrictive provision shall be applied.

PART 12. Severability.

Should any section or part of this ordinance be declared unconstitutional, null or void by a court of competent jurisdiction, such declaration shall not have any effect on the validity of the remaining sections or parts of this ordinance.

PART 13. Adoption.

A public hearing on this Ordinance was held before the Planning Commission of the Charter Township of White Lake at a regular meeting held on Thursday, November 18, 2021. This Ordinance was adopted by the Township Board of the Charter Township of White Lake at a meeting duly called and held on the ____ day of _____, 2021, and ordered to be published as prescribed by the law.

STATE OF MICHIGAN)

) ss.

COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and acting Clerk of White Lake Charter Township, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Township Board of said Township at a meeting held on the ____ day of _____, 2021, and that said meeting was conducted and public 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, and that the minutes of said meeting were kept and will be or have been made available as required under the Open Meetings Act.

Rik Kowall, Supervisor

Anthony Noble, Clerk

Dated: _____

Dated: _____

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
Township Annex. 7527 Highland Road
White Lake, MI 48383
NOVEMBER 18, 2021 @ 7:00 p.m.

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

ROLL CALL: Steve Anderson
Rhonda Grubb
Matt Slicker
Debbie Dehart
Merrie Carlock
Joe Seward
Scott Ruggles
Mark Fine

Absent: Peter Meagher

Also Present: Justin Quagliata, Staff Planner
Sherri Barber, Recording Secretary

Visitors: None

Approval of Agenda

Commissioner Grubb moved to approve the agenda as presented. Commissioner Carlock supported and the MOTION CARRIED with a voice vote: 8 yes votes.

Approval of Minutes

a. October 21, 2021

Commissioner Seward moved to approve the minutes of October 21, 2021 as presented. Commissioner Fine supported and the MOTION CARRIED with a voice vote: 8 yes votes.

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

Mary Earley (5925 Pine Ridge Ct.) commented about the private launch on Oxbow Lake. She was wondering where was the parking for cars and trailers. What guarantee was there from the Township the property will be maintained? These questions would be appropriately answered at subsequent meetings.

Public Hearing:

Zoning Ordinance Text Amendments

Staff Planner Quagliata summarized the proposed zoning ordinance amendments. There was clarification for the base of freestanding (monument) signs. Small animal vet clinics and animal hospitals would be allowed by special land use in (LB) Local Business. Currently, PD (Planned Development) did not allow restaurants with alcohol; the amendment would allow restaurants with alcohol. The ordinance was unclear if drive throughs were allowed in PD; the amendment would clarify drive throughs were permitted in PD.

Chairperson Anderson went over each text amendment and asked Commissioners for input.

Article 2.2. Freestanding signs. There was no additional discussion.

Class II Animal Care Facility — 4.51. Staff Planner Quagliata stated this would allow large animal vet clinics and hospitals in AG (Agricultural) with special land use approval. Part 2 and 11 of the proposed amendments related to this item.

Planned Development: restaurants with or without alcohol. Staff Planner Quagliata stated this would be decided by the Planning Commission and Township Board during review of a site plan and development agreement. The Commissioners supported the amendment.

Drive-in or drive-thru (restaurant) – 4.17. Staff Planner Quagliata stated currently the ordinance was not clear if drive-thrus were allowed in PD. The amendment would clarify drive-thrus would be permitted.

There was discussion on the text amendments for Class II animal care facilities and Chairperson Anderson asked staff if amendments pertaining to this use could be revisited at a later date.

Staff Planner Quagliata stated the items related to Class II animal care facilities could be removed from the current list of ordinance amendments and revisited in early 2022. The Commissioners agreed to exclude Part 2 and Part 11 from the motion.

Chairperson Anderson opened the public hearing at 7:54 p.m.

Valerie Kemp (182 Angola, Wolverine Lake) was the listing broker for 7755 Highland Road (Centerpointe Plaza) and she spoke in support of allowing veterinary clinics in LB zoning. She read a letter from VCA corporate in support of the vet clinic. VCA Vet Clinic had been in White Lake for many years. A copy of the letter was entered into the record. Rob Pope, the developer of Centerpointe, spoke in favor of the ordinance amendment.

Chairperson Anderson closed the public hearing at 8:01 p.m.

Commissioner Seward moved to recommend the Township Board adopt the proposed Zoning Ordinance text amendments, excluding Part 2 and Part 11. Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: Anderson – yes; Grubb – yes; Slicker – yes; Dehart – yes; Carlock – yes; Seward – yes; Ruggles – yes; Fine – yes. 8 yes votes.

Continuing Business

None.

Old Business

None.

New Business

None.

Other Business:

A. PD Waiver Request for Oxbow Lake Private Launch Association (OLPLA)

Staff Planner Quagliata reported the applicant was proposing to rezone to PD, which required a minimum lot size of 10 acres. The applicant requested a waiver for the lot size which was approximately 1.9 gross acres and 0.75 net acre. The proposed use would be a private launch for Oxbow Lake riparians. The Township Attorney recommended rezoning to PD to review the proposed use. There was Commissioner and Staff discussion about the best process for the applicant to undertake for review. Staff Planner Quagliata discussed the Planning Commission and Township Board preventing keyhole access. Commissioner Dehart stated whatever process was undertaken there would have to be significant control and restrictions on the use.

Commissioner Seward moved to approve the PD Waiver Request requested by Oxbow Lake Private Launch Association (OLPLA) for Parcel Number 12-22-279-004 to waive the 10-acre minimum lot size requirement under Planned Development (PD) to pursue rezoning. Commissioner Fine supported and the MOTION CARRIED with a roll call vote: Steve Anderson – no; Grubb – yes; Slicker – yes; Dehart – no; Carlock – no; Seward – yes; Ruggles – yes; Fine – yes. 5 yes votes.

Staff Planner Quagliata stated the waiver request would proceed to the Township Board.

B. 2022 Meeting Dates

Commissioner Grubb moved to approve the 2022 Meeting Dates as presented. Commissioner Carlock supported and the MOTION CARRIED with a voice vote: 8 yes votes.

Liaison's Report

Trustee Ruggles reported the Township Board met on Tuesday and approved the CDBG budget. There was \$31,977 for minor home repair. The Board approved the 2022 budget. Sean O'Neil was promoted to Community Development Director. The Township Board approved a resolution of intent to issue bonds in the amount of \$29 million for the Civic Center and Public Safety Building.

Commissioner Grubb reported the Parks and Recreation Committee did not have a meeting in November. There was a December meeting scheduled.

Commissioner Dehart stated the last Zoning Board of Appeals (ZBA) meeting lasted 4 hours. One of the cases was signage at Arby's. A stripe on a building was considered signage. Staff Planner Quagliata commended the ZBA; it had many cases, some meetings had gone 4-6 hours, and the members were dedicated.

Commissioner Anderson noted he attended the ribbon cutting at New Hope Assisted Living and Memory Care along with many representatives from White Lake Township and local chambers.

Planning Consultant's Report

No report.

Director's Report:

Staff Planner Quagliata reported there were many projects currently under review.

Communications:

None.

Next Meeting Dates: December 2, 2021
December 16, 2021

Adjournment:

Commissioner Fine moved to adjourn the meeting at 8:42 p.m. Commissioner Dehart supported and the MOTION CARRIED with a voice vote: 8 yes votes.



December 21, 2021

Sean O'Neil
Community Development Director
White Lake Township

RE: River Caddis Development Submission of CIA Proposal for Township Approval

Sean,

Pursuant to the attached scope of work and pricing package. River Caddis will be overseeing & collaborating with Giffels Webster and Advanced Redevelopment Solutions to develop a plan moving forward in developing a Corridor Improvement Authority. The attached has the full list of scope needed in order to complete this task for the Township.

Implementation of the Development Plan will create a new Township Center to support civic activities and serve as the commercial core of the township. The resulting Plan will be consistent with the Recodified Tax Increment Financing Act—PA 57 of 2018. The collective consultancy will bring a team of experts in tax increment finance, planning, downtown development, parking, transportation, and meeting facilitation to utilize all the resources available to the Township in relieving long term debt to its facilities.

We look forward to discussing this further with the Township and its stakeholders and are free to answer any questions as to our process we are going to be undertaking.

Sincerely,

RIVER CADDIS DEVELOPMENT, LLC

John McGraw
Director of Development

White Lake Township Corridor Improvement Authority

Scope of Services for CIA Development & TIF Plans

Project Goal: Create a Development & Tax Increment Finance Plan that will assist the township of White Lake with the revitalization of a defined portion of the M-59 Corridor. Implementation of the Development Plan will create a new Township Center to support civic activities and serve as the commercial core of the township. The resulting Plan will be consistent with the Recodified Tax Increment Financing Act—PA 57 of 2018.

Giffels Webster will partner with our colleagues at Advanced Redevelopment Solutions to help White Lake Township achieve its goals. Together, our firms bring a team of experts in tax increment finance, planning, downtown development, parking, transportation, and meeting facilitation. We propose the project will including the following elements:

Task 1. Defining the Corridor

The Planning Team will facilitate a visioning meeting with the White Lake Township Board and Planning Commission designed to result in guiding planning themes and general goals for the Corridor. We will explore identification of potential boundary areas for development activities and tax increment capture. Within the overall Development Area, the TIF Capture Area(s) may be smaller or a number of smaller areas. The TIF Capture Area(s) within the Development Area will be selected on the basis of providing the greatest benefit in terms of additional revenue to support CIA projects without creating a significant administrative burden to the Township. The tax increment revenues captured from the TIF Capture Area(s) can then be spent anywhere within the overall Development Area. Projects that could potentially be funded by the Authority's TIF revenues will be discussed.

As part of the preparation for this meeting, our team will prepare base maps that feature streets, public utilities and natural features and prepare a summary of existing development and future land use. Our team will identify the location and extent of streets and public facilities within the area and analyze the existing and future land use patterns. Land use information will be obtained from the White Lake Township Master Plan.

Additionally, we will create a project website to share findings of the planning process and engage the community.

The White Lake Township Board may wish to appoint the members of the CIA Board before this meeting, to engage them in the planning process at the outset.

- **Statutory Provision:** Sections 605, 606 and 608
- **Meeting:** Two-hour visioning meeting
- **Deliverables:**
 - Base maps
 - Summary of existing development and future land use
 - Project website

Task 2. Corridor Analysis

The analysis will consist of economic changes taking place in the Development Area, the vision of the Township Center area and the impact of regional influences on the Development Area. Assessing vacancy rates, land and property values, physical relationships to adjoining neighborhoods, and the competitive quality of the Development Area for investment and commercial or other development are topics to be discussed. Recent studies and plans will be incorporated into the analysis. The number of persons residing in the Development Area will also be reviewed.

Following the completion of the analyses, the first meeting with the CIA Board will be held to review the summary of the Visioning Meeting and the Corridor Analysis. We propose this to be a daytime meeting.

- **Statutory Provision:** Section 611(1) and (2)
- **Meeting:** Daytime meeting of the CIA Board
- **Deliverable:**
 - Corridor Analysis Report

Task 3. Stakeholder Workshop & Public Open House

After our team reviews the analysis with the CIA board, we will hold a stakeholder workshop with property owners in the district to provide an overview of the CIA goals and the conditions within the corridor. Following this workshop, we will facilitate a public open house to engage the community in this improvement area. A broad cross section of stakeholders, officials, residents, businesses, and property owners will be invited to participate in this Public Open House meeting. This meeting will be late afternoon—early evening. Information displayed will be presented online for those unable to attend.

- **Meeting:** Stakeholder workshop and public open house
- **Deliverable:**
 - Summary of stakeholder and public input

Task 4. Conclusions & Physical Plan Recommendations

Overall synthesis of findings including a description of existing and future improvements targeted in the Development Area. The description will consist of improvements to be demolished, repaired or altered, a cost estimate, a time estimate and a statement regarding the stages of construction planned for the project. Areas to be used for open space will also be identified under this task.

The plan will also identify actions, investments, and techniques to achieve growth prospects, including: public spaces, streetscape and pathways projects, zoning changes, new zoning standards, street closures or extensions, traffic control and roadway improvements and land assembly and utilities extensions. Land to be sold, donated, exchanged, or leased will be identified and the terms of financing proposed. A cost estimate and financing alternatives will be incorporated from materials provided by the Township's bond counsel. If available, the designated person(s) for land transactions will be stated in the plan. Otherwise, written procedures for bidding land transactions will be included.

Optional: Should the Plan recommendations necessitate the acquiring and clearing of residences, a Residential Displacement / Relocation component will be added to the Plan for an additional cost to be determined. An in-depth survey of displaced residents and housing demand, a strategy for relocating displaced residents in any new housing development proposed for the area, and a strategy for providing

for the costs of relocating displaced residents are items to be covered in the component. A schedule to periodically evaluate the effectiveness of the Plan will be part of this task.

We propose two meetings of the CIA Board – one to review the draft plan and provide feedback and the second to review the final plan. Additional meetings may be added as needed for a fee.

- **Statutory Provision:** Section 621
- **Meeting:** Two daytime meetings of the CIA Board
- **Deliverable:**
 - Corridor Plan

Task 5 Ordinance Revisions & Rezoning Plan

Recommend zoning district changes designed to implement the Development Plan and zoning and sign ordinance revisions intended to upgrade the quality of development throughout the District. This may include recommendation of a special zoning classification designed to help implement the creation of a Development Area. Actual zoning amendment language for a new corridor would be a follow-up implementation activity, beyond the scope of this Work Program.

- **Statutory Provision:** Section 621 (h)
- **Deliverable:**
 - Summary of ordinance revisions needed to realize the Plan

Task 6. Financing Plans

Develop a Tax Increment Financing (TIF) Plan and budget for public improvements recommended by the Development Plan. The TIF Plan identifies where revenue within the Development Area will be captured and how monies will be spent in infrastructure, planning, and other eligible activities to encourage investment and redevelopment in the corridor. Based upon discussions to date with the Township, it is anticipated that at least two (2) TIF Capture Property areas will be identified and included in the TIP Plan. The two (2) TIF Capture Property areas will only be those parcels constituting the greatest impact/opportunity to fund improvements within the entire Development Area. If additional TIF Capture Property areas are determined to be needed in the TIF Plan beyond the currently planned two (2), then each added TIF Capture Property area will be at an additional cost.

It should be noted that this element does not include optional elements of meetings with taxing jurisdictions nor additional benefits and gains analysis. These additional services are available upon request.

- **Statutory Provision:** Section 618
- **Meetings:** Two daytime meetings of the CIA Board
- **Deliverable:** Tax Increment Finance Plan covering 2 (two) TIF Captures Areas

Task 7. Meeting with CIA Board to Review / Adopt Plan

Our team will meet with the CIA Board to review the final development and TIF plans. The CIA Board will set a date for public hearing.

- **Meetings:** Two daytime meetings of the CIA Board
- **Deliverable:** Final Development and TIF Plan

Task 8. Public Hearings and Adoption of Corridor Improvement & Tax Increment Financing Plan

Our team will assist the Township Board with the presentation to the public and adoption of the Corridor Improvement Plan & Tax Increment Financing Plan at a hearing held for that purpose.

- **Statutory Provision:** Section 622-623
- **Meeting:** Public Hearing
- **Deliverable:** Final Development and TIF Plan

Next Steps

Following the adoption of the CIA Development and TIF Plans, we recommend the implementation of zoning ordinance amendments as outlined in the Development Plan.

TASKS	COSTS
Task 1 - Defining the corridor	\$8,435
Task 2 - Corridor Analysis	\$5,230
Task 2A - 1st Mtg w CIA	\$1,180
Task 3 - Stakeholder/ Public Workshop	\$5,720
Task 4 - Physical Plan recommendations	\$7,220
Task 4a - 2 Mtg w CIA	\$1,855
Task 5 - Draft Zoning Revisions/Zoning Plan	\$2,180
Task 6 - Tax Increment Finance Plans (2 Areas)	\$20,540
Task 7 - Mtg w CIA to Review/Adopt	\$2,000
Task 8: Public Hearing and Adoption of CIA Plan	\$2,535
Total	\$56,895

Additional/Optional Items

Additional TIF Capture Area Cost	\$5,000
Additional Meeting Fees	
- Daytime	\$1,065
- Evening	\$1,455
Taxing Jurisdictions Meeting Attendance at Additional Cost	see above
Taxing Jurisdiction Requested Deliverables Charged on a Time & Materials Basis	\$285 / Hour
Taxing Jurisdiction Agreements Support Charged on a Time & Materials Basis	\$285 / Hour
Printing and Presentation Boards Charged on a Time & Materials Basis	Cost + 10%

CHARTER TOWNSHIP OF WHITE LAKE

**RESOLUTION TO REQUEST THE DEPARTMENT OF NATURAL RESOURCES
CONDUCT AN INVESTIGATION ESTABLISHING CERTAIN REQUESTED
REGULATIONS ON BOGIE LAKE**

RESOLUTION NO. 22-001

At a regular meeting of the Township Board of the Charter Township of White Lake, Oakland County, Michigan, held in Township Annex Hall, 7527 Highland Road, White Lake, Michigan, on the 18th day of January 2022, at 7:00 p.m. With those present and absent being,

PRESENT: _____

ABSENT: _____

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

WHEREAS, the law recognizes that lake use is ever changing, and that individual and specific measures must be taken to keep each lake safe for a broad array of users; and

WHEREAS, the Charter Township of White Lake has authority granted to it in accordance with the Charter Township Act, Public Act 359 of 1947, MCL 42.1, *et seq*, and in accordance with its Administrative Policies and Procedures, which have been amended from time to time; and

WHEREAS, the Department of Natural Resources (“DNR”) has long maintained “Special Local Watercraft Controls,” which are lake-by-lake regulations, in accordance with the Department of Natural Resources and Environmental Protection Act, MCL 324.101, *et seq*, (the “Act”); and

WHEREAS, these controls authorize the DNR and local municipalities to set up “no wake zones” for each individual lake, general hours to operate a vehicle at high speed, as well as more specific use regulations; and

WHEREAS, MCL 324.80112 of the Act authorizes a formal process for local municipalities to request the assistance of the DNR in creating special local ordinances on waters subject to their jurisdiction; and

WHEREAS, when a Township submits a resolution to the DNR, there shall be an investigation completed by the DNR as to whether the current use or the requested use of a specific water body has compatible uses that protect public safety; and

WHEREAS, the Township has determined it is in the best interest of the Township to request an investigation for the establishment of a no wake rule on the entire surface area of Bogie

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

DATE: January 11, 2022

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O’Neil, AICP
Community Development Director

SUBJECT: River Caddis, LLC Rezoning Request

Applicant requests to rezone approximately 44.8 acres of the approximately 53.41 acre parcel 12-21-426-005, excluding the northeasterly 8.61 acres, and the approximately 20 acre parcel 12-28-226-001 from (AG) Agricultural to (RM-2) Multiple Family Residential or any other appropriate zoning district.

The above request is now ready for Township Board Consideration. The matter was considered by the Planning Commission at their regular meeting of January 6, 2022 at which time, after the public hearing, the **Planning Commission recommended approval** of the proposed rezoning request.

Please find enclosed the following related documents:

- ❑ Draft minutes from the Planning Commission meeting held on January 6, 2022.
- ❑ Review letter prepared by the Township Planning Consultant, Ms. Kathleen Jackson, dated December 29, 2021.
- ❑ Statement from Mr. John McGraw, River Caddis LLC, dated December 28, 2021.
- ❑ Rezoning application dated December 8, 2021.
- ❑ Trip generation forecast memo from Bill Stimpson, Giffels and Webster, dated December 30, 2021.
- ❑ 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
January 6, 2021 @ 7:00 p.m.

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

ROLL CALL: Steve Anderson
Robert Seeley
Debbie Dehart
Joe Seward
Merrie Carlock
Scott Ruggles

Absent: Matt Slicker
Pete Meagher
Mark Fine

Also Present: Sean O’Neil, Community Development Director
Mike Leuffgen, DLZ (via Zoom)
John Jackson, Mckenna & Associates
Nick Spencer, WLT Building Official
Hannah Micallef, Recording Secretary

Visitors: 70+ members of the public present

Director O’Neil said Rhonda Grubb had resigned as she became an official employee of the White Lake Police Department. Mr. Robert Seeley was newly appointed to the Planning Commission. Mr. Seeley comes to the Planning Commission with many years of public services and works at Oakland County as the Chief of Emergency Management. He also welcomed the new recording secretary, Ms. Lisa Kane.

Commissioner Anderson thanked Ms. Grubb for her service.

Approval of Agenda

Director O’Neil asked to put on Preserve at Hidden Lake’s Setback Clarification request under Other Business item b, and to shift item b. Election of officers and item c.

Commissioner Carlock moved to approve the agenda as amended to add Preserve at Hidden Lake's request to change their storm water agreement, and to move the election of officers and liaison assignments to items c and d respectively.

Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: 6 yes votes. (Anderson/yes, Seeley/yes, Dehart/yes, Seward/yes, Carlock/yes, Ruggles/yes)

Approval of Minutes

- a. December 2, 2021

Commissioner Ruggles moved to approve the minutes of December 2, 2021 as presented. Commissioner Seward supported and the MOTION CARRIED with a roll call vote: 6 yes votes.

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

Tony Sisco, 620 Hillwood, wanted to know why the rezoning request was not notified to the public. Commissioner Anderson said the notice was communicated to residents by publishing it in the Spinal Column, and on the website. Director O'Neil added there was notices also posted on the doors of Township Hall, as well as a sign posted on the subject property. Residents within 300' of the subject properties were mailed notices as well.

Lori Bender, 826 Beachway, asked when would she be able to address the public hearing items. Commissioner Anderson explained the call to public was for items that were not on the agenda, and there would be a chance to address the public hearing items when the public hearing opened to the public.

Public Hearing:

- a) River Caddis Development, LLC Rezoning Request
Property described as parcel numbers 12-21-426-005 and 12-28-226-001 located at the southwest corner of Highland Road and Elizabeth Lake Road, consisting of approximately 73.41 acres.
Request: **Applicant requests to rezone approximately 44.8 acres of the approximately 53.41-acre parcel 12-21-426-005, excluding the northeasterly 8.61 acres, and the approximately 20-acre parcel 12-28-226-001 from (AG) Agricultural to (RM-2) Multiple Family Residential or any other appropriate zoning district.**
Applicant: River Caddis Development, LLC
1038 Trowbridge Road
East Lansing, Michigan, 48823

Mr. John Jackson, McKenna & Associates reviewed the application on behalf on the Township. In terms of the process, there would be a public hearing regarding the proposed rezoning and then the Planning Commission would vote on a recommendation to the Township Board. There was no site plan for the subject property at the time.

The master plan designation for the subject property was planned community. Planned community includes a mix of residential types and units, with a density of no more than 10 units per acre. The request to rezone the property from AG to RM-2 was consistent with the master plan.

The subject site was currently undeveloped, with some wetlands, and flat and relatively suitable for development. The applicant's request to rezone to MR2 was compatible with the subject site.

The surrounding uses were existing residential to the west and south. The lake served as a natural buffer to the existing residential to the south, and there would be adequate buffering to the existing residential to the west.

The subject site would eventually be served by water and sewer. The adjacent road system was suitable to carry a high volume of traffic. There was not currently any other undeveloped area in the Township zoned RM-2 in the Township, therefore making the requested zoning district in demand. There would be no isolated parcels adjacent to the subject parcel, as to not create a "spot zoning."

Mr. Jackson's recommendation to the Planning Commission was to recommend that the Township approve the applicant's request to rezone the subject parcel from Agricultural to RM-2.

Director O'Neil said he was in concurrence with the recommendation and the findings of Mr. Jackson's review.

Commissioner Seeley asked Director O'Neil what the density was for the 4 Corners project. Director O'Neil said the 4 Corners project had about 25 units per acre. The density in RM-2 was a maximum of 10 units per acre.

Matthew Schwanitz, Giffels Webster, was present to speak on behalf of the applicant. Mr. Schwanitz said the request was to rezone 64.8 acres. He understood the residents' concerns and acknowledged the subject site was sensitive due to the wetlands and the surrounding neighborhoods. He said the project would be a collaborative effort between the Township and the residents. He said the rezoning was the beginning of the process to meet with the residents and hear their concerns and ideas. The future project on the subject site would be an anchor for the Civic Center development project. Buffering the future project from the existing neighbors would be important and done the right way. The lake was a huge asset for the existing neighbors, the future project, and the future civic center development. It was important to keep the lake safe. As of right now, he thought the requested zoning would work, but there would be future phases and the subject site may end up being zoned Planned Development. The morning and afternoon peaks in regards to vehicle trips were 300 per the traffic study that was submitted. He reiterated that the development of the site would be interactive between the developer and current residents.

Director O'Neil added that the parcel was riparian, and the Township would object to keyhole access, meaning there would be no dockage or marina at the subject site. The access to the lake would be passive, and there wouldn't be development on the water. There could possibly be a pathway network to reach the Library, Stanley Park, and future Civic Center development. There would be no access to Hillway.

Mr. Schwanitz said the wetland line abutted to the water's edge, and EGLE would not allow vertical development in the wetland area as it was protected. The wetland was an asset.

Commissioner Anderson opened the public hearing at 7:42 P.M.

Phil Abbott, 325 Hillwood, appreciated the comments and said they were insightful, he appreciated hearing the limiting of access to the lake. His main concern was excluding the wetland from the rezoning into RM-2.

Christopher Yalko, 7008 Biscayne, wanted to know when the original master plan was adopted, and how often the master plan was updated. He also wanted to know when the zoning standards for RM-2 adopted. He said there was concern with new residents being brought into an area that would share the current resident's natural resources such as the lake.

Grace Springer, 676 Elkinford, said the neighborhood surrounding the subject site was single family. She said 10 units per acre could bring a lot more people, and single-family dwellings should be considered for the subject site.

Eric Walley, 819 Elkinford, asked what the definition of adequate buffering would be.

Brian Lovejoy, 1005 Schuyler, said the lake was the community's common ground, and calling the lake a buffer was unrealistic. He took exception to parcel # 12-28-226-001 being rezoned to RM-2. He said there was no reason to rezone parcel # 12-28-226-001 to RM-2.

Nikki Poland, 8651 Newport, said she was concerned about overdevelopment in White Lake Township, especially over the clearing of woods and displacement of the animals. She felt the roads were not adequate for increased traffic from new developments. She was opposed to the rezoning request as presented.

Dennis Anderson, 7484 Oak Bay Drive, said he rejected the idea of there not being other places for multiple family housing in the Township. Brendel Lake was unique and different from any other lake in this area, and there was a floodplain in the subject site's wetlands, and that's why it had not been developed prior. He wanted to know why parcel 001 was being rezoned as RM-2.

Randy Wojtaszek, 1530 Oak Bay Drive, said he agreed with his neighbors and said he didn't know what passive access to the lake meant. He asked why the wetlands couldn't be excluded from the rezoning.

Kristen Elam, 515 Hillwood, asked if the developer could donate parcel 001 to Stanley Park.

Ann Lovejoy, 1005 Schuyler, said there was a pair of nesting bald eagles on the lake and they needed to be protected.

Candice Rice, 8015 Elkinford, asked what would be done if development was complete, what would be done if damage was sustained to surrounding resident's septic fields.

Ron Creek, 291 Hillwood, said he didn't want the master plan in regards to minimum acreage to be changed without resident involvement. Director O'Neil objected to the statement, and said the Township did not have any meetings that would amend the master plan without notifying residents per state law.

Lori Bender, 826 Beachway Ct, said she wanted to know if someone from the Planning Commission would be involved with contacting EGLE about the wetlands. She wanted to know if an environmental impact study would be done in the future that would include light pollution. She added that stormwater run off was also a big issue.

Mark Lambert, 921 Schuyler, said the Planning Commission should be looking at a more in-depth topography map and information to make their decision.

Jennifer Szelestey, 521 Hillwood, was concerned about noise pollution in addition to potential light pollution.

Rita Doring, 7210 Capri, was concerned about utilities and structural changes to the Township affecting her taxes. She was concerned how her crops were going to grow.

Howard Meyers, 7367 Biscayne, said he was trying to understand tonight's process.

Ed Hennesey, 434 Sunset, asked if the subject site would be potentially able to be rezoned again. He asked why the developer would consider the lake as an asset.

Dawn Pratt, 630 Elkinford, said the back of her house backed up to the woods and wanted to know what type buffering between her home and the future property would be, and how close the future project would be to her home.

Lee Panoushek, 7525 Biscayne, wanted to know if the Planning Commission would consider another zoning district that had less impact than RM-2.

Grace Springer, 676 Elkinford, asked if other areas were considered for the future development.

Brian Lovejoy, 1005 Schuyler, said under RM-2 zoning, condos were a viable construction option and future condo owners would have riparian rights.

Nikki Poland, 8651 Newport, said water recreation was on the rise, but there were other outdoor recreation options available.

Commissioner Anderson closed the public hearing at 8:29 P.M.

Mr. Jackson said RM-2 zoning offered a minimum physical separation buffer of 20', and a 6' berm with landscaping or denser landscaping like preserved woods would be allowed. Commissioner Anderson said the Planning Commission were strong advocates of "green buffering."

Director O'Neil said the Master Plan was last rewritten and updated in 2011, and the master plan is required to be looked at every 5 years. The document as it stands was relevant for today's standards. 2003 was when the RM-2 zoning was last updated.

If the future project went forward, the Township could prevent keyhole access to the future residents and they would not be full riparian owners. The Township would not approve dockage or a launch. An environmental impact statement would be required, in the ways of a community impact statement as a CIS was what the Township ordinance required. Future rezoning requests would be able to be considered in the future. The future project would be connected to municipal water and sewer. In regards to topography, it would be reviewed by the Township Engineer, but the applicant has not brought a plan forward yet. The applicant had not purchased the property, and wouldn't until the rezoning was official. After the rezoning was adopted, the applicant would undergo the traditional site plan process through the Township Planning Department and have to meet requirements through the Township.

Mr. Schwanitz said if parcel # 12-28-226-001 was left out of the rezoning, it would create a "spot zone" and that's illegal per state law. He reiterated there would be no vertical development within the wetland area. He believed the lake was an asset because of the dramatic glimpses of the woods through

the lake. There would be nothing done to drop the water level, and the surrounding water table will be tested and analyzed. Test borings would be done to test ground water as well as the soil. He would take the bald eagles into future assessments. There was a new set of standards for stormwater coming from EGLE that would encourage filtration and percolation for stormwater runoff. Commissioner Anderson added that all stormwater management would be managed and monitored by the DPS Department and DLZ.

Director O'Neil added that there was a demand for the community because there was water and sewer within the Township. as far as there being another parcel suitable for this future development, the only other parcel that the developer could have considered was already underway for a larger residential development.

Commissioner Ruggles stated that the residents of Brendel Lake are passionate, and he benefitted from their comments. He said this was only the first step, and once a site plan was submitted, there would be more room for resident engagement. He said the best way to go about this would be to plan the property wisely, and take all the comments into consideration.

Commissioner Dehart said she agreed with Commissioner Ruggles statement, and said she believed in responsible development. The future development needed the density to help the Civic Center district thrive. She considered all comments made during the public hearing.

Commissioner Carlock said EGLE would definitely protect the wetland, and keep an eye on it as well.

Commissioner Anderson said over his years on the Planning Commission, the projects he has seen undergo scrutiny and are held accountable by the Township. He encouraged the residents to communicate with the Planning Commission more often for their concerns to be heard.

Commissioner Seward MOVED to recommend the Township Board approval of River Caddis, LLC's request to rezone approximately 44.8 acres of the approximately 53.41-acre parcel 12-21-426-005, excluding the northeasterly 8.61 acres, and the approximately 20-acre parcel 12-28-226-001 from (AG) Agricultural to (RM-2) Multiple Family Residential.

Commissioner Seeley SUPPORTED the MOTION CARRIED with a roll call vote: 6 yes votes. (Anderson/yes, Seeley/yes, Dehart/yes, Seward/yes, Carlock/yes, Ruggles/yes)

b) Taco Bell

Property described as parcel number 12-20-276-036, located at the northeast corner of Highland Road (M-59) and Bogie Lake Road, consisting of approximately 1.07 acres, currently zoned (PB) Planned Business District.

Request: Public comment on the proposed preliminary site plan for the above Planned Business District zoned property, consisting of a 2,235 square foot drive thru restaurant.

Applicant: Great Lakes Taco, LLC
8487 Retreat Drive
Grand Blanc, Michigan, 48439

Mr. Jackson said the subject parcel was one of the remaining out lots from the Meijer development. He had minor comments: lot coverage information was not provided on the plans, and there were 9 stacking spaces at the entrance of the site provided on the plan. There

need to be clear delineation on how vehicles would queue up in the drive thru. The 5' landscape on the east side of the property needed to be expanded to 7', and a full landscape plan needed to be submitted. The sidewalks along Bogie Lake Road and Highland Road needed to have their widths identified on the plans. The average curbs on the site were high, and lighting on the building needed to be detailed more. A full lighting plan would also need to be submitted. The signage package needed to be pared down in order to come into compliance with the Township's signage standards. The dumpster enclosure needed to be increased in height. The 60' setback as shown on Bogie Lake Road was not in compliance, but only the drive thru faced Bogie Lake Road. He suggested the Planning Commission giving the applicant direction on facing the building to Highland Road and Bogie Lake Road. He also added that the outlet to the north would have to have a consistent streetscape as the Taco Bell, provided that the northern outlet was developed in the future. Window coverage on the walls would need to be submitted as well. The applicant proposed a 20' pylon sign, and that wasn't allowed per Township ordinance.

Commissioner Anderson asked if the signage the applicant was requesting differed from the signage at the Taco Bell that was on Union Lake Road and Cooley Lake Road.

Mr. Leuffgen was present and went over his most current review. He said because the subject site was an outlet, some engineering issues were already taken care of during the development of the Meijer project. The site would need to meet ADA requirements, and some of the existing sidewalk on Bogie Lake Road would need to be repaired. Firetruck access was demonstrated, but a turn around movement would be required. Water service was demonstrated based on a 1.5" water service lead. The site would be connected into the Township's sanitary sewer system, and there was an existing pump station in front of the site. The plans showed the required 1000 gallon grease interceptor. The site demonstrated engineering feasibility.

Director O'Neil said Meijer was wrapping up the division of the subject site, and that was the reason why there was a delay in bringing the project before the Planning Commission. Reciprocal access between the subject site and McDonald's would also have to be worked out before final approval. There would be a maintenance agreement that would be shared by McDonald's and Taco Bell.

Greg Lautzenheiser was present to speak on the case. He said a lot of the minor details that were discussed were not a problem and would be taken care of during the final site plan process. He said the subject site was difficult as far as configuration. He said he considered flipping the building as was suggested by the Planning Commission, but that would cause more problems. He said the owner owned the other Taco Bells in the Township, and the final building would look similar to the others. Hardie board was no longer available, but alternative fiber cement board would be used instead. The cement board would be a higher quality material.

Commissioner Anderson asked the applicant if there was opposition to the Township's signage requirements. Mr. Jackson asked if wall signs needed to be on all 4 sides of the building. There would be no signage on the back of the building, and there wasn't adversity towards having wall signage on only two sides.

Commissioner Anderson opened the public hearing at 10:15 P.M. Seeing none, he closed the public hearing at 10:17 P.M.

Commissioner Seward **MOVED** to recommend to the Township Board approval of the preliminary site plan for parcel number 12-20-276-036 located at the northeast corner of Highland Road (M-59) and Bogie Lake Road, consisting of approximately 1.07 acres, currently zoned (PB) Planned Business District, subject to all consultant comments and Planning Commissioner comments, especially in regards to construction materials and signage. Commissioner Dehart **SUPPORTED**, and the **MOTION CARRIED** with a roll call vote (6 yes votes):
(Seward/yes, Dehart/yes, Carlock/yes, Ruggles/yes, Anderson/yes, Seeley/yes).

Continuing Business

None.

New Business

None.

Liaison's Report:

Commissioner Carlock said the Land and Water Conversation fund grant for Stanley Park was awarded to the Township for engineering services for the initial development of Stanley Park.

Commissioner Dehart said the ZBA will be holding ongoing discussions regarding portions of the zoning ordinance, and the sign ordinance would be reviewed as well.

Commissioner Ruggles said the Township Board met in December, the 4 Corners retail out lot preliminary and final site plan were denied. The Township Board approved their preliminary engineering costs for the paving project along Pontiac Road from Margie Drive to Kingston Street.

Planning Consultant's Report

None.

Director's Report:

There will be a meeting on the 20th to hold public hearings for the ComfortCare on Union Lake and for the Oxbow Lake Private Launch Association. Both projects went forward with publishing before review comments came back and will be tabled at the meeting as their plans were recommended for revision from staff and consultants

Other Business:

a) 8300 Pontiac Lake Road conceptual discussion (no action to be taken)

Michael Zeer was present to speak regarding 8300 Pontiac Lake. The property caught his eye, and has met with staff and consultants on what type of development could be the best fit. The subject site was difficult to work with, but he felt what he was presenting would make the subject site functional while meeting the standards that the Pontiac Gateway district presented. He wanted to put 52 multi family units on the subject site, along with a few docks. There would be a common area beach that the residents would have access to.

Director O'Neil said that the property used to have a mobile home park on it, and was a little over 3.5 acres in size. Another group had come in a year ago with a mixed-use conceptual plan for the site, but it never got off the ground. Docks wouldn't be a problem as the lake was public.

Commissioner Seeley asked Mr. Zeer if the buildings were all intended to be multi family, or would the buildings have a mix of commercial and residential? Mr. Zeer said there was currently a lot of commercial vacancy, and it would take time to fill those buildings. Most interested tenants would want to be directly on M-59.

Commissioner Seeley said his concern with keeping the buildings all residential was that the proposed development would need to have a price point that would drive interest. Mr. Zeer said the units would be beautiful, and even though he might struggle to find a tenant for the one commercial piece, he could do it. He felt like his plan would be the best fit for the subject site. He would be putting a lot of money into the project, and would have to repair the current seawall, as well as putting in a new pump station.

Commissioner Carlock asked Director O'Neil if there was enough proposed parking. Director O'Neil said the plans had not been reviewed with the ordinance standards yet.

Commissioner Anderson asked Mr. Zeer if there was a ballpark for the rental rates. Mr. Zeer said the prices would be around \$1400.00.

Commissioner Dehart asked Mr. Zeer if there was a need for more apartment like products in White Lake. Mr. Zeer said yes.

Commissioner Seeley said he would like to see the whole peninsula redeveloped, but this proposal would be a good start.

Commissioner Seward said the surrounding area has a lot of convenience stores, and he didn't like the concept of rentals in that area. Mr. Zeer said it could be challenging doing homes or condos on the subject site due to the properties that surround it.

Director O'Neil said the Township Board should also provide conceptual feedback before the applicant began the site plan process.

b) Preserve at Hidden Lake Unit Setback Clarification

Director O'Neil said he, Building Official Spencer, Mr. Leuffgen, have met all week in regards to the lake levels rising. Building Official Spencer said he went out to inspect the new homes and noticed they were much closer to the water. The footprint hadn't changed, so engineering went out twice to double check and it was confirmed the water had risen. The grade was shallow, and the water had spread 12'. The notes on the site plan call out the structure's setback 40' from the water's edge and now it's only 25' from the water. As the ordinance currently reads, he wouldn't be able to approve the decks in that area of the development too. There is a proposal of allowing a 12' maximum deck of any home that has the current 25' setback.

Director O'Neil said instead of measuring 40' from the water's edge, the new setback would be 25' from the freeboard level.

Building Official Spencer said the setback was originally based on the water's elevation. He couldn't technically approve the builds based on the current set of plans because of the water that rose. There wouldn't be a risk of the homes flooding; the basement elevations are 6-7' higher than where the water sits, and the soils were great in the area.

Mr. Pat McWilliams, Kieft Engineering, said that the original approved site plan showed lots to have a rear yard setback of 40' off of the original water level of 939.10. Due to the high amount of rainfall last year, the highest the water level has gotten was 941.50. He suggested a modification to the minimum rear yard setback that would result in 25' off of the 1' freeboard

line. Decks would be at least 12', and in the closest scenario, the remainder of homes affected would have a rear setback of 25' from the 1' freeboard elevation line of 942.30.

Commissioner Anderson asked how many lots this would impact. Mr. Craig Piasecki, developer, said in the worst-case scenario, it would affect 16 lakefront homes.

Commissioner Seeley stated the site was never deforested before this, and the forest absorbed a lot of that water. There was nothing that could prove the water wouldn't rise another 2' next year. Mr. McWilliams said the water rose and drop, and there would have to be another 5-6 100-year storms to flood the home.

Commissioner Dehart asked if the homes were in a floodplain and would require a future homeowner to get flood insurance. Mr. Piasecki said no, and other new residents have not needed to purchase floodplain insurance.

Mr. Leuffgen said once the landscaping was installed, it would help with run off. He was not concerned about the basements flooding, there was plenty of elevation. The conditions of the site were very sandy and didn't help the pond levels as they rose. The free board elevation was a 1' pike over the high water level, used as a factor of safety. The water had not gotten than high, and was used as the worst case scenario.

Building Official Spencer suggested using some of the excess water to irrigate common areas. Mr. Piasecki said he wasn't opposed to the idea.

Commissioner Seeley MOVED to recommend the Township Board approval of the modifications to Preserve at Hidden Lake's development agreement to allow staff to make a minor change to the approved site plan and incorporate the exhibit "Preserve at Hidden Lake Unit Setback Clarification" dated January 6th, 2022. Commissioner Seward SUPPORTED and the MOTION CARRIED with a roll call vote: (6 yes votes):

(Seeley/yes, Seward/yes, Ruggles/yes, Anderson/yes, Dehart/yes, Carlock/yes)

c) Election of officers

Commissioner Ruggles nominated Steve Anderson to serve as Chairperson of the White Lake Township Planning Commission for the remainder of 2022. Commissioner Seeley SUPPORTED and the MOTION CARRIED with a voice vote: (6 yes votes)

Commissioner Anderson nominated Commissioner Seward to serve as Vice Chair of the White Lake Township Planning Commission for the remainder of 2022. Commissioner Carlock SUPPORTED and the MOTION CARRIED with a voice vote: (6 yes votes).

Commissioner Anderson nominated Commissioner Seeley to serve as Secretary of the White Lake Township Planning Commission for the remainder of 2022. Commissioner Seward SUPPORTED and the MOTION CARRIED with a voice vote: (6 yes votes).

d) Liaison assignments

Commissioner Anderson nominated Commissioner Dehart to serve as the Zoning Board of Appeals liaison the White Lake Township Planning Commission for the remainder of 2022. Commissioner Carlock SUPPORTED and the MOTION CARRIED with a voice vote: (6 yes votes).

