



PLANNING COMMISSION MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MI 48383
THURSDAY, SEPTEMBER 07, 2023 – 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. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. [August 17, 2023](#)
6. CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)
7. PUBLIC HEARING
 - A. [2024-2029 Capital Improvement Plan \(CIP\)](#)
8. CONTINUING BUSINESS
9. NEW BUSINESS
10. OTHER BUSINESS
 - A. [Master Plan update](#)
11. LIAISONS' REPORT
12. DIRECTOR'S REPORT
13. COMMUNICATIONS
14. NEXT MEETING DATE: September 21, 2023
15. ADJOURNMENT

Procedures for accommodations for persons with disabilities: The Township will follow its normal procedures for individuals with disabilities needing accommodations for effective participation in this meeting. **Please contact the Township Clerk's office at (248) 698-3300 X-164 at least two days in advance of the meeting.** An attempt will be made to make reasonable accommodations.

WHITE LAKE TOWNSHIP
PLANNING COMMISSION
AUGUST 17, 2023

Item A.

CALL TO ORDER

Chairperson Seward called the meeting to order at 7:00 P.M.

ROLL CALL

Present:

T. Joseph Seward, Chairperson
Scott Ruggles, Township Board Liaison
Matt Slicker
Steve Anderson
Merrie Carlock, Vice Chairperson
Pete Meagher
Robert Seeley
Mark Fine
Debby Dehart

Others:

Sean O'Neil, Community Development Director
Justin Quagliata, Staff Planner
Rowan Brady, BRI
Hannah Micallef, Recording Secretary

APPROVAL OF AGENDA

MOTION by Commissioner Seeley, seconded by Commissioner Carlock to approve the agenda as presented. The motion carried with a voice vote: (9 yes votes).

APPROVAL OF MINUTES

A. July 20, 2023

MOTION by Commissioner Anderson, seconded by Commissioner Carlock to approve the minutes of July 20, 2023 as presented. The motion carried with a voice vote: (9 yes votes).

CALL TO THE PUBLIC

None.

CONTINUING BUSINESS

None.

NEW BUSINESS

A. Review and discussion of the draft 2024-2029 Capital Improvement Plan (CIP)

Director O'Neil said he appreciated Staff Planner Quagliata's efforts for the update to the CIP this year. This year's update did not contain any significant updates. Staff Planner Quagliata briefly went over the purpose of the CIP. Project values changed, and a few new projects were added. Projects were planned in a way where they would be concurrently designed/constructed in order to save on costs.

Commissioner Ruggles asked staff how the project ratings were determined. Director O'Neil said every department got the same rating form, and they gave values to each point that weighed the

overall rates. The public safety items would understandably rate higher than a pathway system; emergency type projects separated themselves from “wish list” projects.

Commissioner Slicker asked staff about the other funds column. Staff Planner Quagliata said the other funds were more like an “ambitious wish” and it was time and cost intensive to apply for grants. The other funds were not secured.

Commissioner Anderson asked staff if the other departments knew they would need to apply for grants to potentially receive more funding for their projects. Staff Planner Quagliata said yes, in some instances, such as the Water Fund. Director O’Neil said lower ranked projects could be funded sooner than higher ones if grant money were to become available. He added that half of the departments did not have projects included in the CIP; the document included more of the bigger ticket items. The CIP served as proof when perusing grants that the Township was serious about completing projects.

Director O’Neil added that under the state of Michigan, townships did not build and maintain roads, and the roads within White Lake were either owned by MDOT, RCOC, or privately owned.

Commissioner Anderson added that when new developments were brought to the Township, they were required to provide a traffic study. Director O’Neil said the Township was limited to traffic decisions, but did have the ability to push through things like center lanes or passing lanes.

Commissioner Meagher asked staff about the funding for the Civic Center buildings. Director O’Neil said that the Township had been saving for these buildings for a long time, and the idea was to use bonds and general funds to pay for them. The Township authorized itself to bond \$29 million for the project.

Commissioner Carlock asked staff what the next steps were. Director O’Neil said the public hearing would be held on September 7, 2023 for potential recommendation of approval of the CIP to the Township Board.

B. Final site plan extension request - Lakepointe & West Valley

Director O’Neil said that the extension request was received before the expiration dates, and there was a recommendation of a 4-month extension.

Michael Furnari, the developer, said he was requesting the extension due to addressing consultant comments, and would still like to move forward with both developments. He said final engineering approval and permits were still not approved. He did not think 4 months was enough time.

Commissioner Fine asked the applicant what the major roadblock was to getting the project off the ground. Mr. Furnari said COVID and the Comfort Care project/site coordination. His intention was to still build both Lakepointe and West Valley. He said he didn’t have a builder or permits at this time.

Jason Emerine, Design Engineer, said a big hurdle was getting the watermain resolved with the Comfort Care site, and in regards to that, the kinks had been worked out and all parties involved would be satisfied with the revisions.

Commissioner Anderson asked the applicant what progress had been made on the projects. Mr. Furnari. He said he had been working with the Comfort Care team to coordinate utilities. He said new plans were also submitted for review.

Director O'Neil said since approval of the extension request in March, a plan revision was received in May, and comments went back to the developer by mid-May. A new submittal was received last week but was not transmitted for review due to depletion of the project's escrow account. The EGLE watermain permit had been on hold since 2021. He added that the Department did not want the project to fizzle out, but the office did not need to babysit the project any longer. He wanted the developer to clearly lay out the next steps for the project. Staff Planner Quagliata added that the Planned Development Agreement needed to be revised and come back before the Township Board for final approval.

Commissioner Dehart asked staff if Community Development had any recent updates from the Comfort Care project. Director O'Neil said he had not heard from the Comfort Care team in months.

Director O'Neil reiterated that progress needed to be made, and the applicant needed to let his engineer work on the final engineering plans to proceed.

Commissioner Ruggles stated that the applicant did own both of the properties, and was invested.

Commissioner Fine said if the four-month extension was granted; he expected progress to be made.

Commissioner Seeley MOVED to approve a site plan extension of four months for Lake Pointe and West Valley, with expiration dates of November 20, 2023 (West Valley) and January 7, 2024 (Lake Pointe). Commissioner Dehart seconded, and the motion carried with a roll call vote: (8 yes votes). (Seeley/yes, Dehart/yes, Meagher/yes, Carlock/yes, Seward/no, Anderson/yes, Fine/yes, Slicker/yes, Ruggles/yes).

C. Open House Discussion

Chairperson Seward said he was impressed with the public's engagement this evening during the open house.

Mr. Brady said the workshop was specific to several redevelopment sites. Per the state, 3 redevelopment sites needed to be identified during the Master Planning process. The sites were

areas where there were missing gaps in the community, or missing utilities. Mr. Brady said he would put together a report outlining all of the comments received during the open house to be shared with the Planning Commission and the public.

Nancy Baleja, 6185 Whispering Meadows, said she missed the open house.

Grace Madaffer, 1293 Bogie Lake, said all the developments discussed were on two lane highways, and she was concerned about future traffic congestion.

Larry Oaks, 9380 Buckingham, said the Township's infrastructure needed to be built better before new developments were considered by the Township.

Rebecca Ivezaj, 5980 S. Bryan, said she received the open house invitation due to her participation in the Master Plan survey earlier this year. She suggested having a regular survey connecting the Township to its residents.

Chairperson Seward thanked the residents for their participation this evening.

OTHER BUSINESS

None.

LIAISONS' REPORT

There was one case at last month's ZBA meeting, and the case was denied. The applicant requested a post construction variance for a gazebo that encroached into the natural features setback.

There were 700 people or so in attendance for Rockin' the Farm. Commissioner Ruggles added that he and his family had a great time.

The Township Board approved the preliminary site plan for Panera. There was a public hearing and resolutions approved for a SAD for Sunset/Taylor Road Maintenance, and for Lake Neva weed control. Two bargaining agreements for Police were approved. There was a closed session.

DIRECTOR'S REPORT

Hypershine Carwash was now open. The Civic Center pricing estimates would be back shortly for review. The CIA recommended approval of the TIF plan to the Township Board. The public hearing for the TIF plan would be scheduled for the October Township Board meeting. The goal was for the plan to be fully adopted by December of this year.

COMMUNICATIONS

None.

NEXT MEETING DATE: September 7, 2023

ADJOURNMENT

MOTION by Commissioner Seeley, seconded by Commissioner Carlock to adjourn at 8:20 P.M. The motion carried with a voice vote: (9 yes votes).

DRAFT

2024-2029 Capital Improvement Plan (CIP)



CHARTER TOWNSHIP OF WHITE LAKE
Oakland County, Michigan

2024-2029 Capital Improvement Plan (CIP)



ACKNOWLEDGEMENTS

White Lake Township Board of Trustees

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

White Lake Township Planning Commission

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

White Lake Township Department Heads

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

White Lake Township Community Development Department — Planning Division

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

The CIP Team

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

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Resolution of Adoption

White Lake
Oakland County, Michigan

Capital Improvement Plan 2024-2029
Resolution #23-022

Motion by _____, Supported by _____, that the White Lake Township Board of Trustees accept the Capital Improvement Plan for the years 2024-2029. The White Lake Township Board has determined the following:

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

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

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

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

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

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

Resolution of Adoption, continued

White Lake Township Planning Commission on September 7, 2023 and will be reviewed, revised, and updated by the Planning Commission on an annual basis; and

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

WHEREAS, the White Lake Township Planning Commission on September 7, 2023 moved to adopt the 2024-2029 Capital Improvement Plan.

NOW THEREFORE BE IT RESOLVED, that the Capital Improvement Plan presented during the Public Hearing on September 7, 2023 and revised per the public comments received during that Public Hearing, and adopted by the White Lake Township Planning Commission on September 7, 2023, IS ACCEPTED BY THE WHITE LAKE TOWNSHIP BOARD OF TRUSTEES; and

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

Ayes:

Nays:

Absent:

RESOLUTION DECLARED ADOPTED.

I HEREBY CERTIFY, that I am duly elected and qualified Clerk of the Charter Township of White Lake, County of Oakland, State of Michigan, and the keeper of the records of the proceedings of said Township as authorized by the Township Board, and the foregoing is a true and correct copy of a resolution duly adopted by a majority vote at a regular meeting of the Township Board legally held on the September 19, 2023 at which a quorum was present.