Communications:

There would be meeting on January 20th.

Next Meeting Dates: January 20, 2021
February 3, 2021

Adjournment:

Commissioner moved to adjourn the meeting at 11:32 P.M. Commissioner supported and the MOTION CARRIED with a voice vote: 6 yes votes.

DRAFT

MCKENNA

December 29, 2021

Sean O'Neil – Community Development Director
 Charter Township of White Lake
 7525 Highland Road
 White Lake, MI 48383

Subject: River Caddis
 Proposed Rezoning #1
 Rezoning from Agricultural (AG) to Multiple Family Residential (RM-2)

Location: South of Highland Road, west of Elizabeth Lake Road
 Parcel Numbers 12-21-426-004 and 12-28-226-001

Applicant(s): John McGraw, River Caddis

Dear Mr. O'Neil:

We have received an application for a rezoning review for two undeveloped parcels of property, consisting of approximately 64.8 acres. The site is currently zoned AG Agricultural and has frontage on Elizabeth Lake Road and 31' of frontage on Hillwood Drive (unimproved right of way). The petitioner is proposing to rezone the property to Multiple Family, RM-2, which, per the Master Plan, allows up to ten (10) dwelling units per acre.

COMMENTS

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

Location	Existing Land Use	Master Plan	Existing Zoning
Site	Undeveloped	Planned Community	Agricultural
North	Agricultural (proposed PD)	Planned Community	Agricultural
East	Library & Undeveloped Land	Planned Community	Agricultural
South	Brendel Lake, Single Family Residential	Residential Resort	Brendel Lake, R-1C, Single Family Residential
West	Single Family Residential	Residential Resort	R-1D, Single Family Residential

2. **Zoning Ordinance Rezoning Requirements.** Section 7.13 of the Zoning Ordinance provides standards for the review of rezoning proposals. The following review criteria are specified in Section 7.13 (a) through (n):
- a. **Consistency with the goals, policies and future land use map of the White Lake Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.** The Future Land Use map shows this site as being Planned Community. Per the Master Plan:

HEADQUARTERS
 235 East Main Street
 Suite 105
 Northville, Michigan 48167

O 248.596.0920
 F 248.596.0930
 MCKA.COM

Communities for real life.

Planned Community is characterized by a mix of uses that includes 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. These are proposed to be the “town centers” of White Lake that give the community an identifiable “sense of place” as well as a central and satellite gathering locations. Residential elements of a Planned Community may take the form of a freestanding neighborhood, or may be permitted on the upper floors of non-residential development in the community core area. Multi-use/story buildings are expected to have 2 or 3 stories, however open space must be provided. Dedicated, usable open space with a variety of amenities will be featured as an element of large-scale, mixed use development, and the Township will seek public park and connected open space dedications from landowners/developers. Connections to and segments of the Township’s community-wide pathway system will be required as an integral part of all Planned Community developments.

A planned development with commercial and multiple family is currently proposed for the area north of the subject area. The proposed RM-2 zoning is compatible with the proposed project.

Additionally, the north portion of the subject parcel is located in the Lakes Town Center Area Plan. These guidelines should be adhered to at the time of site plan review, as well as those guidelines/requirements of the Civic Center Development Plan, once it is adopted.

- b. ***Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.*** The site is presently undeveloped and relatively flat. It appears to be a reasonable piece of land for multiple family development. There are some wetlands on the site and the applicant has stated that a future development will allow the preservation and management of the lake edge and wooded wetland habitats.
- c. ***Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning.*** While no such evidence has been submitted, we observe that the request is compatible with the use and zoning of other properties on the south side of Highland Road in this area and the Township’s Master Plan. If the property was developed under the current zoning of Agricultural the return on investment would likely be less than development under the RM-2 zoning.
- 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.*** Multiple family uses are compatible. As noted above, the properties to the south of the site are zoned residential and are physically separated by Brendel Lake. This physical feature provides a buffer between the single family and any future multiple family uses. Appropriate screening between the single family residential to the west and the subject property could be accomplished through site plan review.
- e. ***The capacity of the Township’s utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the “health, safety and welfare” of the Township.*** It appears that the site is an area that is intended to be serviced by public water and sanitary sewer. We defer to the Township Engineer regarding this matter.

- f. ***The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district. A rezoning traffic study shall be prepared as described in Section 6.3, if required based on the standards of Section 6.3.B.i of the Zoning Ordinance.*** A rezoning traffic study (“RTS”) is required if the proposal is either a) inconsistent with the Master Plan or b) involves other than residential down-zoning. This requirement can be waived if recent studies have been completed in the area and the study would be of little benefit. The proposed use, which could result in as many as 650 multi family dwelling units will definitely require a traffic study; however, with respect to the proposed development to the north, it is more appropriate to have a traffic study done in conjunction with a site plan. The applicant submitted a trip 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.*** The petitioner should address the demand for multiple family units. The applicant states, in his cover letter, that the demand for multiple family exceeds the supply; however, this statement should be backed up by a quantitative (gap) analysis of the demand for multiple family units. There are currently other applications in the Township for multiple family projects.
- 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.*** Part of the intent of the RM-2 district is that areas zoned as such should be located near shopping, community services and facilities, and major roads for good accessibility. The subject parcels meet all of these standards. Additionally, the parcels are more than adequate to meet the minimum lot size and dimensional requirements for multiple family developments. It’s location with respect to Highland Road also furthers the intent of the proposed district, as well as it’s proximity to the White Lake Library and future community service uses that may be located in the immediate area.
- i. ***The requested zoning district is considered to be more appropriate from the township's perspective than another zoning district.*** This proposed RM-2 District is more consistent with the Master Plan than the existing Agricultural zoning designation.
- j. ***If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use?*** Rezoning to RM-2 is the most appropriate way to allow for multiple family units on these parcels. Amending the Agricultural zoning district to allow for such uses is not in keeping with sound planning principals.
- k. ***The requested rezoning will not create an isolated and unplanned spot zone.*** Multiple family development is consistent with the Mast Plan.
- l. ***The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.*** It is our understanding that this request had not been previously made.
- m. ***An offer of conditions submitted as part of a conditional rezoning request shall bear a reasonable and rational relationship to the property for which rezoning is requested.*** This is not a conditional rezoning.
- n. ***Other factors deemed appropriate by the Planning Commission and Township Board.*** If the Planning Commission or Township Board desire information on other considerations related to the proposal, we would be happy to assist them.

RECOMMENDATION

We are comfortable with recommending that the Planning Commission recommend that the Township Board approve the request to rezone the site from AG, Agricultural to RM-2, Multiple Family Residential for the following reasons:

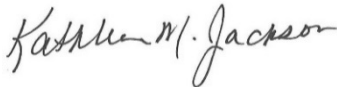
1. The requested RM-2 zoning district is consistent with uses outlined in the Master Plan for the Planned Community area.
2. Rezoning the parcel to RM-2 is compatible with the character of the surrounding area.

Granting the rezoning of the parcels does not guarantee future site plan/development approval, as those applications will still need to be made.

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

Respectfully submitted,

MCKENNA



cc: Mr. Justin Quagliata
Ms. Hannah Micallef



December 28, 2021

Sean O’Neil
Community Development Director
White Lake Township

RE: River Caddis Development Statement of Zoning Request for the Property Located at the Corner of M-59 and Elizabeth Lake Road.

Sean,

Pursuant to the attached rezoning package, River Caddis Development, LLC (“RCD”) is requesting the rezoning of the above referenced property. The property in question is approximately 70 acres (“Property”) and is currently zoned agricultural. RCD is requesting the zoning be changed from agricultural to RM-2 allowing for up to 10 multifamily units per acre. RCD plans to master plan the Property in coordination of the Master Development Plan of the Civic Center Development Plan in partnership with White Lake township.

Immediately below are our explanations of rezoning based off Article 7.13 Criteria for Amendment of the zoning map:

- A. Our plan remains consistent with the goals of White Lake Township’s master plan for Higher Density Residential.
- B. Our development will allow the preservation and management of the lake edge and wooded wetland habitats.
- C. The current zoning is not consistent with the master plan.
- D. Consistent with “C”
- E. Existing utilities are likely sufficient
- F. RCD is Performing Trip Analysis
- G. Demand for Multi-Family in the area exceeds current supply.
- H. Requested Zoning allows for special land use from the “Towne Center” to Surrounding Land Uses, and the land size allows for conformance with the local design standards.
- I. The request is compatible with the Towne Center Master Plan and is a suitable district to implement the master plan goals.
- J. Rezoning the Land is more appropriate
- K. No Spot Zoning will result from this request.
- L. No request for rezoning of the parcel have been applied for in the last year
- M. NA
- N. NA



RCD also requests the rezoning be subject to the closing and transfer of ownership from the Glynn Property Owners to River Caddis Development, LLC or an entity to be named in the future.

We look forward to discussing this further with the Township and its stakeholders and are free to answer any questions as to our process we are going to be undertaking.

Sincerely,

RIVER CADDIS DEVELOPMENT, LLC

John McGraw
Director of Development

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: 12/8/21

Applicant: River Caddis Development, LLC

Address: 1038 Trowbridge Road. East Lansing, MI 48823

Phone No.: 517.420.7393 Fax No.: _____

E-mail: jmcgraw@rivercaddis.com

Applicant's Interest in Property: Purchaser/Future Owner

Property Owner: Glynn Properties, LLC

Owner's Address: 995 La Salle Avenue. Waterford, MI 48328

Phone No.: 248.807.1453 Fax No.: 248.681.2493

Location of Property: Southwest Corner of Highland Road and Elizabeth Lake Road, White Lake Township, MI. As depicted hereto

Sidwell No(s): 1221426005; 1228226001

Total area of change: 70 Acres acres

I, the undersigned (owner, attorney, or option holder) hereby request that this property now classified as Agriculture District, be reclassified as RM-2 District.

Applicant's Signature:  _____

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

Please Print Name: John McGraw

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)

giffels **Memorandum** **webster**

To: Matt Schwanitz Date: December 30, 2021

CC: Mike Polmear, Mike Darga, Project: Rezoning of Parcels
Andy Wakeland on Elizabeth Lake Rd

From: Bill Stimpson

RE: White Lake Twp Trip Generation Forecast

The following table summarizes the requested trip generation forecast:

Trip Generation Forecast for 700 Low-Rise Multifamily Dwelling Units¹

Land Use	ITE Use Code	Size	Weekday Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Multifamily Housing (Low-Rise)	220	700 d.u.	5,251	70	233	303	210	124	334

¹ A trip is a one-directional vehicular movement into or out of the site (5,251 daily trips here represent 2,625.5 round trips). Forecast is based on trip rates and application methodology recommended by the Institute of Transportation Engineers in its *Trip Generation Manual – 10th Edition + Supplement (2020)* and *Trip Generation Handbook – 3rd Edition (2017)*. In this case, all trips are forecasted using ITE-recommended equations for data-fitted curves. The forecast is based on data collected nationally prior to the pandemic and is therefore conservatively high, since it does not reflect the “work-from-home” phenomenon.

Supporting data from the Institute of Transportation Engineers’ *Trip Generation Manual* are attached, along with a description of the assumed land use. Please note that on the plot for daily trips, ITE’s software in this case only displays the number of trips based on the sample average rate (5,124). Per ITE guidelines, the recommended forecasting method – use of the equation for the fitted curve – yields the forecasted 5,251 trips shown in the table above.

Multifamily Housing (Low-Rise) (220)

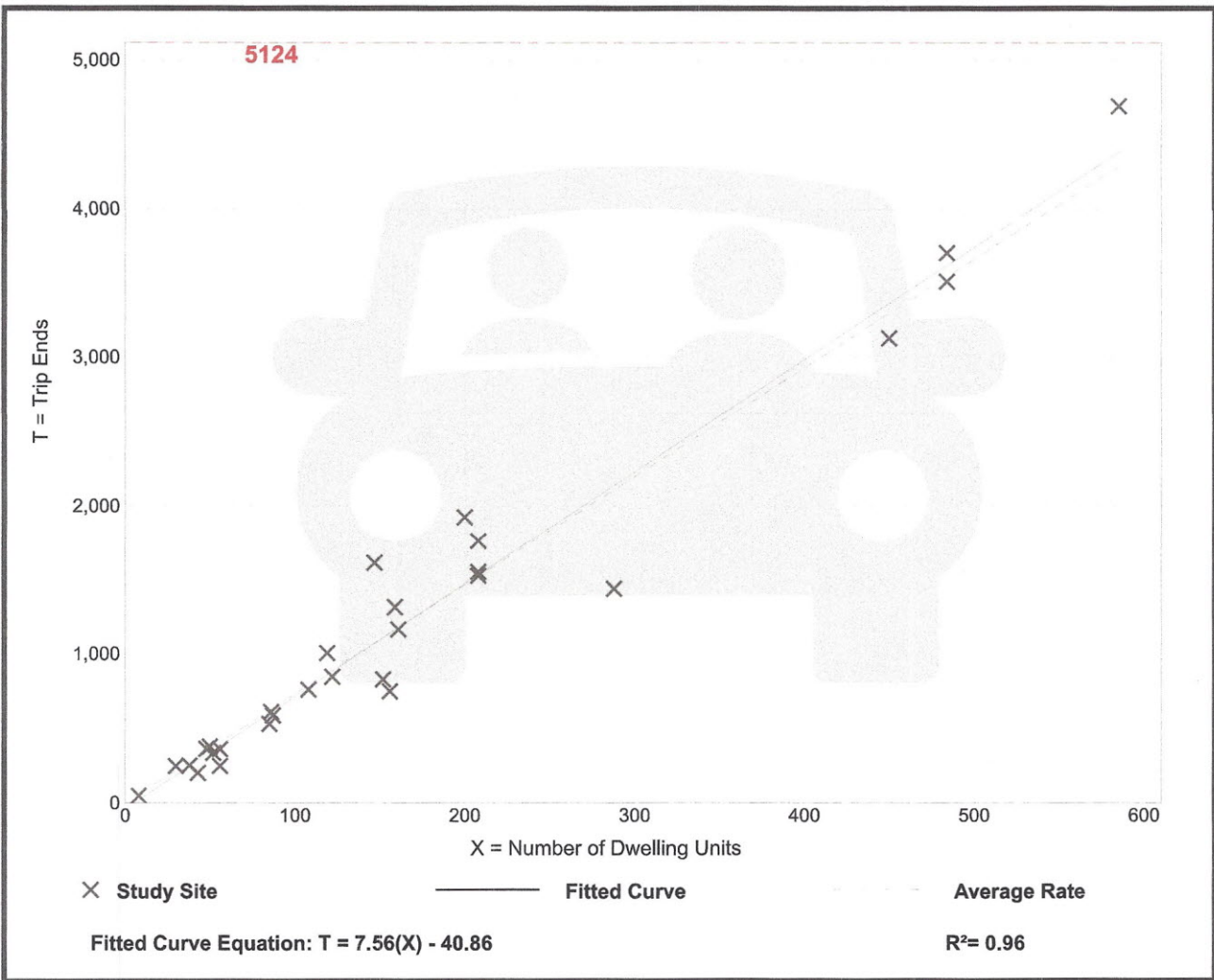
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



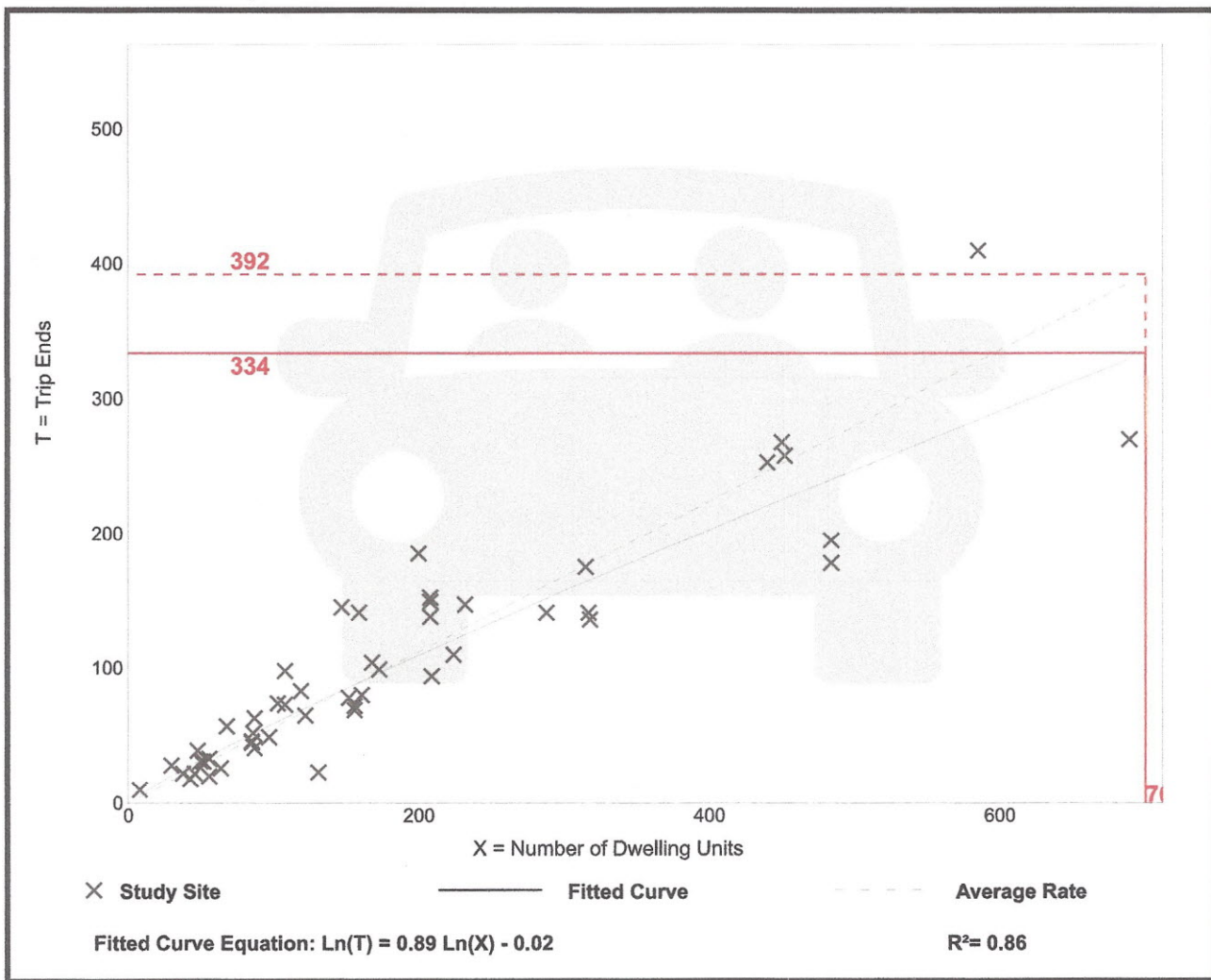
Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 50
 Avg. Num. of Dwelling Units: 187
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation



Land Use: 220

Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors). Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), and off-campus student apartment (Land Use 225) are related land uses.

Additional Data

In prior editions of *Trip Generation Manual*, the low-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:45 and 5:45 p.m., respectively. For the one site with Saturday data, the overall highest vehicle volume was counted between 9:45 and 10:45 a.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 11:45 a.m. and 12:45 p.m.

For the one dense multi-use urban site with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 6:15 and 7:15 p.m., respectively.

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

The average numbers of person trips per vehicle trip at the five general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.13 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.21 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, District of Columbia, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Minnesota, New Jersey, New York, Ontario, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Utah, Virginia, and Washington.

It is expected that the number of bedrooms and number of residents are likely correlated to the number of trips generated by a residential site. Many of the studies included in this land use did not indicate the total number of bedrooms. To assist in the future analysis of this land use, it is important that this information be collected and included in trip generation data submissions.

Source Numbers

168, 187, 188, 204, 211, 300, 305, 306, 319, 320, 321, 357, 390, 412, 418, 525, 530, 571, 579, 583, 864, 868, 869, 870, 896, 903, 918, 946, 947, 948, 951

**WHITE LAKE TOWNSHIP
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing by the White Lake Township Planning Commission on **Thursday, January 6, 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 described as parcel numbers 12-21-426-005 and 12-28-226-001, located at the southwest corner of Highland Road and Elizabeth Lake Road, consisting of approximately 73.41 acres.

Applicant requests to rezone approximately 44.8 acres of the approximately 53.41 acre parcel 12-21-426-005, excluding the northeasterly 8.61 acres, and the approximately 20 acre parcel 12-28-226-001 from **(AG) Agricultural to (RM-2) Multiple Family Residential** 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 regular business hours of 8:00 a.m. to 5:00 p.m. Persons interested may visit the Community Development Department, contact the Community Development Department by telephone at 248-698-3300, ext. 5, or attend the Public Hearing on the date specified. Written comments are also welcome at 7525 Highland Road, White Lake, MI 48383. Individuals with disabilities requiring auxiliary aids or services should contact the Clerk's Office at least 5 days before the hearing.

Sean O'Neil, AICP
Community Development Director



PROPERTIES OUTLINED IN RED
PROPOSED TO BE REZONED.



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

DATE: January 11, 2022

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O'Neil, AICP
Community Development Director

**SUBJECT: Taco Bell
Preliminary Site Plan Approval**
Property described as parcel number 12-20-276-036, located at the northeast corner of Highland Road (M-59) and Bogie Lake Road, consisting of approximately 1.07 acres, currently zoned (PB) Planned Business District.

The above request is now ready for Township Board Consideration. The matter was considered by the Planning Commission at their regular meeting of January 6, 2022 at which time, after the public hearing, the **Planning Commission recommended approval with conditions** of the proposed preliminary site plan.

Please find enclosed the following related documents:

- Draft minutes from the Planning Commission meeting held on January 6, 2022.
- Review letter prepared by the Township Engineering Consultant, Mike Leuffgen, dated October 15, 2021.
- Review letter prepared by the Township Planning Consultant, Kathleen Jackson, dated October 17, 2021.
- Review letter prepared by the Township Fire Marshal, Jason Hanifen, dated October 7, 2021.
- Review letter prepared by the Township Director of Public Services, Aaron Potter, dated October 16, 2021.
- Memo prepared by the Township Assessor, Jeanine Smith, dated October 1, 2021
- Site plan application.
- Authorization letter from Meijer, Inc.
- Site plan prepared by L+A Architects, Inc, dated September 29, 2021.
- Color elevations.

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



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

October 15, 2021

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

RE: Taco Bell Preliminary Site Plan Review – 1st Review

Ref: DLZ No. 2145-7233-16

Design Professional: L+A Architects Inc.
A.I.A./Kem-Tec

Dear Mr. O’ Neil,

Our office has performed a Preliminary Site Plan review for the above-mentioned plan dated September 29, 2021. The plans were reviewed for feasibility based on general conformance with the Township Engineering Design Standards.

General Site Information

This 1.069 acre site is located at the northeast corner of M-59 and Bogie Lake Road.

Site Improvement Information:

- Construction of a 2,235 sf fast food restaurant.
- Associated paved and curbed parking area.
- ADA parking and barrier free access ramps.
- Water and sanitary sewer service.
- Storm water management facilities.

We offer the following comments with respect to our review:

General

1. The Nonexclusive Access Easement at the rear of the property will need to be amended to reflect the new location of the proposed access aisle.



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT-Taco Bell- PSP Review.01

October 15, 2021

Page 2 of 3

Paving/Grading

1. All proposed barrier free ramps and 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.
2. 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 Plan review to ensure positive drainage on entire site.
3. The existing sidewalk along Bogie Lake Road may require maintenance in some areas as it appears at least one area may need repair (north of sanitary MH#20074).
4. Plan sheet C3.1 shows the turning radius profile for a 40' long fire truck and the path necessary for navigating the site. Please note the plans indicate the truck would be required to turn around by backing into the hatched area on the south side of the parking lot. We defer further comment to the Township Fire Department.

Watermain

1. We defer to the Fire Department with regard to any items related to fire suppression including hydrant spacing. Note there is an existing fire hydrant near the south east corner of the subject property.
2. Plans show a 1.5" copper service lead for the building which satisfies the level of detail required for this submittal. The plans indicate the service tap will be made via tapping sleeve and well; please note that a well is not required for the service lead connection.

Sanitary Sewer

1. A proposed 6" sanitary sewer lead has been indicated along with a 1000-gallon grease trap meeting the level of detail required for this level of submittal. Please note that the wastewater flowing through the grease trap shall only come from the kitchen, an additional lead for black water shall come from the building and connect to the proposed sewer lead downstream of the grease trap.

Stormwater Management

1. Many of the existing utility structures are double labeled making them difficult to read and identify, please review and revise as necessary.
2. Please show existing off site storm sewer to clarify ultimate stormwater discharge point. Plans reference the Meijer plans and subject property being part of the Meijer drainage district, however, existing storm sewer shown on the plans does not appear to connect to the Meijer storm system.
3. Please clarify if stormwater treatment will be accomplished within the existing Meijer detention system or if pre-treatment will be required prior to stormwater leaving the site.



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

WLT-Taco Bell- PSP Review.01
October 15, 2021
Page 3 of 3

- 4. The plan shows a proposed connection of an 18” diameter storm pipe to the existing 12” diameter storm sewer. We question the basis for this design and note that the intent on the site shall not be to restrict storm water flows which would result in parking lot detention. Please clarify.

Recommendation

The plan demonstrates engineering feasibility and we therefore recommend approval of the Preliminary Site Plan subject to the above items being addressed at the time of Final Site Plan/Final Engineering Plan submittal. To help facilitate our review of the Final Site Plan /Final Engineering 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*

X:\Projects\GFL\2021\2145\723316 WLT Taco Bell Meij\PSP-Review.02\Review.01.docx

MCKENNA

October 17, 2021

Sean O'Neil – Community Development Director
 Charter Township of White Lake
 7525 Highland Road
 White Lake, MI 48383

Subject: Taco Bell
 Preliminary Site Plan Review #2
 Zoned: Planned Business (PB) District

Applicant(s): Greg Lautzenheiser, L & A Architects

Location: 6305 Highland Road
 Meijer Outlot
 North side of Highland Road, east of Bogie Lake Road

Dear Mr. O'Neil:

We have received an application for preliminary site plan review for a 1.07 acre vacant outlot on the existing Meijer property. There is not an address for this site and its parcel number is 12-20-276-033. The site is currently zoned Planned Business District (PB). The petitioner is proposing a new 2,235 square foot drive-thru fast food restaurant.



Approximate site boundaries. Source: Oakland County Property Gateway

HEADQUARTERS

235 East Main Street
 Suite 105
 Northville, Michigan 48167

☎ 248.596.0920
 ☎ 248.596.0930
 MCKA.COM

Communities for real life.

COMMENTS

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

Location	Existing Land Use	Master Plan	Existing Zoning
Site	Vacant	Planned Business	Planned Business
North	Recreation	PB – N of proposed parcel ROS – N of entire parcel	GB – N of proposed parcel PD – N of entire parcel
East	Commercial	Planned Business	General Business
South	Commercial – across Highland Rd. ¹	Planned Business	Planned Business
West	Transportation/Utility Communication	Planned Business	Planned Business

¹The southern most portion of the site, across Highland Road has utilities (i.e. sanitary lift station, electrical panels) on it.

2. **Proposed Use.** The applicant is proposing a 2,235 square foot, one-story drive thru restaurant, which is a permitted use within the Planned Business district.
3. **Building Placement; Architecture and Design.** The site and the building comply with the setback requirements for the PB District. Architecture and design are covered under number 11, below.

Applicable Requirement	Required by the Zoning Ordinance in the PB District or specific for the proposed use	Proposed/Existing
Front Yard Setback	60 feet	77'-8" (Highland Rd.) 33'-5" (Bogie Lake Rd.) ¹
Side Yard Setback	TBD by Planning Commission	33'-5" (west) 75'-7" (east)
Rear Yard Setback	TBD by Planning Commission	174'-11"
Building Height	35 feet or 2 stories	23'
Minimum Lot Area	10 acres	1.069 acres ²
Minimum Lot Width	TBD by Planning Commission	137.67 feet
Lot Coverage	Governed by parking, loading, landscaping, etc.	<u>Not provided</u>

¹ See note number 10; under specific use standards

² The proposed parcel is part of a development agreement

4. **Site Circulation and Parking.** The site does not have a curb cut on to Highland Road; rather it is accessed from a curb cut off of Bogie Lake Road and a proposed shared access easement with the McDonald's to the east. Because of the location of the drive thru lane in relation to the Bogie Lake Road entrance, there may be a traffic conflict. The petitioner should address this at final site plan review. There is a possibility of vehicles backing up onto Bogie Lake Road to enter the drive thru lane and blocking the fire lane. The alternative (with

the current curb cut location) is to have cars that are entering off of Bogie Lake Road to turn right, circle around the building and enter the drive thru lane from the northeast side of the property.

The parking spaces on the far east side of the site are 17' in length and about a 5' wide (presumably landscaped) area. The Zoning Ordinance allows parking spaces that are 17' if they abut a sidewalk or landscaped area at least 7' wide. As proposed, the landscaped area is only 5' in width. A 6" concrete curb and gutter is provided abutting all parking areas, at the end of all parking areas and stalls in accordance with the Zoning Ordinance. The proposed drive thru lane is 24' wide; the Zoning Ordinance requires a 25' wide lane. **The petitioner needs to address the landscaped area adjacent to the 17' parking spaces and the drive thru lane width.**

Fast food restaurant uses are required to have one parking space for every 75 square feet of gross floor area. A total of 30 spaces are required. The site plan proposes 37 spaces on site, including two barrier free spaces on the east side of the site, closest to the building in compliance with the Zoning Ordinance.

Additionally, restaurants operating drive-thru windows with indoor seating are required to provide eight (8) stacking spaces. The applicant has provided 9 stacking spaces, which satisfies this requirement.

5. **Pedestrian Circulation.** Per Section 5.21 of the Zoning Ordinance, a six (6) foot wide public sidewalk is required along Bogie Lake Road, and an eight (8) foot wide sidewalk is required along Highland Road. A sidewalk currently exists along each road, although **the petitioner needs to provide the width of those sidewalks.**
6. **Landscaping and Screening.** A landscape plan was not provided with the submitted application materials. The applicant notes in the site information & standards section (sheet A0.5) that 13,040 sq. ft. of landscaping is provided, meeting the 6,987 sq. ft. required. In the 3D renderings provided with the application, landscaping elements are depicted. The applicant should submit a landscape plan indicating location, type, size, and maintenance of the plant material at the time of final site plan review.
7. **Lighting.** Section 5.18(G) of the Zoning Ordinance includes the standards for outdoor lighting. A photometric plan was submitted, although no details were provided for lighting mounted on the building. The Zoning Ordinance does not require a review of the lighting plan until final site plan review. As proposed, the pole lights appear to meet the Zoning Ordinance requirements with the exception of a 1.1 foot-candle at the Bogie Lake curb cut and a 1.1 foot-candle on the northeast property line. Additionally, the photometric site plan indicates that the average foot-candle level in the parking and drive areas is 5.28. **The Zoning Ordinance allows a maximum foot candle average of 2.0.** A thorough review, including building mounted fixtures, will have to be conducted at final site plan review. Details were not supplied as to the outdoor light fixtures that are mounted on the building. Additionally, the petitioner is proposing a "purple light wall washer" on the Highland Road, Bogie Lake Road and east elevations. The Planning Commission should determine whether or not this type of lighting is appropriate.
8. **Signs.** Section 5.9 of the Zoning Ordinance regulates signs. The following signs are proposed:
 - One, 25' high pylon sign is proposed at the southeast corner of the site, along Highland Road. Per the First Amendment to the Development Agreement (for the Meijer Development), only one freestanding sign can be located within the area of the Meijer 72-acre development. That sign is constructed and

located along the Highland Road frontage. Taco Bell, or another tenant in this outlot, can have signage on this multi-tenant sign.

- Highland Road frontage: One wall sign on the corner tower that consists of the logo bell and the words, "Taco Bell", internally illuminated.
- East elevation (main entrance): One logo bell and a separate "Taco Bell" individual letter sign located above the canopy; both internally illuminated. Two mural type signs, illuminated from above, 4' x 8' in size.
- West (Bogie Lake Road) Elevation: One wall sign that consists of the logo bell and the words, "Taco Bell", internally illuminated. One mural type sign, illuminated from above, 4' x 8' in size.
- Rear elevation: One, internally illuminated wall sign that reads, "Taco" "Bell logo" then "Bell"

The petitioner needs to provide the area of the (Highland Road) frontage in order to calculate the permitted area of wall signage. Additionally, a maximum of one wall sign is permitted for each principal building, although 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.

Per the Zoning Ordinance, area, quantity, location and dimensions of all signs are required the Preliminary Site Plan. Signage details, including the remaining standards of Section 5.9, are required on the Final Site Plan. **If the Planning Commission approves the preliminary site plan, it should be subject to resolution of the above notes and subject to the submission of all of the required information, per Section 5.9.**

9. **Trash Disposal.** The site plan indicates a trash enclosure will be located to the rear of the building, adjacent to the loading and unloading area. The enclosure is 9'-5" x 26' and is located on a 7" thick concrete pad. The proposed enclosure consists of plastic lumber pickets and is 5'-9" in height. **The Zoning Ordinance requires enclosures to be between 6' and 8' in height.** The gate consists of the same plastic lumber pickets. The Zoning Ordinance requires trash storage enclosures to be constructed of the same decorative masonry materials as the building which they are accessory to. The petitioner needs to revise the material and the height of the enclosure and fence to meet the Zoning Ordinance requirements as noted in section 5.19(N)(i).
10. **Specific Use Standards.** Section 4.17 highlights five standards which restaurants operating drive-thru windows must satisfy prior to approval.
 - a. **A front yard setback of at least sixty (60) feet shall be required.** Though the applicant satisfies this requirement adjacent to Highland Road, they do not comply with this requirement adjacent to Bogie Lake Road. If the Planning Commission deems it appropriate to only consider the Highland Road yard as a "front yard," the proposed layout would be in compliance with the Zoning Ordinance.
 - b. **Entrance and exit drives shall be at least one hundred (100) feet from any street intersection and two hundred (200) feet from any residential district.** The existing drive approach on Bogie Lake Road appears to be more than 100 feet from the Highland and Bogie Lake Road intersection, but the dimension is not specifically noted on the plan. From aerial photos, the site does not appear to be adjacent to any residential districts within 200 feet, but this should be confirmed on the site plan itself. The Zoning Ordinance Section 6.8.B requires preliminary site plan submittals to show both existing zoning and the zoning of adjacent parcels.

- c. **An outdoor lighting plan shall specify the type of fixtures to be used, light intensity, and method of shielding the fixtures so that light does not project onto adjoining properties or on any public or private street or right-of-way. Dropped fixtures shall not be allowed.** See notations above regarding lighting.
- d. **An obscuring fence, screen wall, or land form buffer shall be provided in accordance with the provisions of Section 5.19 on all sides abutting a residential district.** The site has no sides abutting a residential district.
- e. **Adequate off-street waiting space shall be provided to prevent drive-through customers from waiting on a public or private street.** The applicant has provided one more stacking space than the minimum required by the Zoning Ordinance, although as noted above, the petitioner should address the possibility of traffic congestion on site due to the drive thru traffic, and ways to address it, through directional signage, relocation of the drive thru ordering board and/or other mitigating efforts.

11. Architectural Character Requirements (property located on Highland Road Corridor)

The bulk of the exterior consists of gray Hardie plank siding (although on the elevations, it appears beige, the specifications indicate that it is a gray color). A “corner tower” is located on the southwest corner of the building and consists of 18” wide painted panels with the appearance of a rusted metal. Above each bank of windows, is a purple Hardie reveal panel. A black metal Hardie trim board “outlines the purple panels, and top and corners of the building. On the east elevation, black Hardie panels frame the entrance as well as the murals and the wall signage. The west elevation also consists of the gray Hardie plank and purple and black panels interspersed on the façade. The cooler and freezer are located in the rear of the restaurant and are contained in a projection that extends 8’ from the rear façade and is 21’-9 ½” in length and 13’ in height. The rear elevation consists of the gray Hardie plank siding on the rear wall and black Hardie panels on the cooler and freezer projection.

In accordance with the Highland Road Corridor Plan the development must meet the following requirements:

- a. **Exterior building materials shall be composed primarily of high quality, durable, low maintenance material, such as masonry, stone, brick, glass, or equivalent materials.** The building does not consist primarily of these materials. The petitioner needs to address this item.
- b. **Building should address the street with entrances, windows, and architectural features facing the street. 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 primary entrance is on the east elevation although there is an entrance door on the Highland Road frontage. The west (Bogie Lake Road) elevation only has the drive thru windows and two small windows adjacent to the corner tower. The petitioner needs to address this also.
- c. **Buildings should be designed with varied architectural details to provide visual interest.** The building does have varied architectural details, albeit of (primarily) inferior materials.

- d. **All buildings shall have windows at eye level. Windows should cover at least thirty (30%) percent of the front facade. Reflective glass may be permitted for office uses but shall not be used for retail stores. The windows shall not be obscured at any time, except by signage as permitted in Section 5.9.** This requirement appears to have been met partially, although the petitioner needs to provide calculations on the final site plan. The west (Bogie Lake Road) elevation should have more windows to meet the spirit of this requirement.
- e. **Side and Rear Facade Design. 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.** The Bogie Lake Road elevation needs to meet this requirement as it is visible from a major road and lacking in an overall pleasing appearance.
- f. **Mechanical Equipment, including but not limited to heating, ventilating and air conditioning equipment, and antennas, shall be placed in an inconspicuous location or screened from view.** The petitioner needs to address this item. Mechanical equipment is visible on all elevations and it does not appear that there is any screening.
- g. **Lighting shall be shielded from adjacent property 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.** A detailed lighting plan with specifications on all light fixtures must be submitted at final site plan review.

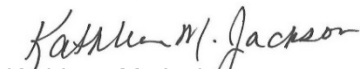
RECOMMENDATION

As noted above, there are several issues, which require correction or clarification. Once the issues are adequately addressed, then we would recommend that the Planning Commission recommend preliminary site plan review approval to the Township Board.

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

Respectfully submitted,

McKENNA



Kathleen M. Jackson
Senior Principal Planner

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



Fire Department
Charter Township
of White Lake

Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 10/07/2021

Project: Taco Bell (Meijer Outlet)

File #: Not shown

Date on Plans: 9/29/2021

The Fire Department has the following comments with regards to the 2nd review of preliminary site plans for the project known as Taco Bell.

1. This Plans as submitted has satisfied the requirements of the Fire Department.

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.



WHITE LAKE TOWNSHIP DEPARTMENT OF PUBLIC SERVICES

7525 Highland Road, White Lake, Michigan 48383-2900, (248) 698-7700, www.whitelaketwp.com

October 16, 2021

Sean O'Neil
Planning Director
Charter Township of White Lake
7525 Highland Road
White Lake, MI 48383

Re: Taco Bell Preliminary Site Plan Review

Sean,

I defer to the Township Engineer for the review of this preliminary Site Plan with the following exceptions:

Note 11 on sheet C5.0 indicates that the Township shall connect services 2 inch and smaller. While the Township can provide the connection, an 20 % admin fee will be charged per ordinance. It will usually be less expensive for the developer to use their own properly licensed and bonded contractor for the connection which we will inspect.

A plumbing fixture schedule or drain schedule were not provided with this plan set. Sheet numbering suggests that this will be forthcoming with future submittals. Below are preliminary estimates of connection and permit fees that will be required prior to the issuance of a building permit. These estimates will be updated through the planning process and ultimately as-built:

Preliminary Water Fees Estimate (not including tapping cost to be determined):

New Water Service Permit and Inspection	\$75.00
Irrigation System Permit and Inspection	\$50.00
Capital Connection Fee for 1.5"	\$2,607.15
Meter	\$392.70
Transmitter	\$96.00
Flanges	\$100.00
Meter Installation	\$75.00

Total **\$3,395.85**

Preliminary Sanitary Fees Estimate:

Commerce Twp. WWTP Connection Fee	\$11,785.00
White Lake Capital Connection Fee (\$2100 per REUx 7.8 REUs)	\$16,380.00
Oakland County Inspection Permit	\$200.00
White Lake Plumbing Permit	\$50.00

Total **\$28,410.00**

Please contact me if you have any questions.

Sincerely,



Aaron Potter
DPS Director
White Lake Township

Assessing Department

Memo

To: Sean O’Neil, Planning
From: Jeanine A Smith
Date: October 1, 2021
Re: Project Name: Taco Bell Parcel Number: 12-20-276-033

Comments: Please note current parcel number for this property.

This plan is part of a much larger parcel. If the intent is to divide this parcel an application must be made at the Assessing Department.



CHARTER TOWNSHIP OF WHITE LAKE

SITE PLAN AND PLAT REVIEW APPLICATION

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

APPLICANT AND PROPERTY INFORMATION

Applicant: GREG LAUTZENHEISER (L+A ARCHITECTS)
 Phone: (248) 524-4700 Fax: (248) 524-9740
 Address: 441 S. LIVERNOIS RD., ROCHESTER HILLS MI, 48307
(Street) (City) (State) (Zip)
 Applicant's Legal Interest in Property: ARCHITECT FOR PROPOSED PROPERTY OWNER
 Property Owner: MEIJER, INC. Phone: SEE ATTACHED
 Address: _____ TITLE COMMITMENT
(Street) (City) (State) (Zip)

PROJECT INFORMATION

Project Name: TACO BELL Parcel I.D. No.: TBD
 Proposed Use: FAST FOOD RESTAURANT Current Zoning: PB
 Existing Use: VACANT LAND Parcel Size: 1.069 AC Floor Area / No. of Units 2235

TYPE OF DEVELOPMENT

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

SITE PLAN SUBMITTAL CHECKLIST

PDF File and One Paper Copy (sealed) as required by Zoning Ordinance 58
 Application Review Fees
 * PLANS WILL NOT BE ACCEPTED UNLESS FOLDED *

REQUIRED SIGNATURES

Matthew Smith _____ 9/29/21
(Signature of Property Owner) (Date)
G. Lautzenheiser _____ 9/29/2021
(Signature of Applicant) (Date)



Meijer Real Estate

Matthew Levitt
Real Estate Manager
2350 3 Mile Rd NW
Grand Rapids, MI 49544
Telephone: (616) 791-3909
matt.levitt@meijer.com

September 29, 2021

Mr. Justin Quagliata
White Lake Township
7525 Highland Rd
White Lake, MI 48383

Re: Meijer 227 White Lake Twp – Authorization for Submission

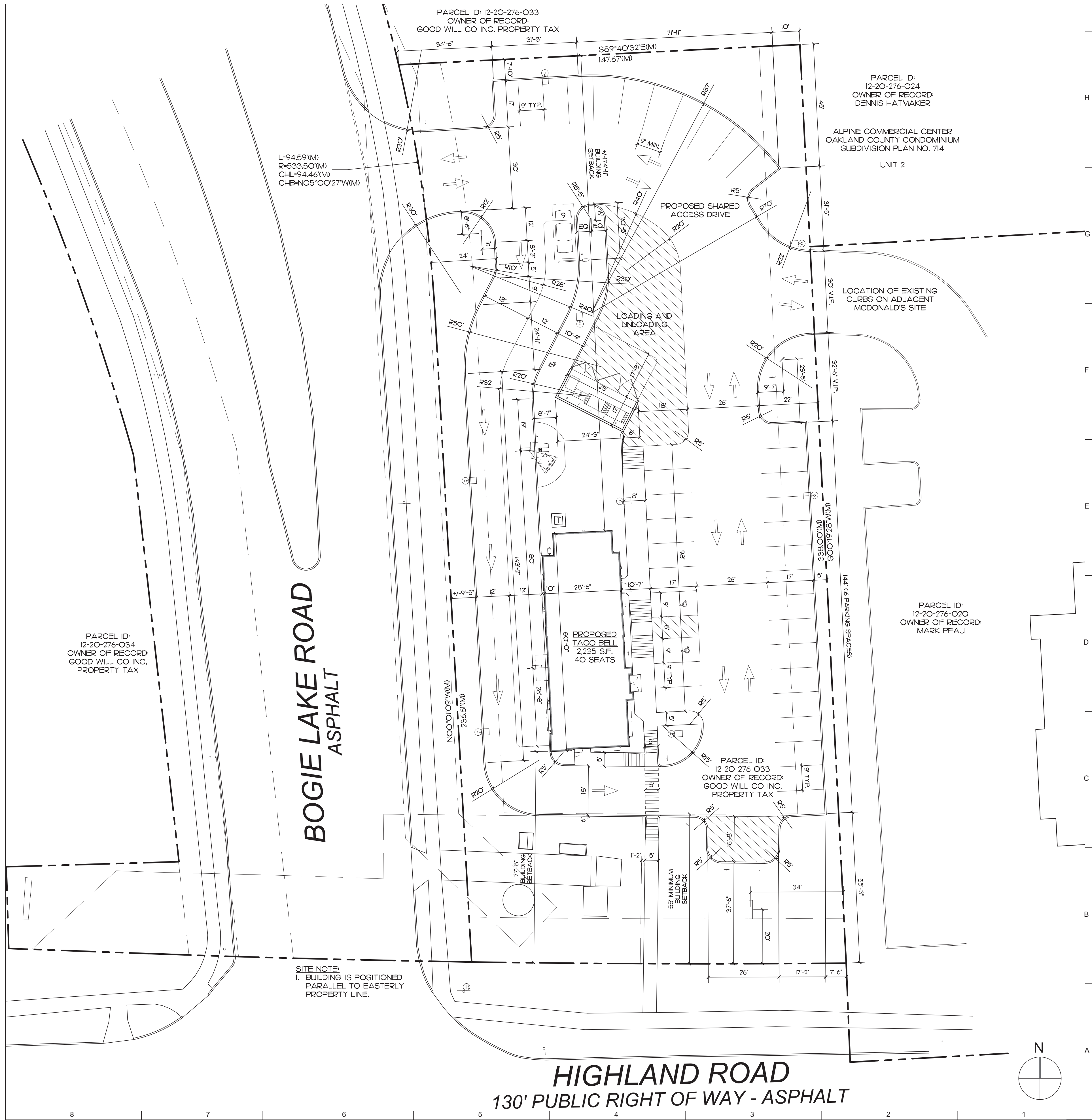
Dear Mr. Quagliata:

Please accept this letter on behalf of Meijer, Inc. authorizing Greg Lautzenheiser of L+A Architects, Inc. to submit a Site Plan Application on behalf of Meijer, Inc. for the parcel as described in the attached legal description of the proposed land division. If there are any additional questions, please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in black ink that reads "Matthew Levitt". The signature is written in a cursive, flowing style.

Matthew Levitt
Real Estate Manager
Meijer, Inc.



L=94.59'(M)
R=533.50'(M)
CH=94.46'(M)
CB=N05°00'27"W(M)

PARCEL ID: 12-20-276-033
OWNER OF RECORD:
GOOD WILL CO INC, PROPERTY TAX

PARCEL ID:
12-20-276-024
OWNER OF RECORD:
DENNIS HATMAKER

ALPINE COMMERCIAL CENTER
OAKLAND COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 714
UNIT 2

LOCATION OF EXISTING
CURBS ON ADJACENT
MCDONALD'S SITE

PARCEL ID:
12-20-276-020
OWNER OF RECORD:
MARK PFALI

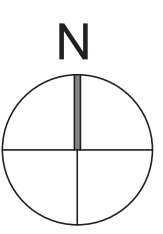
PARCEL ID:
12-20-276-033
OWNER OF RECORD:
GOOD WILL CO INC,
PROPERTY TAX

BOGIE LAKE ROAD
ASPHALT

HIGHLAND ROAD
130' PUBLIC RIGHT OF WAY - ASPHALT

SITE NOTE:
1. BUILDING IS POSITIONED
PARALLEL TO EASTERLY
PROPERTY LINE.

PARCEL ID:
12-20-276-034
OWNER OF RECORD:
GOOD WILL CO INC,
PROPERTY TAX



L + A
ARCHITECTS
INC. A.I.A.
441 S. LIVERNOIS ROAD
SUITE 265
ROCHESTER HILLS, MI 48307
PHONE FAX
(248) 524-4700 (248) 524-9746
PROJECT # 20023

DATE	REMARKS

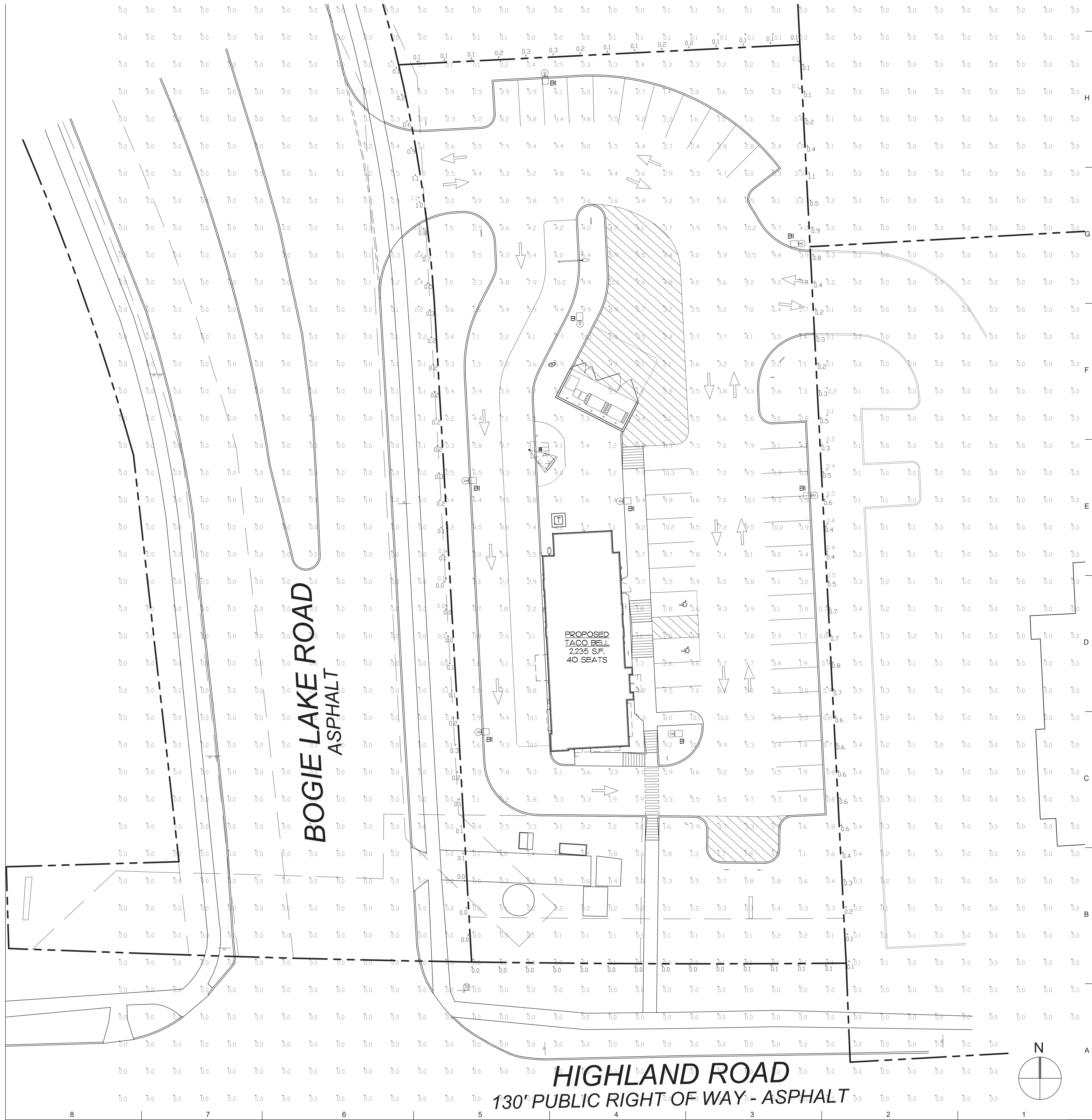
CONTRACT DATE:
BUILDING TYPE: END. MED40
PLAN VERSION: MARCH 2020
BRAND DESIGNER:
SITE NUMBER:
STORE NUMBER:
PA/PM:
DRAWN BY.:
JOB NO.:

GREAT LAKES
TACO, L.L.C.
6305 Highland Road (M-59)
White Lake Twp., Michigan 48383



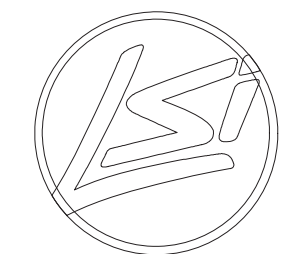
ENDEAVOR 2.0
DIMENSIONAL
SITE PLAN

A0.6



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.



10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3800 * FAX (513) 793-6023

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALCULATIONS @ GRADE	Illuminance	Fc	1.02	10.5	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.29	1.1	0.0	N.A.	N.A.
DRIVING & PARKING SUMMARY	Illuminance	Fc	5.28	10.5	1.1	4.80	9.55

Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts
⊙	2	B	SINGLE	SLM-LED-30L-SIL-FT-50-70CRI-SINGLE-20' MH	1,000	1,000	1,000	31922	232
⊙	6	B1	SINGLE	SLM-LED-30L-SIL-FT-50-70CRI-IL-SINGLE-20' MH	1,000	1,000	1,000	20027	232

SITE PLAN 1"=20'-0" 1

SITE LIGHTING NOTES N.T.S. A



L + A
ARCHITECTS
INC. A.I.A.
441 S. LIVERNOIS ROAD
SUITE 265
ROCHESTER HILLS, MI 48307
PHONE (248) 524-4700 FAX (248) 524-9746
PROJECT # 20023

DATE	REMARKS

CONTRACT DATE:
BUILDING TYPE: END. MED40
PLAN VERSION: MARCH 2020
BRAND DESIGNER:
SITE NUMBER:
STORE NUMBER:
PA/PM:
DRAWN BY:.
JOB NO.:

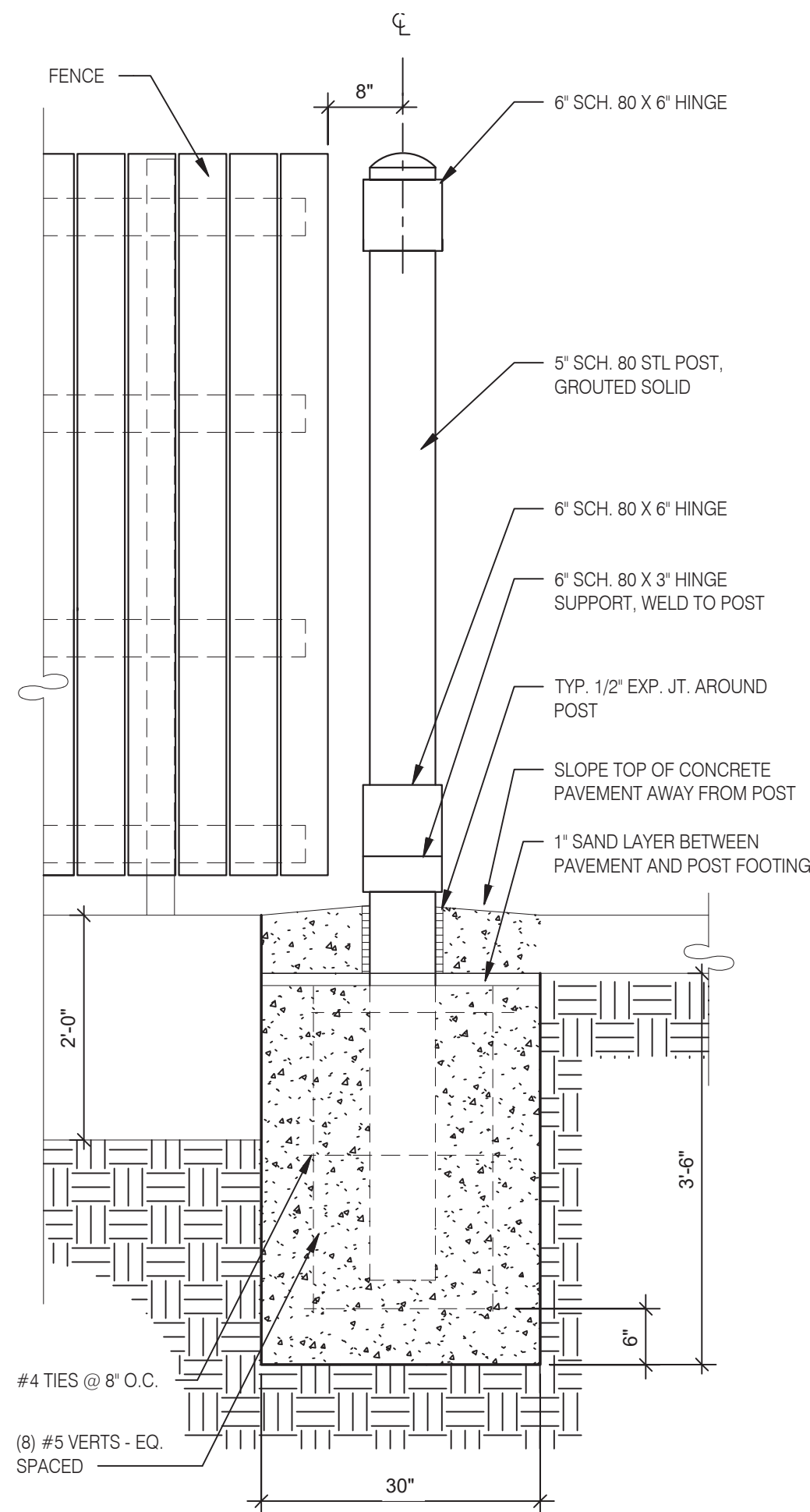
GREAT LAKES
TACO, L.L.C.
6305 Highland Road (M-59)
White Lake Twp., Michigan 48383



ENDEAVOR 2.0
PHOTOMETRIC
SITE PLAN

A0.7

PLOT DATE: 9/29/2021 154



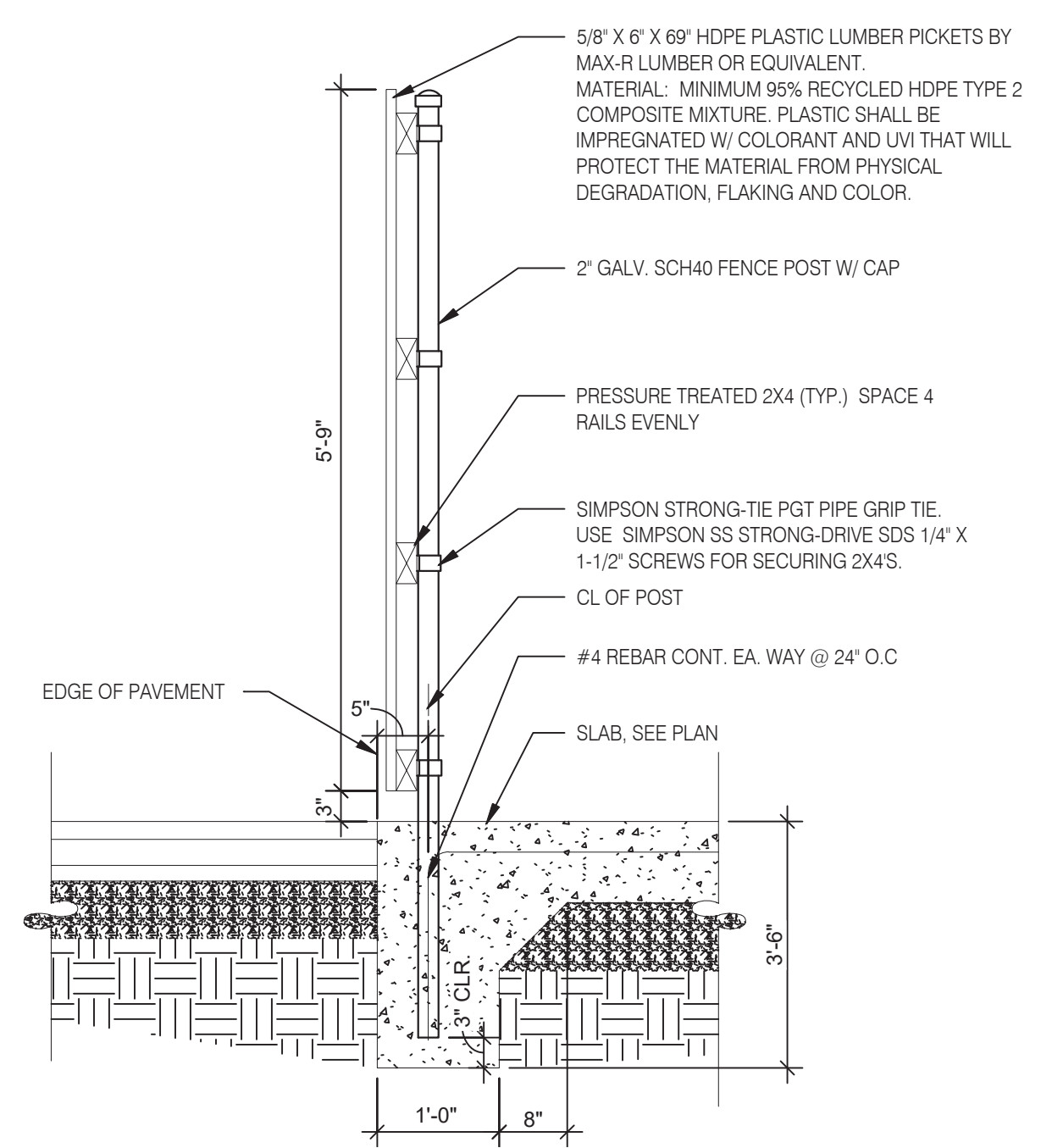
GATE POST FOOTING 3/4" = 1'-0" **H**

GATE HARDWARE: ALL HARDWARE AND ACCESSORIES SHALL BE HEAVY GALVANIZED.

GATE STOP: MUSHROOM TYPE OR FLUSH PLATE WITH ANCHORS SET IN CONCRETE TO ENGAGE THE CENTER DROP ROD OR PLUNGER BAR.

GATE NOTES: (4) EQUAL WIDE X 6'-0" HIGH MTL. GATES, TYPE 'B' 1 1/2" DECKING, 22GA. W/ T.S. 1 X 1 1875 BAR CROSS BRACING WELD AND GRIND SMOOTH ALL CONNECTIONS, TYP. PRIME AND PAINT ALL STEEL COMPONENTS.

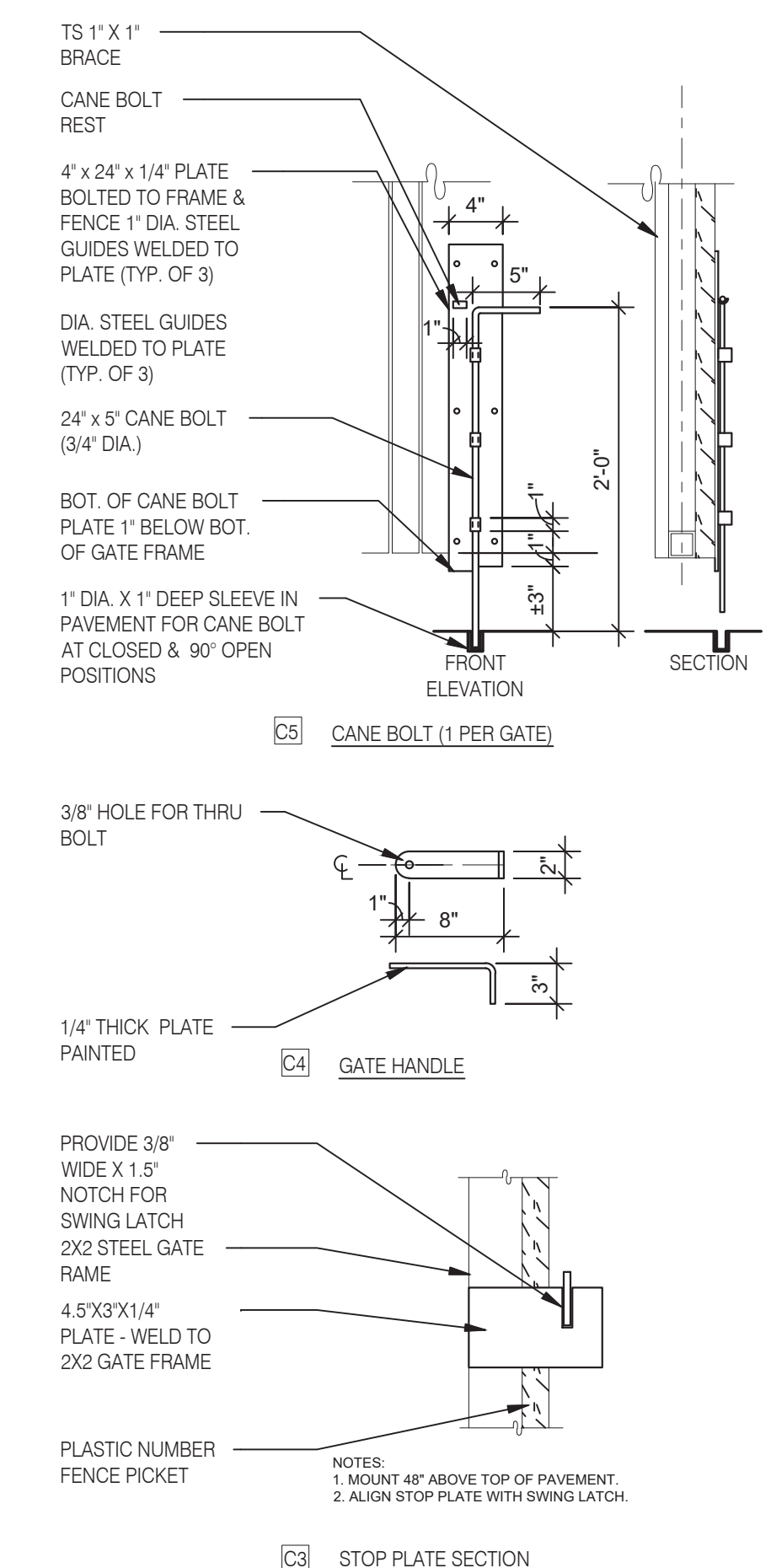
ENCLOSURE NOTES N.T.S. **G**



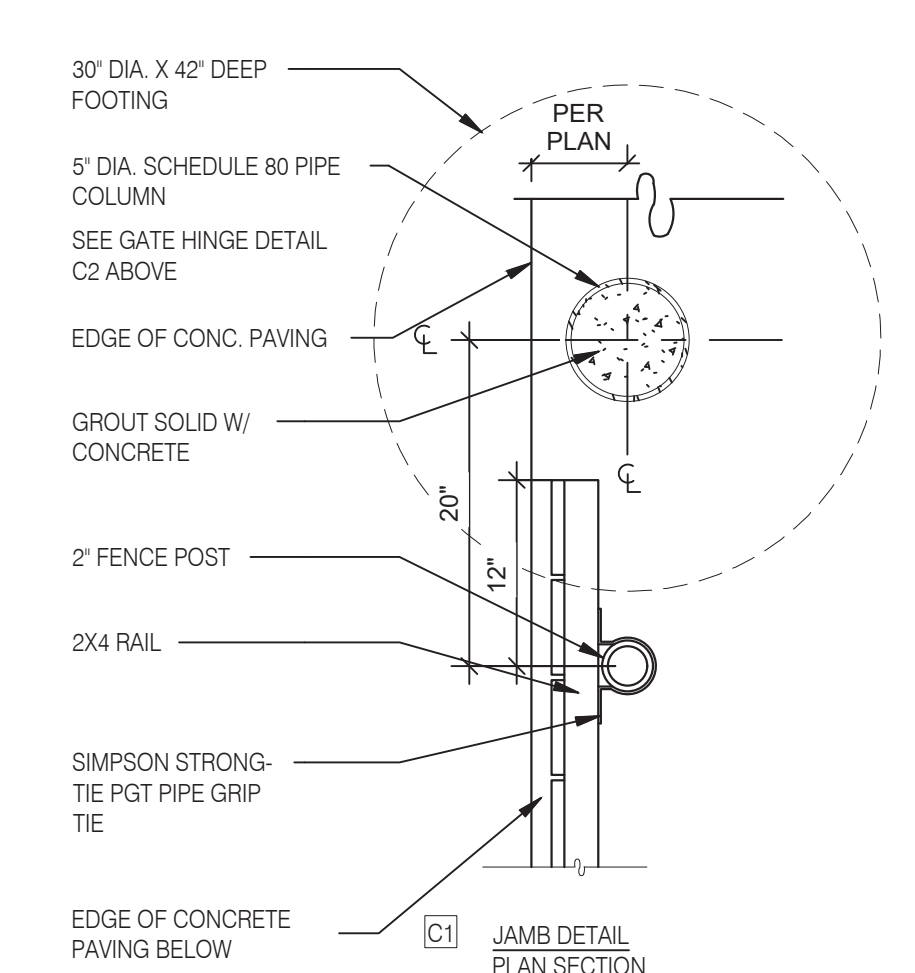
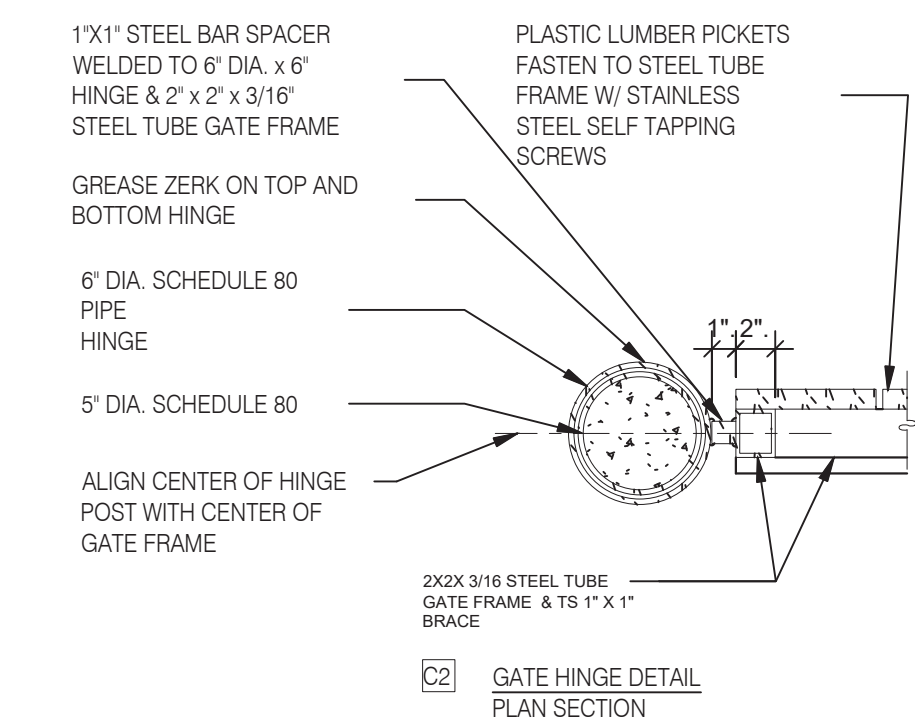
FENCE SECTION 3/4" = 1'-0" **F**

SYMBOL	AREA	MANUFACTURER	COLOR
1	GATE FRAME COLOR	SHERWIN WILLIAMS	SW 7055 ENDURING BRONZE
2	PIPE BOLLARDS	SHERWIN WILLIAMS	CAUTION YELLOW
3	HDPE LUMBER	MAX. R	LIGHT BROWN TEXTURE

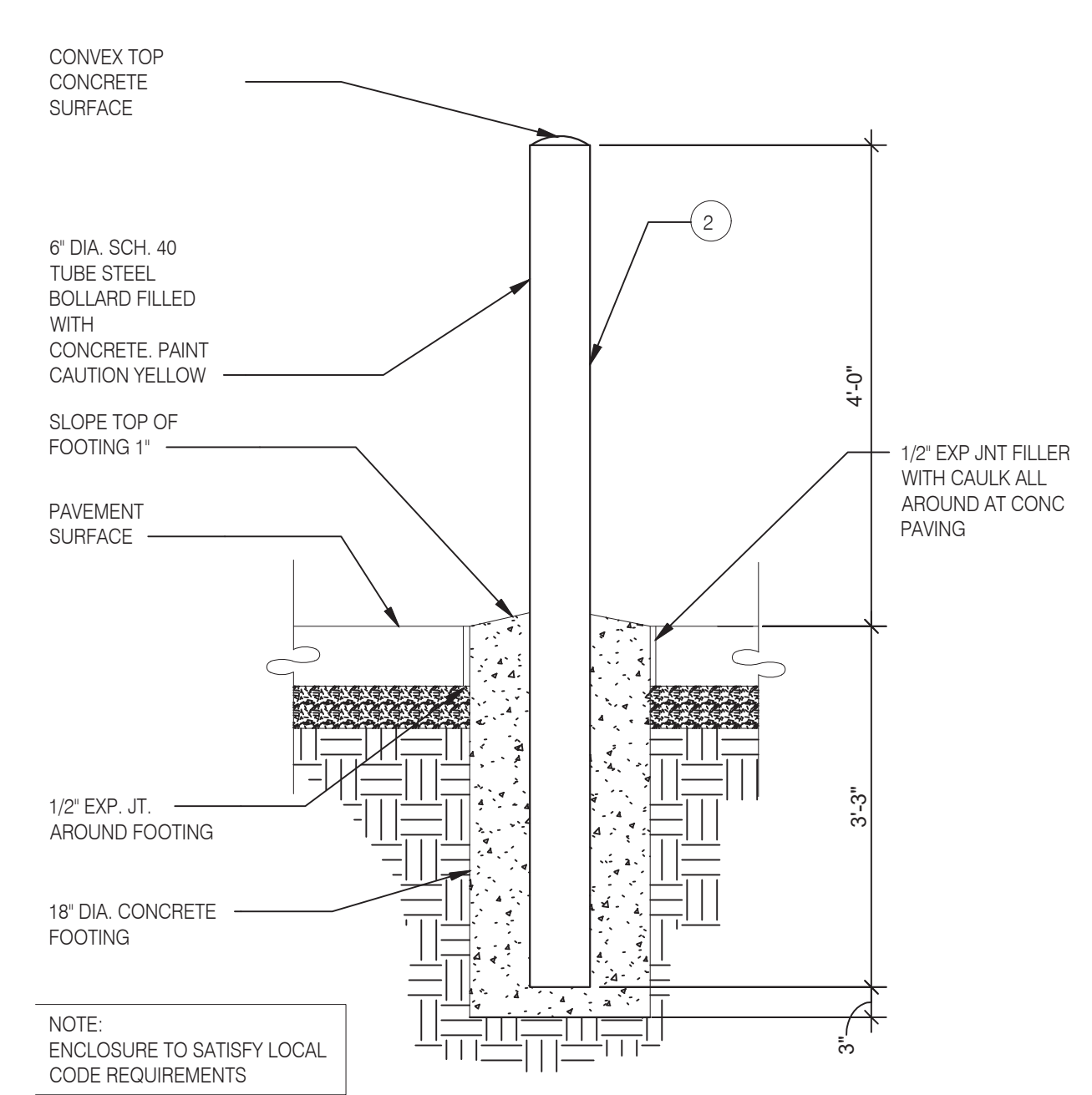
SCHEDULE N.T.S. **E**



GATE DETAILS N.T.S. **C**

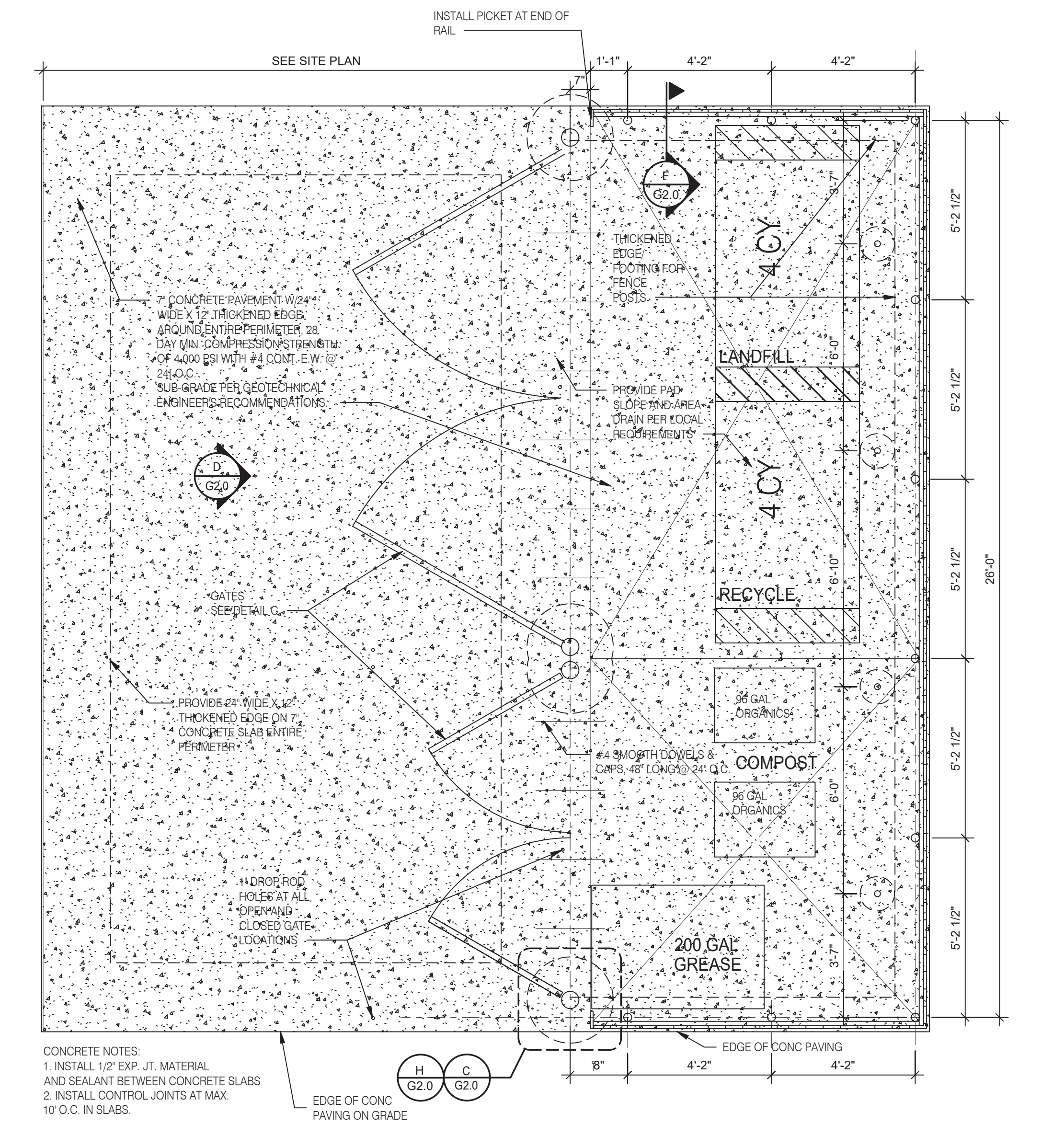


JAMB DETAIL PLAN SECTION C1

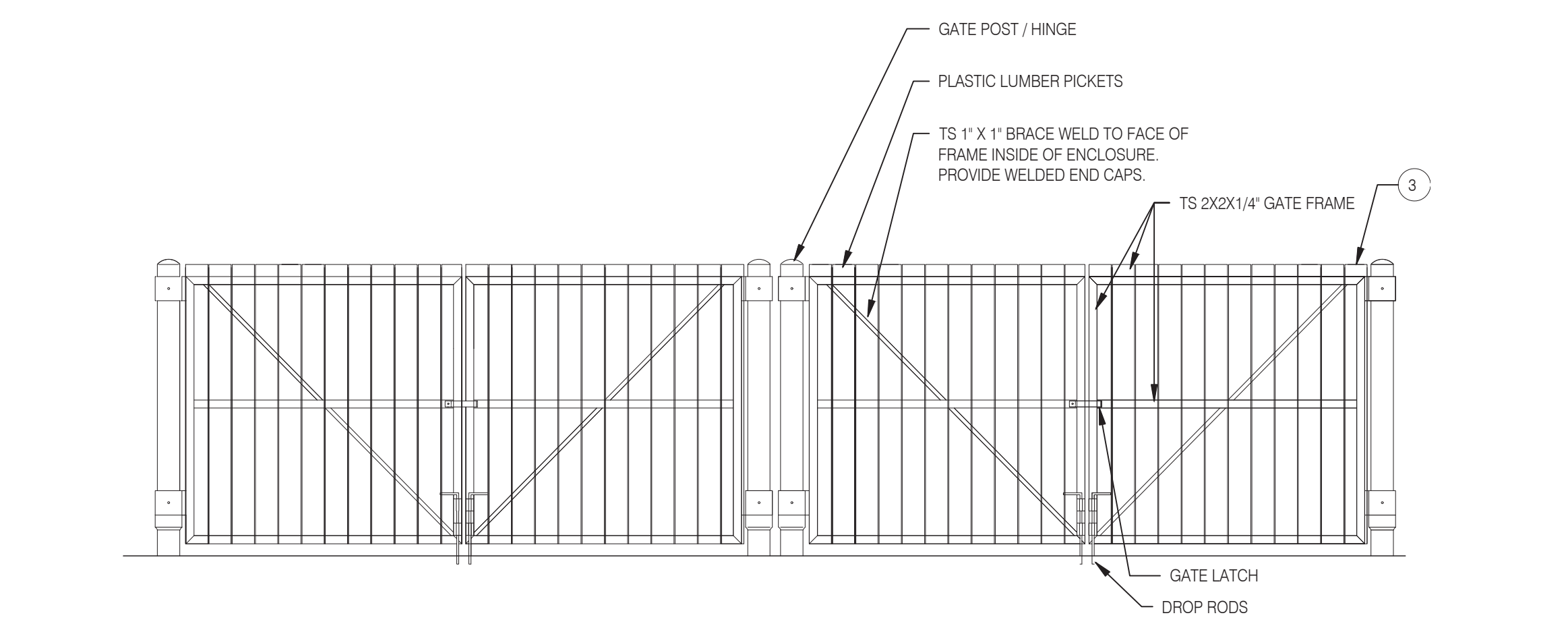


GUARDPOST BOLLARD DETAIL 3/4" = 1'-0" **B**

TRASH ENCLOSURE BOLLARD DETAILS 3/4" = 1'-0" **B**



TRASH LAYOUT 3/8" = 1'-0" **A**



FRONT ELEVATION N.T.S. **D**



L + A ARCHITECTS INC. A.I.A.
 441 S. LIVERNOIS ROAD SUITE 265
 ROCHESTER HILLS, MI 48307
 PHONE (248) 524-4700 FAX (248) 524-9746
 PROJECT # 20023

DATE	REMARKS

CONTRACT DATE:
 BUILDING TYPE: END. MED 40
 PLAN VERSION: MARCH 2021
 BRAND DESIGNER:
 SITE NUMBER:
 STORE NUMBER:
 PA/PM:
 DRAWN BY.:
 JOB NO.:

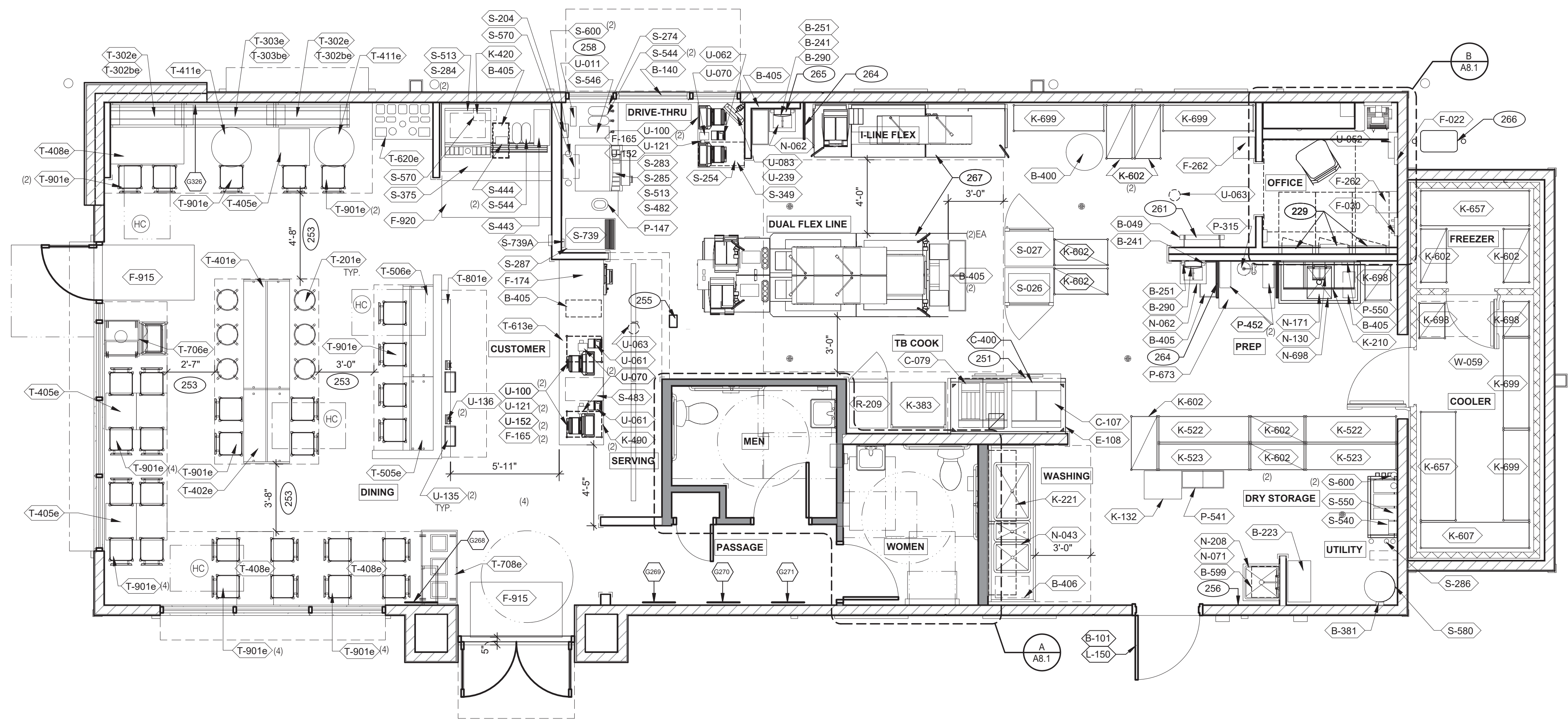
GREAT LAKES TACO, L.L.C.
 6305 Highland Road (M-59)
 White Lake Twp., Michigan 48383



ENDEAVOR 2.0 TRASH ENCLOSURE DETAILS

G2.0

PLOT DATE: 9/29/2021



NTD:
 OPTIONAL: ROLL-A-SHADE INFINITY SYSTEM
 MATERIAL: SHEERWEAVE 2390 5% CHARCOAL
 FASCIA SYSTEM: DARK BRONZE

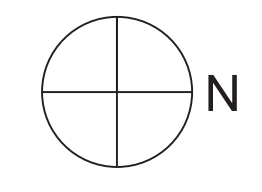
CONTACT - RIC BERG
 951.245.5077 EXT. 113
 RIC.BERG@ROLLASHADE.COM



L + A
ARCHITECTS
INC. A.I.A.
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EQUIPMENT AND SEATING PLAN 1/4" = 1'-0" **A**

TAG	QTY	ITEM DESCRIPTION
T-105	5	RETRO CHAIR - 18
T-201e	6	BARREL BARSTOOL - 29 PURPLE WOOD SEAT
T-302be	2	BENCH BACK REST - 48"
T-302e	2	BENCH SEAT - 48"
T-303be	1	BENCH BACK REST - 60"
T-303e	1	BENCH SEAT - 60"
T-401e	1	HUB TABLE - 72" - HIGH TOP
T-402e	1	HUB TABLE - 48" - ADA
T-405e	5	LAMINATE TABLE - 24 X 20 X 30 - 2 TOP
T-408e	3	LAMINATE TABLE ADA - 24 X 48 X 30 - 4 TOP
T-411e	2	SS TABLE - 24 DIA X 30 - 2 TOP
T-415	1	SS TABLE - 24 DIA X 30 - 2 TOP
T-416	2	LAMINATE TABLE ADA - 24 X 48 X 30 - 4 TOP
T-505e	1	COUNTER TOP - 48" X 20" X 30"
T-506e	1	COUNTER TOP - 60" X 20" X 30"
T-613e	1	POS COUNTER 121 - 3 POS

FURNITURE PACKAGE - BY FURNITURE VENDOR U.O.N. **E**

TAG	QTY	ITEM DESCRIPTION
T-620e	1	CONDIMENT COUNTER - RECTANGLE
T-706e	1	WASTE ENCLOSURE - SINGLE
T-708e	1	WASTE ENCLOSURE - 3 STREAM
T-801e	1	KIOSK 1/2 TOWER
T-901e	29	CHAIR - LAMINATE SEAT
T-903	4	BENCH SEAT - 48"
T-904	3	BENCH SEAT - 60"

QTY.	NAME	FAMILY	FRAME OR MURAI	SIZE	LOCATION
1	HYPNOTIZE ME BELL	D	M01	H6'-4" x W17'-6"	SEE A8.0
1	CAMO PATTERN	D	F01	28x40	SEE A8.0
1	CAMO PATTERN	D	F02	28x40	SEE A8.0
1	CAMO PATTERN	D	F01	28x40	SEE A8.0

ARTWORK SCHEDULE **D**

STORAGE TYPE	LINEAR FT.
DRY STORAGE	53
COLD STORAGE	26
FROZEN STORAGE	12

SHELVING QUANTITIES **C2**

GENERAL NOTES **C1**

DECOR
 1. REFER TO SC SHEETS FOR SCOPE OF WORK RESPONSIBILITY
 2. (HC) SYMBOL DENOTES A HANDICAP ACCESSIBLE TABLE.