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

1. Overview

The 2024-2029 White Lake Township Capital Improvement Plan (CIP) will serve as a tool to assist White Lake Township in turning long-range policy planning into real improvements on the ground. A six-year capital improvement plan and an annual update of that plan is a requirement for White Lake Township under the Michigan Planning Enabling Act of 2008. The following report identifies the major capital improvements needed and/or planned for the community, the timeframe for implementation of those improvements, and the budget and revenue sources that will make those improvements a reality. Capital improvements cover multiple departments within White Lake Township, and include new Township facilities, water and sewer extensions, fire protection vehicles and equipment, police equipment, parks and recreation facilities, non-motorized pathways, and professional services.

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



1a. Overview - CIP Overview

What is a Capital Improvement Plan (CIP)?

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

What are Capital Improvement Projects?

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

Examples of capital improvement projects can include:

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

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

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

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

What is White Lake Township’s Capital Improvement Policy?

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

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

Why a CIP for White Lake Township?

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

What are the benefits of preparing a CIP?

The CIP is more than just a State requirement; it is an essential planning tool in addition to a statement of budgetary policy. It informs the taxpayers of White Lake Township how the Township plans to prioritize, schedule, and coordinate capital improvement projects over the next six (6) years. The benefits of creating and annually updating the CIP include:

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

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

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

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

The CIP is an essential link between planning for capital improvement projects and budgeting for them. Once approved by the Township Board, the CIP can be used to develop the capital project portion of the Township's budget. Those projects included in the CIP's first year (2024) potentially form the basis for the upcoming year's capital project budget. As the CIP is annually updated, a continuous relationship will be maintained between the CIP and the Township's annual budget. The annual update to the CIP will occur in advance of the preparation of the Township's budget.



1b. Overview - White Lake Township Overview

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

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

Principal Land Uses

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

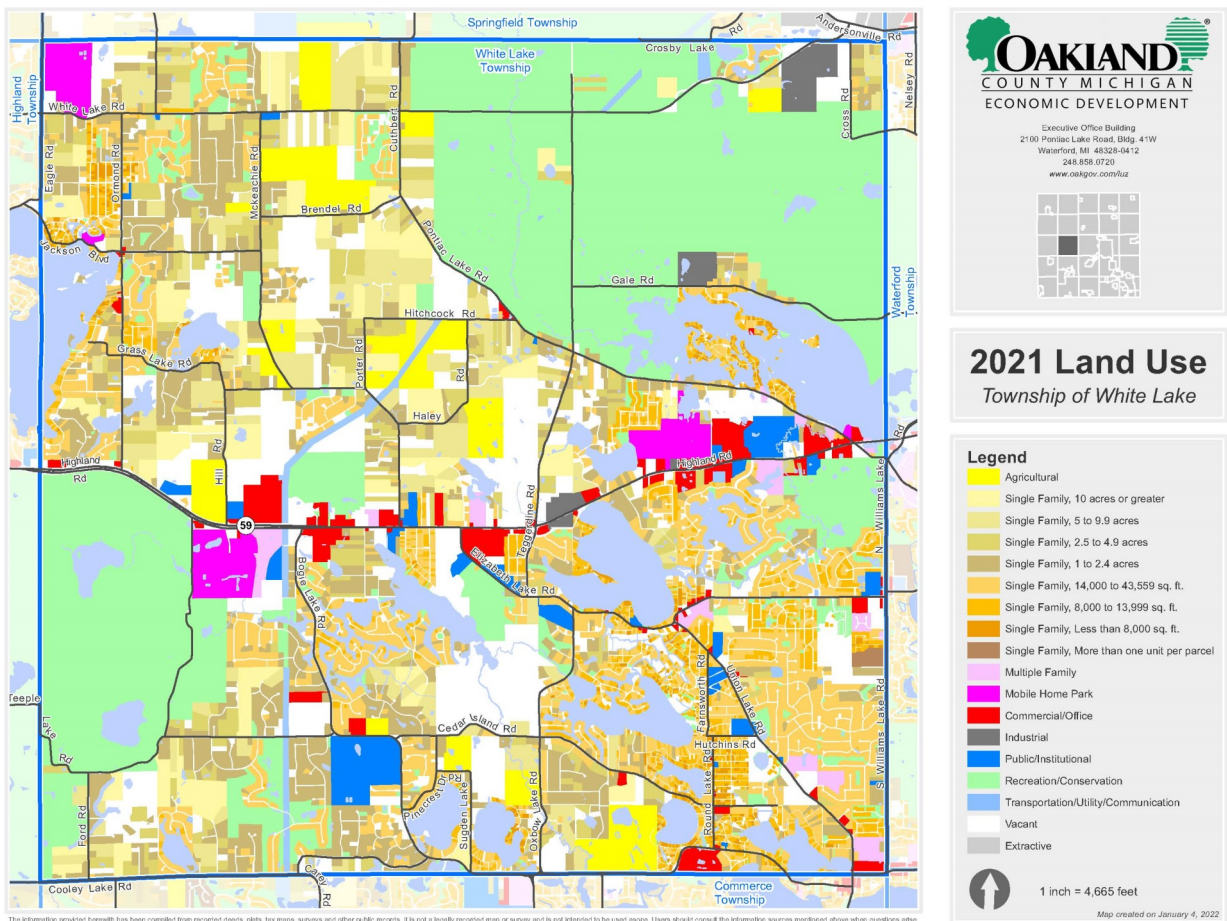
Population

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

Employment

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

FIGURE 1-1. EXISTING LAND USE, 2021



The information provided herein 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 conditions arise.

1c. Overview - CIP Process Overview

Background

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

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

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

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

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

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

PROGRAM AREAS

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

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

1. Data Collection

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

- **Project Application Form** - Consists of project descriptions, schedules, necessity, and possible sources of funding. The information provides an understanding of the overall scope of each project and how it is valued within its program area and within the Township. While stakeholders may be aware of major projects further out on the horizon, only those planned for within the six-year window of the 2024-2029 CIP were included.
- **Project Cost Detail Form** - Consists of a matrix of six (6) budget years across the top of the form and a listing of costing components along the side of the form. The form is split into two (2) parts; the upper half is the capital cost for the project and the lower half is the cost of operations or maintenance for that project if applicable. Recognition of the operations and maintenance costs of a project is a valuable tool in forecasting future needs for resource allocation. Investment in a new facility is only worthwhile if there are funds available to operate and maintain it.

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

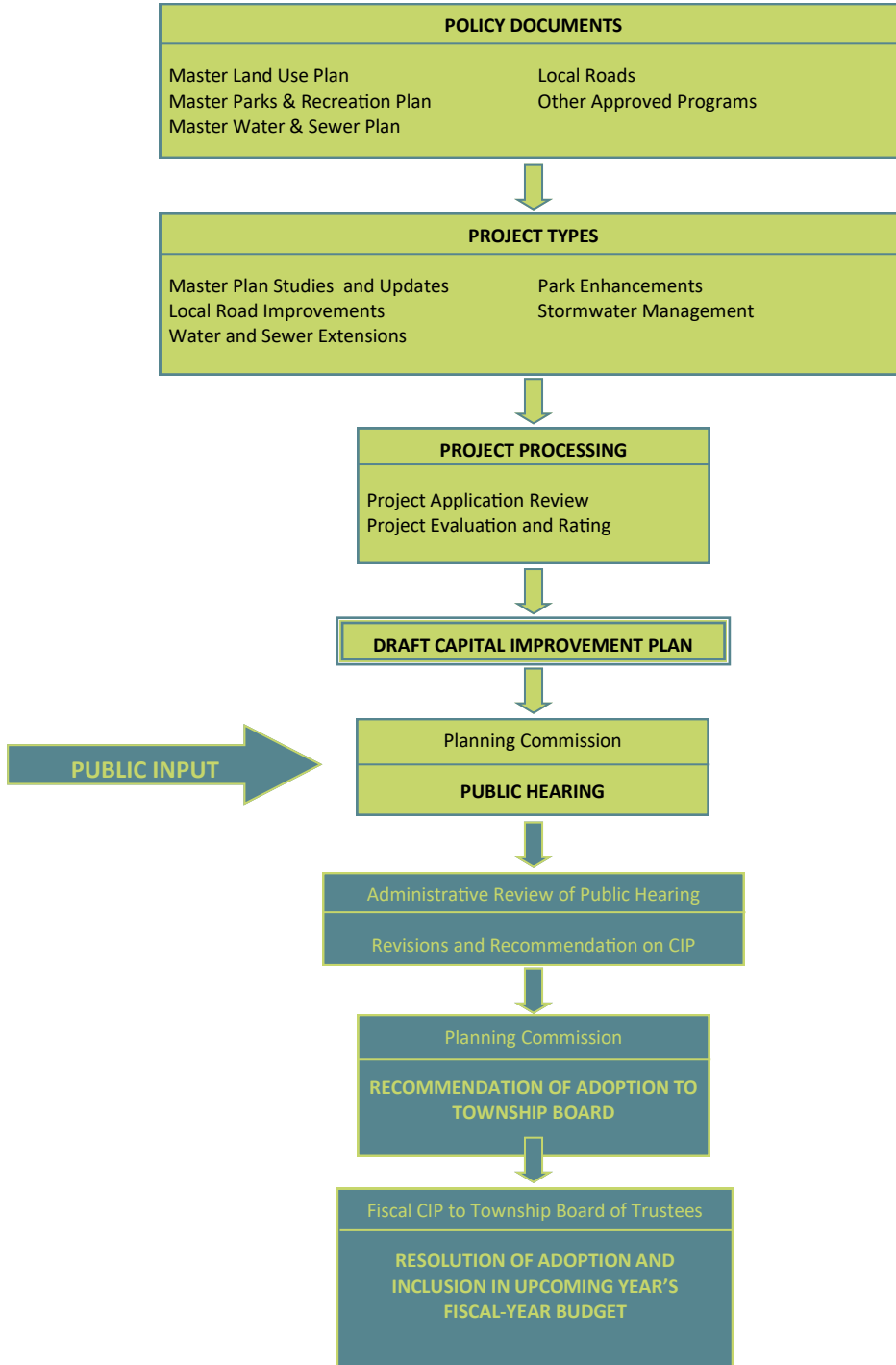
2. Data Compilation

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

3. CIP Adoption Process

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

FIGURE 1-3. CIP ADOPTION PROCESS



2. Existing Capital Facilities

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

White Lake Township Hall

7525 Highland Road

Year Built: 1949

Last Major Improvement: 1996

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

Condition: Fair

Extent of Use: Heavy



White Lake Township Fleet Vehicles

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

Year Acquired: Varies

Condition: Varies

Extent of Use: Varies

Average Duty Cycle: Approximately 7 years



Fire Hall Number 1 (Headquarters)

7420 Highland Road

Year Built: Unknown

Last Major Improvement: Parking Lot Replacement

Serves: M-59 corridor; northeast and southwest quadrant

Condition: Fair

Extent of Use: Heavy



Fire Hall Number 2

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



Fire Hall Number 3

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



White Lake Township Police Station

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



White Lake Township Police Garage

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



White Lake Township Police Communications System

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



White Lake Township Police Vehicles

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



Fire and EMS Equipment

Includes: three engines, two tankers, two ambulances / transporting units, one light duty rescue (no pumping or water carrying capabilities), one pickup style grass truck with a skid-mounted pump and tank, four fleet vehicles, one drone aircraft, two cardiac monitors, and breathing apparatus
Year acquired: Varies; between 1997 and 2022
Condition: Varies; from Good to Excellent
Extent of Use: Varies; primarily Moderate to Heavy



Township Office Annex

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



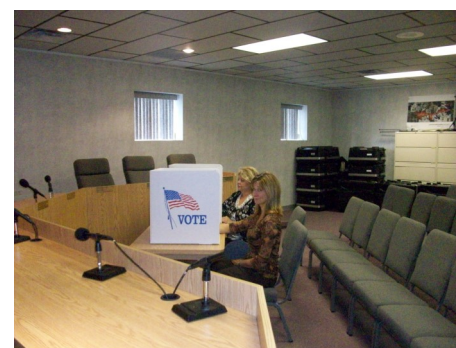
Dublin Community Senior Center

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



White Lake Township Clerk's Equipment

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



White Lake Township Water System

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

Year Built: Ongoing
Last Major Improvement/Extension: 2020 Hillview Well House & 2019 Twin Lakes II Well House
Condition: Varies; primarily Good to Excellent
Extent of Use: Varies; primarily Moderate to Heavy



White Lake Township Sanitary Sewer System

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

Year Built: Ongoing since 1998
Last Major Improvement/Extension: 2012
Condition: Good to Excellent
Extent of Use: Light to Moderate



Water Tower 1

360 Woodsedge Drive
Year Built: 1994
Last Major Improvement: 2007
Condition: Good
Extent of Use: Heavy



Water Tower 2

6055 Highland Road
Year Built: 2004
Last Major Improvement: None
Condition: Excellent
Extent of Use: Moderate



Hidden Pines Park

Location: Intersection of White Lake Road and Hidden Pines Drive.
Size: 9 Acres
Includes: Baseball Field and parking area



Township-Owned Land

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



Judy Hawley Park

Location: Behind Township Hall, just east of the Township Annex
Size: 12 acres
Includes: Soccer fields, pavilion, play structure, basketball courts, sand volleyball court, and pathway



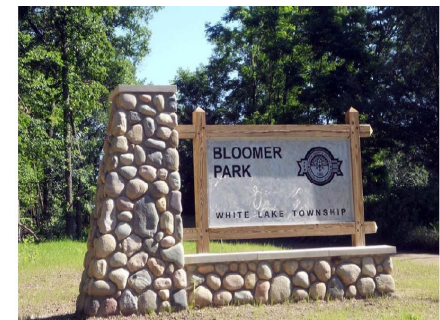
Ferdinand C. Vetter Park

Location: Behind Dublin Community Center on Union Lake Road
Size: 6 acres
Includes: Baseball field, picnic shelter, pathway, and play structure



Bloomer Park

Location: West side of McKeachie Road, between Grass Lake and Jackson Roads
Size: Approximately 28 acres
Description: Picnic shelter, scenic overlook, and nature trails



Stanley Park

Location: West side of Elizabeth Lake Road, south of White Lake Library
Size: 59 acres
Description: Undeveloped; development anticipated 2024-2026



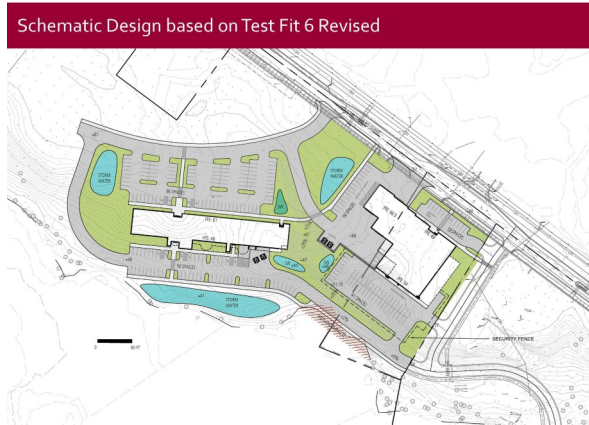
White Lake Community Hall

Address: 7500 Highland Road
Year Built: 1875 (State-designated historic site)
Last Major Renovation: 2013 (Interior)
Condition: Good
Extent of Use: Light



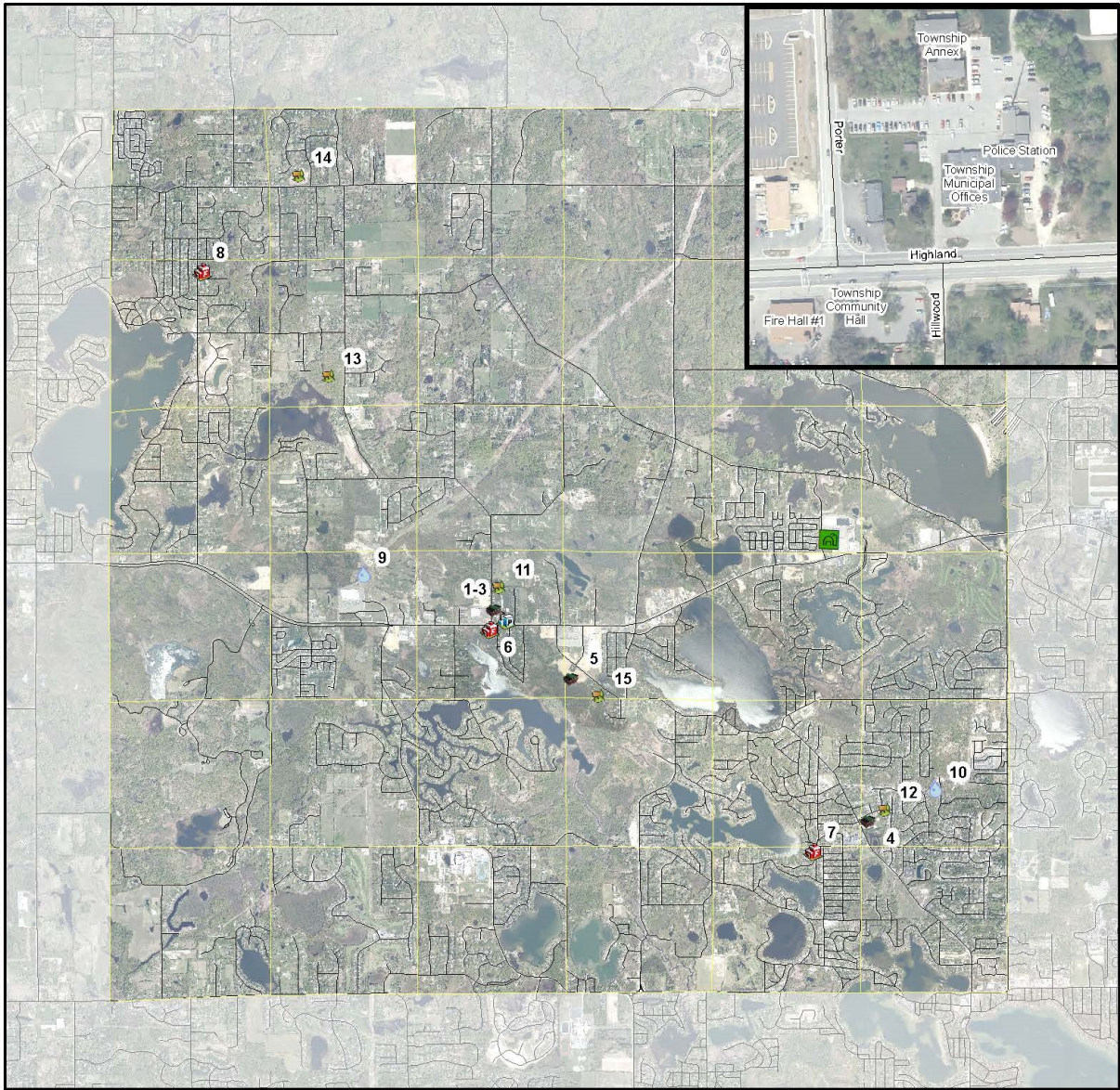
Civic Center

Location: West side of Elizabeth Lake Road, south of White Lake Library
Size: 29 acres
Description: Undeveloped; development anticipated 2024-2026



White Lake Charter Township

FIGURE 2-1



White Lake Charter Township



Existing Facilities

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



3. Executive Summary

Stakeholders

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

Project Histories

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

2023 Project Histories

Capital improvements, outlined in the 2023-2028 CIP, completed during 2023:

- WS-0008 Aspen Meadows Iron Filtration
- WS-0011 Bogie Lake Road Water Main Extension
- SS-0009 SCADA Equipment to Monitor Sanitary Sewage Pump Stations (8)

3. Executive Summary

Projects

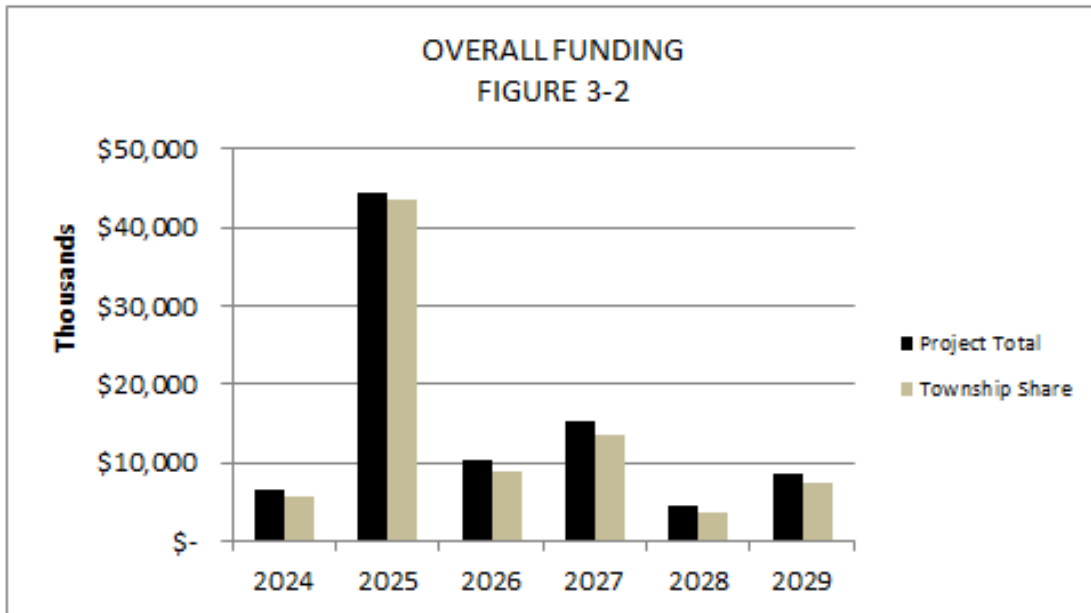
Review of the Project Summary Worksheet (found in the Appendix of this report) indicates that there are several individual projects located in the same geographic area. There are potential cost savings that can be realized by combining projects. At a minimum, mobilization, traffic control, and restoration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