229 ELECTRICAL PANELS.
 251 HOOD FIRE SUPPRESSION SYSTEM (ANSUL R-102 OR EQUAL).
 253 MAINTAIN 36" MIN. CLEAR ACCESSIBLE AISLE EGRESS PATHS TO EXIT DOORS. 32" AT DOORWAYS AND CASIED OPENINGS. (42" AISLE REQUIRED WHEN AISLE SERVES MORE THAN 50 SEATS).
 255 ALERT LIGHT BOX FOR 3-COMP POWER SOAK.
 256 PULL STATION @ 3'-8" A.F.F.
 258 COORDINATE LOCATION OF HORIZONTAL PVC SYRUP CHASE THRU WALL TO COUNTER.
 261 ROOF LADDER WITH BILCO LADDER UP SAFETY POST.
 264 SPLASH GUARD.
 265 AUTOMATIC HAND SOAP AND SANITIZER DISPENSERS PROVIDED BY ECOLAB.
 266 GAS METER.
 267 FOR DUAL-FLEX LINE AND I-FLEX LINE SUB-EQUIPMENT SEE SHEET A8.3.

KEY NOTES **B**

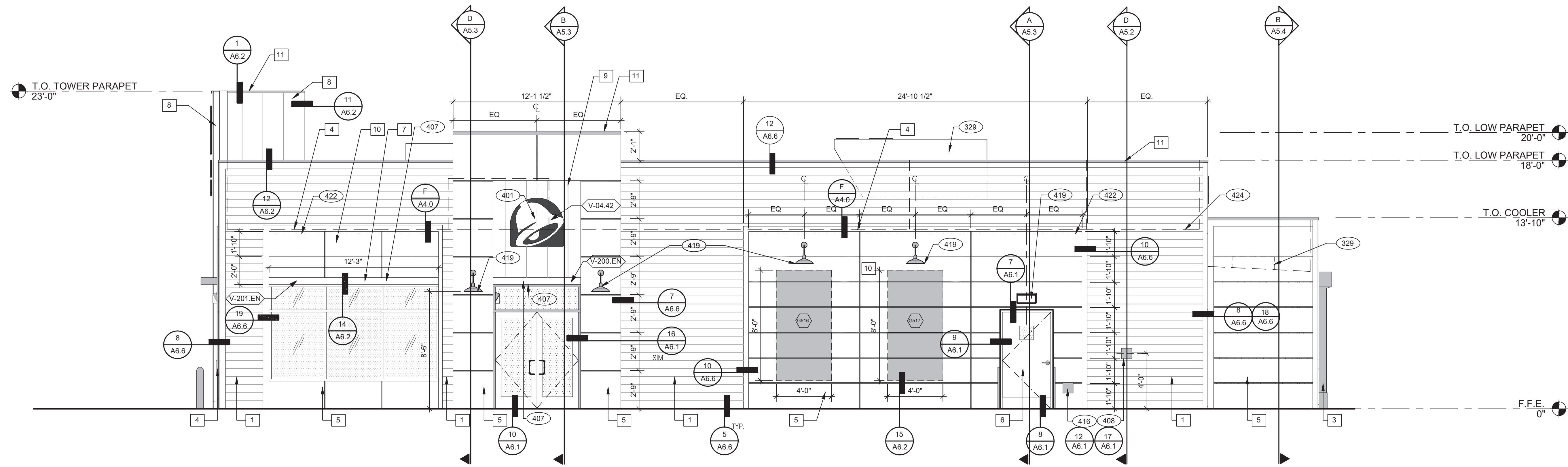
GREAT LAKES TACO, L.L.C.
 6305 Highland Road (M-59)
 White Lake Twp., Michigan 48383



ENDEAVOR 2.0 EQUIPMENT AND SEATING PLAN

A2.0

PLOT DATE: 9/29/2021



FRONT ELEVATION 1/4" = 1'-0" **1**



L + A
ARCHITECTS
INC. A.I.A.
 441 S. LIVERNOIS ROAD
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 PHONE (248) 524-4700 FAX (248) 524-9746
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DATE	REMARKS

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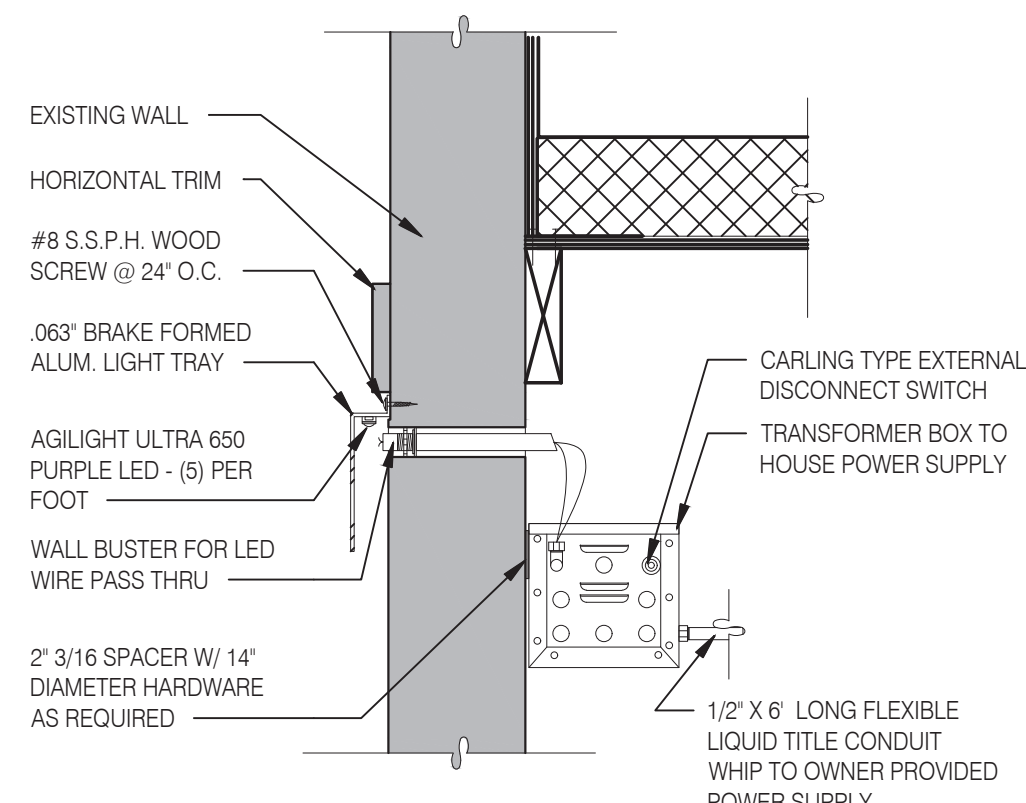
GREAT LAKES
TACO, L.L.C.
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 White Lake Twp., Michigan 48383



ENDEAVOR 2.0
EXTERIOR
ELEVATIONS

A4.0

PLOT DATE: 9/29/2021



LED WALL WASHER DETAIL **F**

TYPE MARK	QTY	ITEM DESCRIPTION	LOC
TOWER			
V-09.14W	2	14" WHITE CHANNEL LETTERS VERTICAL	A4.1
SIDE ENTRY			
V-04.42	2	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
V-200.EN	1	SIDE ENTRY AWNING 6' 4" X 6' 3" BLACK	A4.0
DRIVE THRU			
V-101.DT	1	DT AWNING (OVER DT) 9' 0" X 4' 0" BLACK	A4.1
EYEBROW AWNINGS			
V-202.EN	1	FRONT EYEBROW (WINDOW) 16' 7" X 6" H X 1' 4" D BLACK	A4.1
V-203.EN	1	DT EYEBROW (WINDOW) 7' 8" L X 6" H X 1' 4" D BLACK	A4.1
V-201.EN	1	SIDE ENTRY EYEBROW (WINDOW) 12' L X 6" H X 1' 4" D BLACK	A4.0

SIGNAGE **E**

MISCELLANEOUS
 A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

SEALERS (REFER TO SPECS)
 A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
 B. SEALANT AT ALL WINDOW AND DOOR FRAMES AND JAMB. DO NOT SEAL SILL @ WINDOWS.
 C. APPLY NEOPRENE GASKET (CONT.) TO ENSURE BUILDING AND CANOPY.

CRITICAL DIMENSIONS
 A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/BUILDING ELEMENTS DIMENSIONS.

NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

GENERAL NOTES **C**

SYMBOL	NAME	FAMILY	FRAME OR MURAL	SIZE	LOCATION
6516	HYPNOTIZE ME BELL	D	M02	48x96	A4.0
6517	HYPNOTIZE ME BELL	D	M02	48x96	A4.0
6516	HYPNOTIZE ME BELL	D	M02	48x96	A4.1
6517	HYPNOTIZE ME BELL	D	M02	48x96	A4.1

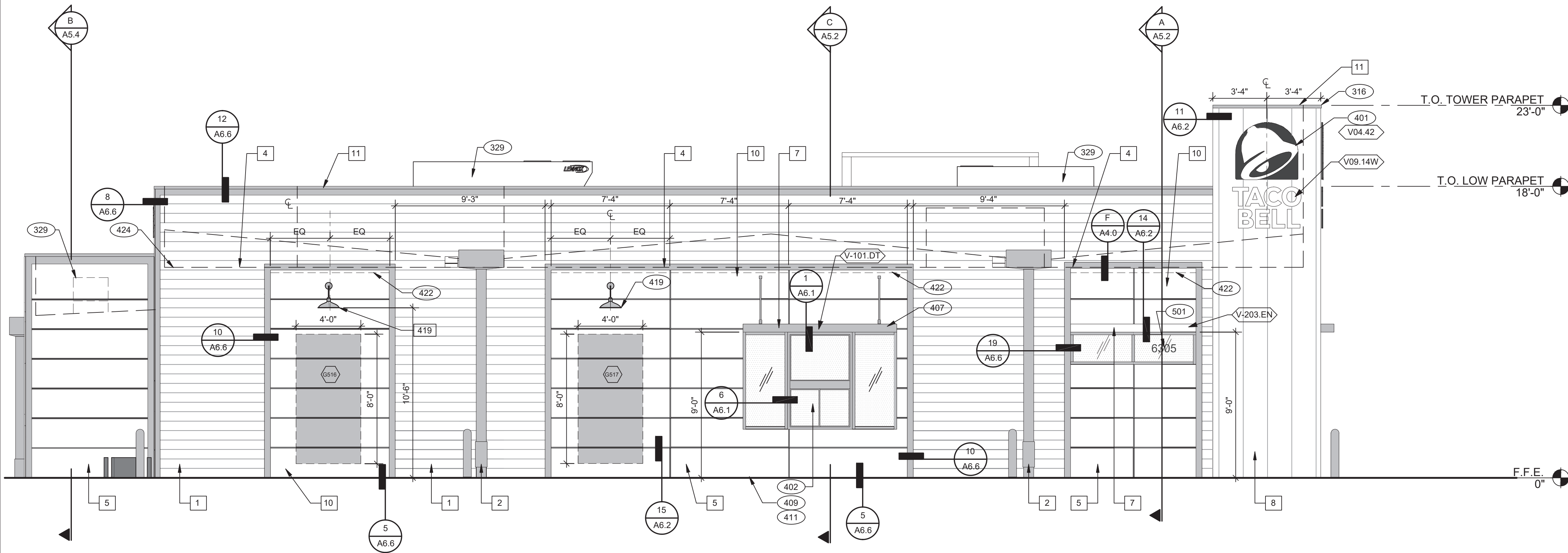
PAINTING
 APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.
 PRIMER: 1 COAT SW A24W8300
 FINISH: 2 COATS SW A82-100 SERIES, MATCH COLORS FROM MATERIAL SCHEDULE.
 A-100 EXTERIOR LATEX SATIN.

PAINT NOTES **A**

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	COLOR	CONTACT INFORMATION
1	SIDING	JAMES HARDIE	ARTISAN V-GROOVE 144L X 8.25"W, 7" EXPOSURE COMES PRIMED FOR PAINT	WORLDLY GRAY (SW7043), SEMI-GLOSS	SEE C / A 7.2
2	SCUPPERS	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS	
3	DOWN SPOUTS	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS	
4	HARDIE TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH 1"x5.5"	CYBERSPACE (SW7076), SEMI-GLOSS	SEE C / A 7.2
5	HARDIE REVEAL PANEL	JAMES HARDIE	REVEAL PANEL SYSTEM	CYBERSPACE (SW7076), SEMI-GLOSS	SEE C / A 7.2
6	HOLLOW METAL DOOR	-	-	SW PURPLE TB2603C, SEMI-GLOSS	
7	AWNINGS	SIGNAGE VENDOR	-	BLACK BY THE SIGNAGE VENDOR	
8	CORNER TOWER	WESTERN STATE	T-GROOVE 24GA PAINTED 18" PANEL	WEATHERED RUSTIC	SEE C / A 7.2
9	RECESS OF SIDE ENTRY PORTAL	WESTERN STATE	T-GROOVE 24GA PAINTED 18" PANEL	WEATHERED RUSTIC	SEE C / A 7.2
10	HARDIE REVEAL PANEL	JAMES HARDIE	REVEAL PANEL SYSTEM	SW PURPLE TB2603C, SEMI-GLOSS	SEE C / A 7.2
11	METAL PARAPET CAP	-	24GA GALVANIZED	CYBERSPACE (SW7076) KYNAR 500 COATING	

EXTERIOR FINISH SCHEDULE **D**

KEY NOTES **B**



SEE SHEET A4.0 FOR FINISH SCHEDULE

- 316 METAL PARAPET CAP.
- 329 MECHANICAL UNIT, SEE ROOF PLAN.
- 401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
- 402 DRIVE THRU WINDOW. SEE SHEET A1.0 AND A1.1.
- 407 METAL CANOPIES BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
- 409 ASSUME D/T LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN.
- 411 CONCRETE CURB.
- 419 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- 422 PURPLE LIGHT WALL WASHER, PROVIDED BY SIGNAGE VENDOR.
- 424 LINE OF ROOF BEYOND.
- 501 BUILDING ADDRESS NUMBER - OPAQUE APPLIQUE ON OUTSIDE OF GLAZING WHITE COLOR - ARIAL TYPEFACE 6" HEIGHT.



L + A
ARCHITECTS
INC. A.I.A.
 441 S. LIVERNOIS ROAD
 SUITE 265
 ROCHESTER HILLS, MI 48307
 PHONE (248) 524-4700 FAX (248) 524-9746
 PROJECT # 20023

REAR ELEVATION 1/4" = 1'-0" **1**

KEY NOTES **A**

DATE	REMARKS

CONTRACT DATE:
 BUILDING TYPE: END. MED 40
 PLAN VERSION: MARCH 2021
 BRAND DESIGNER:
 SITE NUMBER:
 STORE NUMBER:
 PA/PM:
 DRAWN BY:.
 JOB NO:.

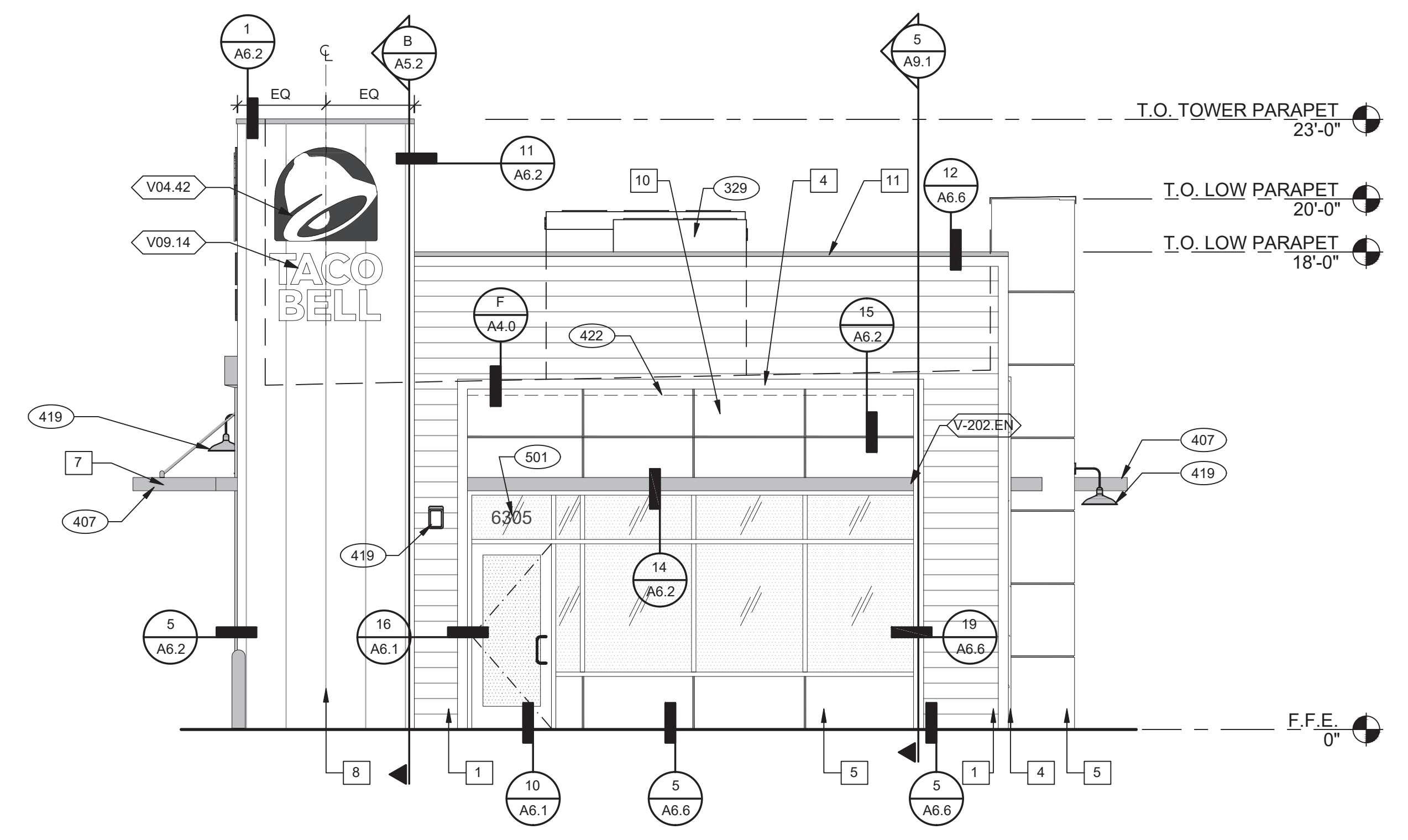
GREAT LAKES
TACO, L.L.C.
 6305 Highland Road (M-59)
 White Lake Twp., Michigan 48383



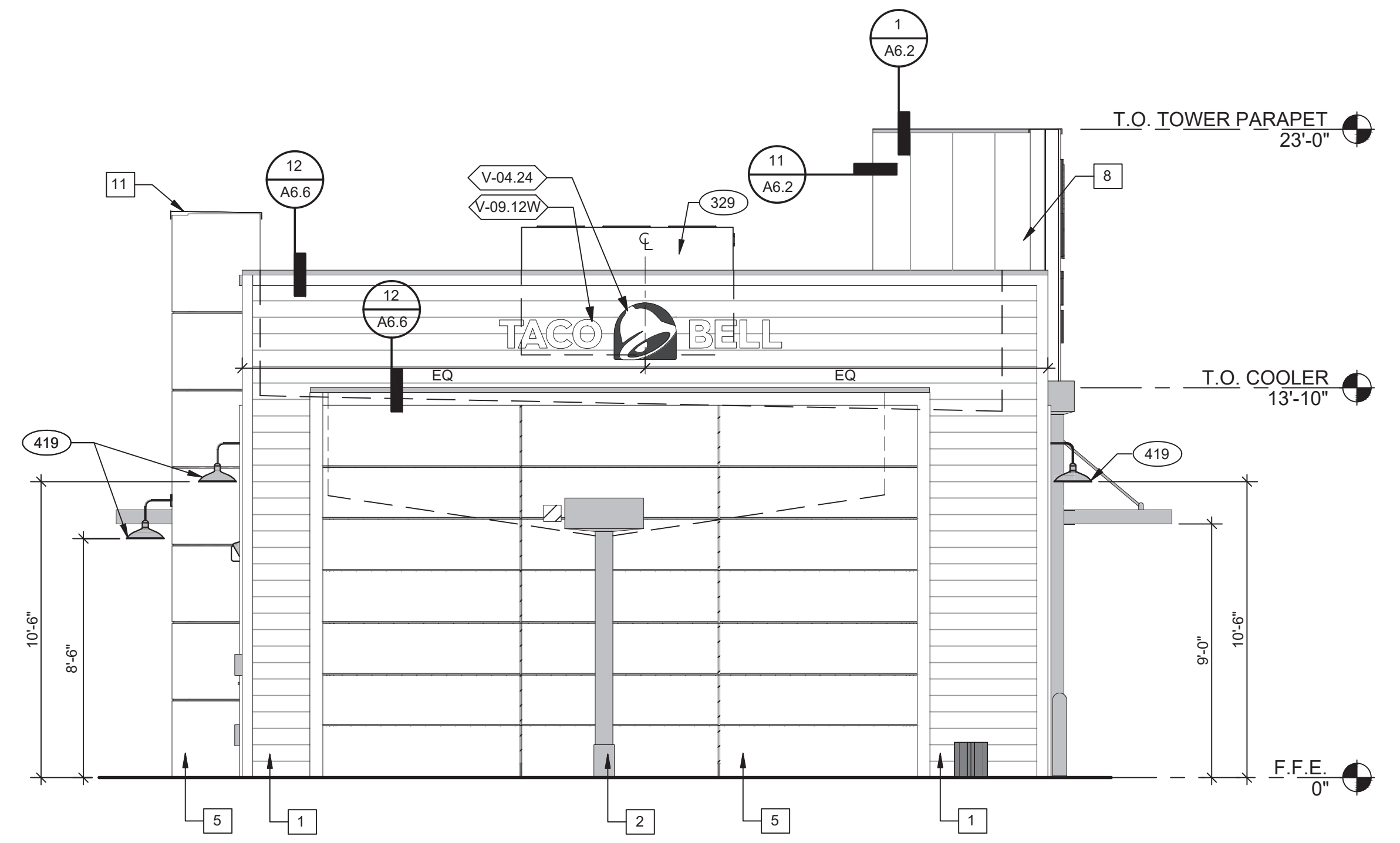
ENDEAVOR 2.0
EXTERIOR
ELEVATIONS

A4.1

PLOT DATE: 9/29/2021



FRONT ELEVATION 1/4" = 1'-0" **2**



NOTE: REFERENCE TO SHEET A4.0 FOR COLOR LEGEND

REAR ELEVATION 1/4" = 1'-0" **3**

Great Lakes Taco, LLC Construction Plans

M59 and Bogie Lake Rd, White Lake Twp., MI

APPLICANT

DORTCH ENTERPRISES, LLC
8467 RETREAT DR.
GRAND BLANC, MI 48439 PHONE:
(810)-771-4500

ARCHITECT

L + A ARCHITECTS INC.
441 S. LIVERNOIS ROAD, SUITE 265
ROCHESTER HILLS, MI 48307
PHONE: (248)-524-4700

CIVIL ENGINEER

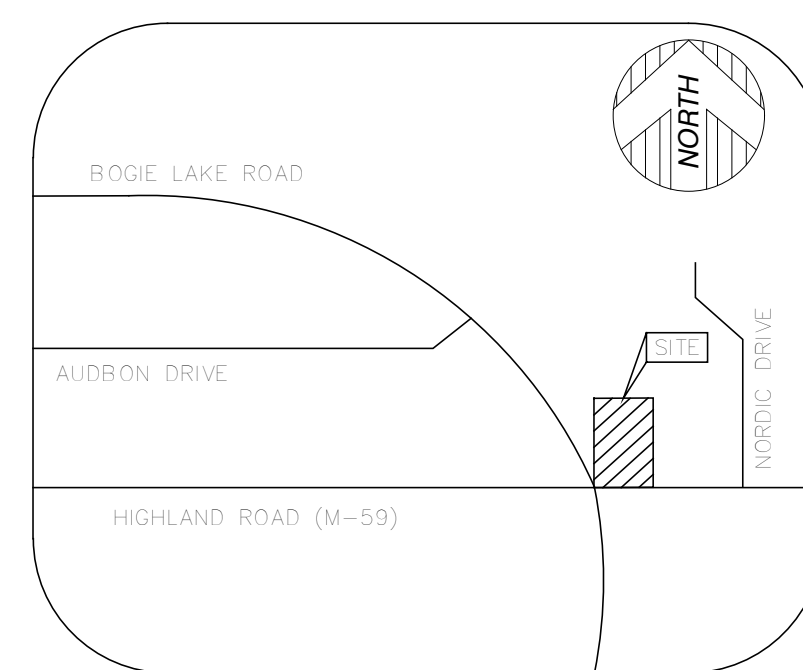
KEM-TEC & ASSOCIATES
22556 GRATIOT AVENUE
EASTPOINTE, MI 48021
CONTACT: GREG EZZO
PHONE: (810)-712-8849

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PROFESSIONAL ENGINEERING,
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Eastpointe
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(888) 994-0001
www.kemtecgroupofcompanies.com

COVER SHEET
PREPARED FOR: GREAT LAKES TACO, LLC.
HIGHLAND (M-59) & BOGIE LAKE ROAD, WHITE LAKE
TWP., MI, 48383

LEGEND

	LIGHTPOST/LAMP POST
	SANITARY MANHOLE
	FLAGPOLE
	SET X-CUT
	FOUND MONUMENT (AS NOTED)
	GROUND ELEVATION
	ELECTRIC MANHOLE
	ELECTRIC METER
	TRANSFORMER
	UTILITY POLE
	GAS MANHOLE
	GAS METER
	GAS VALVE
	LIGHT POLE WITH STREET LAMP
	PUBLIC LIGHTING MANHOLE
	TELEPHONE MANHOLE
	TRAFFIC SIGNAL
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER VALVE
	SINGLE POST SIGN
	DECIDUOUS TREE (AS NOTED)
	CONIFEROUS TREE (AS NOTED)
	CLEANOUT
	SQUARE CATCH BASIN
	SANITARY LINE
	STORM LINE
	WATER LINE
	GAS LINE
	PROPOSED CATCH BASIN
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED SANITARY LINE
	PROPOSED STORM WATER LINE
	PROPOSED WATER LINE
	PROPOSED SLIT FENCE



VICINITY MAP
(NOT TO SCALE)

DRAWING INDEX

C1.0	COVER SHEET
1	TOPOGRAPHIC SURVEY
C2.0	DEMOLITION PLAN
C3.0	SITE LAYOUT & PAVING PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C6.0	PROFILE PLAN
C7.0	SOIL EROSION & SEDIMENTATION CONTROL PLAN
C8.0	SITE DETAILS

PARCEL AREA

46,541± SQUARE FEET = 1.068± ACRES

FLOOD NOTE

SUBJECT PARCEL DOES NOT LIE WITHIN A FLOOD PLAIN

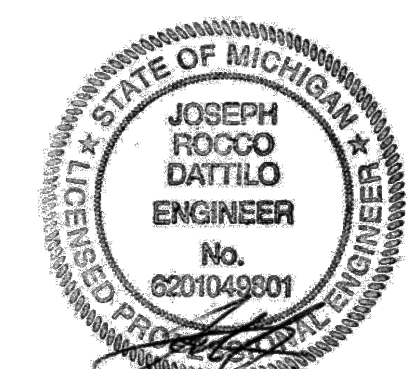
SITE BENCHMARKS

BENCHMARK #1
TURN ARROW ON HYDRANT, FIRST HYDRANT
ALONG WEST SIDE OF BOGIE LAKE ROAD NORTH
OF HIGHLAND ROAD.
ELEVATION = 982.44' (NAVD 88)

BENCHMARK #2
TURN ARROW ON HYDRANT, FIRST HYDRANT
ALONG NORTH SIDE OF HIGHLAND ROAD EAST
OF BOGIE LAKE ROAD.
ELEVATION = 985.56' (NAVD 88)

PROPERTY DESCRIPTION

LAND SHOWN IN THE COUNTY OF OAKLAND, TOWNSHIP OF WHITE LAKE, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:
A PART OF THE NORTHEAST ¼ OF SECTION 20, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE, TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE CENTER OF SECTION; THENCE NORTH 00 DEGREES 31 MINUTES 08 SECONDS EAST ALONG THE NORTH-SOUTH ¼ LINE OF SAID SECTION 20, 198.92 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 09 SECONDS EAST, 519.78 FEET; THENCE SOUTH 87 DEGREES 30 MINUTES 18 SECONDS EAST, 513.36 FEET; THENCE 28.28 FEET ON A CURVE TO THE RIGHT WITH A RADIUS OF 5821.58 FEET, CHORD BEARING AND DISTANCE OF SOUTH 84 DEGREES 52 MINUTES 11 SECONDS EAST, 28.28 FEET; THENCE SOUTH 84 DEGREES 42 MINUTES 00 SECONDS EAST, 435.29 FEET; THENCE 118.86 FEET ON A CURVE TO THE LEFT WITH A RADIUS OF 5637.58 FEET, CHORD BEARING AND DISTANCE OF SOUTH 85 DEGREES 18 MINUTES 14 SECONDS EAST, 118.86 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01 MINUTE 09 SECONDS WEST, 236.61 FEET; THENCE 94.59 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 533.50 FEET, CHORD BEARING AND DISTANCE OF NORTH 05 DEGREES 00 MINUTES 27 SECONDS WEST, 94.46 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 32 SECONDS EAST, 147.67 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 28 SECONDS WEST, 338.00 FEET; THENCE 137.67 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 5637.58 FEET, CHORD BEARING AND DISTANCE OF NORTH 86 DEGREES 36 MINUTES 27 SECONDS WEST, 137.67 FEET TO THE POINT OF BEGINNING.



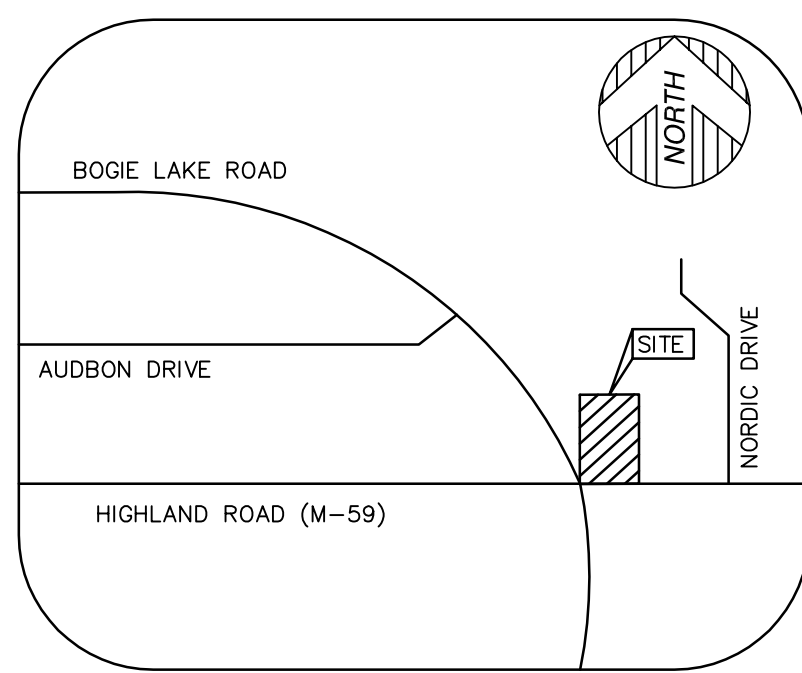
NO.	DATE	BY	DESCRIPTION
3	07/29/2021	GAE	REVISED PER REVIEW COMMENTS
2	08/02/2021	GAE	ENGINEERING SUBMISSION
1	05/29/2020	GAE	SPA SUBMISSION

DATE	07/29/2021
PROJECT NO.	18-0000
SCALE	

C1.0

DRAWING: M001 9/7/2021 10:24





VICINITY MAP (NOT TO SCALE)

LEGEND

- FOUND SECTION CORNER (AS NOTED)
FOUND MONUMENT (AS NOTED)
RECORD AND MEASURED DIMENSION
RECORD DIMENSION
MEASURED DIMENSION
GROUND ELEVATION
ELECTRIC METER
UTILITY POLE
GAS VALVE
TRAFFIC SIGNAL
TRAFFIC SIGNAL MANHOLE
SANITARY MANHOLE
ROUND CATCH BASIN
SQUARE CATCH BASIN
FIRE HYDRANT
WATER GATE MANHOLE
GENERATOR
WATER VALVE
WELL
LIGHTPOST/LAMP POST
SINGLE POST SIGN
PARCEL BOUNDARY LINE
PLATTED LOT LINE
ADJOINER PARCEL LINE
CONCRETE CURB
EDGE OF CONCRETE (CONC.)
EDGE OF ASPHALT (ASPH.)
EDGE OF GRAVEL
OVERHEAD UTILITY LINE
GAS LINE
SANITARY LINE
STORM LINE
WATER LINE
ELECTRIC LINE
MINOR CONTOUR LINE
MAJOR CONTOUR LINE
BUILDING AREA
ASPHALT
CONCRETE

PARKING

NO MARKED PARKING ON SITE

PROPOSED PARCEL AREA

46,541± SQUARE FEET = 1.068± ACRES

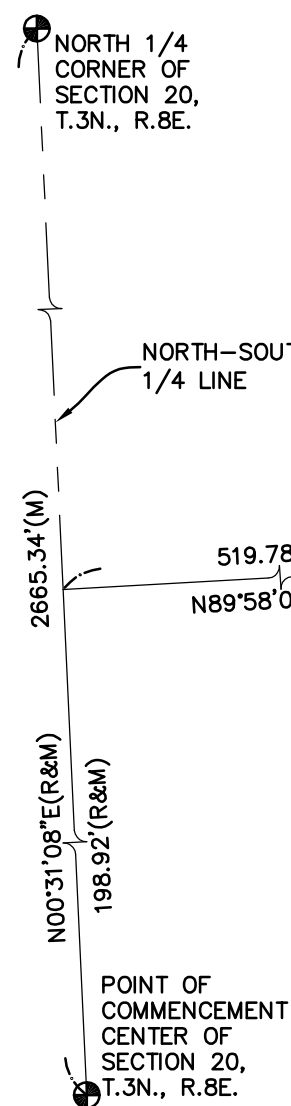
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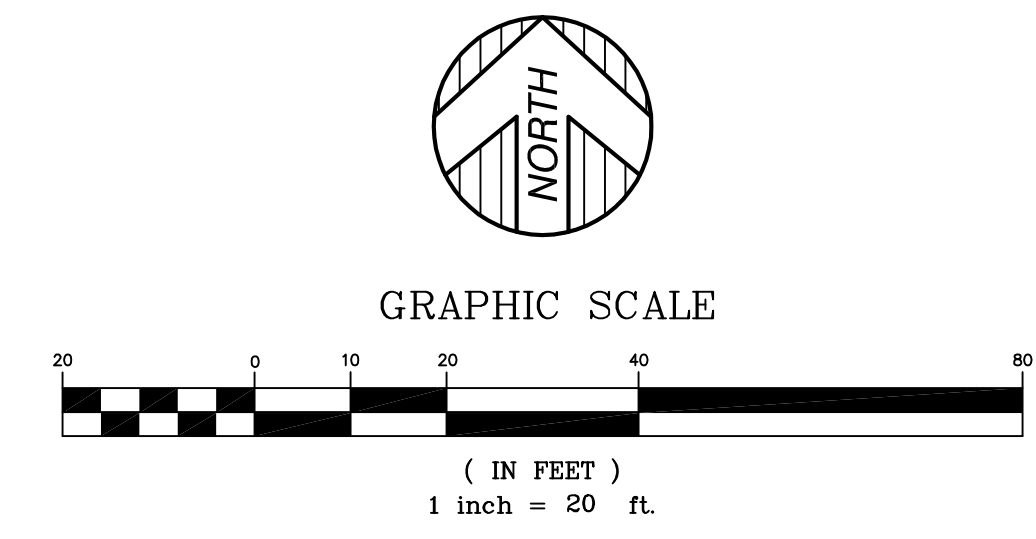
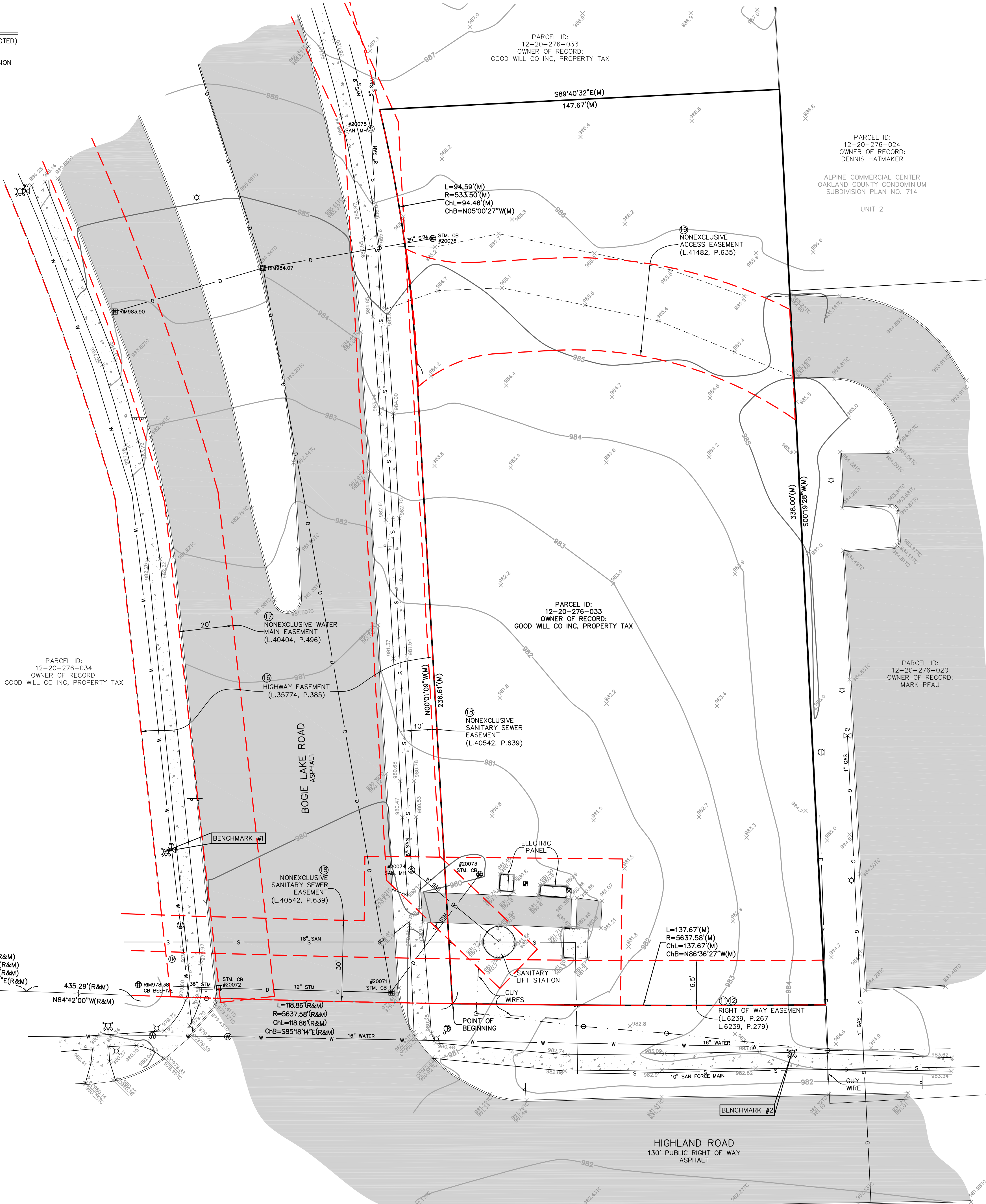
BENCHMARK #2
TURN ARROW ON HYDRANT, FIRST HYDRANT ALONG NORTH SIDE OF HIGHLAND ROAD EAST OF BOGIE LAKE ROAD.
ELEVATION = 985.56' (NAVD 88)

SURVEYOR'S NOTES

- 1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.
2. ALL PROPERTY SPLITS REQUIRE PRIOR CITY, TOWNSHIP, COUNTY, AND/OR STATE APPROVAL.