FIGURE 3-1	
Location	Project Labels
M-59, Teggerdine east 0.3 miles	BP-0003 and PK-0006
Bogie Lake Road, Huron Valley Schools to M-59	BP-0006 and SS-0003
Elizabeth Lake Road, south of White Lake Library	FA-0006 and FA-0007

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

Funding

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



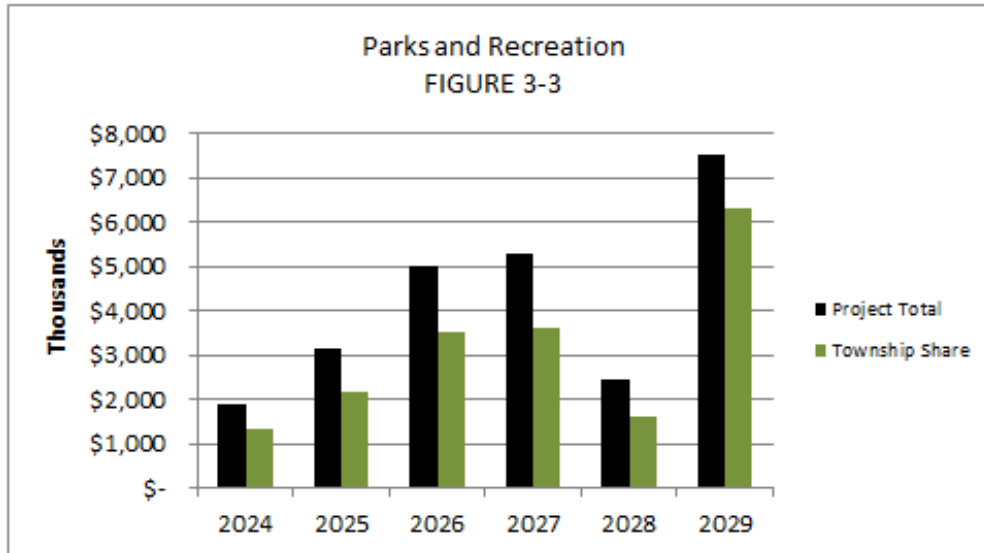
The Township’s General Fund balance at the end of fiscal year 2022 was \$6,349,562. As indicated in Figure 3-2 above, the General Fund balance is inadequate to support the Township’s share of the CIP.

Funding Components

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

Parks and Recreation

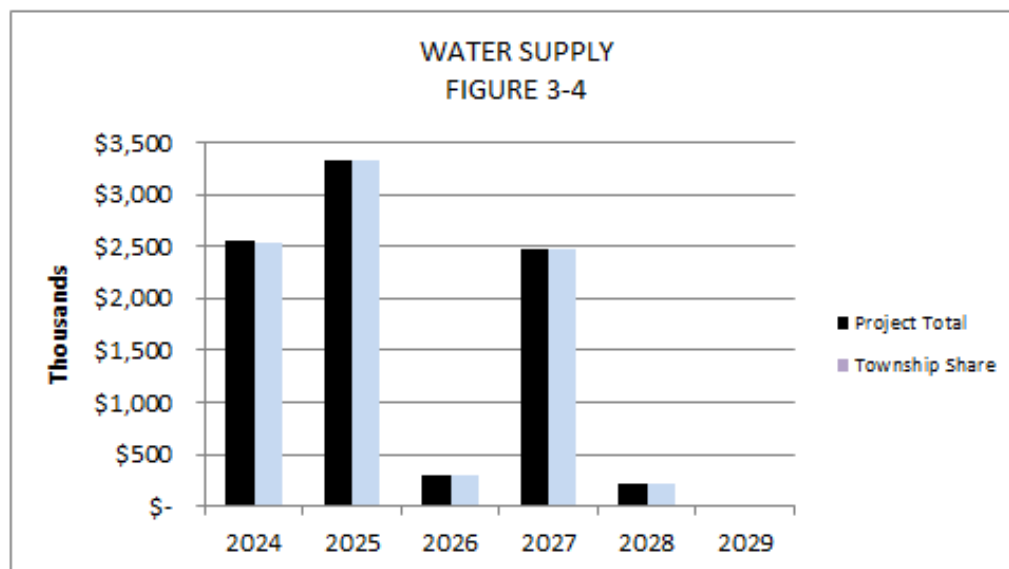
The Parks and Recreation Fund has a balance of \$1,195,357 as shown in the 2022 Comprehensive Annual Financial Report (CAFR). This fund balance along with a \$500,000 Land and Water Conservation Fund grant will be used to leverage park improvement projects.



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

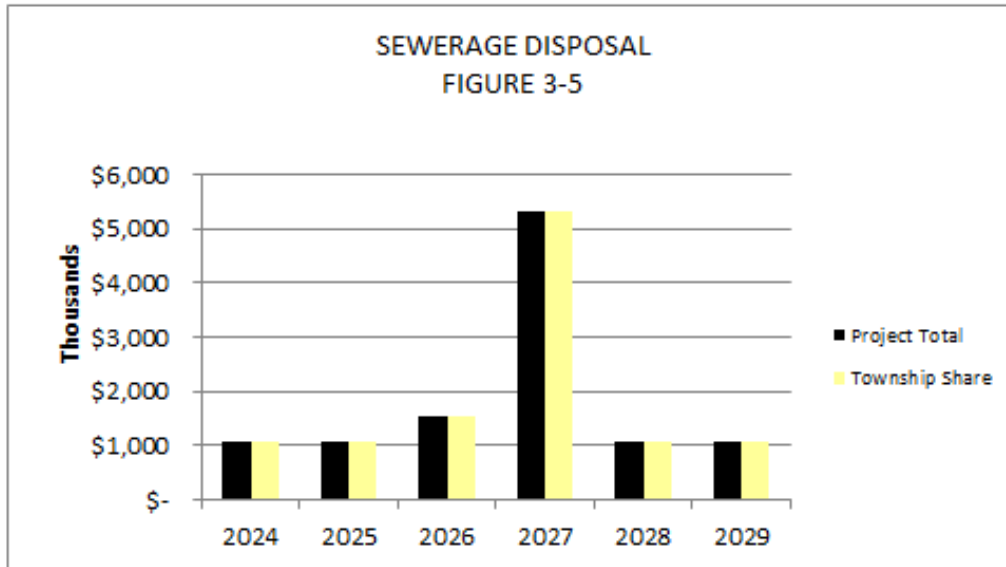
Water Supply Fund

The Water Supply Fund (WF) is an enterprise fund that is not dependent on support from the General Fund. The Water Supply Fund (WF) has a balance of \$14,979,575 as of the close of 2022. Several projects in this program area are funded using the Drinking Water Revolving Fund supplemented by the Water Supply Fund balance.



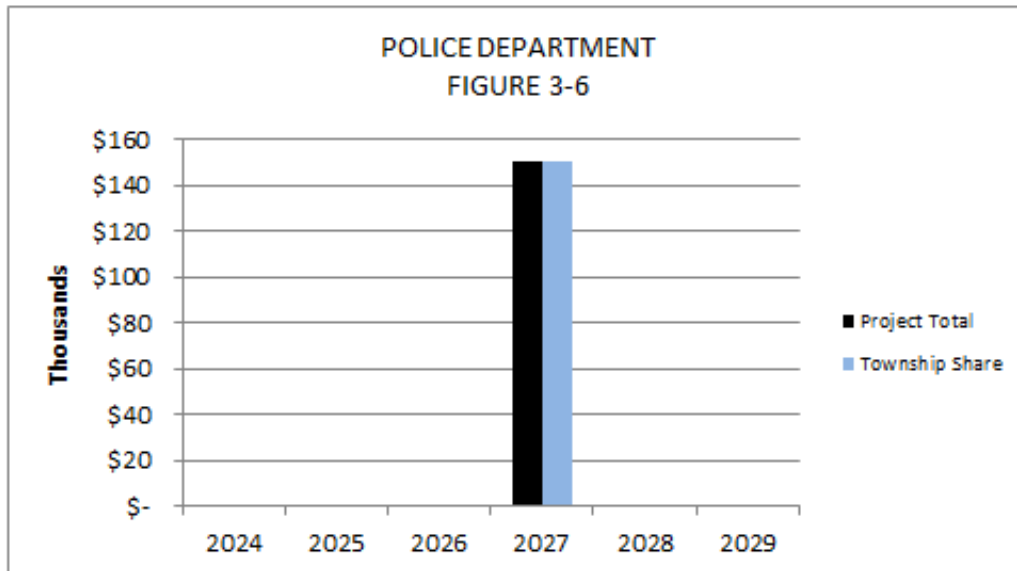
Sewerage Disposal System

Development of sewer has been done either by private development or special assessment districts (SADs). As of 2022, the Sewer Fund (Enterprise Fund) has a balance of \$12,914,511.