POINT OF COMMENCEMENT CENTER OF SECTION 20, T.3N., R.8E.



PROPERTY DESCRIPTION

LAND SITUATED IN THE COUNTY OF OAKLAND, TOWNSHIP OF WHITE LAKE, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:
A PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE CENTER OF SECTION; THENCE NORTH 00 DEGREES 31 MINUTES 08 SECONDS EAST ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 20, 198.92 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 09 SECONDS EAST, 519.78 FEET; THENCE SOUTH 87 DEGREES 30 MINUTES 16 SECONDS EAST, 513.36 FEET; THENCE 28.28 FEET ON A CURVE TO THE RIGHT WITH A RADIUS OF 5821.58 FEET, CHORD BEARING AND DISTANCE OF SOUTH 84 DEGREES 52 MINUTES 11 SECONDS EAST, 28.28 FEET; THENCE SOUTH 84 DEGREES 42 MINUTES 00 SECONDS EAST, 435.29 FEET; THENCE 118.86 FEET ON A CURVE TO THE LEFT WITH A RADIUS OF 5637.58 FEET, CHORD BEARING AND DISTANCE OF SOUTH 85 DEGREES 18 MINUTES 14 SECONDS EAST, 118.86 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01 MINUTE 09 SECONDS WEST, 236.61 FEET; THENCE 94.59 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 533.50 FEET, CHORD BEARING AND DISTANCE OF NORTH 05 DEGREES 00 MINUTES 27 SECONDS WEST, 94.46 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 32 SECONDS EAST, 147.67 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 28 SECONDS WEST, 338.00 FEET; THENCE 137.67 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 5637.58 FEET, CHORD BEARING AND DISTANCE OF NORTH 86 DEGREES 36 MINUTES 27 SECONDS WEST, 137.67 FEET TO THE POINT OF BEGINNING.

TITLE REPORT NOTE

- ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. GLT2100144, DATED FEBRUARY 8, 2021, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.
10. RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: GENERAL TELEPHONE COMPANY OF MICHIGAN, A MICHIGAN CORPORATION RECORDING NO. LIBER 6239, PAGE 266. (DOES NOT CROSS SUBJECT PROPERTY)
11. RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: GENERAL TELEPHONE COMPANY OF MICHIGAN, A MICHIGAN CORPORATION RECORDING NO. LIBER 6239, PAGE 267. (DOCUMENT NOT LEGIBLE, EASEMENT SHOWN PER PREVIOUS SURVEY)
12. RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: GENERAL TELEPHONE COMPANY OF MICHIGAN, A MICHIGAN CORPORATION RECORDING NO. LIBER 6239, PAGE 279. (DOCUMENT NOT LEGIBLE, EASEMENT SHOWN PER PREVIOUS SURVEY)
13. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS WHICH ARE RECITED IN NON-EXCLUSIVE STORM SEWER EASEMENT RECORDED IN LIBER 20698, PAGE 749. (DOES NOT CROSS SUBJECT PROPERTY)
14. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS WHICH ARE RECITED IN ROAD AND GRADING EASEMENT RECORDED IN LIBER 27727, PAGE 92. (DOES NOT CROSS SUBJECT PROPERTY)
15. TERMS, COVENANTS AND CONDITIONS WHICH ARE RECITED IN MEMORANDUM OF DEVELOPMENT AGREEMENT RECORDED IN LIBER 30116, PAGE 168. MEMORANDUM OF AMENDED DEVELOPMENT AGREEMENT RECORDED IN LIBER 48677, PAGE 714. (SEE DOCUMENT FOR TERMS AND CONDITIONS)
16. RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF OAKLAND, A PUBLIC BODY CORPORATE RECORDING NO. LIBER 35774, PAGE 385. (AS SHOWN)
17. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS WHICH ARE RECITED IN NON-EXCLUSIVE WATER MAIN EASEMENT RECORDED IN LIBER 40404, PAGE 496. (AS SHOWN)
18. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS WHICH ARE RECITED IN NON-EXCLUSIVE SANITARY SEWER EASEMENT RECORDED IN LIBER 40542, PAGE 639. (AS SHOWN)
19. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS WHICH ARE RECITED IN NON-EXCLUSIVE ACCESS EASEMENT RECORDED IN LIBER 41482, PAGE 635. (AS SHOWN)

MANHOLE SCHEDULE

Table with columns: NUM, TYPE, RIM (FT) SIZE (IN), DIR, INV ELEV (FT). Rows include storm catch basins and sanitary manholes.

SURVEYOR'S CERTIFICATION

TO DORTCH ENTERPRISES; MEIJER, INC.; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 4, 5, 7A, 8, 9, AND 11 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 01/05/2021.

DATE OF PLAT OR MAP: 01/21/2021

Signature of Anthony T. Sycko, Jr., Professional Surveyor, State of Michigan License No. 47976.



ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: DORTCH ENTERPRISES
6305 HIGHLAND, WHITE LAKE, MICHIGAN,
PART OF SECTION 20,
TOWN 3 NORTH, RANGE 8 EAST

KEM-TEC
PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
A GROUP OF COMPANIES
Grand Blanc, MI
Ann Arbor, MI
Eastpointe, MI
Detroit, MI
www.kemtecgroupofcompanies.com

Revision table with columns: DATE, BY, REVISION, DESCRIPTION.

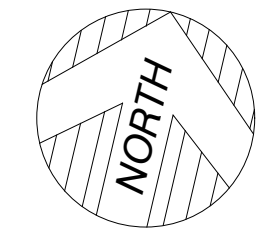


GENERAL DEMOLITION NOTES

- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT:
- ALL MATERIAL TO BE REMOVED, WHETHER SPECIFICALLY NOTED IN THE PLANS OR NOT, SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF OFF-SITE IN A LEGAL MANNER. NO ON-SITE BURY OR BURN PITS SHALL BE ALLOWED.
 - ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
 - STAGING/PHASING OF DEMOLITION AND CONSTRUCTION IS TO BE COORDINATED WITH THE OWNER AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
 - SPECIFIC DEMOLITION ITEMS HAVE BEEN INDICATED ON THE PLANS AS A GUIDE TO THE GENERAL SCOPE OF THE WORK. IT IS THE INTENT THAT THESE ITEMS SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR ABOVE AND BELOW GROUND, UNLESS SPECIFICALLY NOTED OTHERWISE, AND THAT DEMOLITION WILL INCLUDE BUT WILL NOT NECESSARILY BE LIMITED TO THESE ITEMS. CONTRACTOR SHALL VISIT SITE TO VERIFY EXISTING CONDITIONS AND EXTENTS OF THE DEMOLITION THAT WILL BE REQUIRED PRIOR TO SUBMITTING A BID.
 - REMOVE ALL STRUCTURES DESIGNATED FOR REMOVAL ACCORDING TO THE DEMOLITION PLAN. THIS INCLUDES CONCRETE SIDEWALKS, BRICK AND CURBED AREAS, ASPHALT, TREES, ETC.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NOISE, DUST CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH THE LOCAL CODES.
 - THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE, MARKINGS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES TO PROTECT THE WORK ZONE AND SAFELY MAINTAIN TRAFFIC PER AGENCY REQUIREMENTS AND IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) LATEST EDITION.
 - THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO CONFIRM THAT UTILITY LEADS HAVE BEEN TAKEN OUT OF SERVICE PRIOR TO DEMOLITION.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SIGNS AND SUPPORTS WITHIN THE WORK AREA, AS NECESSARY TO FACILITATE CONSTRUCTION. SIGNS SHALL BE PROTECTED OR STOCKPILED FOR REUSE AS SPECIFIED IN THE PLANS OR AS REQUIRED BY THE AGENCY OF JURISDICTION. THE CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNS AND SUPPORTS AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR SHALL NOTIFY MISS DIG, THE CITY OF WARREN ENGINEER AND /OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 - ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED/DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY KEM-TEC IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN & FIELD CONDITIONS.
 - 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.

DEMOLITION LEGEND

- CONCRETE PAVEMENT REMOVAL
- PROPERTY LINE
- LIMITS OF DISTURBANCE



DEMOLITION PLAN
SCALE: 1" = 20'

KEM-TEC
PROFESSIONAL ENGINEERING,
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A GROUP OF COMPANIES
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(734) 964-6888
(313) 738-8877
www.kemtecgroupofcompanies.com

DEMOLITION PLAN
PREPARED FOR: GREAT LAKES TACO, LLC
HIGHLAND (M-59) & BOGIE LAKE ROAD, WHITE LAKE
TWP., MI., 48383

DATE	BY	REVISION	DESCRIPTION
09/29/2021	GAE	1	SP.A. SUBMISSION
08/02/2021	GAE	2	ENGINEERING SUBMISSION
09/29/2021	GAE	3	REVISED PER REVIEW COMMENTS

C2.0

PARCEL ID: 12-20-276-033
OWNER OF RECORD: GOOD WILL CO INC, PROPERTY TAX

PARCEL ID: 12-20-276-024
OWNER OF RECORD: DENNIS HATMAKER

PARCEL ID: 12-20-276-034
OWNER OF RECORD: GOOD WILL CO INC, PROPERTY TAX

PARCEL ID: 12-20-276-020
OWNER OF RECORD: MARK PFAU

SITE LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED BUILDING
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED WATER STRUCTURES
- PROPOSED MANHOLE / CATCH BASIN

SITE NOTES

1. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET REQUIREMENTS OF THE LOCAL ZONING ORDINANCE. SEE LIGHTING PLAN FOR ADDITIONAL INFORMATION.
2. GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED AS REQUIRED IN THE LOCAL ZONING ORDINANCE.
3. ALL SIGNS TO MEET REQUIREMENTS OF CITY CODE OF ORDINANCES AND BE APPROVED BY BUILDING DEPARTMENT
4. PARKING SPACES SHALL BE STRIPPED PER LOCAL ZONING ORDINANCE
5. RESTORATION OF ANY EXISTING HARD SURFACE AREA, OF ANY TYPE, REQUIRED AS A RESULT OF REMOVAL OF EXISTING SURFACING BY CITY OF WARREN FORCES OR AGENTS DURING THE COURSE OF MAINTENANCE OF WATER MAIN OR SANITARY SEWER LOCATED UNDER PAVEMENT, IS THE RESPONSIBILITY OF THE OWNER OF THIS SITE AND WILL NOT BE PERFORMED BY, NOR PAID FOR BY CITY OF White Lake Twp.
6. THE SITE IS NOT ADJACENT TO ANY RESIDENTIALLY ZONED PROPERTY.

KEM-TEC
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A GROUP OF COMPANIES
Eastpointe, Detroit, MI 48217
Ann Arbor, MI 48106
(800) 255-7222 (313) 781-8277 (734) 994-0388 (888) 694-0001
www.kemtecgroupofcompanies.com

SITE LAYOUT AND PAVING PLAN
PREPARED FOR: GREAT LAKES TACO, LLC.
HIGHLAND (M-59) & BOGIE LAKE ROAD, WHITE LAKE TWP., MI, 48383

REVISION	DATE	DESCRIPTION
3	09/29/2021	REVISED PER REVIEW COMMENTS
2	08/02/2021	ENGINEERING SUBMISSION
1	05/29/2020	SPA SUBMISSION

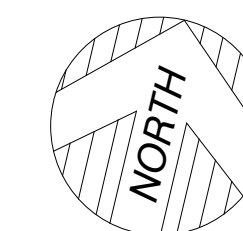
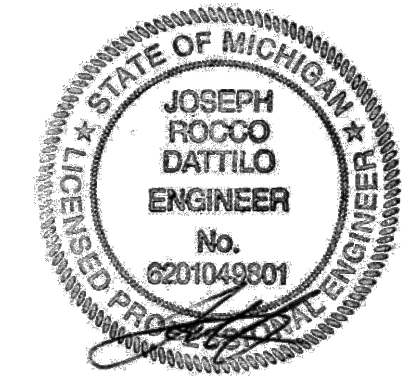
DATE	BY
09/29/2021	GAE

DATE	BY
SEPTEMBER 29, 2021	GAE

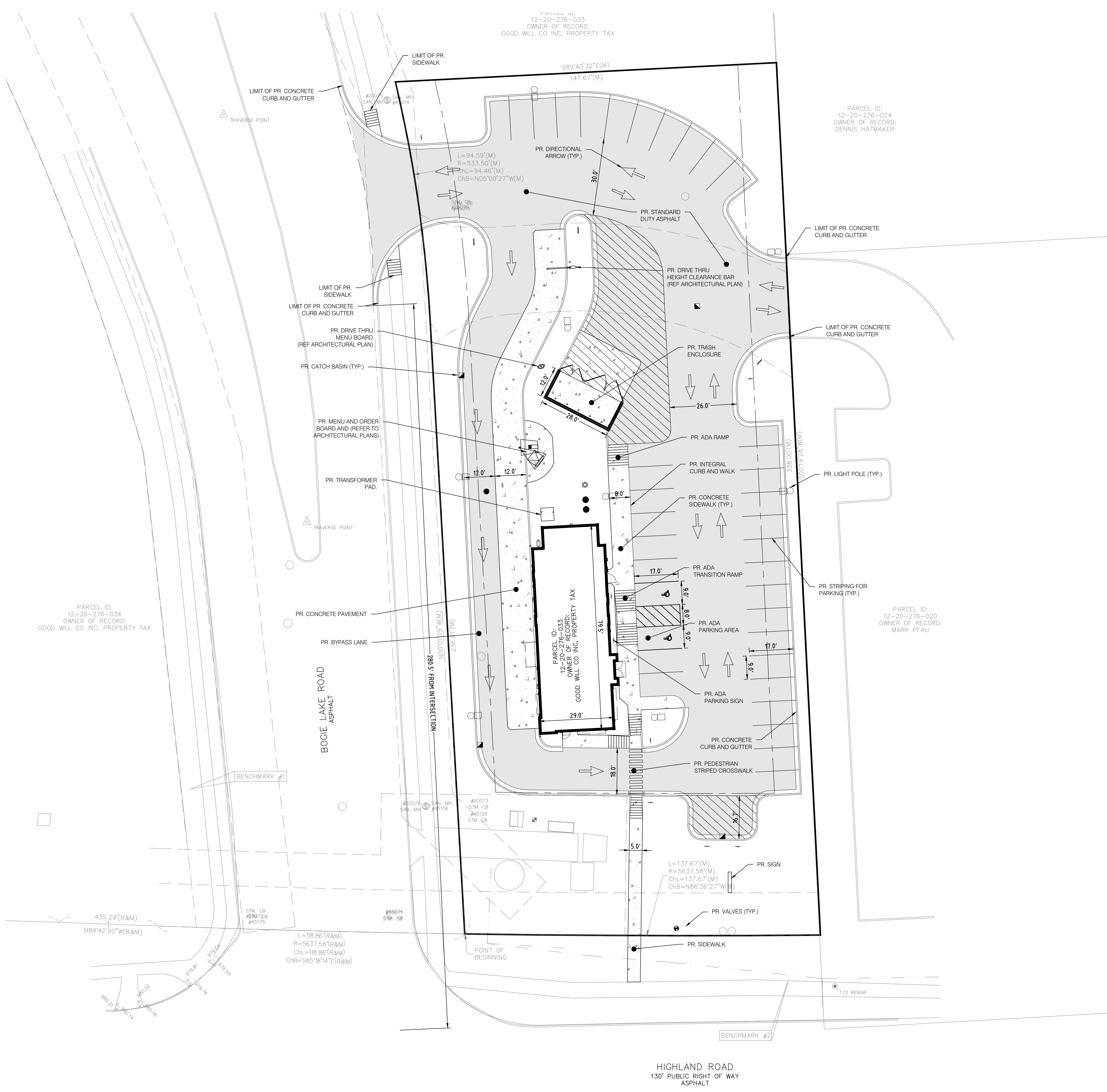
PROJECT NO.	SCALE
00-00000	1" = 20'

DATE	BY
09/29/2021	GAE

C3.0



SITE LAYOUT AND PAVING PLAN
SCALE: 1"= 20'



HIGHLAND ROAD
130' PUBLIC RIGHT OF WAY
ASPHALT

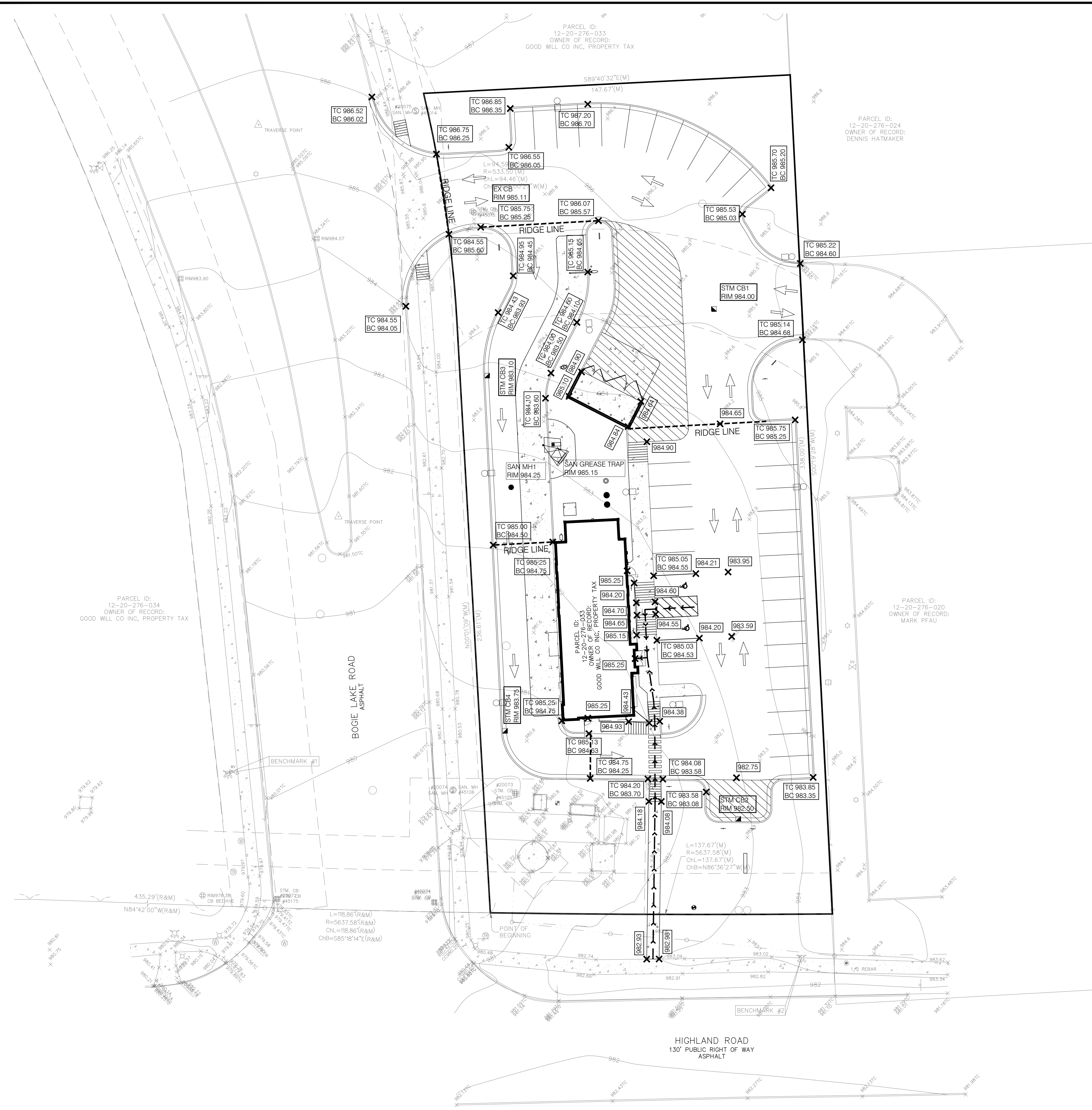
C3.0 Site Layout & Paving Plan.dwg

Bhavisha Modi 9/29/2021

NO.	DATE	REVISION	DESCRIPTION
1	09/29/2021	1	ENGINEERING SUBMISSION
2	08/12/2021	1	SPA SUBMISSION
3	09/29/2021	1	REVISED PER REVIEW COMMENTS

NO.	DATE	REVISION	DESCRIPTION
1	09/29/2021	1	ENGINEERING SUBMISSION
2	08/12/2021	1	SPA SUBMISSION
3	09/29/2021	1	REVISED PER REVIEW COMMENTS

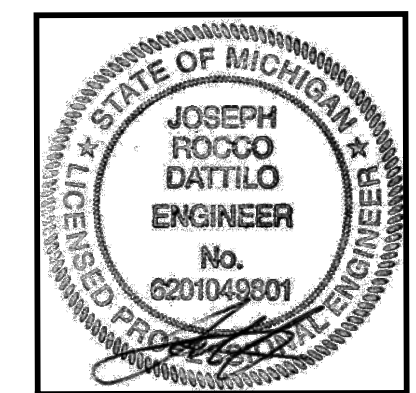
C4.0



GRADING LEGEND

- × 900.00 EXISTING GRADES
- × 100.00 PROPOSED GRADES
- PROPERTY LINE
- - - - PROPOSED RIDGE LINE

- GRADING NOTES**
1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF WHITE LAKE TOWNSHIP AND OAKLAND COUNTY.
 2. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
 3. ON-SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
 4. THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROOF ROLLED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEORIGIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
 5. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
 6. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR APPROVED MATERIAL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT (PER ASTM D-1557) UNLESS OTHERWISE SPECIFIED.
 7. BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
 8. ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
 9. FINAL PAVEMENT ELEVATIONS SHOULD BE SO DESIGNED TO PROVIDE POSITIVE SURFACE DRAINAGE. A MINIMUM SURFACE SLOPE OF 1.0 PERCENT IS RECOMMENDED.
 10. CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS COULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.
 11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WHITE LAKE TOWNSHIP AND SPECIFICATIONS.
 12. SPOT ELEVATIONS INDICATE TOP OF PAVEMENT UNLESS OTHERWISE INDICATED.
TC = TOP OF CURB
BC = BOTTOM OF CURB
 13. REFER TO LANDSCAPE PLAN FOR LANDSCAPE TREATMENT AND PLACEMENT.



811
Know what's below.
Call before you dig.

GRADING PLAN
SCALE: 1" = 20'

PARCEL ID:
12-20-276-034
OWNER OF RECORD:
GOOD WILL CO INC, PROPERTY TAX

PARCEL ID:
12-20-276-033
OWNER OF RECORD:
GOOD WILL CO INC, PROPERTY TAX

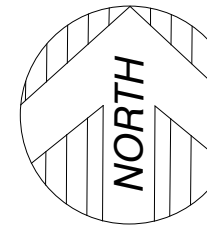
PARCEL ID:
12-20-276-024
OWNER OF RECORD:
DENNIS HATMAKER

PARCEL ID:
12-20-276-020
OWNER OF RECORD:
MARK PFAU

HIGHLAND ROAD
130' PUBLIC RIGHT OF WAY
ASPHALT

L=118.86'(R&M)
R=5637.58'(R&M)
CH=118.86'(R&M)
CHB=585'18"14"(R&M)

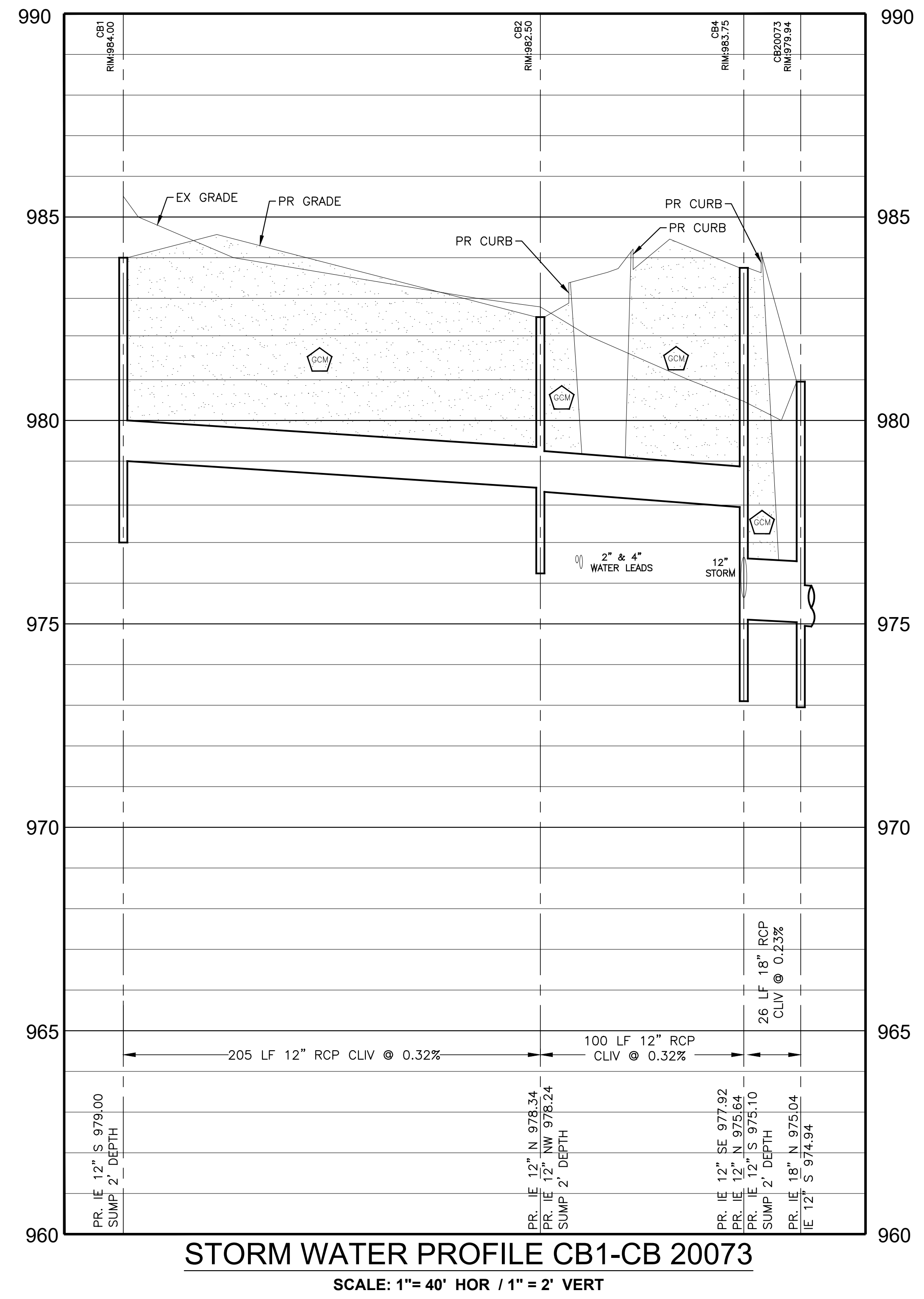
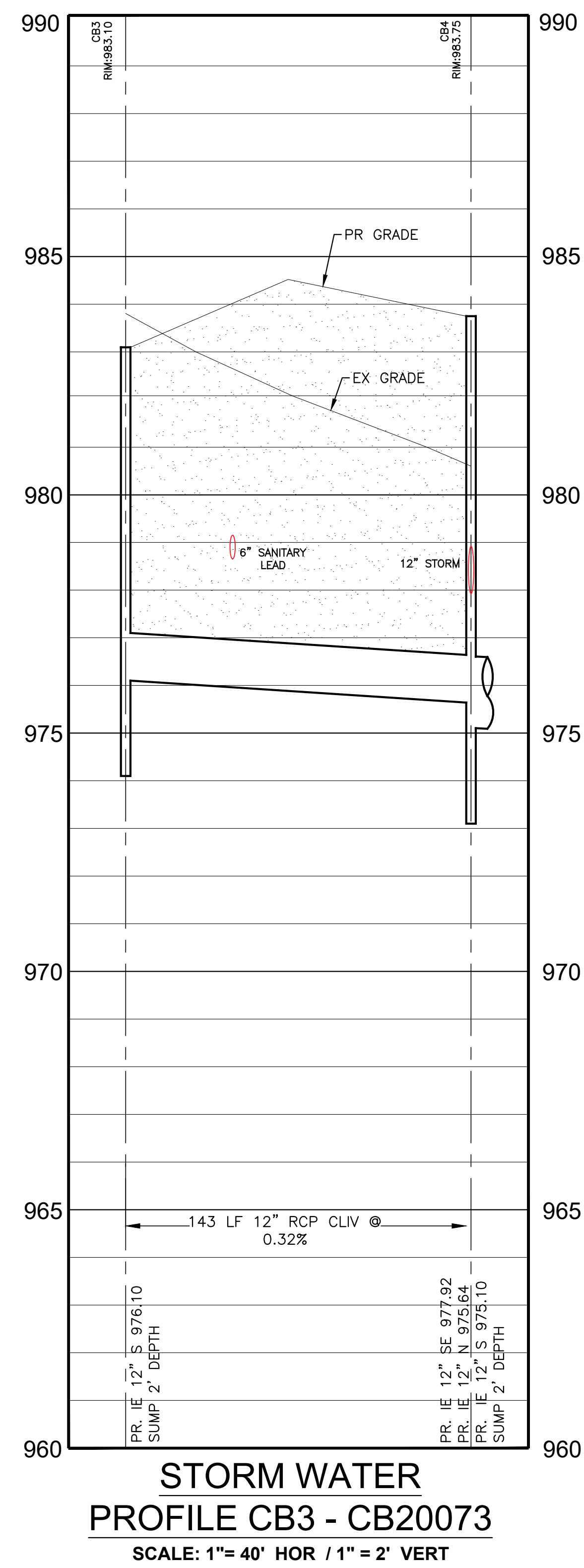
L=137.67'(M)
R=5637.58'(M)
CH=137.67'(M)
CHB=585'36"27"(M)

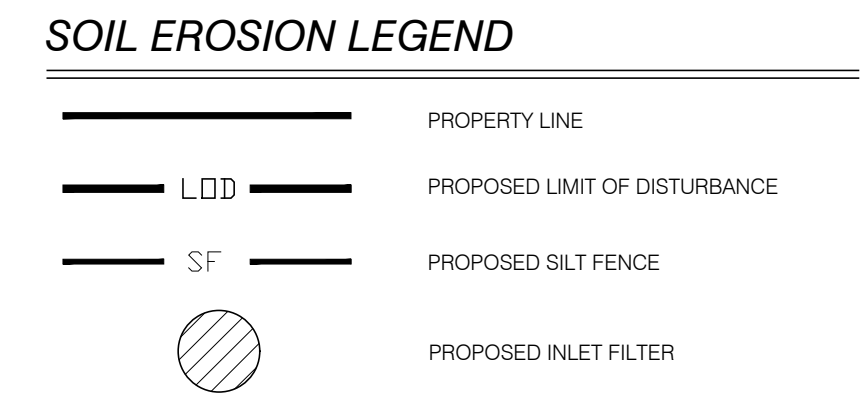
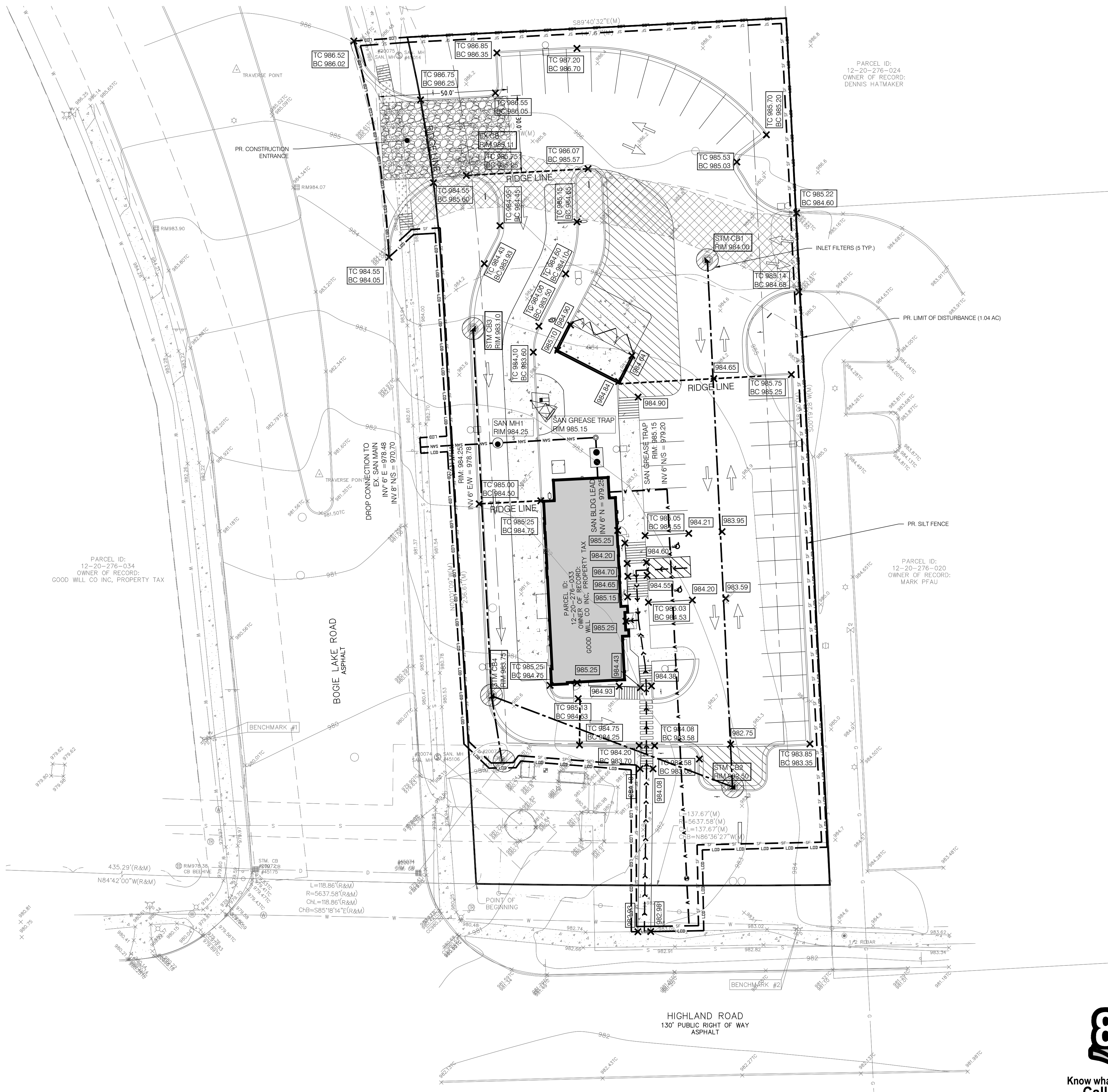


TOWNSHIP ROAD 97.757.2024 City Grading Plan

REVISION	DATE	BY	DESCRIPTION
3	09/29/2021	GAE	REVISED PER REVIEW COMMENTS
2	08/02/2021	GAE	ENGINEERING SUBMISSION
1	05/25/2020	GAE	SPA SUBMISSION

DRAWN BY:	GAE	09/29/2021
CHECKED BY:		
DATE:	SEPTEMBER 29, 2021	SCALE: 1" = 20'
PROJECT NO.:	18-00000	





SOIL EROSION & SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	AUG 2021	SEPT	OCT	NOV
TEMPORARY EROSION CONTROL MEASURES	█			
STRIP & STOCKPILE TOPSOIL / ROUGH GRADE		█		
STORM SEWER			█	
FOUNDATION / BLDG. CONSTRUCTION				█
SANITARY SEWER & WATER MAIN				█
INSTALL ALL OTHER UTILITIES				█
SITE CONSTRUCTION & PAVEMENT				█
PERMANENT EROSION CONTROL MEASURES				█
FINISH GRADING				█
LANDSCAPING				█

DISTURBED AREA = 1.04± ACRES

SOIL TYPE INFORMATION

MAP UNIT SYMBOL	MAP UNIT NAME
508	UDIPSAMENTS, UNDULATING

MAINTENANCE OF EROSION CONTROL DEVICES

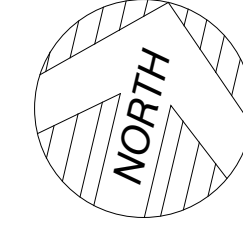
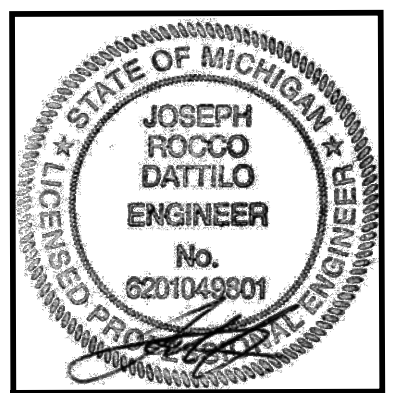
- FILTERS MUST BE CLEANED PERIODICALLY SO THEY DONT CLOGGED.
- FILTER FENCING WHICH SAGS, FALLS OVER OR IS NOT STAKED IN, SHOULD BE PROMPTLY REPAIRED OR REPLACED.
- SILT FENCES SHOULD BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED RAINFALLS.
- IF THE FENCE IS SAGGING OR THE SOIL HAS REACHED ONE HALF THE HEIGHT OF THE FABRIC, THE SOIL BEHIND THE FABRIC MUST BE REMOVED.
- MULCHED AREAS SHOULD BE CHECKED FOLLOWING EACH RAIN TO ENSURE THE MULCH IS STAYING IN PLACE. ADDITIONAL TACKING MATERIALS OR NETTING MAY NEED TO BE APPLIED TO HOLD THE MULCH IN PLACE.
- NEWLY SEEDED AREAS NEED TO BE INSPECTED FREQUENTLY FOR THE FIRST FEW MONTHS TO ENSURE THE GRASS IS GROWING. IF THE SEEDED AREA IS DAMAGED DUE TO RUNOFF, ADDITIONAL STORMWATER MEASURES MAY BE NEEDED.