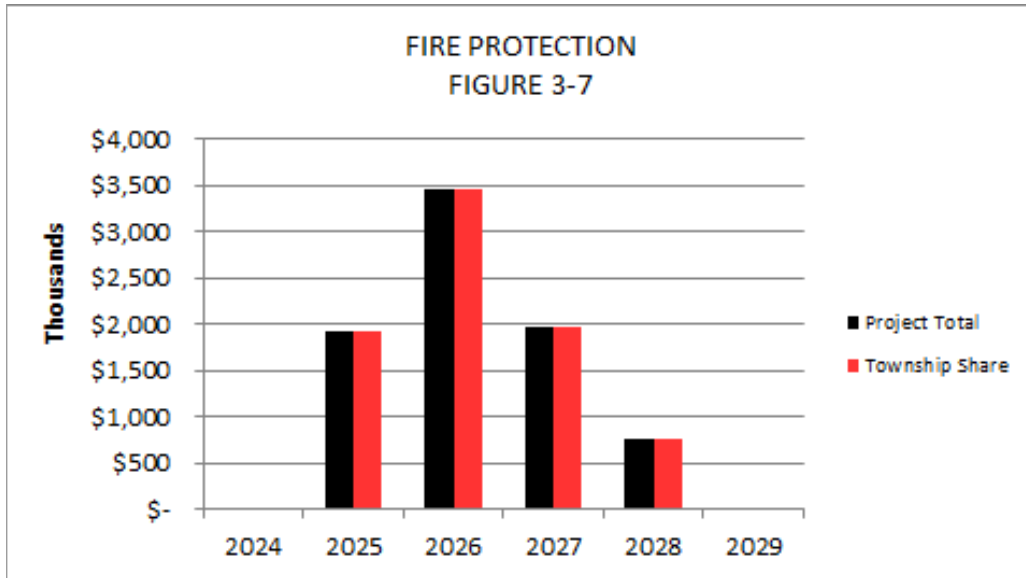
Police Department

The 2022 CAFR reports a balance of \$5,009,216 in the Police Fund. The Police Department is currently funded by a Township Millage.



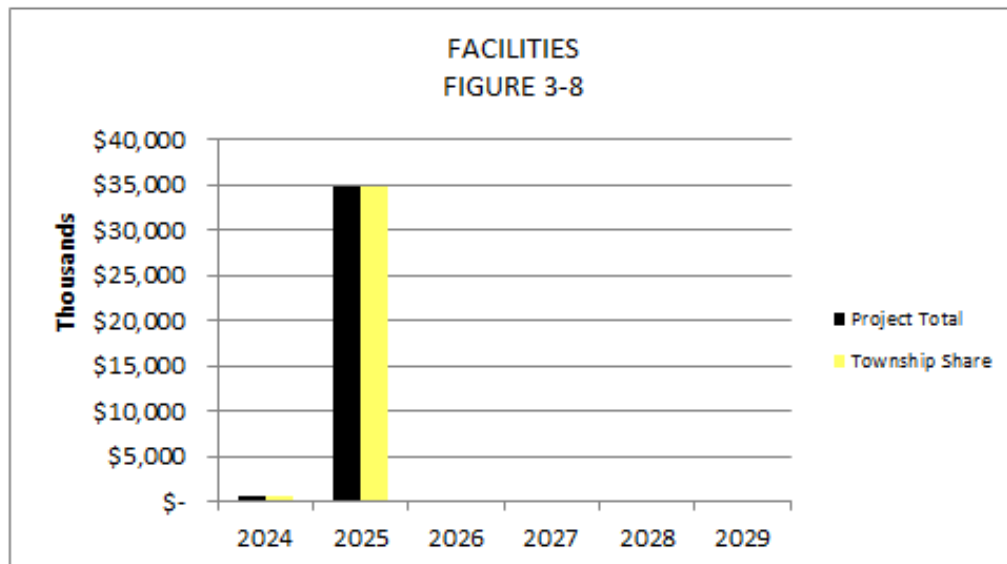
Fire Protection

The Fire Protection Fund has a balance of \$6,573,816 as reported in the 2022 CAFR. The Fire Protection Fund is supported solely through millage money.



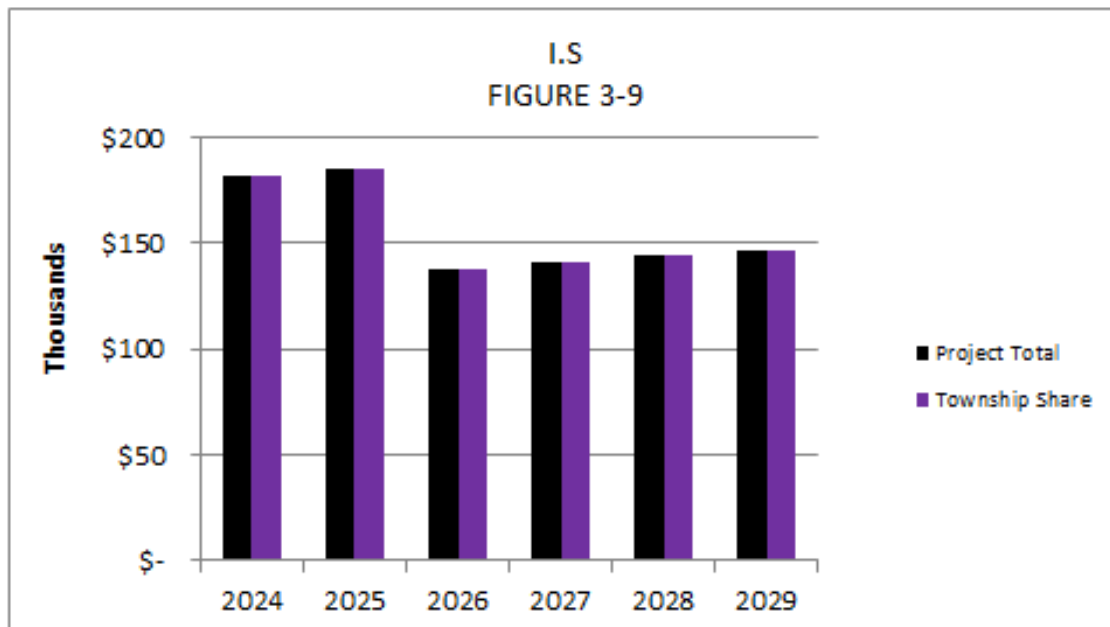
Facilities

The Township Civic Center district will have a new Public Safety Headquarters that will cost approximately \$20 million dollars and a new Civic Center Building to replace the current Township Offices at an approximate cost of \$15 million dollars. This money will come from the Capital Project Fund and the issuance of bonds. The Township currently has \$11,033,087 available for a new Township Municipal Complex in an Improvement Revolving Fund listed in the 2022 CAFR.



Internal Services

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



4. CIP Components

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

Section 4a. Facilities

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

Section 4b. Fire Protection

- FD-0002 - Fire Station 2 Replacement
- FD-0006 - Fire Ladder Truck
- FD-0009 - Fire Station 3 Improvement
- FD-0017 - Structural Firefighting Gear (22)
- FD-0018 - Ambulance Replacement (3)
- FD-0019 - Engine / Pumper Replacement

Section 4c. Internal Services

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

Section 4d. Parks and Recreation

- BP-0002 - M-59 Pathway (Phase I)
- BP-0003 - M-59 Pathway (Phase II)
- BP-0004 - M-59 Pathway (Phase III)
- BP-0005 - Union Lake Rd. Pathway
- BP-0006 - Bogie Lake Rd. Pathway
- PK-0002 - Four Seasons Trail (Phase I)
- PK-0003 - Four Seasons Trail (Phase II)
- PK-0004 - Four Seasons Trail (Phase III)
- PK-0008 - Hidden Pines Park Phase II
- PK-0009 - Teggerdine Trail Design
- PK-0010 - Bloomer Park (Phase II)
- PK-0012 - Stanley Park
- BP-0009 - Triangle Trail Development
- PK-0013 - Pickleball Courts

Section 4e. Police Department

- PD-0002 - Mobile Command Center

Section 4f. Sanitary Sewer Disposal System

- SS-0005 - Western Outlet Sanitary Extension Phase 2
- SS-0006 - Pump Station at Lakeland High school
- SS-0008 - Upgrades & Equipment Replacement of 7 Sanitary Sewage Pump Stations
- SS-0011 - Sewer Main Rehabilitation Projects

Section 4g. Water Supply System

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

Funding Sources Abbreviations

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

4a. CIP Components - Facilities

Overview

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

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

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

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

Project Description

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

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FA-0007	Township Civic Building	New Construction	96	Grant, GF, Bond Issue	\$15,000,000 +/-	\$15,000,000 +/-	\$--

Project Description

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

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FA-0009	DPS Storage/Maintenance Building	New Construction	58	GF, SF, WF	\$500,000 +/-	\$500,000 +/-	\$--

Project Description

Currently gathering estimates and preliminary site plan.

4b. CIP Components - Fire Protection

Overview

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

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

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

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

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0006	Fire Ladder Truck	New Equipment	108	FPF	\$1,500,000	\$1,500,000	\$--
<u>Project Description</u> 100-foot fire-fighting ladder truck.							

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

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0017	Structural Firefighting Gear (22 sets)	New Equipment	102	FPF	\$79,904.88	\$79,904.88	\$--
<u>Project Description</u> Structural Firefighting Gear. \$3,632.04 per set = \$79,904.88							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0018	Ambulance Replacement and Refurbishment	New Equipment	112	FPF	\$800,000	\$800,000	\$--
<u>Project Description</u> Ambulance replacement - 3 (2 new units and 1 refurbishment planned for 2025).							

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0019	Engine/Pumper Replacement	New Equipment	112	FPF	\$750,000	\$750,000	\$--
<u>Project Description</u> Specification process beginning in 2028.							



4c. CIP Components - Internal Services

Overview

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

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

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

**CHARTER TOWNSHIP OF WHITE LAKE
CAPITAL IMPROVEMENTS PLAN
PROJECT SUMMARY
INTERNAL SERVICES (IS)**

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
IS-0002	Fleet	New Equipment	80	PD / GF	\$ 837,000	\$ 837,000	\$--

Project Description
 Replacement of cars and trucks (except Fire Department) on an annual basis to systematize the vehicle replacement process. Estimates are for a combination of three (3) cars and two (2) trucks each year, for a total of six (6) years.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
IS-0003	Document Management Program	Equipment / Professional Services	90	GF	\$100,000	\$100,000	\$--

Project Description
 Project includes providing Township Departments with the necessary software and hardware needed to continue digitizing the Township's document files. Project also includes funding for contracting with private firms to help expedite the process.

4d. CIP Components - Parks & Recreation

Overview

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

In January 2023 the Township Board adopted the 2023-2027 Parks and Recreation Master Plan. The Plan outlines goals and objectives illustrating the vision for parks and recreation over the next five plus years and documents desired capital improvements to meet the goals, and categorizes them as short-, mid-, long-term, or ongoing priorities including magnitude of cost of the proposed capital improvements. The Plan also identifies potential funding sources that might best align with the various capital projects. The CIP incorporates several of the capital projects identified in the 2023-2027 Parks and Recreation Master Plan.