PARCEL ID: 12-20-276-034
OWNER OF RECORD: GOOD WILL CO INC, PROPERTY TAX

PARCEL ID: 12-20-276-024
OWNER OF RECORD: DENNIS HATMAKER

PARCEL ID: 12-20-276-020
OWNER OF RECORD: MARK PFAU

PARCEL ID: 12-20-276-020
OWNER OF RECORD: GOOD WILL CO INC, PROPERTY TAX



SOIL EROSION & SEDIMENTATION CONTROL PLAN
SCALE: 1"= 20'

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SOIL EROSION AND SEDIMENTATION CONTROL PLAN
PREPARED FOR: GREAT LAKES TACO, LLC.
HIGHLAND (M-59) & BOGIE LAKE ROAD, WHITE LAKE TWP., MI, 48383

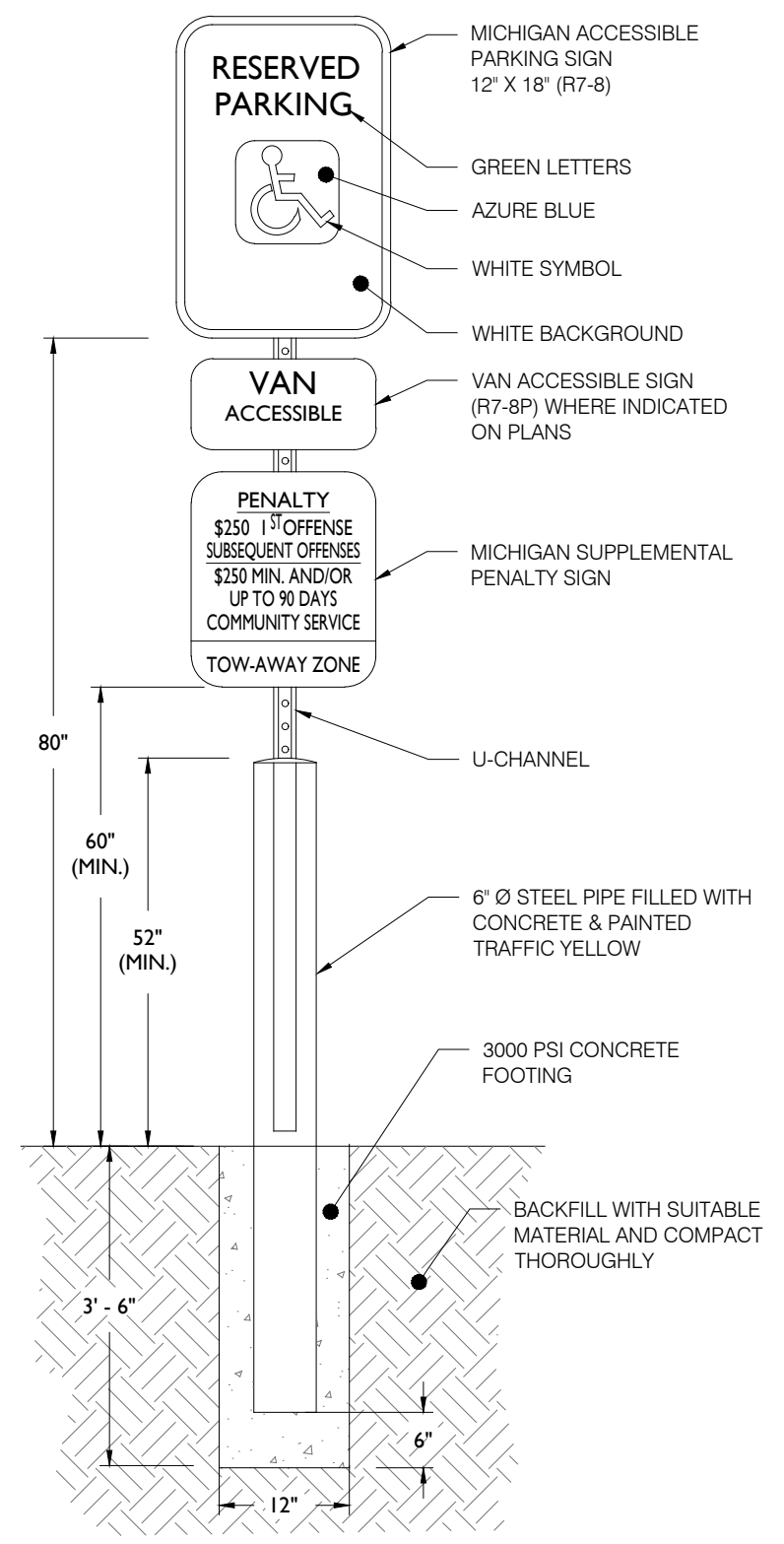
DATE	BY	REVISION	DESCRIPTION
09/29/2021	GAE	1	ENGINEERING SUBMISSION
08/02/2021	GAE	2	SPA SUBMISSION
08/29/2021	GAE	3	REVISED PER REVIEW COMMENTS

PROJECT NO: 00-00000
SCALE: 1" = 20'

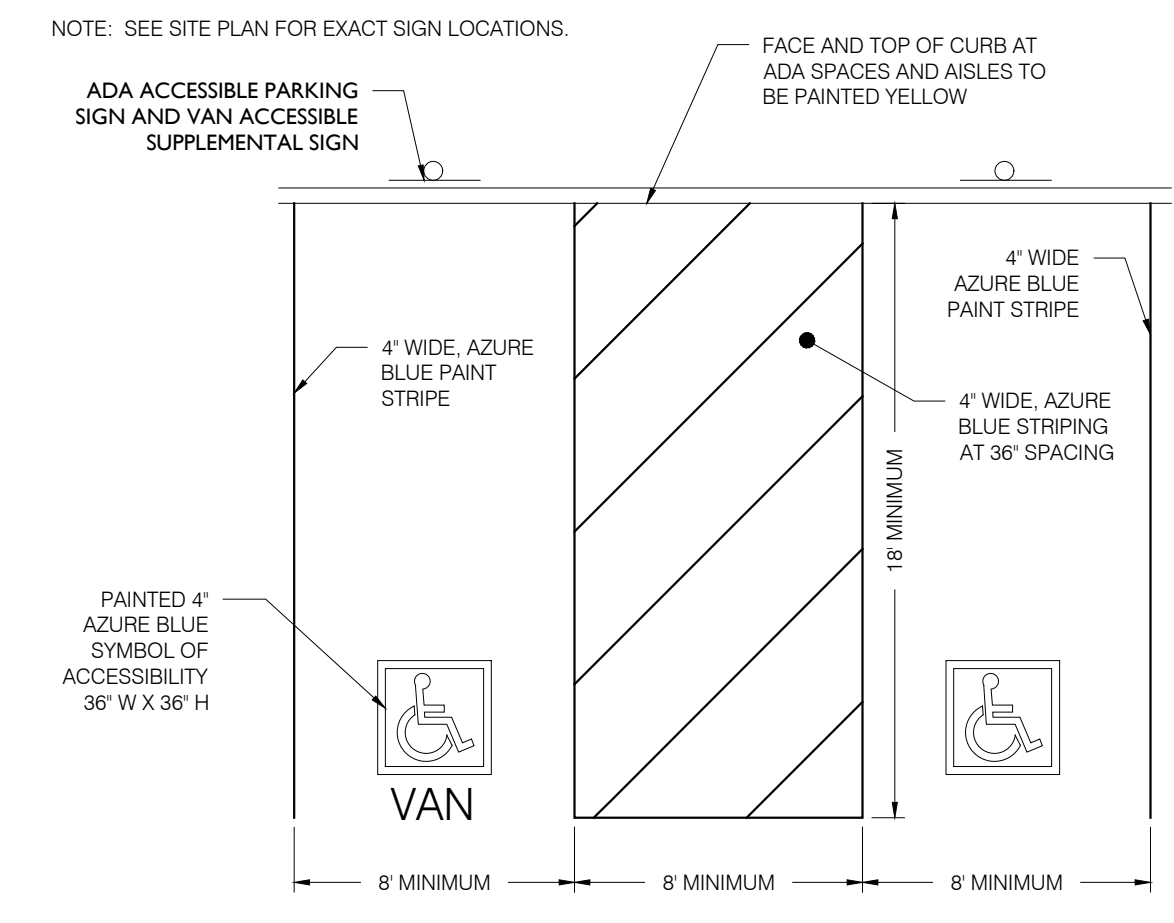
C7.0

C8.0 Detail Sheet.dwg

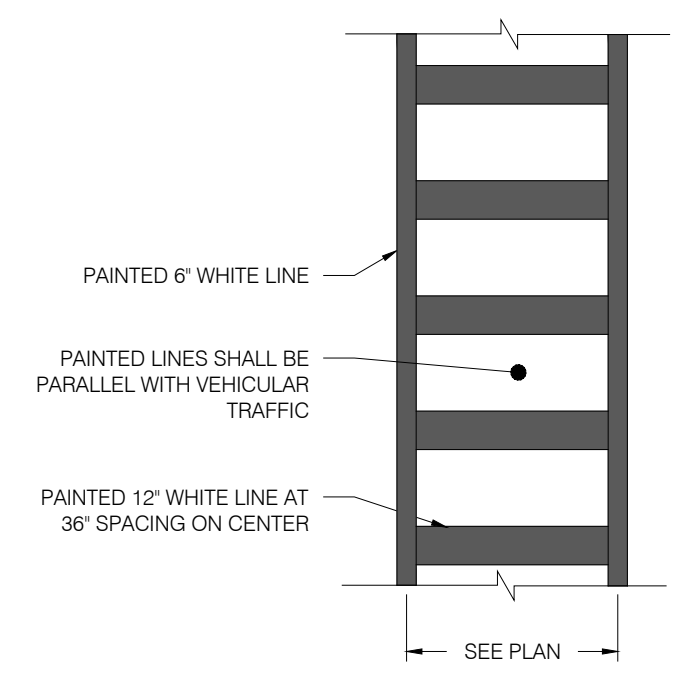
9/29/2021 Bhavisha Modi



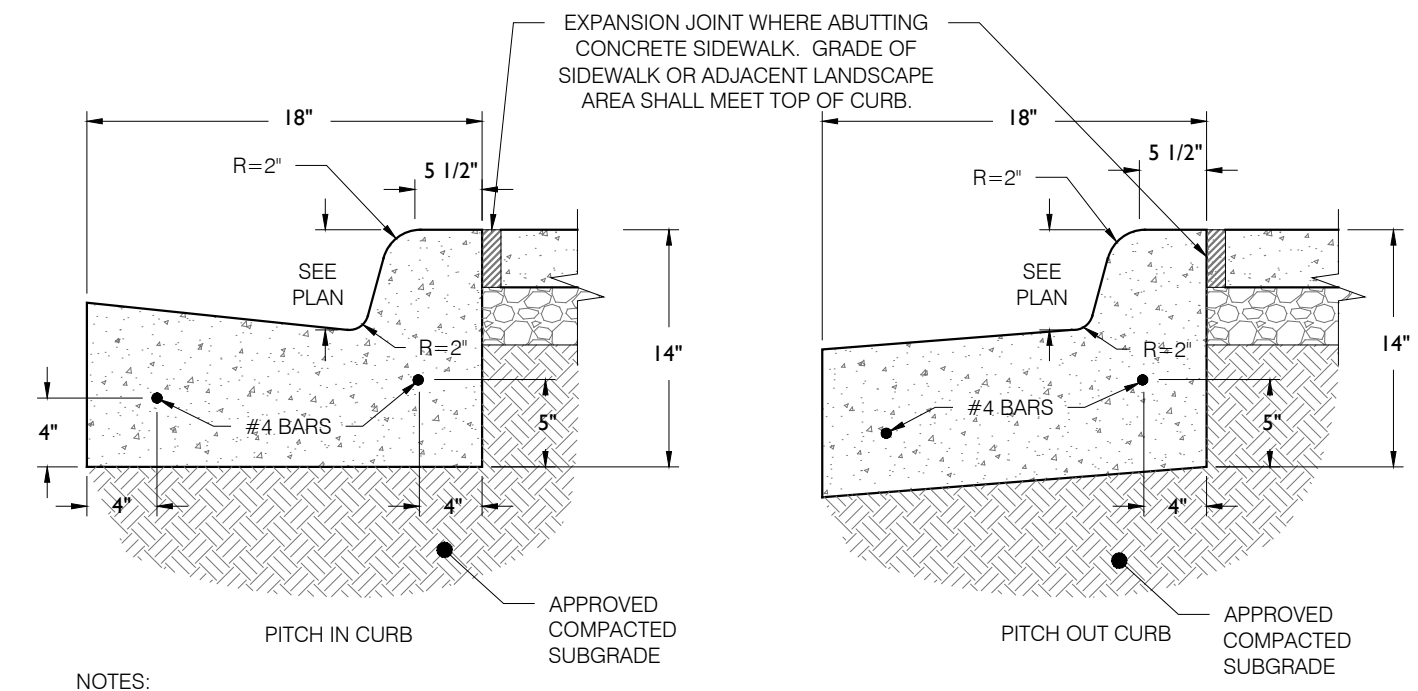
SIGN DETAILS



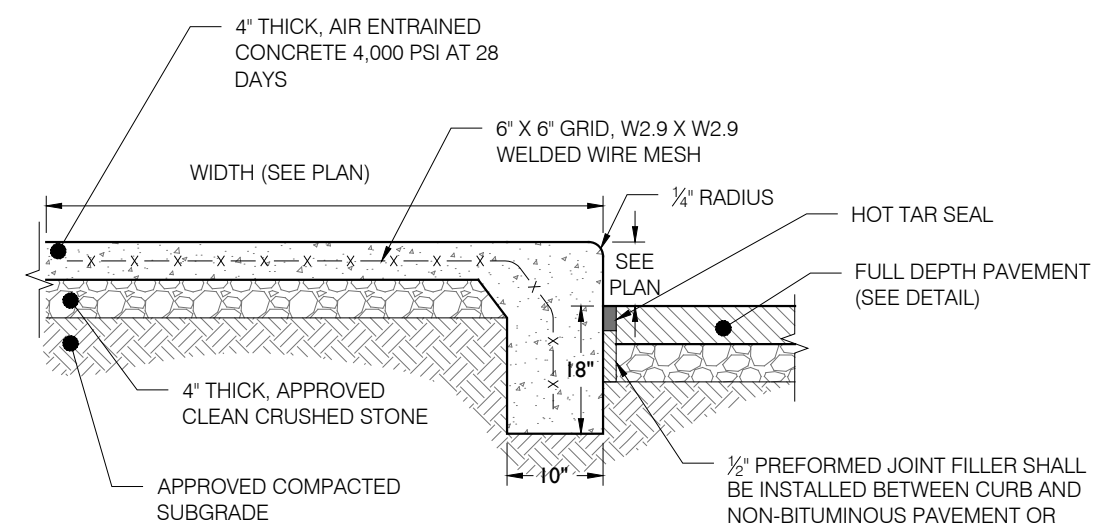
ACCESSIBLE PARKING STALL MARKINGS



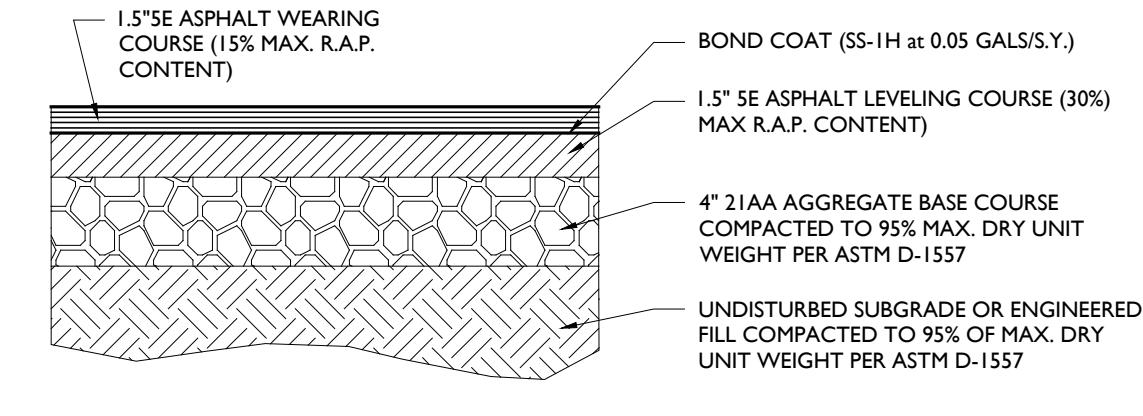
CROSSWALK DETAIL



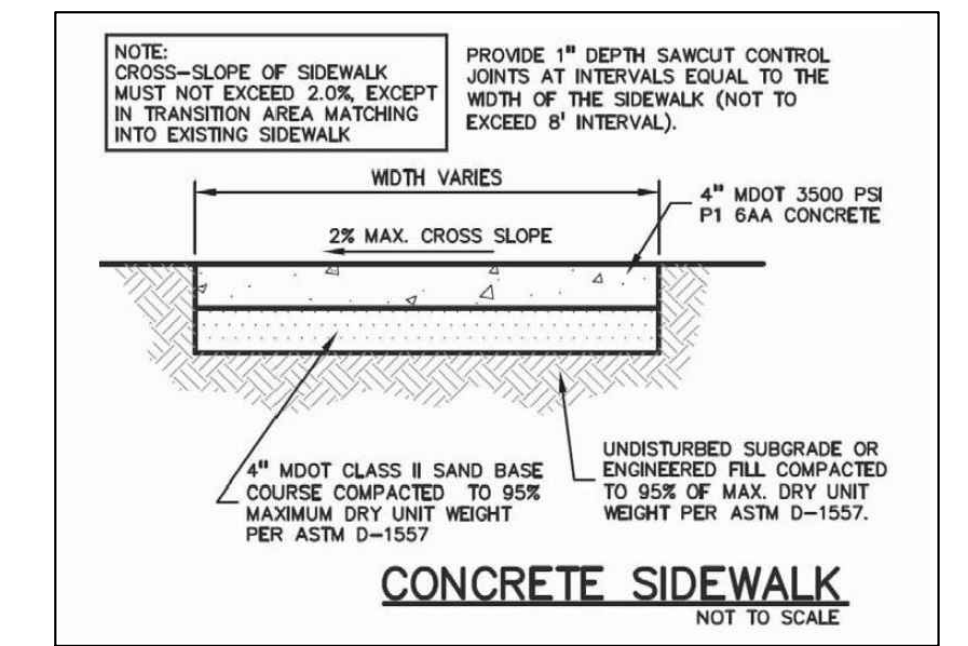
CONCRETE CURB AND GUTTER DETAIL



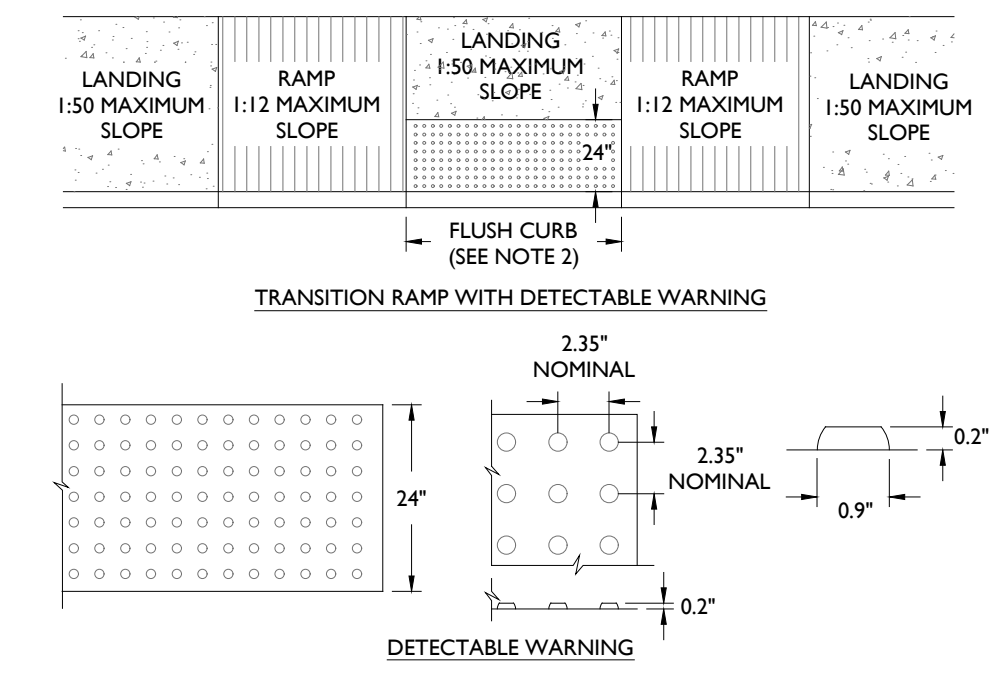
INTEGRAL CONCRETE CURB DETAIL



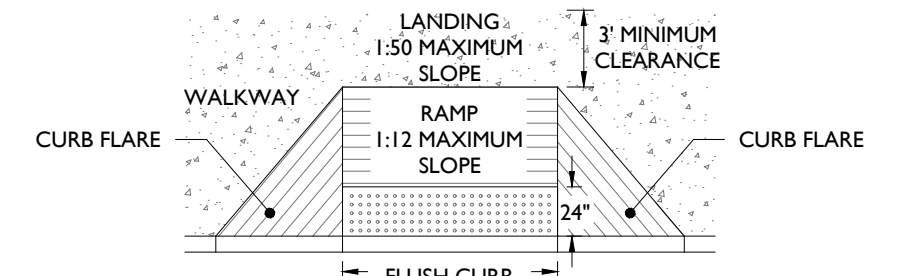
STANDARD DUTY ASPHALT APPROACH DETAIL



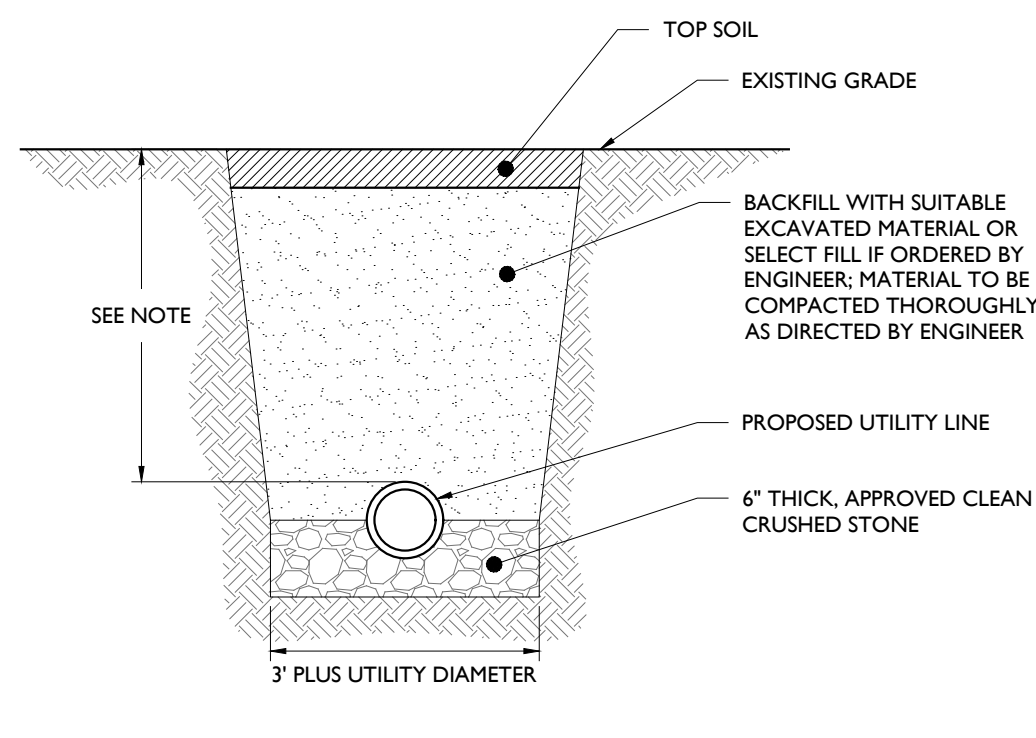
CONCRETE SIDEWALK



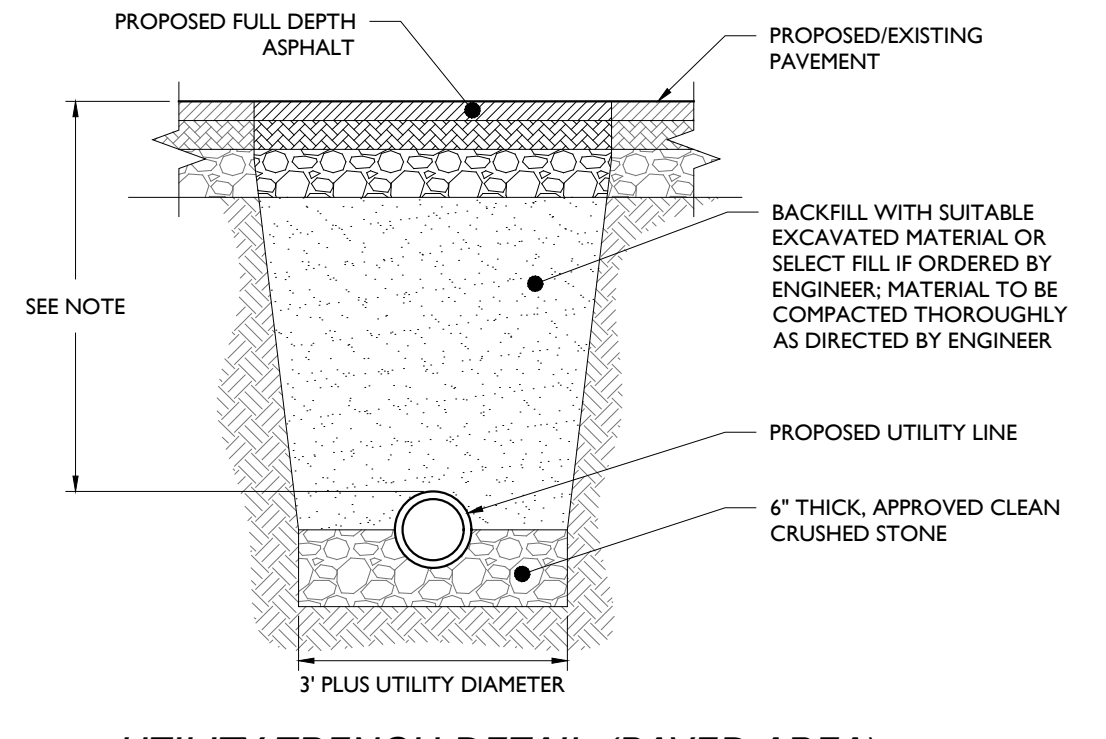
TRANSITION RAMP DETAIL



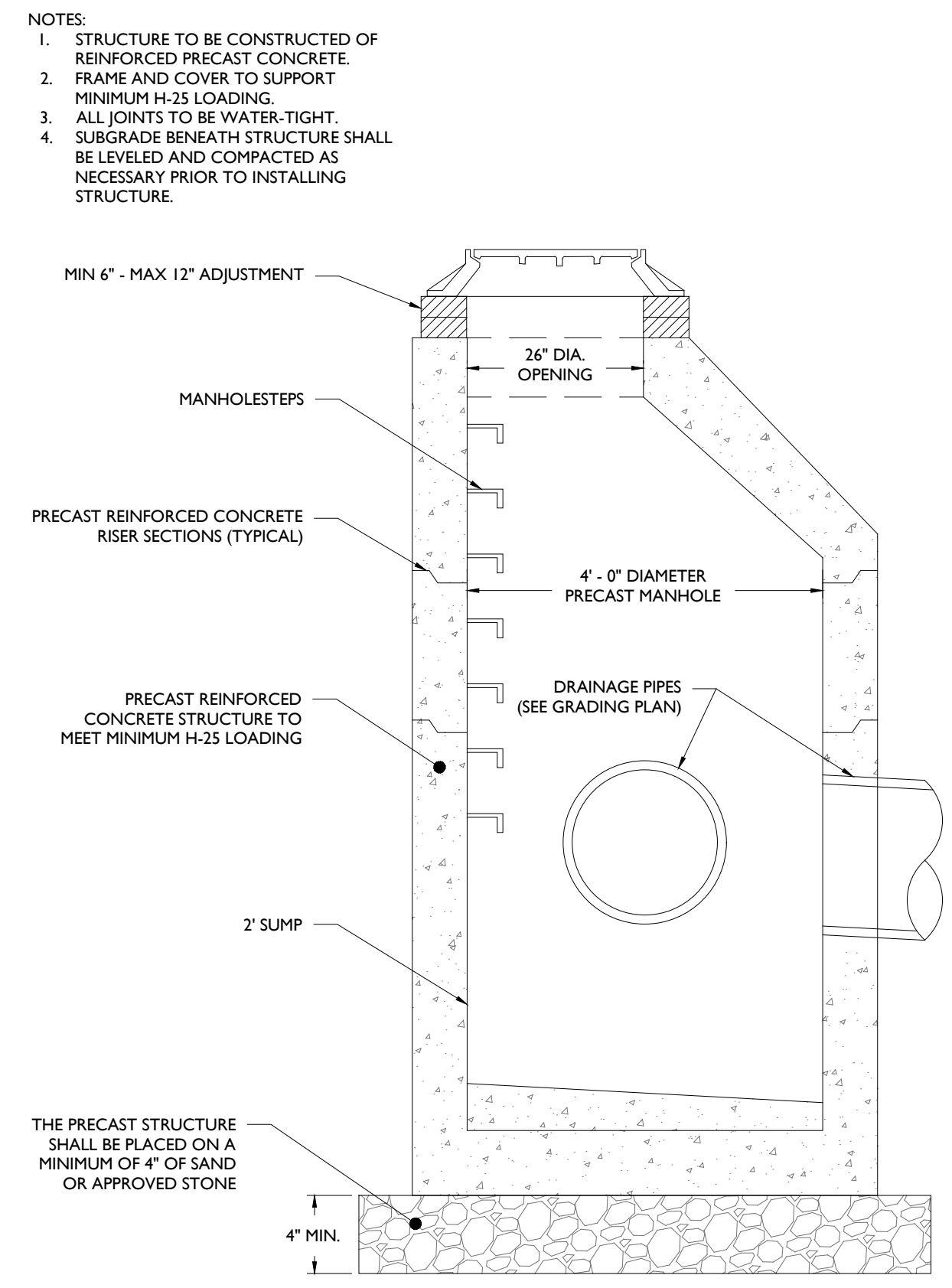
CURB RAMP DETAIL



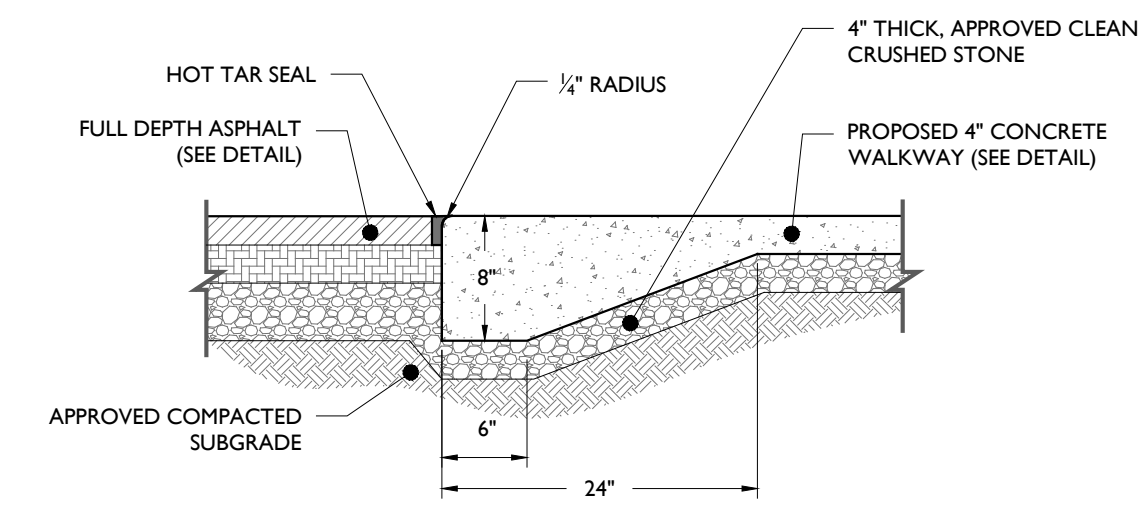
UTILITY TRENCH DETAIL (LANDSCAPED AREA)



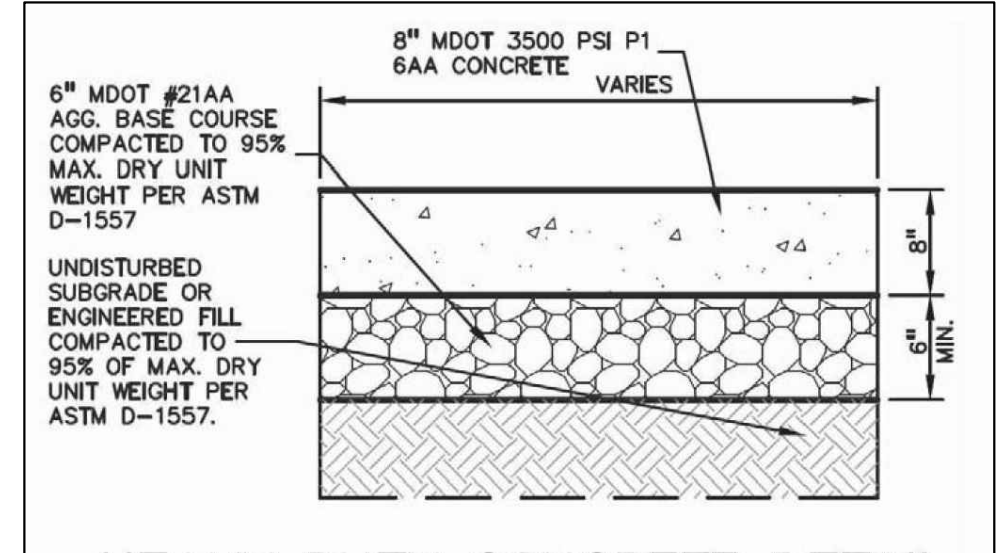
UTILITY TRENCH DETAIL (PAVED AREA)



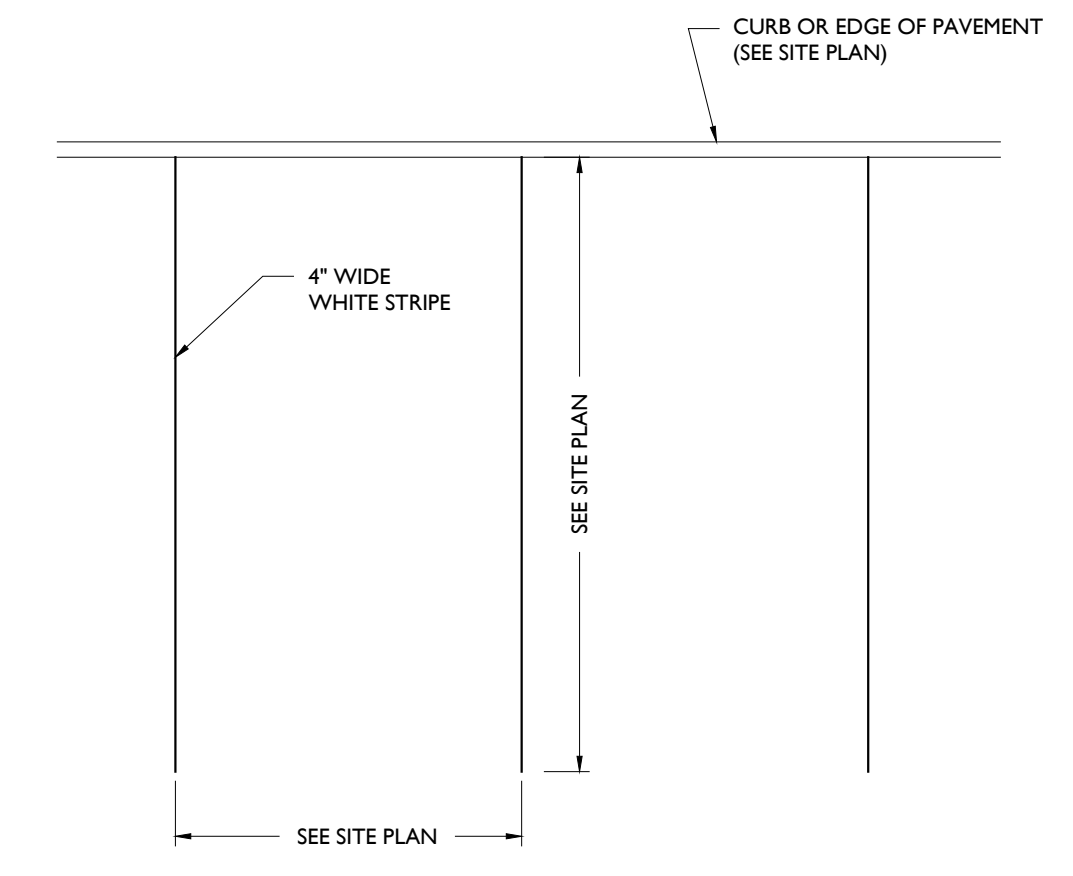
STORM CATCH BASIN DETAIL



CONCRETE WALKWAY TO ASPHALT TRANSITION DETAIL



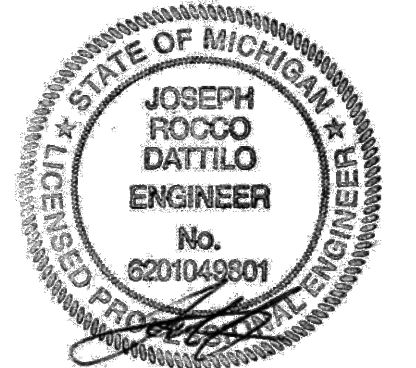
HEAVY DUTY CONCRETE DETAIL



PARKING STALL MARKINGS

WHITE LAKE TOWNSHIP 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 contact MISS DIG at 800-482-7171, 72 hours in advance of construction, for existing underground utility locations.
- In order to verify compliance with approved plans, full-time construction observation will generally be required during all phases of underground site construction including installation of sanitary sewer, storm sewers, drains, watermains 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.



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 Email: info@kemtecgroup.com
 www.kemtecgroup.com

DETAILS SHEET
 PREPARED FOR: GREAT LAKES TACO, LLC.
 HIGHLAND (M-59) & BOGIE LAKE ROAD, WHITE LAKE TWP., MI, 48383

DATE	REVISION	BY	DESCRIPTION
09/29/2021	3	GAE	REVISED PER REVIEW COMMENTS
08/02/2021	2	GAE	ENGINEERING SUBMISSION
08/02/2021	1	GAE	ISSUED FOR PERMIT

DRAWN BY: GAE 09/29/2021
 CHECKED BY: GAE 09/29/2021
 DATE: SEPTEMBER 29, 2021
 PROJECT NO: 00-00000
 SCALE: NOT TO SCALE
 SHEET NO: 169



Section 9, Item C.

170

Section 9, Item C.



171



Section 9, Item C.

172

Section 9, Item C.




173

WHITE LAKE TOWNSHIP

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: January 10, 2022

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O'Neil, Community Development Director 

SUBJECT: Preserve at Hidden Lake (Modification to Planned Development Agreement)

We recently became aware of an issue with the pond level at the Preserve at Hidden Lake residential development project. Because of the way the project setback requirements were approved, the rear yard setbacks on the waterfront lots were set at 40' and were based on the water level observed in 2017, when the project engineering began. Additionally, a "natural features" setback of 25' (which is generally measured from the edge of a wetland or body of water) is also required for all structures (i.e., homes and decks). Due to recent weather, and an influx in stormwater generation, the pond level has risen to the point where homes and attached decks on most waterfront lots cannot meet this setback requirement. It is agreed by staff and the Township Engineer that this increase in pond level was unforeseen and that a resolution was needed to address the impact that this change has had on the approved building envelopes. Mr. Patrick McWilliams, the project engineer, will give a brief presentation at your January meeting to further explain the situation as well as the proposed resolution. The Planning Commission received this presentation on January 6th and made a recommendation to the Board that this amendment be approved, and that the site plan exhibits be updated to reflect the proposed changes. It is anticipated, by both engineers, that this water level is at the "worst case" level and that it will recede over time.

Please find attached a letter from Mr. McWilliams, proposed plans showing lot layouts and building/deck envelopes around the pond, and the draft minutes from the January 6th Planning Commission meeting. Please contact me if you have any questions or require additional information.

Thank you.

January 10, 2022

Sean P. O'Neil, AICP
Community Development Director
White Lake Township
7525 Highland Rd.
White Lake, MI 48383

RE: Preserve at Hidden Lake Planned Unit Development
K.E. #2017.182

Sean:

Due to the very 'wet' year (2021) that we have recently experienced, there has been concern regarding the rise in the pond level. As you know, the original approved site plan layout showed lots to have a rear yard setback of 40' off of the original water level of 939.10 (11-11-2017), along with being at least 25' off of the wetland line. Of course, it is understood that as the water level (temporarily) rises, it also spreads out up the slopes resulting in less of a rear yard setback to the water's edge. This year the water level has gotten as high as 941.50 and then started decreasing. The 1' Freeboard Level is 942.30. With the pond water level this high some of the lots have significantly less than 40' to the water's edge, even as low as 25' +/-.

Thus, in an effort to clarify the required setbacks for the lake unit envelopes and the lake deck envelopes we have prepared a Hidden Lake Unit setback clarification plan set. We have set the minimum lake unit rear setback to 25' off of the 1' Freeboard Elevation line of 942.30. In addition, for Units 22-29 and 31-40 which have a rear unit setback of between 25' and 37' from the 1' Freeboard Elevation of 942.30, we will limit the deck width to 12' wide.