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

CHARTER TOWNSHIP OF WHITE LAKE
CAPITAL IMPROVEMENTS PLAN
PROJECT SUMMARY
PARKS AND RECREATION (BP and PK)

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0002	M-59 Pathway (Phase I)	Rehabilitation	98	MDOT-EG; P&RF	\$2,000,000	\$1,500,000	\$500,000

Project Description
An important, long term, high-priority objective is the development of a Township-wide system of pathways connected to the regional network. Renovation of the M-59 pathway is an essential element that will connect future north-south routes, for example, Bogie Lake Pathway to the Four Seasons Trail.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0003	M-59 Pathway (Phase II)	Rehabilitation	98	MDOT-EG; P&RF	\$2,000,000	\$1,500,000	\$500,000

Project Description
An important, long term, high-priority objective is the development of a Township-wide system of pathways connected to the regional network. Renovation of the M-59 pathway is an essential element that will connect future north-south routes, for example, Bogie Lake Pathway to the Four Seasons Trail.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0004	M-59 Pathway (Phase III)	Rehabilitation	98	MDOT-EG; P&RF	\$2,000,000	\$1,500,000	\$500,000

Project Description
An important, long term, high-priority objective is the development of a Township-wide system of pathways connected to the regional network. Renovation of the M-59 pathway is an essential element that will connect future north-south routes, for example, Bogie Lake Pathway to the Four Seasons Trail.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0005	Union Lake Road Pathway	New Construction	98	MNRTFG; RCOCTP; P&RF	\$1,500,000	\$1,150,000	\$350,000

Project Description
The Union Lake Road corridor is the area of White Lake that contains the highest density of residential development in the Township. A pathway along the corridor is critical to provide residents with safe, non-motorized access to the homes, churches, schools, parks, retail, and other places in the area.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0006	Bogie Lake Road Pathway	New Construction	83	MDOT-EG; P&RF; MSRSP	\$5,500,000	\$5,000,000	\$500,000

Project Description

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

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0002	Four Seasons Trail (Phase I)	New Construction	67	MNRTFG; P&RF; USDOT	\$2,000,000	\$1,500,000	\$500,000

Project Description

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

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0003	Four Seasons Trail (Phase II)	New Construction	67	MNRTFG; P&RF; USDOT	\$2,000,000	\$1,500,000	\$500,000

Project Description

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

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0004	Four Seasons Trail (Phase III)	New Construction	67	MNRTFG; P&RF; USDOT	\$2,000,000	\$1,500,000	\$500,000

Project Description

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

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0008	Hidden Pines Park Phase II	New Construction	80	MNRTFG; P&RF, Passport Grant	\$500,000	\$150,000	\$350,000

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

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

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

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

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

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0012	Stanley Park	New Construction	91	MNRTFG; P&RF; GF; Donations	\$4,250,000	\$2,250,000	\$2,000,000

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

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
BP-0009	Triangle Trail Development	New Construction	96	Grant(s); P&RF	\$660,000	\$560,000	\$100,000

Project Description

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

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0013	Pickleball Courts	New Construction	91	Grant(s); P&RF	\$450,000	\$100,000	\$350,000

Project Description

Location to be determined. This recreational amenity is identified in the Parks and Recreation Master Plan.

4e. CIP Components - Police Department

Overview

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

Police Department operations are funded by a major special revenue fund. Potential funding for projects can be from the Police Fund balance, grants from sources such as Homeland Security, and drug forfeitures. The Police also have a 10-year operating millage that will collect through 2031.

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

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY POLICE DEPARTMENT (PD)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PD-0002	Mobile Command Center	New Equipment	65	Grants; Drug Forfeitures	\$152,000	\$152,000	\$--

Project Description
 A Mobile Command Center is a vehicle-based police facility, usually built around a motor home chassis. It allows command officers to provide on-scene command and control of large scale events or catastrophes.

4f. CIP Components - Sanitary Sewerage Disposal System

Overview

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

A Sanitary Sewerage Disposal Enterprise Fund was created in 2022.

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

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

CHARTER TOWNSHIP OF WHITE LAKE
CAPITAL IMPROVEMENTS PLAN
PROJECT SUMMARY
Sanitary Sewer (SS)

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
SS-0005	Western Outlet Sanitary Extension Phase Two	New Construction	80	GF, SRF	\$4,240,000	\$4,240,000	\$--

Project Description
The proposed project will provide public force main sewer from the HVS Lakeland Campus north to M-59. The scope of the project will include the placement of 12" HDD directionally drilled pressure sewer (force main) with related appurtenances, pipe rework within the temporary diversion district, traffic control, pavement replacement, and restoration.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
SS-0006	Pump Station at Lakeland	New Construction	110	GF, SRF	\$500,000	\$500,000	\$--

Project Description
Installation of intermediate booster pumping station on sanitary sewer force main consisting of two submersible pumps and building housing controls and generator.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
SS-0008	Sanitary Sewer Pump Stations (7)	Rehabilitation	139	GF, SRF	\$3,551,400	\$3,551,400	\$--

Project Description
Replacement of pumping equipment, controls, and addition of VFDs (Variable Frequency Drive). VFDs will provide better system control and operational cost savings.

CHARTER TOWNSHIP OF WHITE LAKE
CAPITAL IMPROVEMENTS PLAN
PROJECT SUMMARY
Sanitary Sewer (SS)

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
SS-0011	Sewer Main Rehabilitation Projects	Rehabilitation	137	GF, SRF	\$2,850,000	\$2,850,000	\$--

Project Description
Approximately 9,138 linear feet.

4g. CIP Components - Water Supply System

Overview

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

The Township has a Water Enterprise Fund managed by the Department of Public Services.

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

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

CHARTER TOWNSHIP OF WHITE LAKE
CAPITAL IMPROVEMENTS PLAN
PROJECT SUMMARY
WATER SUPPLY (WS)

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0004	Twin Lakes I Well Replacement and Upgrades	Rehabilitation	126	DWRF, WF	\$500,000	\$484,000	\$16,000

Project Description
The Township proposes to install a new well and pump at Twin Lakes I well site to replace the smaller capacity well at the site. This will require discussion with the MDEQ water bureau, site investigation using test/production well(s) to evaluate aquifer capacities, engineering design, permitting, identifying funding sources, contract administration and construction.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0010	SCADA Tower Replacement and GENSET	Rehabilitation	80	WF, DWRF	\$52,000	\$52,000	\$--

Project Description
Replace Supervisory Control and Data Acquisition (SCADA) Tower at Water Office with a new tower, romex cable, new cement pad with anchors and locate at least 170 feet to the east on Highland Road. The current tower is twenty five years old and is oxidizing at the bolts and bottom tower brackets. The current tower is near the end of its life cycle. Also, the Water Department will need to upgrade the onsite gen set to backup the SCADA system.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0012	6-Inch Water Main Replacement (9,000ft)	Rehabilitation	114	WF, DWRF	\$2,275,000	\$2,275,000	\$--

Project Description
Replace 6-inch diameter water main in Colony Heights, Twin Lakes Village, and Suburban Knolls for better system pressures and fire flows.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0015	Twin Lakes Well House Upgrades	Rehabilitation	108	WF, DWRF	\$2,500,000	\$2,500,000	\$--

Project Description
Update controls, piping, and instrumentation to allow efficient operation of the Twin Lakes well house.

CHARTER TOWNSHIP OF WHITE LAKE
CAPITAL IMPROVEMENTS PLAN
PROJECT SUMMARY
WATER SUPPLY (WS)

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0017	High Pressure Districts Elizabeth Lake Road	New Construction	90	WF, DWRF	\$3,125,000	\$3,125,000	\$--

Project Description
The interconnect will allow the high pressure district to utilize both elevated towers for storage at Aspen Meadows and Village Acres well houses for water supply. This will increase system reliability.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0018	Residual Chlorine Analyzer for Water Towers	New Construction	146	WF, DWRF	\$50,000	\$50,000	\$--

Project Description
Residual Chlorine Analyzers will allow monitoring of water quality both in an out of the Townships water towers. It will allow adjustments of chlorine feed rates to maintain minimum chlorine residuals throughout the water system as required by regulations.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0019	Meter Replacement	Rehabilitation	82	WF, DWRF	\$1,000,000	\$1,000,000	\$--

Project Description
The water system meters in older subdivisions are reaching or exceeding their useful life. As meters age they deteriorate and develop inaccuracies in readings. Replacing meters will provide homeowners with the proper readings and provide accurate billing of water usage.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0021	Repaint Water Tower 1	Rehabilitation	127	WF, DWRF	\$524,000	\$524,000	\$--

Project Description
Exterior overcoat polyurethane paint. Complete wet interior repaint.

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY WATER SUPPLY (WS)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0022	Repaint Water Tower 2	Rehabilitation	127	WF, DWRF	\$250,000	\$250,000	\$--
<u>Project Description</u> Exterior overcoat polyurethane paint. Dry interior partial repaint.							

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



Appendix

Excerpt from the Michigan Planning Enabling Act of 2008:

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

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

Sec. 65.

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

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

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

Charter Township of White Lake Capital Improvement Plan – Project Application

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

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

[Click here to enter text.](#)

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

Yes or No

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

[Click here to enter text.](#)

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

[Click here to enter text.](#)

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

Yes or No

[Choose an item.](#)

If yes, please describe Township’s Obligation:

[Click here to enter text.](#)

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

[Click here to enter text.](#)

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

[Click here to enter text.](#)

Project Priority: Low, Medium, High

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

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

Capital Improvement Plan – Project Application

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

Yes or No
Choose an item.
If Yes, Choose an item.

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

[Click here to enter text.](#)
List all funding options available for this project.

[Click here to enter text.](#)

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

[Click here to enter text.](#)

Basis of Cost Estimate: Please check the following

[Choose an item.](#)

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

[Click here to enter text.](#)

CHARTER TOWNSHIP OF WHITE LAKE
 Capital Improvement Plan
 Project Cost Detail

Project ID _____
 Category _____

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

10/5/2009

WLT_Project Costing Form template template

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



PROJECT HISTORY

Project Number	Project Title	Category	Rating	Potential Funding Sources	Summary			To Date		Budget Year 2011		Budget Year 2012		Budget Year 2013		Budget Year 2014		Budget Year 2015		Budget Year 2016		Budget Year 2017		Remarks		
					Project Total	Township Share	Other Funding	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share			
PARKS & RECREATION	BP-0001	M-59 Pathway, Across the Huron River (North)	New Construction	99	HUD Grant (\$147,000); P&RF	\$ 201,300	\$ 54,300	\$ 147,000	\$ 19,800	\$ 19,800	\$ 62,500	\$ 15,500	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000		Project Cancelled for new location		
	PK-0001	Bloomer Park Redevelopment	Rehabilitation	72	MNRTFG; P&RF	\$ 444,000	\$ 94,000	\$ 350,000					\$ 30,000	\$ 30,000	\$ 407,500	\$ 57,500	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000		Completed project		
	BP-0007	M-59 Pathway, Across the Huron River (North)	New Construction	99	HUD Grant (\$147,000); P&RF	\$ 226,660	\$ 39,830	\$ 147,000																	Completed project	
	PK-0006	Oxbow/M-59 Park	New Construction	51	MDOT-EG; P&RF; MSRSP	\$ 965,000	\$ 465,000	\$ 500,000																	Project removed (easement on OLPLA site)	
	PK-0011	Community / Central Park	New Construction	80	MNRTFG; P&RF	\$ 600,000	\$ 250,000	\$ 350,000																	Project replaced with PK-0012	
WATER SUPPLY	WS-0001	Mid-East M-59 and Cranberry Meadows Water	New Construction	124	DWRF, WF	\$ 1,481,000	\$ 890,000	\$ 591,000	\$ 192,000	\$ 115,000	\$ 258,000	\$ 155,000	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000		Completed project		
	WS-0002	Huronale Booster Pump Station	New Construction	96	DWRF, WF	\$ 257,000	\$ 155,000	\$ 102,000	\$ 40,000	\$ 24,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000		Completed project		
	WS-0003	East M-59 and Pontiac Lake Road Water Main	New Construction	105	DWRF, WF	\$ 872,000	\$ 524,000	\$ 348,000	\$ 112,000	\$ 67,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000		Completed project		
	WS-0005	Update the Auto Meter Read System	Rehabilitation	124	WF	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -															Completed project	
	WS-0009	Hydrant Standardization	Rehabilitation	125	WF, FPF	\$ 50,000	\$ 50,000																		Project reduced in scope and value; deleted from CIP	
	WS-0013	VFD Installation on seven Well Pumps	Rehabilitation	123	DWRF, WF	\$ 140,000	\$ 140,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Completed project
WS-0014	SCADA System Updates at seven sites	Rehabilitation	146	DWRF, WF	\$ 52,500	\$ 52,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Completed project	
SUMMARY	SS-0001	M-59 East Sanitary Sewer	New Construction	101	SRF, SF	\$ 223,000	\$ 223,000	\$ -	\$ 16,000	\$ 16,000	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000		Completed project		
	SS-0002	M-59 Mid-East	New Construction	99	SRF, SF	\$ 148,000	\$ 148,000	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000		Completed project		
	SS-0003	Western Outlet Sanitary Extension, Phase I	New Construction	87	SAD, SRF	\$ 978,015	\$ 978,015	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 928,015	\$ 928,015	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000		Completed project		
	SS-0004	Infrastructure Geospatial Mapping	Prof. Services	112	WF, SF, GF	\$ 80,000	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Removed	
FACILITIES	FD-0003	Fire Station No3 Replacement	New Construction	140	Grant, Bond Issue, BA	\$ 1,351,000	\$ 1,351,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300,000	\$ 1,300,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000		Replaced with FD-0009; Addition to existing Fire Station		
	FD-0004	Fire Station No1 Replacement	New Construction	110	Grant, Bond Issue, BA	\$ 3,131,000	\$ 3,131,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000	\$ 17,000	\$ 17,000	\$ 38,000	\$ 38,000	\$ 38,000	\$ 38,000	\$ 38,000	\$ 38,000	\$ 38,000		Project Replaced with FA-0005	
	FD-0005	Fire Pumper Truck (x3)	New Equipment	108	FPF	\$ 1,694,000	\$ 1,694,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,680,000	\$ 1,680,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000		Completed project		
	FD-0007	Fire Pumper Truck	New Equipment	108	FPF	\$ 439,000	\$ 439,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 425,000	\$ 425,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000		Project Removed. Combined with FD-0005		
	FD-0010	Ambulances (2 each), medium duty	New Equipment	117	FPF	\$ 346,000	\$ 346,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 320,000	\$ 320,000	\$ 8,000	\$ 8,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000		Completed project		
	FD-0012	Administrative Vehicles (x2)	New Equipment	80	FPF, GF	\$ 60,000	\$ 60,000	\$ -	\$ 60,000	\$ (60,000)															Completed project	
	FD-0013	Rescue 1 Refurbishment	Rehabilitation	143	FPF	\$ 175,000	\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Completed project
	FA-0001	Multi-Purpose Operation Building	New Construction	99	GF, Bond Issue, BA	\$ 12,000,000	\$ 12,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 5,000,000	\$ 5,000,000	\$ 6,500,000	\$ 6,500,000	\$ -	\$ -	\$ -	\$ -	\$ -		Project on-hold being replaced with FA-0004
	FA-0002	New Township Library	New Construction		GF, Bond Issue, BA																					
	FA-0003	Senior Center Building Addition	New Construction	80	GF, Bond Issue, BA																					
	FA-0004	Township Hall Renovations	Rehabilitation	107	GF, Bond Issue, BA	\$ 7,000,000	\$ 7,000,000																			Project Replaced with FA-0007
	PD-0001	New Police Building	New Construction	103	Grant, Bond Issue, BA																					Project Replaced with FA-0006
	IS	IS-0001	Digitized Documents (Storage & Retrieval)	Internal Services	80	GF	\$ 80,000	\$ 80,000	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	Project reduced in scope and value; deleted from CIP
IS-0003		Senior Shuttle Bus	New Equipment	93	GF, Grant, Donations	\$ 130,000	\$ 130,000	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 11,000	\$ 11,000	\$ 12,000	\$ 12,000	\$ 13,000	\$ 13,000	\$ 14,000	\$ 14,000	\$ 13,000	\$ 13,000	\$ 14,000	\$ 14,000		

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

PROJECT HISTORY

Project Number	Project Title	Category	Rating	Potential Funding Sources	Summary			To Date		Budget Year 2018		Budget Year 2019		Budget Year 2020		Budget Year 2021		Budget Year 2022		Budget Year 2023		Budget Year 2024		Budget Year 2025		Budget Year 2026		Notes		
					Project Total	Township Share	Other Funding	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share	Project Total	Township Share		Project Total	Township Share
PARKS & RECREATION	PK-0007	Brendel Lake Campground Acquisition	51	MNRTFG, P&RF	\$ 1,372,400	\$ 483,000	\$ 889,400	\$ -	\$ -	\$ -	\$ -	\$ 1,372,400	\$ 483,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Completed (MNRTFG)	
	PK-0005	Brendel Lake Property Acquisition	58	MNRTFG, P&RF	\$ 700,000	\$ 231,000	\$ 469,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Replaced by PK-0007	
	BP-0008	Triangle Trail Development Design	96	Grant (\$50,000), P&RF	\$ 55,000	\$ 5,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Completed	
WATER SUPPLY	WS-0016	Hilview Well House Upgrades	108	DWRF, WF	\$ 400,000	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Completed	
	WS-0020	Twin Lakes II Well House Upgrades	127	DWRF, WF	\$ 178,000	\$ 178,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Completed	
	WS-0007	Additional Tank No. 1 Feed	71	WF	\$ 90,000	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Completed	
	WS-0008	Aspen Meadows Iron Filtration and Sewer connection	87	DWRF, WF	\$ 5,500,000	\$ 5,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Removed	
	WS-0011	Water Main Extension Bogie Lake Road (M-59 to Cedar Island)	90	DWRF, WF	\$ 3,750,000	\$ 3,750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Completed	
SANITARY	SS-0007	Meijer Pump Station Upgrade / Replacement	130	GF, SRF	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Completed	
	SS-0009	SCADA Equipment to monitor Sanitary Sewage Pump Stations	143	GF, SRF	\$ 240,000	\$ 240,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Completed	
	SS-0010	Shorewell Gravelly Rehabilitation	137	GF, SRF	\$ 350,000	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Completed	
P.D.																														
FIRE PROTECTION	FD-0001	Fire Station Land Acquisition	113	Grant, Bond Issue, BA	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Removed	
	FD-0008	Fire Tanker Truck	120	FPF	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Completed	
	FD-0011	SCBA Replacement	137	FPF, Grant	\$ 856,000	\$ 856,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Completed	
	FD-0012	Administrative Vehicles (x2)	80	FPF, GF	\$ 60,000	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Completed
	FD-0013	Rescue One Refurbishment	143	FPF, GF	\$ 60,000	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Completed
	FD-0014	Rescue Air Boat	75	FPF, GF	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Removed	
	FD-0015	Fire Station No 3 Transporting Unit / Ambulance	112	FPF	\$ 220,000	\$ 220,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Removed	
FD-0016	Cardiac Monitors (x2)	82	FPF	\$ 70,000	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Completed		
FACILITIES	FA-0005	Municipal Facilities (All Departments)	107	GF, Bond Issue, Grant	\$ 20,325,000	\$ 20,325,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Replaced by FA-006 & FA-007	
	FA-0008	Township Hall Genset	97	GF, PDF, FPF	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Project Removed (< \$50,000)	
I.S.																														

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

REDEVELOPMENT WORKSHOP RESULTS

INTRODUCTION

On August 17th, 2023, White Lake Township hosted a Redevelopment Workshop to facilitate public participation and gather input for five possible sites of redevelopment. The workshop was held between 5pm and 7pm in the Township Hall Assembly, and approximately 70 members of the public attended.

The central aim of the workshop was to begin a conversation among residents about the future potential at five sites selected for consideration by the Planning Commission. Though all five sites that were identified for this workshop are currently vacant, two sites were a part of the Township's master plan update in 2012. Detailed concepts for future development and use at both sites were an outcome of the last planning process, and both concepts were presented again during the workshop. The other three sites provided truly blank slates for residents to share their ideas based on the site's surrounding context as well as general desires for development that would most holistically suit the community.

Results from the workshop provide a guiding framework for future plans of redevelopment as they come into fruition. By providing the opportunity for residents to identify the uses that they would support for each site and to share additional feedback, suggestions, and concerns, all five sites are currently accompanied by an aggregated vision of use and development that will be the basis of any changes. This report details the results of community input provided for all five sites, analysis of trends, and preliminary recommendations for a more complete development concept to be explored in the future.

REDEVELOPMENT SITES

The redevelopment workshop asked attendees to share their perspectives on five separate sites of redevelopment. These sites fell into one of two categories that are described below. Attendees engaged with each redevelopment site based on the overarching category it fell into.

Existing Redevelopment Concepts

The following two concepts were developed during the 2012 update to the Township's master plan. At the workshop, attendees used sticky dots to generally indicate whether they supported the existing concept rendering. Attendees were also asked to write thoughts and suggestions on sticky notes to identify the specific components of the concept that they supported as well as other components that they felt were missing or were not appropriate for the provided site.