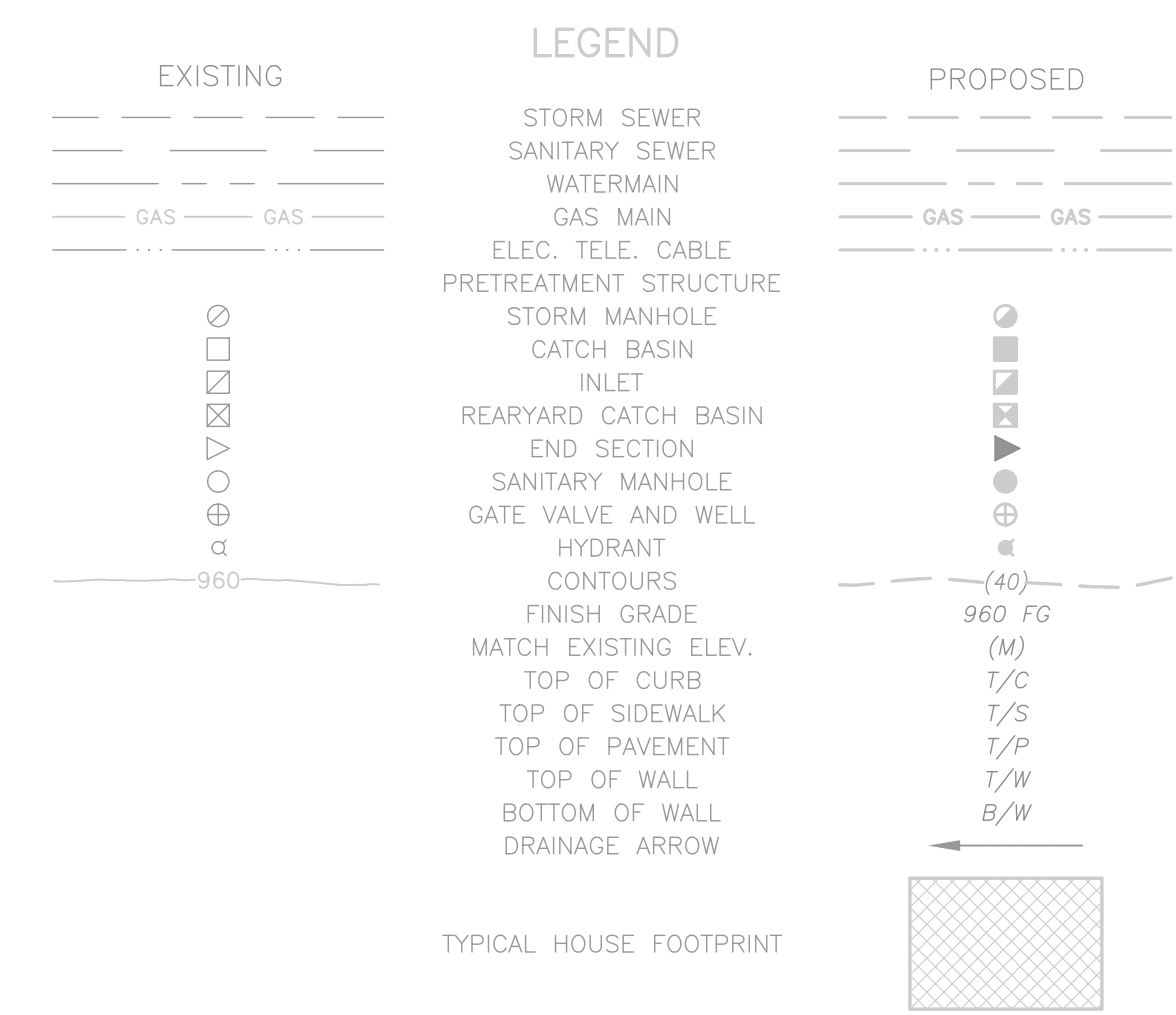
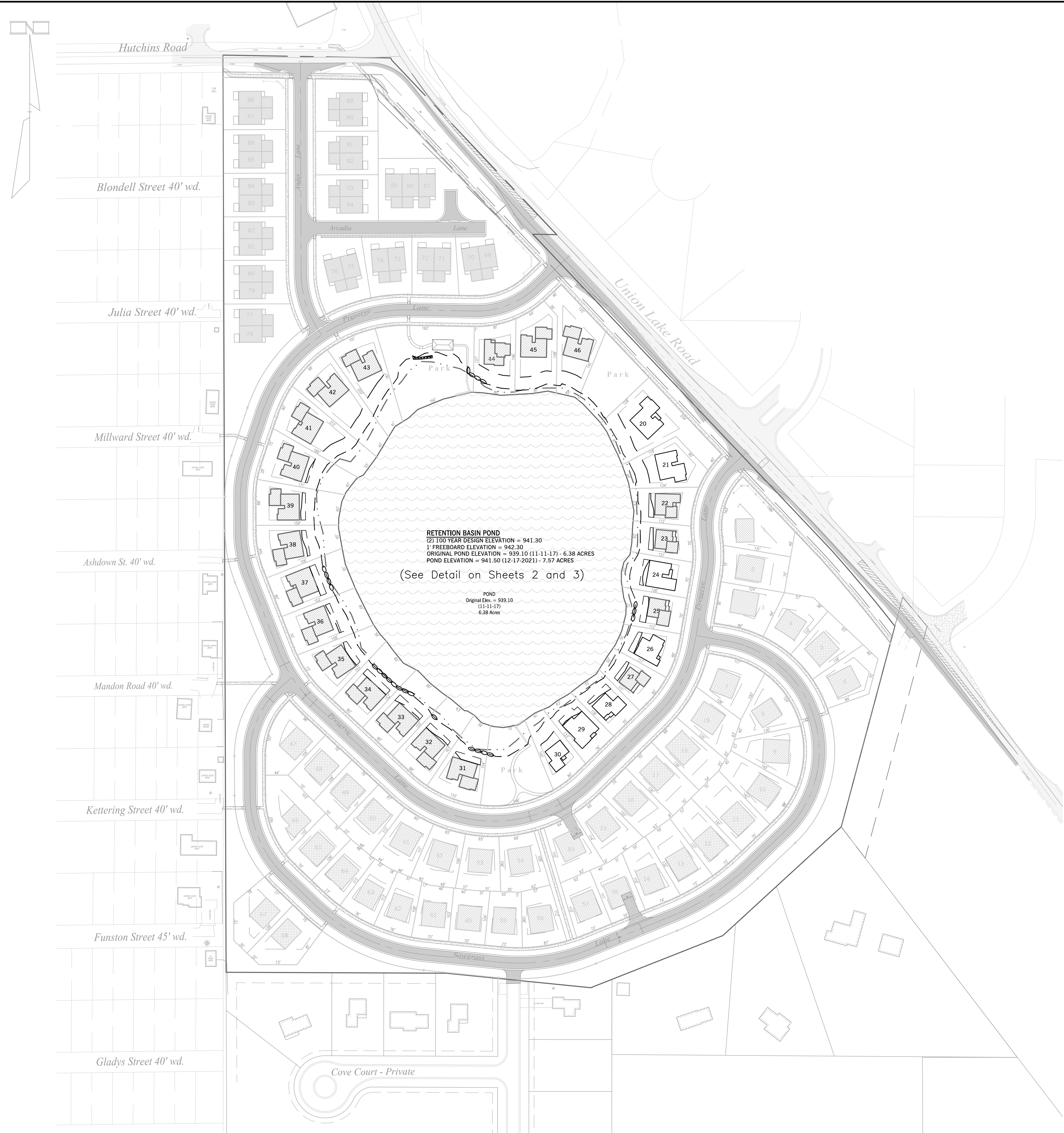
The balance of the lake units will have a rear setback of 25' for both the units and decks from the 1' Freeboard Elevation line of 942.30.

I hope this clears up the rear yard setback issue so that we are all in agreement.

Sincerely,



Patrick C. McWilliams, P.E, #31658
Professional Engineer



PD Zoning - Planned Development District

SETBACKS: (PER ORDINANCE)
FRONT - 40 FEET
REAR - 30/40 FEET (TO BE DETERMINED BY PLANNING COMMISSION)
SIDES - 25 FEET ONE SIDE
50 FEET TOTAL OF TWO SIDES

RESIDENTIAL:
TOTAL UNITS PROPOSED - 68
FRONT SETBACK - 25 FT
REAR SETBACKS:
POND UNITS MINIMUM - 25 FT (FROM 1' FREEBOARD ELEVATION OF 942.30 WITH POTENTIAL BOULDER WALLS CONSTRUCTED, AS REQUIRED OUTSIDE OF WETLANDS) - SEE PLAN FOR UNITS 20, 24, 26, 29, 31-35, 37 AND 44.
OFF POND LOTS - 30 FT
SIDE YARD SETBACKS - 10 FT (EACH SIDE)
ALL UNITS HAVE AT LEAST 70 FT OF FRONTAGE AT THE FRONT 25 FT SETBACK

DUPLEX UNITS:
TOTAL DUPLEX UNITS PROPOSED - 26
TOTAL TRI-PLEX UNITS PROPOSED - 1
FRONT SETBACK - 25 FT MIN. (TO SIDEWALK EXCEPT UNIT 78 = 21 FT TO R.O.W.)
REAR SETBACK - 30 FT (EXCEPT UNIT 89 = 25 FT)
SIDE YARD SETBACKS - 10 FT EA (TOTAL 20 FT)

OPEN SPACE - RESIDENTIAL UNITS
OPEN SPACE - 3.32 Ac.
POND AREA - 6.38 Ac.
OPEN SPACE - 9.70 Ac.

OPEN SPACE - DUPLEX UNITS
OPEN SPACE - 1.8 Ac. +/-
TOTAL OPEN SPACE - 11.5 ACRES +/-
TOTAL SITE AREA (NET) - 37.99 ACRES

OPEN SPACE RATIO = 30.0%

* **NOTE:**
FOR LAKE UNITS WITH ONLY 25' TO 37' SETBACK TO THE 1' FREEBOARD ELEVATION OF 942.30, THE PROPOSED DECK WIDTH IS LIMITED TO 12' WIDE - SEE PLAN FOR UNITS 22-29 AND 31-40.

NARRATIVE:
IN AN EFFORT TO CLARIFY THE REQUIRED SETBACKS FOR THE LAKE UNIT ENVELOPES AND THE LAKE DECK ENVELOPES WE HAVE PREPARED A HIDDEN LAKE UNIT SETBACK CLARIFICATION PLAN SET. WE HAVE SET THE MINIMUM LAKE UNIT REAR SETBACK TO 25' OFF OF THE 1' FREEBOARD ELEVATION LINE OF 942.30. IN ADDITION, FOR UNITS 22-29 AND 31-40 WHICH HAVE A REAR UNIT SETBACK OF BETWEEN 25' AND 37' FROM THE 1' FREEBOARD ELEVATION OF 942.30, WE WILL LIMIT THE DECK WIDTH TO 12' WIDE.

THE BALANCE OF THE LAKE UNITS WILL HAVE A REAR SETBACK OF 25'; FOR BOTH THE UNITS AND THE DECKS FROM THE 1' FREEBOARD ELEVATION LINE OF 942.30.

©/2017/182/Hidden Lake Unit Planning_Overl1_1/6/2022 11:39:57 AM

DATE	ISSUE

PROPRIETOR:
Preserve at Hidden Lake, LLC
8255 CASCADE AVENUE, SUITE 110
COMMERCE TOWNSHIP, MICHIGAN 48382
(248) 842-8613

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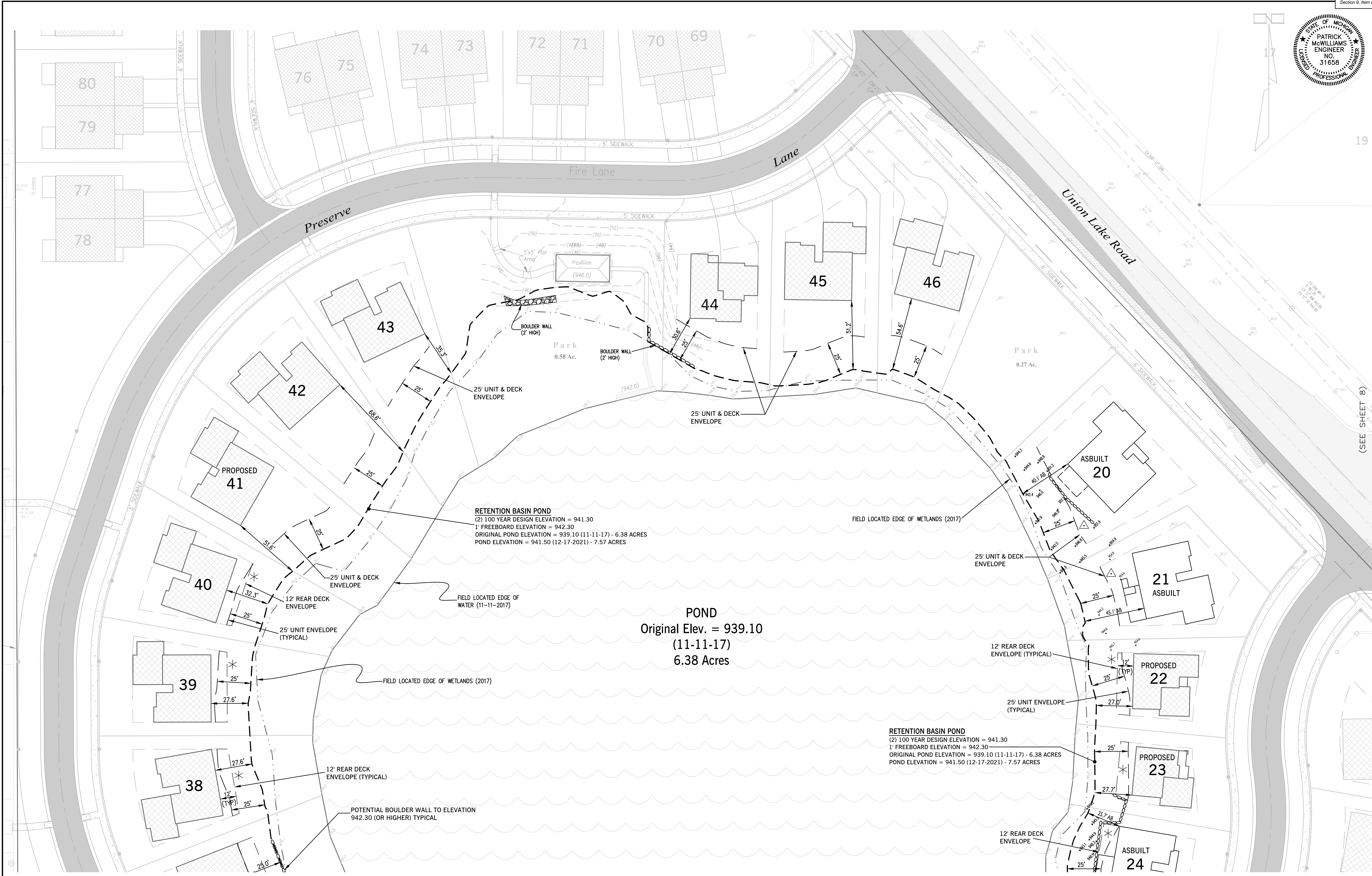
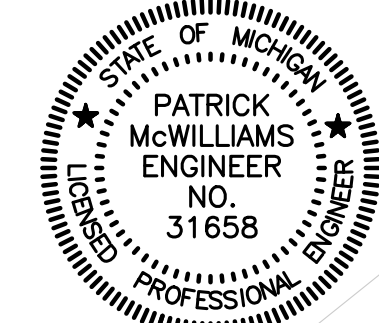
KIEFT ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS
5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346
PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE	1-6-2022	CKD. BY	DATE
DRAWN	GF		
DESIGN	PCM		
SECTION	36	T- 3 -N- R- 8 -E-	



Hidden Lake Unit Setback Clarification
"Preserve at Hidden Lake"
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE	1" = 100'
SHEET	1 OF 3
PROJECT	KE 2017.182



RETENTION BASIN POND
(2) 100 YEAR DESIGN ELEVATION = 941.30
1' FREEBOARD ELEVATION = 942.30
ORIGINAL POND ELEVATION = 939.10 (11-11-17) - 6.38 ACRES
POND ELEVATION = 941.50 (12-17-2021) - 7.57 ACRES

POND
Original Elev. = 939.10
(11-11-17)
6.38 Acres

RETENTION BASIN POND
(2) 100 YEAR DESIGN ELEVATION = 941.30
1' FREEBOARD ELEVATION = 942.30
ORIGINAL POND ELEVATION = 939.10 (11-11-17) - 6.38 ACRES
POND ELEVATION = 941.50 (12-17-2021) - 7.57 ACRES

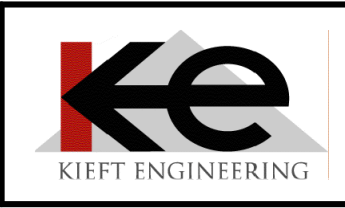
(SEE SHEET 3)

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DATE	ISSUE

PROPRIETOR:
Preserve at Hidden Lake, LLC
8255 CASCADE AVENUE, SUITE 110
COMMERCE TOWNSHIP, MICHIGAN 48382
(248) 842-8613

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DATE 1-6-2022	CKD. BY	DATE
DRAWN GF		
DESIGN PCM		
SECTION 36	T-3-N-R-8-E	



Hidden Lake Unit Setback Clarification - North
"Preserve at Hidden Lake"
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 30'
SHEET 2 OF 3
KE 2017.182

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
Township Annex, 7527 Highland Road
White Lake, MI 48383
January 6, 2021 @ 7:00 p.m.

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

ROLL CALL: Steve Anderson
Robert Seeley
Debbie Dehart
Joe Seward
Merrie Carlock
Scott Ruggles

Absent: Matt Slicker
Pete Meagher
Mark Fine

Also Present: Sean O'Neil, Community Development Director
Mike Leuffgen, DLZ (via Zoom)
John Jackson, Mckenna & Associates
Nick Spencer, WLT Building Official
Hannah Micallef, Recording Secretary

Visitors: 70+ members of the public present

Director O'Neil said Rhonda Grubb had resigned as she became an official employee of the White Lake Police Department. Mr. Robert Seeley was newly appointed to the Planning Commission. Mr. Seeley comes to the Planning Commission with many years of public services and works at Oakland County as the Chief of Emergency Management. He also welcomed the new recording secretary, Ms. Lisa Kane.

Commissioner Anderson thanked Ms. Grubb for her service.

Approval of Agenda

Director O'Neil asked to put on Preserve at Hidden Lake's Setback Clarification request under Other Business item b, and to shift item b. Election of officers and item c.

Commissioner Carlock moved to approve the agenda as amended to add Preserve at Hidden Lake's request to change their storm water agreement, and to move the election of officers and liaison assignments to items c and d respectively.

Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: 6 yes votes. (Anderson/yes, Seeley/yes, Dehart/yes, Seward/yes, Carlock/yes, Ruggles/yes)

Approval of Minutes

- a. December 2, 2021

Commissioner Ruggles moved to approve the minutes of December 2, 2021 as presented. Commissioner Seward supported and the MOTION CARRIED with a roll call vote: 6 yes votes.

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

Tony Sisco, 620 Hillwood, wanted to know why the rezoning request was not notified to the public. Commissioner Anderson said the notice was communicated to residents by publishing it in the Spinal Column, and on the website. Director O'Neil added there was notices also posted on the doors of Township Hall, as well as a sign posted on the subject property. Residents within 300' of the subject properties were mailed notices as well.

Lori Bender, 826 Beachway, asked when would she be able to address the public hearing items. Commissioner Anderson explained the call to public was for items that were not on the agenda, and there would be a chance to address the public hearing items when the public hearing opened to the public.

Public Hearing:

- a) River Caddis Development, LLC Rezoning Request
Property described as parcel numbers 12-21-426-005 and 12-28-226-001 located at the southwest corner of Highland Road and Elizabeth Lake Road, consisting of approximately 73.41 acres.
Request: **Applicant requests to rezone approximately 44.8 acres of the approximately 53.41-acre parcel 12-21-426-005, excluding the northeasterly 8.61 acres, and the approximately 20-acre parcel 12-28-226-001 from (AG) Agricultural to (RM-2) Multiple Family Residential or any other appropriate zoning district.**
Applicant: River Caddis Development, LLC
1038 Trowbridge Road
East Lansing, Michigan, 48823

Mr. John Jackson, McKenna & Associates reviewed the application on behalf on the Township. In terms of the process, there would be a public hearing regarding the proposed rezoning and then the Planning Commission would vote on a recommendation to the Township Board. There was no site plan for the subject property at the time.

The master plan designation for the subject property was planned community. Planned community includes a mix of residential types and units, with a density of no more than 10 units per acre. The request to rezone the property from AG to RM-2 was consistent with the master plan.

The subject site was currently undeveloped, with some wetlands, and flat and relatively suitable for development. The applicant's request to rezone to MR2 was compatible with the subject site.

The surrounding uses were existing residential to the west and south. The lake served as a natural buffer to the existing residential to the south, and there would be adequate buffering to the existing residential to the west.

The subject site would eventually be served by water and sewer. The adjacent road system was suitable to carry a high volume of traffic. There was not currently any other undeveloped area in the Township zoned RM-2 in the Township, therefore making the requested zoning district in demand. There would be no isolated parcels adjacent to the subject parcel, as to not create a "spot zoning."

Mr. Jackson's recommendation to the Planning Commission was to recommend that the Township approve the applicant's request to rezone the subject parcel from Agricultural to RM-2.

Director O'Neil said he was in occurrence with the recommendation and the findings of Mr. Jackson's review.

Commissioner Seeley asked Director O'Neil what the density was for the 4 Corners project. Director O'Neil said the 4 Corners project had about 25 units per acre. The density in RM-2 was a maximum of 10 units per acre.

Matthew Schwanitz, Giffels Webster, was present to speak on behalf of the applicant. Mr. Schwanitz said the request was to rezone 64.8 acres. He understood the residents' concerns and acknowledged the subject site was sensitive due to the wetlands and the surrounding neighborhoods. He said the project would be a collaborative effort between the Township and the residents. He said the rezoning was the beginning of the process to meet with the residents and hear their concerns and ideas. The future project on the subject site would be an anchor for the Civic Center development project. Buffering the future project from the existing neighbors would be important and done the right way. The lake was a huge asset for the existing neighbors, the future project, and the future civic center development. It was important to keep the lake safe. As of right now, he thought the requested zoning would work, but there would be future phases and the subject site may end up being zoned Planned Development. The morning and afternoon peaks in regards to vehicle trips were 300 per the traffic study that was submitted. He reiterated that the development of the site would be interactive between the developer and current residents.

Director O'Neil added that the parcel was riparian, and the Township would object to keyhole access, meaning there would be no dockage or marina at the subject site. The access to the lake would be passive, and there wouldn't be development on the water. There could possibly be a pathway network to reach the Library, Stanley Park, and future Civic Center development. There would be no access to Hillway.

Mr. Schwanitz said the wetland line abutted to the water's edge, and EGLE would not allow vertical development in the wetland area as it was protected. The wetland was an asset.

Commissioner Anderson opened the public hearing at 7:42 P.M.

Phil Abbott, 325 Hillwood, appreciated the comments and said they were insightful, he appreciated hearing the limiting of access to the lake. His main concern was excluding the wetland from the rezoning into RM-2.

Christopher Yalko, 7008 Biscayne, wanted to know when the original master plan was adopted, and how often the master plan was updated. He also wanted to know when the zoning standards for RM-2 adopted. He said there was concern with new residents being brought into an area that would share the current resident's natural resources such as the lake.

Grace Springer, 676 Elkinford, said the neighborhood surrounding the subject site was single family. She said 10 units per acre could bring a lot more people, and single-family dwellings should be considered for the subject site.

Eric Walley, 819 Elkinford, asked what the definition of adequate buffering would be.

Brian Lovejoy, 1005 Schuyler, said the lake was the community's common ground, and calling the lake a buffer was unrealistic. He took exception to parcel # 12-28-226-001 being rezoned to RM-2. He said there was no reason to rezone parcel # 12-28-226-001 to RM-2.

Nikki Poland, 8651 Newport, said she was concerned about overdevelopment in White Lake Township, especially over the clearing of woods and displacement of the animals. She felt the roads were not adequate for increased traffic from new developments. She was opposed to the rezoning request as presented.

Dennis Anderson, 7484 Oak Bay Drive, said he rejected the idea of there not being other places for multiple family housing in the Township. Brendel Lake was unique and different from any other lake in this area, and there was a floodplain in the subject site's wetlands, and that's why it had not been developed prior. He wanted to know why parcel 001 was being rezoned as RM-2.

Randy Wojtaszek, 1530 Oak Bay Drive, said he agreed with his neighbors and said he didn't know what passive access to the lake meant. He asked why the wetlands couldn't be excluded from the rezoning.

Kristen Elam, 515 Hillwood, asked if the developer could donate parcel 001 to Stanley Park.

Ann Lovejoy, 1005 Schuyler, said there was a pair of nesting bald eagles on the lake and they needed to be protected.

Candice Rice, 8015 Elkinford, asked what would be done if development was complete, what would be done if damage was sustained to surrounding resident's septic fields.

Ron Creek, 291 Hillwood, said he didn't want the master plan in regards to minimum acreage to be changed without resident involvement. Director O'Neil objected to the statement, and said the Township did not have any meetings that would amend the master plan without notifying residents per state law.

Lori Bender, 826 Beachway Ct, said she wanted to know if someone from the Planning Commission would be involved with contacting EGLE about the wetlands. She wanted to know if an environmental impact study would be done in the future that would include light pollution. She added that stormwater run off was also a big issue.

Mark Lambert, 921 Schuyler, said the Planning Commission should be looking at a more in-depth topography map and information to make their decision.

Jennifer Szelestey, 521 Hillwood, was concerned about noise pollution in addition to potential light pollution.

Rita Doring, 7210 Capri, was concerned about utilities and structural changes to the Township affecting her taxes. She was concerned how her crops were going to grow.

Howard Meyers, 7367 Biscayne, said he was trying to understand tonight's process.

Ed Hennesey, 434 Sunset, asked if the subject site would be potentially able to be rezoned again. He asked why the developer would consider the lake as an asset.

Dawn Pratt, 630 Elkinford, said the back of her house backed up to the woods and wanted to know what type buffering between her home and the future property would be, and how close the future project would be to her home.

Lee Panoushek, 7525 Biscayne, wanted to know if the Planning Commission would consider another zoning district that had less impact than RM-2.

Grace Springer, 676 Elkinford, asked if other areas were considered for the future development.

Brian Lovejoy, 1005 Schuyler, said under RM-2 zoning, condos were a viable construction option and future condo owners would have riparian rights.

Nikki Poland, 8651 Newport, said water recreation was on the rise, but there were other outdoor recreation options available.

Commissioner Anderson closed the public hearing at 8:29 P.M.

Mr. Jackson said RM-2 zoning offered a minimum physical separation buffer of 20', and a 6' berm with landscaping or denser landscaping like preserved woods would be allowed. Commissioner Anderson said the Planning Commission were strong advocates of "green buffering."

Director O'Neil said the Master Plan was last rewritten and updated in 2011, and the master plan is required to be looked at every 5 years. The document as it stands was relevant for today's standards. 2003 was when the RM-2 zoning was last updated.

If the future project went forward, the Township could prevent keyhole access to the future residents and they would not be full riparian owners. The Township would not approve dockage or a launch. An environmental impact statement would be required, in the ways of a community impact statement as a CIS was what the Township ordinance required. Future rezoning requests would be able to be considered in the future. The future project would be connected to municipal water and sewer. In regards to topography, it would be reviewed by the Township Engineer, but the applicant has not brought a plan forward yet. The applicant had not purchased the property, and wouldn't until the rezoning was official. After the rezoning was adopted, the applicant would undergo the traditional site plan process through the Township Planning Department and have to meet requirements through the Township.

Mr. Schwanitz said if parcel # 12-28-226-001 was left out of the rezoning, it would create a "spot zone" and that's illegal per state law. He reiterated there would be no vertical development within the wetland area. He believed the lake was an asset because of the dramatic glimpses of the woods through

the lake. There would be nothing done to drop the water level, and the surrounding water table will be tested and analyzed. Test borings would be done to test ground water as well as the soil. He would take the bald eagles into future assessments. There was a new set of standards for stormwater coming from EGLE that would encourage filtration and percolation for stormwater runoff. Commissioner Anderson added that all stormwater management would be managed and monitored by the DPS Department and DLZ.

Director O'Neil added that there was a demand for the community because there was water and sewer within the Township. as far as there being another parcel suitable for this future development, the only other parcel that the developer could have considered was already underway for a larger residential development.

Commissioner Ruggles stated that the residents of Brendel Lake are passionate, and he benefitted from their comments. He said this was only the first step, and once a site plan was submitted, there would be more room for resident engagement. He said the best way to go about this would be to plan the property wisely, and take all the comments into consideration.

Commissioner Dehart said she agreed with Commissioner Ruggles statement, and said she believed in responsible development. The future development needed the density to help the Civic Center district thrive. She considered all comments made during the public hearing.

Commissioner Carlock said EGLE would definitely protect the wetland, and keep an eye on it as well.

Commissioner Anderson said over his years on the Planning Commission, the projects he has seen undergo scrutiny and are held accountable by the Township. He encouraged the residents to communicate with the Planning Commission more often for their concerns to be heard.

Commissioner Seward MOVED to recommend the Township Board approval of River Caddis, LLC's request to rezone approximately 44.8 acres of the approximately 53.41-acre parcel 12-21-426-005, excluding the northeasterly 8.61 acres, and the approximately 20-acre parcel 12-28-226-001 from (AG) Agricultural to (RM-2) Multiple Family Residential.

Commissioner Seeley SUPPORTED the MOTION CARRIED with a roll call vote: 6 yes votes. (Anderson/yes, Seeley/yes, Dehart/yes, Seward/yes, Carlock/yes, Ruggles/yes)

b) Taco Bell

Property described as parcel number 12-20-276-036, located at the northeast corner of Highland Road (M-59) and Bogie Lake Road, consisting of approximately 1.07 acres, currently zoned (PB) Planned Business District.

Request: Public comment on the proposed preliminary site plan for the above Planned Business District zoned property, consisting of a 2,235 square foot drive thru restaurant.

Applicant: Great Lakes Taco, LLC
8487 Retreat Drive
Grand Blanc, Michigan, 48439

Mr. Jackson said the subject parcel was one of the remaining out lots from the Meijer development. He had minor comments: lot coverage information was not provided on the plans, and there were 9 stacking spaces at the entrance of the site provided on the plan. There

need to be clear delineation on how vehicles would queue up in the drive thru. The 5' landscape on the east side of the property needed to be expanded to 7', and a full landscape plan needed to be submitted. The sidewalks along Bogie Lake Road and Highland Road needed to have their widths identified on the plans. The average curbs on the site were high, and lighting on the building needed to be detailed more. A full lighting plan would also need to be submitted. The signage package needed to be pared down in order to come into compliance with the Township's signage standards. The dumpster enclosure needed to be increased in height. The 60' setback as shown on Bogie Lake Road was not in compliance, but only the drive thru faced Bogie Lake Road. He suggested the Planning Commission giving the applicant direction on facing the building to Highland Road and Bogie Lake Road. He also added that the outlet to the north would have to have a consistent streetscape as the Taco Bell, provided that the northern outlet was developed in the future. Window coverage on the walls would need to be submitted as well. The applicant proposed a 20' pylon sign, and that wasn't allowed per Township ordinance.

Commissioner Anderson asked if the signage the applicant was requesting differed from the signage at the Taco Bell that was on Union Lake Road and Cooley Lake Road.

Mr. Leuffgen was present and went over his most current review. He said because the subject site was an outlet, some engineering issues were already taken care of during the development of the Meijer project. The site would need to meet ADA requirements, and some of the existing sidewalk on Bogie Lake Road would need to be repaired. Firetruck access was demonstrated, but a turn around movement would be required. Water service was demonstrated based on a 1.5" water service lead. The site would be connected into the Township's sanitary sewer system, and there was an existing pump station in front of the site. The plans showed the required 1000 gallon grease interceptor. The site demonstrated engineering feasibility.

Director O'Neil said Meijer was wrapping up the division of the subject site, and that was the reason why there was a delay in bringing the project before the Planning Commission. Reciprocal access between the subject site and McDonald's would also have to be worked out before final approval. There would be a maintenance agreement that would be shared by McDonald's and Taco Bell.

Greg Lautzenheiser was present to speak on the case. He said a lot of the minor details that were discussed were not a problem and would be taken care of during the final site plan process. He said the subject site was difficult as far as configuration. He said he considered flipping the building as was suggested by the Planning Commission, but that would cause more problems. He said the owner owned the other Taco Bells in the Township, and the final building would look similar to the others. Hardie board was no longer available, but alternative fiber cement board would be used instead. The cement board would be a higher quality material.

Commissioner Anderson asked the applicant if there was opposition to the Township's signage requirements. Mr. Jackson asked if wall signs needed to be on all 4 sides of the building. There would be no signage on the back of the building, and there wasn't adversity towards having wall signage on only two sides.

Commissioner Anderson opened the public hearing at 10:15 P.M. Seeing none, he closed the public hearing at 10:17 P.M.

Commissioner Seward **MOVED** to recommend to the Township Board approval of the preliminary site plan for parcel number 12-20-276-036 located at the northeast corner of Highland Road (M-59) and Bogie Lake Road, consisting of approximately 1.07 acres, currently zoned (PB) Planned Business District, subject to all consultant comments and Planning Commissioner comments, especially in regards to construction materials and signage. Commissioner Dehart **SUPPORTED**, and the **MOTION CARRIED** with a roll call vote (6 yes votes):
(Seward/yes, Dehart/yes, Carlock/yes, Ruggles/yes, Anderson/yes, Seeley/yes).

Continuing Business

None.

New Business

None.

Liaison's Report:

Commissioner Carlock said the Land and Water Conversation fund grant for Stanley Park was awarded to the Township for engineering services for the initial development of Stanley Park.

Commissioner Dehart said the ZBA will be holding ongoing discussions regarding portions of the zoning ordinance, and the sign ordinance would be reviewed as well.

Commissioner Ruggles said the Township Board met in December, the 4 Corners retail out lot preliminary and final site plan were denied. The Township Board approved their preliminary engineering costs for the paving project along Pontiac Road from Margie Drive to Kingston Street.

Planning Consultant's Report

None.

Director's Report:

There will be a meeting on the 20th to hold public hearings for the ComfortCare on Union Lake and for the Oxbow Lake Private Launch Association. Both projects went forward with publishing before review comments came back and will be tabled at the meeting as their plans were recommended for revision from staff and consultants

Other Business:

a) 8300 Pontiac Lake Road conceptual discussion (no action to be taken)

Michael Zeer was present to speak regarding 8300 Pontiac Lake. The property caught his eye, and has met with staff and consultants on what type of development could be the best fit. The subject site was difficult to work with, but he felt what he was presenting would make the subject site functional while meeting the standards that the Pontiac Gateway district presented. He wanted to put 52 multi family units on the subject site, along with a few docks. There would be a common area beach that the residents would have access to.

Director O'Neil said that the property used to have a mobile home park on it, and was a little over 3.5 acres in size. Another group had come in a year ago with a mixed-use conceptual plan for the site, but it never got off the ground. Docks wouldn't be a problem as the lake was public.

Commissioner Seeley asked Mr. Zeer if the buildings were all intended to be multi family, or would the buildings have a mix of commercial and residential? Mr. Zeer said there was currently a lot of commercial vacancy, and it would take time to fill those buildings. Most interested tenants would want to be directly on M-59.

Commissioner Seeley said his concern with keeping the buildings all residential was that the proposed development would need to have a price point that would drive interest. Mr. Zeer said the units would be beautiful, and even though he might struggle to find a tenant for the one commercial piece, he could do it. He felt like his plan would be the best fit for the subject site. He would be putting a lot of money into the project, and would have to repair the current seawall, as well as putting in a new pump station.

Commissioner Carlock asked Director O'Neil if there was enough proposed parking. Director O'Neil said the plans had not been reviewed with the ordinance standards yet.

Commissioner Anderson asked Mr. Zeer if there was a ballpark for the rental rates. Mr. Zeer said the prices would be around \$1400.00.

Commissioner Dehart asked Mr. Zeer if there was a need for more apartment like products in White Lake. Mr. Zeer said yes.

Commissioner Seeley said he would like to see the whole peninsula redeveloped, but this proposal would be a good start.

Commissioner Seward said the surrounding area has a lot of convenience stores, and he didn't like the concept of rentals in that area. Mr. Zeer said it could be challenging doing homes or condos on the subject site due to the properties that surround it.

Director O'Neil said the Township Board should also provide conceptual feedback before the applicant began the site plan process.

b) Preserve at Hidden Lake Unit Setback Clarification

Director O'Neil said he, Building Official Spencer, Mr. Leuffgen, have met all week in regards to the lake levels rising. Building Official Spencer said he went out to inspect the new homes and noticed they were much closer to the water. The footprint hadn't changed, so engineering went out twice to double check and it was confirmed the water had risen. The grade was shallow, and the water had spread 12'. The notes on the site plan call out the structure's setback 40' from the water's edge and now it's only 25' from the water. As the ordinance currently reads, he wouldn't be able to approve the decks in that area of the development too. There is a proposal of allowing a 12' maximum deck of any home that has the current 25' setback.

Director O'Neil said instead of measuring 40' from the water's edge, the new setback would be 25' from the freeboard level.

Building Official Spencer said the setback was originally based on the water's elevation. He couldn't technically approve the builds based on the current set of plans because of the water that rose. There wouldn't be a risk of the homes flooding; the basement elevations are 6-7' higher than where the water sits, and the soils were great in the area.

Mr. Pat McWilliams, Kieft Engineering, said that the original approved site plan showed lots to have a rear yard setback of 40' off of the original water level of 939.10. Due to the high amount of rainfall last year, the highest the water level has gotten was 941.50. He suggested a modification to the minimum rear yard setback that would result in 25' off of the 1' freeboard

line. Decks would be at least 12', and in the closest scenario, the remainder of homes affected would have a rear setback of 25' from the 1' freeboard elevation line of 942.30.

Commissioner Anderson asked how many lots this would impact. Mr. Craig Piasecki, developer, said in the worst-case scenario, it would affect 16 lakefront homes.

Commissioner Seeley stated the site was never deforested before this, and the forest absorbed a lot of that water. There was nothing that could prove the water wouldn't rise another 2' next year. Mr. McWilliams said the water rose and drop, and there would have to be another 5-6 100-year storms to flood the home.

Commissioner Dehart asked if the homes were in a floodplain and would require a future homeowner to get flood insurance. Mr. Piasecki said no, and other new residents have not needed to purchase floodplain insurance.

Mr. Leuffgen said once the landscaping was installed, it would help with run off. He was not concerned about the basements flooding, there was plenty of elevation. The conditions of the site were very sandy and didn't help the pond levels as they rose. The free board elevation was a 1' pike over the high water level, used as a factor of safety. The water had not gotten than high, and was used as the worst case scenario.

Building Official Spencer suggested using some of the excess water to irrigate common areas. Mr. Piasecki said he wasn't opposed to the idea.

Commissioner Seeley MOVED to recommend the Township Board approval of the modifications to Preserve at Hidden Lake's development agreement to allow staff to make a minor change to the approved site plan and incorporate the exhibit "Preserve at Hidden Lake Unit Setback Clarification" dated January 6th, 2022. Commissioner Seward SUPPORTED and the MOTION CARRIED with a roll call vote: (6 yes votes):

(Seeley/yes, Seward/yes, Ruggles/yes, Anderson/yes, Dehart/yes, Carlock/yes)

c) Election of officers

Commissioner Ruggles nominated Steve Anderson to serve as Chairperson of the White Lake Township Planning Commission for the remainder of 2022. Commissioner Seeley SUPPORTED and the MOTION CARRIED with a voice vote: (6 yes votes)

Commissioner Anderson nominated Commissioner Seward to serve as Vice Chair of the White Lake Township Planning Commission for the remainder of 2022. Commissioner Carlock SUPPORTED and the MOTION CARRIED with a voice vote: (6 yes votes).

Commissioner Anderson nominated Commissioner Seeley to serve as Secretary of the White Lake Township Planning Commission for the remainder of 2022. Commissioner Seward SUPPORTED and the MOTION CARRIED with a voice vote: (6 yes votes).

d) Liaison assignments

Commissioner Anderson nominated Commissioner Dehart to serve as the Zoning Board of Appeals liaison the White Lake Township Planning Commission for the remainder of 2022. Commissioner Carlock SUPPORTED and the MOTION CARRIED with a voice vote: (6 yes votes).

Communications:

There would be meeting on January 20th.


Next Meeting Dates: January 20, 2021
February 3, 2021

Adjournment:

Commissioner moved to adjourn the meeting at 11:32 P.M. Commissioner supported and the MOTION CARRIED with a voice vote: 6 yes votes.

DRAFT

WHITE LAKE TOWNSHIP
COMMUNITY DEVELOPMENT DEPARTMENT

DATE: January 11, 2022
TO: Rik Kowall, Supervisor
Township Board of Trustees
FROM: Sean O'Neil, Community Development Director 
SUBJECT: Conceptual Plan Presentation, 8300 Pontiac Lake Road

We recently received a request, from Mr. Michael Zeer, for an opportunity to share a conceptual plan, with both the Planning Commission and Township Board, on the property located at 8300 Pontiac Lake Road. Mr. Zeer appeared before the Planning Commission to present this plan on January 6th and to receive their input. What he is now seeking from the Board is your initial feedback on his plan as well. No action is being requested.

Please find attached a letter from Mr. Zeer, his concept plans, an aerial shot of the property in question (from Oakland County Gateway), and the draft minutes from the January 6th Planning Commission meeting. Please contact me if you have any questions.

Thank you.

ZeerCO Management Corporation

**30201 Orchard Lake Road, Suite 250
Farmington Hills, MI 48334
Phone (248) 702-0113 ~ Fax (248) 702-0117
Email: mikezeer@aol.com**

December 21, 2021

RE: 8300 Pontiac Lake Proposed Development

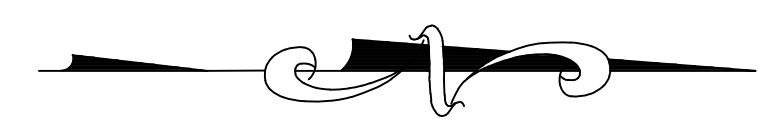
Dear Township of White Lake ,

ZeerCO is excited about the opportunity to develop the above referenced property in the Township of White Lake. We are proposing a 52 unit apartment project along with a commercial component on the site. We are hoping to fulfill as many of the requirements that are listed in your ordinance for this property. Attached you will find a preliminary site plan rendering that we have reviewed a few times with Sean Oneil and others from the Township. We feel that this site plan covers a majority of the said requirements and will be a beautiful fit for your Township. Please add us to the next Township Planning Board hearing to present and discuss in further detail our proposed site plan. You may contact me at any time should you have any questions or comments.

Truly Yours,



Michael Zeer, President
ZeerCO Management Corporation
Cell: (248) 892-3444



BUILDING SETBACK SCHEDULE:
PONTIAC LAKE SETBACK:
 3 STORIES OR LESS: 30 FEET
 EACH STORY OVER 3: ADDITIONAL 5 FEET
 EACH 100 FEET OF BLDG LENGTH: ADDITIONAL 5 FEET

MINIMUM SEPARATION BETWEEN BUILDINGS 20 FEET PLUS 2 FEET FOR EACH 10 FEET EXCEEDING 40 FEET

BUILDING 1:
 PONTIAC LAKE SETBACK: 1-STORY, 30 FEET PLUS
 EACH 100 FEET OF BLDG LENGTH: 60' / 100' * 5' = 3' 30' + 3' = 33', PROVIDED 33.00' TO EX. TOP OF BANK

BUILDINGS 1 & 2:
 SIDE TO SIDE SEPARATION:
 BUILDING 1 50' END
 50' - 40' PER ORDINANCE = 10' / 10' = 1 * 2' = 2'
 BUILDING 2 40' END, 0'
 20' + 2' + 0' = 22', PROVIDED 22'

BUILDING 2:
 PONTIAC LAKE SETBACK: 2-STORY, 30 FEET PLUS
 EACH 100 FEET OF BLDG LENGTH: 125' / 100' * 5' = 6.25' 30' + 6.25' = 36.25', PROVIDED 36.00' TO EX. TOP OF BANK

BUILDING 2 & 3:
 SIDE TO SIDE SEPARATION: EACH 40' END, 20' SEPARATION

BUILDING 3:
 PONTIAC LAKE SETBACK: 2-STORY, 30 FEET PLUS
 WIDTH:
 EACH 100 FEET OF BLDG LENGTH: 125' / 100' * 5' = 6.25' 30' + 6.25' = 36.25', PROVIDED 36.25' TO EX. SEAWALL
 END:
 EACH 100 FEET OF BLDG LENGTH: 40' / 100' * 5' = 2' 30' + 2' = 32', PROVIDED 39.50' TO EX. SEAWALL

BUILDINGS 3 & 4, FRONT TO FRONT SEPARATION:
 BUILDING 3 125' LONG
 125' - 40' PER ORDINANCE = 85' / 10' * 2' = 17'
 BUILDING 4 100' LONG
 100' - 40' PER ORDINANCE = 60' / 10' * 2' = 12' 20' + 17' + 12' = 49', PROVIDED 76.97'

BUILDING 4:
 PONTIAC LAKE SETBACK: 3-STORY, 30 FEET PLUS
 END:
 EACH 100 FEET OF BLDG LENGTH: 40' / 100' * 5' = 2' 30' + 2' = 32', PROVIDED 65.96' TO EX. TOP OF BANK

BUILDINGS 4 & 5:
 SIDE TO SIDE SEPARATION: EACH 40' END, 20' SEPARATION

BUILDINGS 5 & 6:
 SIDE TO SIDE SEPARATION: EACH 40' END, 20' SEPARATION

LEGAL DESCRIPTION - SIDWELL NO. 12-13-451-011:
 (PER TITLE POLICY NO. F-253329-0 LT)
 A PARCEL OF LAND BEING PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, T.3N., R.8E., WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT DISTANT EAST, 1332.48 FEET AND NORTH 696.34 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 13, T.3N., R.8E., THENCE NORTH 56 DEGREES 12 MINUTES 00 SECONDS WEST ALONG THE CENTER OF PONTIAC LAKE ROAD, 509.45 FEET; THENCE NORTH 100.12 FEET TO THE SHORE OF PONTIAC LAKE; THENCE EASTERLY, NORTHERLY AND EASTERLY ALONG THE SHORELINE OF SAID PONTIAC LAKE, 920 FEET MORE OR LESS TO THE NORTH AND SOUTH 1/8 LINE; THENCE SOUTH ALONG SAID 1/8 LINE, 606.10 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

* LEGAL DESCRIPTION PROVIDED BY "DAVID P. SMITH & ASSOCIATES" SURVEY DATED: 3/11/08; NO BOUNDARY SURVEY HAS BEEN REQUESTED OR PERFORMED BY LEHNER ASSOCIATES.

NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES.

NOTE: ALL WATERMANS, SANITARY SEWERS, AND LEADS AND STORM SEWERS UNDER PROPOSED OR EXISTING PAVEMENT OR WITHIN INFLUENCE OF PAVEMENT (EXTENDING 3' BEYOND EDGE OF PAVEMENT THEN TAPERING TO ORIGINAL GROUND AT 1:1 SLOPE) SHALL BE SAND BACKFILLED AND COMPACTED TO 95% OPTIMUM (PROCTOR) DENSITY. ALL UTILITY CROSSINGS SHALL BE SAND BACKFILLED. SAND BACKFILLING IS INCIDENTAL TO UNIT PRICES.

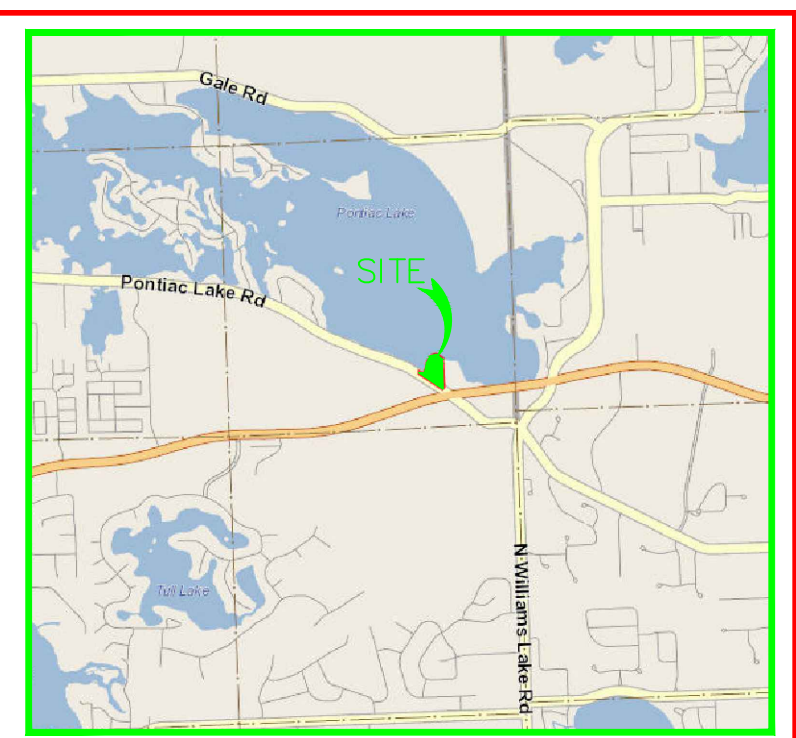


SOUTH 1/4 COR. SECTION 13, T.3N., R.8E., WHITE LAKE TWP., OAKLAND CO., MI (L-07)

SOUTHEAST COR. SECTION 13, T.3N., R.8E., WHITE LAKE TWP., OAKLAND CO., MI (M-07)

BENCHMARKS:
 SITE BENCHMARK NO. 1
 ARROW ON HYDRANT LOCATED NORTH SIDE OF PONTIAC LAKE ROAD ELEVATION=969.06 (NAV88)

SITE BENCHMARK NO. 2
 ARROW ON HYDRANT LOCATED NORTH SIDE OF PONTIAC LAKE ROAD ELEVATION=968.85 (NAV88)



VICINITY MAP

LEGEND

- OVERHEAD UTILITY LINES
- EXISTING BENCH
- EXISTING FENCE
- EXISTING SANITARY MANHOLE OR CLEANOUT
- EXISTING STORM SQ. CATCH BASIN
- EXISTING STORM ROUND CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING VALVE IN WELL
- EXISTING TELEPHONE RISER
- EXISTING CABLE RISER
- EXISTING ELEC. TRANSFORMER
- EXISTING ELECTRICAL METER
- GAS METER
- WATER SHUT OFF
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- P.I. SIGN
- SECTION CORNER
- F.I. FOUND IRON
- S.I. SET IRON
- (M) MEASURED
- (R) RECORD

SITE PLAN NOTES:
 LOCATION: 8300 PONTIAC LAKE RD., WHITE LAKE MI
 PARCEL ID#: 12-13-451-011

ACREAGE: 3.31± GROSS ACRES, 2.68± NET ACRES WITH 60' R.O.W.
 ZONING: PG PONTIAC GATEWAY

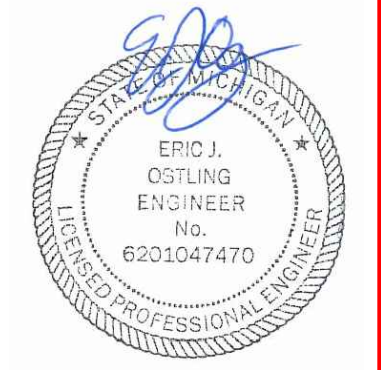
ADJACENT ZONING:
 WEST: NO ZONING, PONTIAC LAKE
 NORTH: NO ZONING, PONTIAC LAKE
 EAST: PG PONTIAC GATEWAY
 SOUTH: R1-G SINGLE FAMILY RESIDENTIAL AND GB GENERAL BUSINESS

LOT SIZE:	REQUIRED	PROVIDED
MINIMUM LOT AREA:	5,000 SFT	144,020 SFT
MINIMUM LOT WIDTH:	N/A	509.45 FT

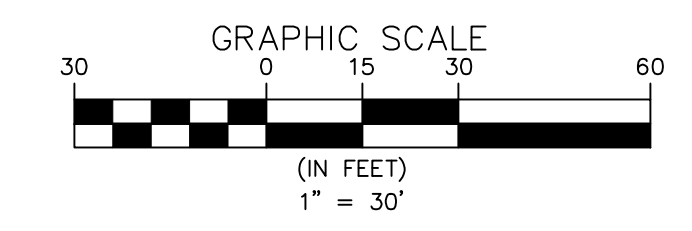
SETBACKS:	REQUIRED	PROVIDED
FRONT:	0 FT	0 FT
REAR (NO ALLEY):	25 FT	N/A
SIDE (INTERIOR):	0 FT	10 FT
PONTIAC LAKE:		
3 STORIES OR LESS:	30 FT	N/A
EACH STORY OVER 3:	+5 FT	SEE BUILDING SETBACK SCHEDULE
EACH 100 FT BLDG LENGTH:	+5 FT	SEE BUILDING SETBACK SCHEDULE

BUILDING SEPARATION:	REQUIRED	PROVIDED
20 FT + TWO (2) FT FOR EACH TEN (10) FT EXCEEDING FORTY (40) FT	20 FT	SEE BUILDING SETBACK SCHEDULE
BUILD TO LINE COVERAGE:	75%	23%
MAXIMUM BUILDING HEIGHT:		
FEET:	70	70
STORIES:	6	3
MINIMUM FLOOR HEIGHT:		
FIRST/GROUND FLOOR:	14 FT	14 FT
UPPER FLOORS:	10 FT	10 FT

OFF-STREET PARKING:	REQUIRED	PROVIDED
MULTIPLE-FAMILY DWELLINGS:		
DWELLING UNIT PLUS 1/4 OF A SPACE PER BEDROOM FOR GUEST PARKING IN COMMON AREAS:		
1 BEDROOM UNITS:	32	
EXTRA SPACES:	8	
2 BEDROOM UNITS:	20	
EXTRA SPACES:	10	
SUBTOTAL:	70	
CONVENIENCE STORE:	15	
3,000 SQ. FT., 1 SPACE PER 200 SQ. FT. OF GROSS FLOOR AREA:		
TOTAL:	85	97
BARRIER FREE:	4	8



12-13-476-008 8240 HIGHLAND RD. 12-13-476-001 8230 HIGHLAND RD.



Revisions: 	Lehner Associates, Inc. Civil Engineers Surveying Planning Consulting "Saving Michigan" Since 1912 17001 Nineteen Mile Road, Suite 3 Clinton Township, Michigan 48038 o: 586.412.7050 f: 586.412.7114 www.lehnerassociates.com	Scale: 1"=30' Paper Size: 24"x36" Date: 11-15-21 Drawn By: S.K. Checked By: E.O. Job No.: 21-306 Sheet No.: 01
Client: ZEERCO HOLDINGS, LLC MICHAEL ZEER 30201 ORCHARD LAKE ROAD SUITE 250 FARMINGTON HILLS, MI 48334 248.702.0113 o, 248.892.3444 c mzeer@zeercoholdings.com	8300 PONTIAC LAKE ROAD PARCEL 12-13-451-011 PRELIMINARY SITE PLAN	PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, T.3N., R.8E., WHITELAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

8300 Pontiac Lake

Section 9, Item E.




-  2 Foot Contours
-  100 yr - FEMA Floodplain
-  5 Foot Contours
-  100 yr (detailed) - FEMA Floodplain
-  FEMA Base Flood Elevations
-  500 yr - FEMA Floodplain
-  FEMA Cross Sections
-  FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present in the map.


David Coulter
 Oakland County Executive

Date Created: 1/11/2022

 195

1 inch =

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**
Township Annex, 7527 Highland Road
White Lake, MI 48383
January 6, 2021 @ 7:00 p.m.

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

ROLL CALL: Steve Anderson
Robert Seeley
Debbie Dehart
Joe Seward
Merrie Carlock
Scott Ruggles

Absent: Matt Slicker
Pete Meagher
Mark Fine

Also Present: Sean O’Neil, Community Development Director
Mike Leuffgen, DLZ (via Zoom)
John Jackson, Mckenna & Associates
Nick Spencer, WLT Building Official
Hannah Micallef, Recording Secretary

Visitors: 70+ members of the public present

Director O’Neil said Rhonda Grubb had resigned as she became an official employee of the White Lake Police Department. Mr. Robert Seeley was newly appointed to the Planning Commission. Mr. Seeley comes to the Planning Commission with many years of public services and works at Oakland County as the Chief of Emergency Management. He also welcomed the new recording secretary, Ms. Lisa Kane.

Commissioner Anderson thanked Ms. Grubb for her service.

Approval of Agenda

Director O’Neil asked to put on Preserve at Hidden Lake’s Setback Clarification request under Other Business item b, and to shift item b. Election of officers and item c.

Commissioner Carlock moved to approve the agenda as amended to add Preserve at Hidden Lake's request to change their storm water agreement, and to move the election of officers and liaison assignments to items c and d respectively.

Commissioner Dehart supported and the MOTION CARRIED with a roll call vote: 6 yes votes. (Anderson/yes, Seeley/yes, Dehart/yes, Seward/yes, Carlock/yes, Ruggles/yes)

Approval of Minutes

- a. December 2, 2021

Commissioner Ruggles moved to approve the minutes of December 2, 2021 as presented. Commissioner Seward supported and the MOTION CARRIED with a roll call vote: 6 yes votes.

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

Tony Sisco, 620 Hillwood, wanted to know why the rezoning request was not notified to the public. Commissioner Anderson said the notice was communicated to residents by publishing it in the Spinal Column, and on the website. Director O'Neil added there was notices also posted on the doors of Township Hall, as well as a sign posted on the subject property. Residents within 300' of the subject properties were mailed notices as well.

Lori Bender, 826 Beachway, asked when would she be able to address the public hearing items. Commissioner Anderson explained the call to public was for items that were not on the agenda, and there would be a chance to address the public hearing items when the public hearing opened to the public.

Public Hearing:

- a) River Caddis Development, LLC Rezoning Request
Property described as parcel numbers 12-21-426-005 and 12-28-226-001 located at the southwest corner of Highland Road and Elizabeth Lake Road, consisting of approximately 73.41 acres.
Request: **Applicant requests to rezone approximately 44.8 acres of the approximately 53.41-acre parcel 12-21-426-005, excluding the northeasterly 8.61 acres, and the approximately 20-acre parcel 12-28-226-001 from (AG) Agricultural to (RM-2) Multiple Family Residential or any other appropriate zoning district.**
Applicant: River Caddis Development, LLC
1038 Trowbridge Road
East Lansing, Michigan, 48823

Mr. John Jackson, McKenna & Associates reviewed the application on behalf on the Township. In terms of the process, there would be a public hearing regarding the proposed rezoning and then the Planning Commission would vote on a recommendation to the Township Board. There was no site plan for the subject property at the time.

The master plan designation for the subject property was planned community. Planned community includes a mix of residential types and units, with a density of no more than 10 units per acre. The request to rezone the property from AG to RM-2 was consistent with the master plan.

The subject site was currently undeveloped, with some wetlands, and flat and relatively suitable for development. The applicant's request to rezone to MR2 was compatible with the subject site.

The surrounding uses were existing residential to the west and south. The lake served as a natural buffer to the existing residential to the south, and there would be adequate buffering to the existing residential to the west.

The subject site would eventually be served by water and sewer. The adjacent road system was suitable to carry a high volume of traffic. There was not currently any other undeveloped area in the Township zoned RM-2 in the Township, therefore making the requested zoning district in demand. There would be no isolated parcels adjacent to the subject parcel, as to not create a "spot zoning."

Mr. Jackson's recommendation to the Planning Commission was to recommend that the Township approve the applicant's request to rezone the subject parcel from Agricultural to RM-2.

Director O'Neil said he was in concurrence with the recommendation and the findings of Mr. Jackson's review.

Commissioner Seeley asked Director O'Neil what the density was for the 4 Corners project. Director O'Neil said the 4 Corners project had about 25 units per acre. The density in RM-2 was a maximum of 10 units per acre.

Matthew Schwanitz, Giffels Webster, was present to speak on behalf of the applicant. Mr. Schwanitz said the request was to rezone 64.8 acres. He understood the residents' concerns and acknowledged the subject site was sensitive due to the wetlands and the surrounding neighborhoods. He said the project would be a collaborative effort between the Township and the residents. He said the rezoning was the beginning of the process to meet with the residents and hear their concerns and ideas. The future project on the subject site would be an anchor for the Civic Center development project. Buffering the future project from the existing neighbors would be important and done the right way. The lake was a huge asset for the existing neighbors, the future project, and the future civic center development. It was important to keep the lake safe. As of right now, he thought the requested zoning would work, but there would be future phases and the subject site may end up being zoned Planned Development. The morning and afternoon peaks in regards to vehicle trips were 300 per the traffic study that was submitted. He reiterated that the development of the site would be interactive between the developer and current residents.

Director O'Neil added that the parcel was riparian, and the Township would object to keyhole access, meaning there would be no dockage or marina at the subject site. The access to the lake would be passive, and there wouldn't be development on the water. There could possibly be a pathway network to reach the Library, Stanley Park, and future Civic Center development. There would be no access to Hillway.

Mr. Schwanitz said the wetland line abutted to the water's edge, and EGLE would not allow vertical development in the wetland area as it was protected. The wetland was an asset.

Commissioner Anderson opened the public hearing at 7:42 P.M.

Phil Abbott, 325 Hillwood, appreciated the comments and said they were insightful, he appreciated hearing the limiting of access to the lake. His main concern was excluding the wetland from the rezoning into RM-2.

Christopher Yalko, 7008 Biscayne, wanted to know when the original master plan was adopted, and how often the master plan was updated. He also wanted to know when the zoning standards for RM-2 adopted. He said there was concern with new residents being brought into an area that would share the current resident's natural resources such as the lake.

Grace Springer, 676 Elkinford, said the neighborhood surrounding the subject site was single family. She said 10 units per acre could bring a lot more people, and single-family dwellings should be considered for the subject site.

Eric Walley, 819 Elkinford, asked what the definition of adequate buffering would be.

Brian Lovejoy, 1005 Schuyler, said the lake was the community's common ground, and calling the lake a buffer was unrealistic. He took exception to parcel # 12-28-226-001 being rezoned to RM-2. He said there was no reason to rezone parcel # 12-28-226-001 to RM-2.

Nikki Poland, 8651 Newport, said she was concerned about overdevelopment in White Lake Township, especially over the clearing of woods and displacement of the animals. She felt the roads were not adequate for increased traffic from new developments. She was opposed to the rezoning request as presented.

Dennis Anderson, 7484 Oak Bay Drive, said he rejected the idea of there not being other places for multiple family housing in the Township. Brendel Lake was unique and different from any other lake in this area, and there was a floodplain in the subject site's wetlands, and that's why it had not been developed prior. He wanted to know why parcel 001 was being rezoned as RM-2.

Randy Wojtaszek, 1530 Oak Bay Drive, said he agreed with his neighbors and said he didn't know what passive access to the lake meant. He asked why the wetlands couldn't be excluded from the rezoning.

Kristen Elam, 515 Hillwood, asked if the developer could donate parcel 001 to Stanley Park.

Ann Lovejoy, 1005 Schuyler, said there was a pair of nesting bald eagles on the lake and they needed to be protected.

Candice Rice, 8015 Elkinford, asked what would be done if development was complete, what would be done if damage was sustained to surrounding resident's septic fields.

Ron Creek, 291 Hillwood, said he didn't want the master plan in regards to minimum acreage to be changed without resident involvement. Director O'Neil objected to the statement, and said the Township did not have any meetings that would amend the master plan without notifying residents per state law.

Lori Bender, 826 Beachway Ct, said she wanted to know if someone from the Planning Commission would be involved with contacting EGLE about the wetlands. She wanted to know if an environmental impact study would be done in the future that would include light pollution. She added that stormwater run off was also a big issue.

Mark Lambert, 921 Schuyler, said the Planning Commission should be looking at a more in-depth topography map and information to make their decision.

Jennifer Szelestey, 521 Hillwood, was concerned about noise pollution in addition to potential light pollution.

Rita Doring, 7210 Capri, was concerned about utilities and structural changes to the Township affecting her taxes. She was concerned how her crops were going to grow.

Howard Meyers, 7367 Biscayne, said he was trying to understand tonight's process.

Ed Hennesey, 434 Sunset, asked if the subject site would be potentially able to be rezoned again. He asked why the developer would consider the lake as an asset.

Dawn Pratt, 630 Elkinford, said the back of her house backed up to the woods and wanted to know what type buffering between her home and the future property would be, and how close the future project would be to her home.

Lee Panoushek, 7525 Biscayne, wanted to know if the Planning Commission would consider another zoning district that had less impact than RM-2.

Grace Springer, 676 Elkinford, asked if other areas were considered for the future development.

Brian Lovejoy, 1005 Schuyler, said under RM-2 zoning, condos were a viable construction option and future condo owners would have riparian rights.

Nikki Poland, 8651 Newport, said water recreation was on the rise, but there were other outdoor recreation options available.

Commissioner Anderson closed the public hearing at 8:29 P.M.

Mr. Jackson said RM-2 zoning offered a minimum physical separation buffer of 20', and a 6' berm with landscaping or denser landscaping like preserved woods would be allowed. Commissioner Anderson said the Planning Commission were strong advocates of "green buffering."

Director O'Neil said the Master Plan was last rewritten and updated in 2011, and the master plan is required to be looked at every 5 years. The document as it stands was relevant for today's standards. 2003 was when the RM-2 zoning was last updated.

If the future project went forward, the Township could prevent keyhole access to the future residents and they would not be full riparian owners. The Township would not approve dockage or a launch. An environmental impact statement would be required, in the ways of a community impact statement as a CIS was what the Township ordinance required. Future rezoning requests would be able to be considered in the future. The future project would be connected to municipal water and sewer. In regards to topography, it would be reviewed by the Township Engineer, but the applicant has not brought a plan forward yet. The applicant had not purchased the property, and wouldn't until the rezoning was official. After the rezoning was adopted, the applicant would undergo the traditional site plan process through the Township Planning Department and have to meet requirements through the Township.

Mr. Schwanitz said if parcel # 12-28-226-001 was left out of the rezoning, it would create a "spot zone" and that's illegal per state law. He reiterated there would be no vertical development within the wetland area. He believed the lake was an asset because of the dramatic glimpses of the woods through

the lake. There would be nothing done to drop the water level, and the surrounding water table will be tested and analyzed. Test borings would be done to test ground water as well as the soil. He would take the bald eagles into future assessments. There was a new set of standards for stormwater coming from EGLE that would encourage filtration and percolation for stormwater runoff. Commissioner Anderson added that all stormwater management would be managed and monitored by the DPS Department and DLZ.

Director O'Neil added that there was a demand for the community because there was water and sewer within the Township. as far as there being another parcel suitable for this future development, the only other parcel that the developer could have considered was already underway for a larger residential development.

Commissioner Ruggles stated that the residents of Brendel Lake are passionate, and he benefitted from their comments. He said this was only the first step, and once a site plan was submitted, there would be more room for resident engagement. He said the best way to go about this would be to plan the property wisely, and take all the comments into consideration.

Commissioner Dehart said she agreed with Commissioner Ruggles statement, and said she believed in responsible development. The future development needed the density to help the Civic Center district thrive. She considered all comments made during the public hearing.

Commissioner Carlock said EGLE would definitely protect the wetland, and keep an eye on it as well.

Commissioner Anderson said over his years on the Planning Commission, the projects he has seen undergo scrutiny and are held accountable by the Township. He encouraged the residents to communicate with the Planning Commission more often for their concerns to be heard.

Commissioner Seward MOVED to recommend the Township Board approval of River Caddis, LLC's request to rezone approximately 44.8 acres of the approximately 53.41-acre parcel 12-21-426-005, excluding the northeasterly 8.61 acres, and the approximately 20-acre parcel 12-28-226-001 from (AG) Agricultural to (RM-2) Multiple Family Residential.

Commissioner Seeley SUPPORTED the MOTION CARRIED with a roll call vote: 6 yes votes. (Anderson/yes, Seeley/yes, Dehart/yes, Seward/yes, Carlock/yes, Ruggles/yes)

b) Taco Bell

Property described as parcel number 12-20-276-036, located at the northeast corner of Highland Road (M-59) and Bogie Lake Road, consisting of approximately 1.07 acres, currently zoned (PB) Planned Business District.

Request: **Public comment on the proposed preliminary site plan for the above Planned Business District zoned property, consisting of a 2,235 square foot drive thru restaurant.**

Applicant: Great Lakes Taco, LLC
8487 Retreat Drive
Grand Blanc, Michigan, 48439

Mr. Jackson said the subject parcel was one of the remaining out lots from the Meijer development. He had minor comments: lot coverage information was not provided on the plans, and there were 9 stacking spaces at the entrance of the site provided on the plan. There

need to be clear delineation on how vehicles would queue up in the drive thru. The 5' landscape on the east side of the property needed to be expanded to 7', and a full landscape plan needed to be submitted. The sidewalks along Bogie Lake Road and Highland Road needed to have their widths identified on the plans. The average curbs on the site were high, and lighting on the building needed to be detailed more. A full lighting plan would also need to be submitted. The signage package needed to be pared down in order to come into compliance with the Township's signage standards. The dumpster enclosure needed to be increased in height. The 60' setback as shown on Bogie Lake Road was not in compliance, but only the drive thru faced Bogie Lake Road. He suggested the Planning Commission giving the applicant direction on facing the building to Highland Road and Bogie Lake Road. He also added that the outlet to the north would have to have a consistent streetscape as the Taco Bell, provided that the northern outlet was developed in the future. Window coverage on the walls would need to be submitted as well. The applicant proposed a 20' pylon sign, and that wasn't allowed per Township ordinance.

Commissioner Anderson asked if the signage the applicant was requesting differed from the signage at the Taco Bell that was on Union Lake Road and Cooley Lake Road.

Mr. Leuffgen was present and went over his most current review. He said because the subject site was an outlet, some engineering issues were already taken care of during the development of the Meijer project. The site would need to meet ADA requirements, and some of the existing sidewalk on Bogie Lake Road would need to be repaired. Firetruck access was demonstrated, but a turn around movement would be required. Water service was demonstrated based on a 1.5" water service lead. The site would be connected into the Township's sanitary sewer system, and there was an existing pump station in front of the site. The plans showed the required 1000 gallon grease interceptor. The site demonstrated engineering feasibility.

Director O'Neil said Meijer was wrapping up the division of the subject site, and that was the reason why there was a delay in bringing the project before the Planning Commission. Reciprocal access between the subject site and McDonald's would also have to be worked out before final approval. There would be a maintenance agreement that would be shared by McDonald's and Taco Bell.

Greg Lautzenheiser was present to speak on the case. He said a lot of the minor details that were discussed were not a problem and would be taken care of during the final site plan process. He said the subject site was difficult as far as configuration. He said he considered flipping the building as was suggested by the Planning Commission, but that would cause more problems. He said the owner owned the other Taco Bells in the Township, and the final building would look similar to the others. Hardie board was no longer available, but alternative fiber cement board would be used instead. The cement board would be a higher quality material.

Commissioner Anderson asked the applicant if there was opposition to the Township's signage requirements. Mr. Jackson asked if wall signs needed to be on all 4 sides of the building. There would be no signage on the back of the building, and there wasn't adversity towards having wall signage on only two sides.

Commissioner Anderson opened the public hearing at 10:15 P.M. Seeing none, he closed the public hearing at 10:17 P.M.

Commissioner Seward **MOVED** to recommend to the Township Board approval of the preliminary site plan for parcel number 12-20-276-036 located at the northeast corner of Highland Road (M-59) and Bogie Lake Road, consisting of approximately 1.07 acres, currently zoned (PB) Planned Business District, subject to all consultant comments and Planning Commissioner comments, especially in regards to construction materials and signage. Commissioner Dehart **SUPPORTED**, and the **MOTION CARRIED** with a roll call vote (6 yes votes):
(Seward/yes, Dehart/yes, Carlock/yes, Ruggles/yes, Anderson/yes, Seeley/yes).

Continuing Business

None.

New Business

None.

Liaison's Report:

Commissioner Carlock said the Land and Water Conversation fund grant for Stanley Park was awarded to the Township for engineering services for the initial development of Stanley Park.

Commissioner Dehart said the ZBA will be holding ongoing discussions regarding portions of the zoning ordinance, and the sign ordinance would be reviewed as well.

Commissioner Ruggles said the Township Board met in December, the 4 Corners retail out lot preliminary and final site plan were denied. The Township Board approved their preliminary engineering costs for the paving project along Pontiac Road from Margie Drive to Kingston Street.

Planning Consultant's Report

None.

Director's Report:

There will be a meeting on the 20th to hold public hearings for the ComfortCare on Union Lake and for the Oxbow Lake Private Launch Association. Both projects went forward with publishing before review comments came back and will be tabled at the meeting as their plans were recommended for revision from staff and consultants

Other Business:

a) 8300 Pontiac Lake Road conceptual discussion (no action to be taken)

Michael Zeer was present to speak regarding 8300 Pontiac Lake. The property caught his eye, and has met with staff and consultants on what type of development could be the best fit. The subject site was difficult to work with, but he felt what he was presenting would make the subject site functional while meeting the standards that the Pontiac Gateway district presented. He wanted to put 52 multi family units on the subject site, along with a few docks. There would be a common area beach that the residents would have access to.

Director O'Neil said that the property used to have a mobile home park on it, and was a little over 3.5 acres in size. Another group had come in a year ago with a mixed-use conceptual plan for the site, but it never got off the ground. Docks wouldn't be a problem as the lake was public.

Commissioner Seeley asked Mr. Zeer if the buildings were all intended to be multi family, or would the buildings have a mix of commercial and residential? Mr. Zeer said there was currently a lot of commercial vacancy, and it would take time to fill those buildings. Most interested tenants would want to be directly on M-59.

Commissioner Seeley said his concern with keeping the buildings all residential was that the proposed development would need to have a price point that would drive interest. Mr. Zeer said the units would be beautiful, and even though he might struggle to find a tenant for the one commercial piece, he could do it. He felt like his plan would be the best fit for the subject site. He would be putting a lot of money into the project, and would have to repair the current seawall, as well as putting in a new pump station.

Commissioner Carlock asked Director O'Neil if there was enough proposed parking. Director O'Neil said the plans had not been reviewed with the ordinance standards yet.

Commissioner Anderson asked Mr. Zeer if there was a ballpark for the rental rates. Mr. Zeer said the prices would be around \$1400.00.

Commissioner Dehart asked Mr. Zeer if there was a need for more apartment like products in White Lake. Mr. Zeer said yes.

Commissioner Seeley said he would like to see the whole peninsula redeveloped, but this proposal would be a good start.

Commissioner Seward said the surrounding area has a lot of convenience stores, and he didn't like the concept of rentals in that area. Mr. Zeer said it could be challenging doing homes or condos on the subject site due to the properties that surround it.

Director O'Neil said the Township Board should also provide conceptual feedback before the applicant began the site plan process.

b) Preserve at Hidden Lake Unit Setback Clarification

Director O'Neil said he, Building Official Spencer, Mr. Leuffgen, have met all week in regards to the lake levels rising. Building Official Spencer said he went out to inspect the new homes and noticed they were much closer to the water. The footprint hadn't changed, so engineering went out twice to double check and it was confirmed the water had risen. The grade was shallow, and the water had spread 12'. The notes on the site plan call out the structure's setback 40' from the water's edge and now it's only 25' from the water. As the ordinance currently reads, he wouldn't be able to approve the decks in that area of the development too. There is a proposal of allowing a 12' maximum deck of any home that has the current 25' setback.

Director O'Neil said instead of measuring 40' from the water's edge, the new setback would be 25' from the freeboard level.

Building Official Spencer said the setback was originally based on the water's elevation. He couldn't technically approve the builds based on the current set of plans because of the water that rose. There wouldn't be a risk of the homes flooding; the basement elevations are 6-7' higher than where the water sits, and the soils were great in the area.

Mr. Pat McWilliams, Kieft Engineering, said that the original approved site plan showed lots to have a rear yard setback of 40' off of the original water level of 939.10. Due to the high amount of rainfall last year, the highest the water level has gotten was 941.50. He suggested a modification to the minimum rear yard setback that would result in 25' off of the 1' freeboard

line. Decks would be at least 12', and in the closest scenario, the remainder of homes affected would have a rear setback of 25' from the 1' freeboard elevation line of 942.30.

Commissioner Anderson asked how many lots this would impact. Mr. Craig Piasecki, developer, said in the worst-case scenario, it would affect 16 lakefront homes.

Commissioner Seeley stated the site was never deforested before this, and the forest absorbed a lot of that water. There was nothing that could prove the water wouldn't rise another 2' next year. Mr. McWilliams said the water rose and drop, and there would have to be another 5-6 100-year storms to flood the home.

Commissioner Dehart asked if the homes were in a floodplain and would require a future homeowner to get flood insurance. Mr. Piasecki said no, and other new residents have not needed to purchase floodplain insurance.

Mr. Leuffgen said once the landscaping was installed, it would help with run off. He was not concerned about the basements flooding, there was plenty of elevation. The conditions of the site were very sandy and didn't help the pond levels as they rose. The free board elevation was a 1' pike over the high water level, used as a factor of safety. The water had not gotten than high, and was used as the worst case scenario.

Building Official Spencer suggested using some of the excess water to irrigate common areas. Mr. Piasecki said he wasn't opposed to the idea.

Commissioner Seeley MOVED to recommend the Township Board approval of the modifications to Preserve at Hidden Lake's development agreement to allow staff to make a minor change to the approved site plan and incorporate the exhibit "Preserve at Hidden Lake Unit Setback Clarification" dated January 6th, 2022. Commissioner Seward SUPPORTED and the MOTION CARRIED with a roll call vote: (6 yes votes):

(Seeley/yes, Seward/yes, Ruggles/yes, Anderson/yes, Dehart/yes, Carlock/yes)

c) Election of officers

Commissioner Ruggles nominated Steve Anderson to serve as Chairperson of the White Lake Township Planning Commission for the remainder of 2022. Commissioner Seeley SUPPORTED and the MOTION CARRIED with a voice vote: (6 yes votes)

Commissioner Anderson nominated Commissioner Seward to serve as Vice Chair of the White Lake Township Planning Commission for the remainder of 2022. Commissioner Carlock SUPPORTED and the MOTION CARRIED with a voice vote: (6 yes votes).

Commissioner Anderson nominated Commissioner Seeley to serve as Secretary of the White Lake Township Planning Commission for the remainder of 2022. Commissioner Seward SUPPORTED and the MOTION CARRIED with a voice vote: (6 yes votes).

d) Liaison assignments

Commissioner Anderson nominated Commissioner Dehart to serve as the Zoning Board of Appeals liaison the White Lake Township Planning Commission for the remainder of 2022. Commissioner Carlock SUPPORTED and the MOTION CARRIED with a voice vote: (6 yes votes).

Communications:

There would be meeting on January 20th.

Next Meeting Dates: January 20, 2021
February 3, 2021

Adjournment:

Commissioner moved to adjourn the meeting at 11:32 P.M. Commissioner supported and the MOTION CARRIED with a voice vote: 6 yes votes.

DRAFT

LICENSE AGREEMENT

Agreement made this _____ day of January, 2022, by and between the TOWNSHIP OF WHITE LAKE, a Michigan municipal corporation ("Township"), whose address is 7525 Highland Road, White Lake, Michigan 48383, and HIGHLAND DEVELOPMENT, LLC, a Michigan limited liability company ("Licensee"), whose address is 1221 Bowers #1092, Birmingham, Michigan 48012, with regard to the property commonly known as: 9135 Highland Road, White Lake, MI 48386 (Parcel No. 12-23-227-006) and more particularly described on Exhibit A.

1. The Township hereby grants to Licensee a license to occupy and use the Sanitary Sewer Easement, as described in the Grant of Sanitary Sewer Easement dated March 27, 2019 and recorded at Liber 52682, Page 650 and in the Water Main Easement, as described in the Easement for Water Main, dated October 19, 1998 and recorded at Liber 19187, Page 337 (hereinafter collectively referred to as the "Easement Area"), solely for the purpose of erecting and maintaining an entrance sign in the form, and only in the location, shown on Exhibit B, attached and incorporated by reference, subject to all of the terms and conditions of this Agreement.

2. Either party may terminate this Agreement at any time, by giving written notice to the other, specifying the date of termination, such notice to be given not less than thirty (30) days prior to the date specified in such notice for the date of termination. Licensee shall forthwith remove the entrance sign from the Easement Area upon notice of termination of this license. The Township may remove such entrance sign upon Licensee's failure to remove the

same within thirty (30) days of notice of termination. Licensee shall be responsible for all costs associated with such removal, including any costs and attorneys' fees incurred by the Township in securing such removal or collecting from the Licensee the costs associated with such removal.

Upon completion of improvements in the Easement Area, Licensee shall provide record drawings of the location of anything placed underground within the Easement Area. Licensee is responsible for the cost of any repairs to any of its improvements, above ground or below ground, that may be required as a result of Township maintenance or construction work within the Easement Area.

3. Licensee shall indemnify and hold the Township harmless from and against all liability for personal injuries, property damage, or for loss of life or property resulting from, or in any way connected with, the condition or use of the premises covered by this license, or any means of ingress to or egress from such premises, except liability caused solely by the negligence of the Township, its agents, officers or employees.

4. Licensee shall procure and maintain so long as the license is in effect comprehensive general liability insurance naming as additional insureds the Township of White Lake, its officers, agents and employees, to protect from claims for damages because of bodily injury or death and from claims for injury or destruction of property including loss of use resulting therefrom, any and all of which may arise out of or result from the Licensee's use of the licensed premises. The limits of liability for bodily injury including accidental death shall be \$1,000,000.00 per occurrence. The limits of liability for property damage shall be \$1,000,000.00 per occurrence. The policy shall include general aggregate coverage in the amount of \$2,000,000. Such insurance shall be furnished by an insurance company qualified to do business in the State of Michigan and acceptable to the Township. The insurance shall be

primary and non-contributory with respect to the additional insureds. The Licensee shall provide an endorsement on the insurance policy providing for sixty (60) days written, advance notice of cancellation to be furnished to the Township.

5. This Agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.

6. Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

7. Any notice provided for or concerning this Agreement shall be in writing and shall be deemed sufficiently given when sent by certified or registered mail if sent to the respective address of each party as set forth at the beginning of this Agreement.

8. The rights of each party under this Agreement are personal to that party and may not be assigned or transferred to any other person, firm, corporation, or other entity without the prior, express, and written consent of the other party.

9. This Agreement does not grant or convey an interest in any property to Licensee.

IN WITNESS WHEREOF, each party to this Agreement has caused it to be executed on the date indicated below.

WHITE LAKE TOWNSHIP

By _____
Rik Kowall, Supervisor

Dated: _____

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this ____day of _____, 2022, by Rik Kowall as the authorized representative of White Lake Township.

Notary Public
Oakland County, Michigan
My Commission Expires: _____

LICENSEE

Highland Development, LLC

By _____

Its: _____

Dated: _____

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this ____day of _____, 2022, by _____, authorized representative of Highland Development, L.L.C.

Notary Public
Oakland County, Michigan
My Commission Expires:_____

Drafted By:

Lisa J. Hamameh (P57936)
Rosati Schultz Joppich & Amtsbuechler
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331

When Recorded Return to:

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Land situated in the Township of White Lake, County of Oakland, State of Michigan

Part of the Northeast 1/4 of Section 23, Town 3 North, Range 8 East, Township of White Lake, Oakland County, Michigan, more particularly described as: Beginning at a point distant south 87 degrees 20 minutes 49 seconds East 553.16 feet from the Northwest corner of Lot 8 of Twin Lakes Subdivision No. 1, thence North 02 degrees 39 minutes 11 seconds East 717.90 feet to the Southerly right of way line of M-59 Highway, thence North 78 degrees 28 minutes 15 seconds East 63.02 feet, thence along a curve to the right, radius 3769.72 feet, chord bears North 79 degrees 30 minutes 37 seconds East 136.78 feet, distance of 136.80 feet, thence South 02 degrees 39 minutes 11 seconds East 592.36 feet, thence South 61 degrees 10 minutes 11 seconds West 74.91 feet, thence South 02 degrees 39 minutes 11 seconds West 133.00 feet, thence North 87 degrees 20 minutes 49 seconds West 130.58 feet to the point of beginning.

Commonly Known as: 9135 Highland Road

EXHIBIT B
(ATTACH SITE PLAN FOR ENTRANCE SIGN)

CHARTER TOWNSHIP OF WHITE LAKE
Job Description

FINANCE DIRECTOR

Department: CLERK / ACCOUNTING

EXEMPT

GENERAL STATEMENT OF DUTIES: This position is responsible for performing a variety of financial reporting for all aspects of the township under GASB and GAAP. The position is responsible for preparing and overseeing the annual township budget and working with Department Heads to develop budgets.

SUPERVISION RECEIVED: The Finance Director reports to the Township Clerk.

ESSENTIAL JOB FUNCTIONS:

- Prepares the Township budgets in coordination with the Township Supervisor and Department Heads. Assembles data, prepares worksheets and reports, communicate and research key economic indicators with department heads. In addition to supporting department heads with financial information and inquiries.
- Reviews monthly budgeted funds, recommends and prepares budget amendments and or adjustments as necessary. Prepares actual reports for the board.
- Responsible for content of annual financial report and overseeing annual audit with auditing firm. Responsible for ensuring the accuracy and timeliness of financial information. Oversee and prepares 90% of year end audit schedules.
- Performs month end general ledger review and reconciliations of all funds including accounts payable, cash accounts, accounts receivable and inter-fund transactions.
- Maintains the Uniform Chart of accounts according to the Michigan Department of Treasury.
- Prepare Michigan State report (PA-202) Retirement System Annual Report.
- Prepare Annual Cities, Villages, Townships Revenue Sharing (CVTRS) report to be eligible for additional state funding.
- Support and provide financial information to all departments including forecasting financial data and millage rates for the support of the Townships general, police and fire funds.

- Interface with the Treasurer's staff regarding tax collections, debt service, and bank reconciliations.
- Implement and account for multiple GASBs to stay compliant with account and financial reporting including but not limited to pension reporting,
 - OPEB reporting,
 - government wide finance statements,
 - accounting for fiduciary activities,
 - tax abatement disclosures,
 - reidentification of fund balance disclosures.
- Manage the accounting for multiple special assessments and maintain special assessment districts.
- Account for special funding mechanisms, such as Drinking Water Revolving Fund (DWRP), Grants and Bonds.
- Maintain accounting for all construction projects.
- Implementation of new accounting and payroll software.
- Work with DPS for the accounting of all sewer connections and grinder installations.
- Manage accounts payable and township payroll as well as have working knowledge of both systems.

Education / Qualifications:

Bachelor's degree in Business, Finance or a related field and a minimum of five years' experience in municipal accounting or finance. Proficient in the use of Excel. Previous experience using accounting and payroll software preferred.

This job description is not, nor is it intended to be a complete statement of all duties, functions and responsibilities that comprise this position.

Physical Demands:

The physical demands 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 frequently required to sit, talk, and hear. The employee is occasionally required to walk; use hands to finger, handle, or feel objects, tools, or controls; and reach with hands and arms. Hand-eye coordination necessary to operate computers and various office equipment.

Finance Director Wage Scale

Start:	\$84,000
1 Year:	\$87,000
2 Year:	\$90,000
3 Year:	\$93,000
4 Year:	\$96,000