- » Pontiac Lake Gateway Concept Plan
- » Elizabeth Lake Road and Union Lake Road Concept Plan

New Uses and Redevelopments

The following three sites represent vacant tracts of land that present the opportunity to be developed in ways that accommodate specific needs and desires as identified by the Township.

These three sites were strategically chosen from across the southern half of the Township to ensure that the predominantly agricultural uses to the north of M-59 are preserved. At the workshop, each site was accompanied by six to eight potential use options that attendees were asked to indicate their support of with sticky dots:

- » Round Lake Road and Cedar Island Road
- » Cedar Island Road and Bogie Lake Road
- » Civic Center/Lake Town Center (M-59 and Elizabeth Lake Road)

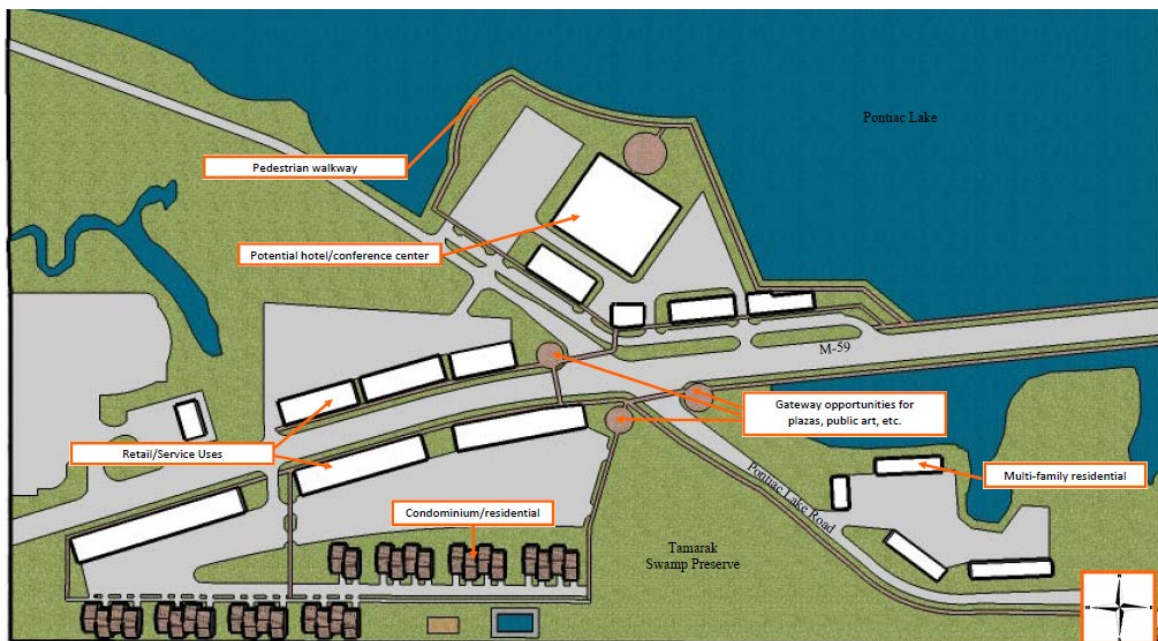
WORKSHOP RESULTS

The results of the redevelopment workshop for each of the five sites are provided below.

Pontiac Lake Gateway Concept Plan

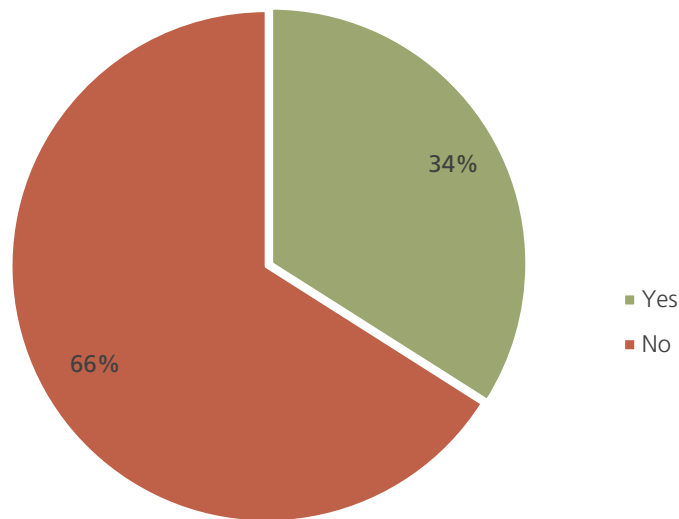
The Pontiac Lake Gateway concept plan was developed during the 2012 update to the White Lake Township Master Plan. Pontiac Lake Gateway offers an opportunity to showcase White Lake Township at its only major entry from the east by enhancing lake views, removing blighted structures, and improving connectivity for pedestrians. The 2012 concept proposes retail and service uses, condominiums and multi-family residential structures, plazas and spaces for public art, a hotel and/or conference center, and a pedestrian walkway.

Pontiac Lake Gateway Concept Plan



When asked to indicate whether the current redevelopment concept aligned with their vision, about two thirds of workshop attendees shared that it did not (as seen in Figure 1 below):

Figure 1: “Does the Pontiac Lake Gateway concept plan align with your view of the future of this site?”



Additional comments, suggestions, and concerns about this concept were provided by attendees on sticky notes and are summarized below. While just 6% of all comments suggested that this concept should be rethought in its entirety, all other suggestions coalesce around a few themes that should be the focus of any revisions to the existing concept to align with the vision of the community.

- » **Support for the concept** as a way to utilize the lake setting, create a community space, and remove deteriorating structures.
- » **Support for the pedestrian walkway.** Respondents also share that they would support a biking/walking path around Pontiac Lake.
- » **Support for the development of restaurants and/or bars along the waterfront.** Attendees specified that they would like to see a nice, affordable restaurant in the area and also suggested that the area provide a boat dock.
- » **Opposition to condos and multi-family residences.** This was the most common takeaway from the concept with about 37% of all comments sharing this sentiment.
- » **Opposition to the hotel and conference center.** While there is evidence of some support for this development, attendees expressed that they would prefer uses that are specific to the wellbeing and use of permanent residents rather than visitors.
- » **Some opposition to retail.** While some responses expressed their support for retail and shopping as a compliment to restaurants, bars, and other dining areas, others shared concerns about M-59 traffic as a challenge to utilizing these retail spaces as well as a preference to keep the Township’s retail in the M-59 and Elizabeth Lake Road area.

Results

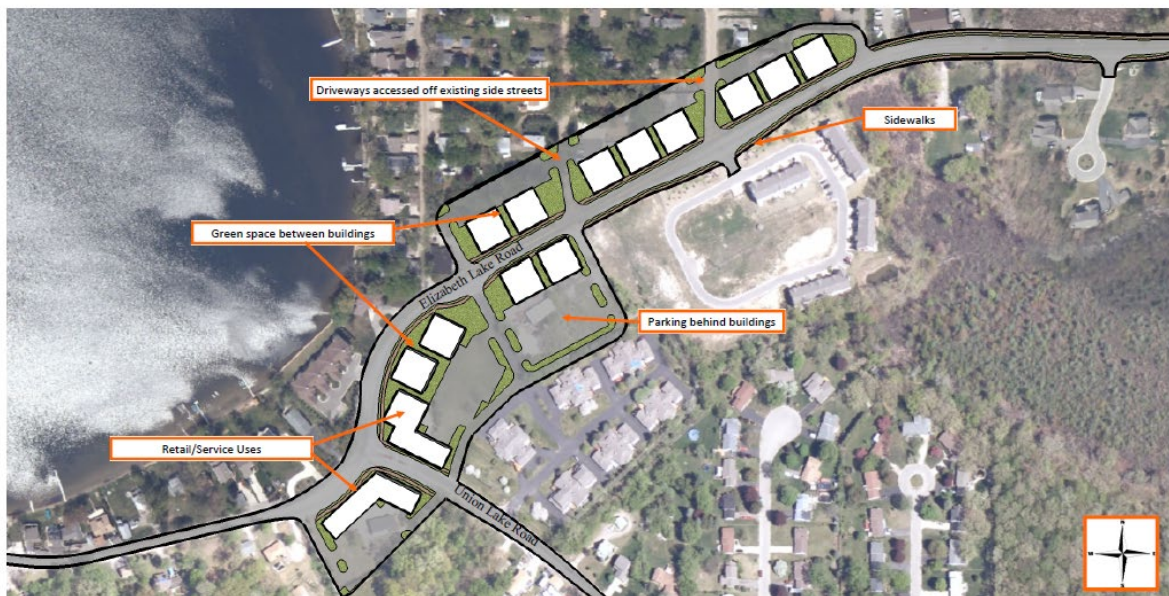
The Township should consider revising this concept in the following ways:

- » Prioritize the development of restaurants and bars over the hotel and conference center.
- » Incorporate residential uses through mixed-use developments. While the proposed condominiums and multi-family structures may not be the best fit for the site, there may be an opportunity to provide some residential units alongside retail with mixed-use development.

Elizabeth Lake Road & Union Lake Road Concept Plan

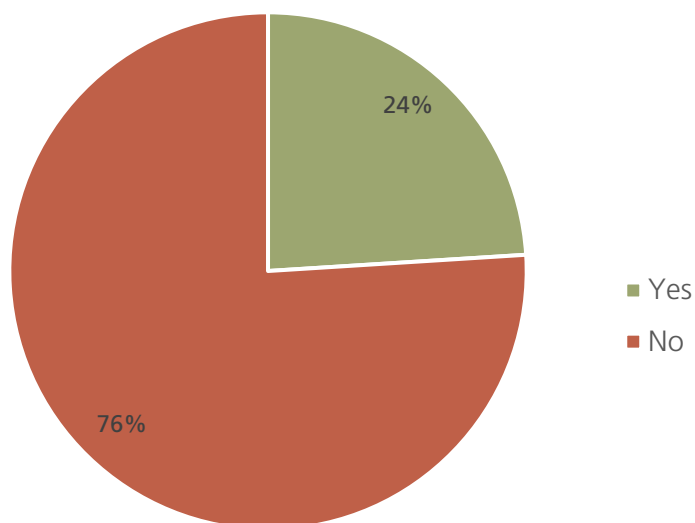
The Elizabeth Lake Road and Union Lake Road concept plan was developed during the 2012 update to the White Lake Township Master Plan. The site would benefit from investment to rehabilitate existing buildings or facilitate new construction. Additionally, the existing residential uses would likely support neighborhood retail. Other benefits of revitalization include the removal of blighted buildings, an improved appearance, uses that align with the largely residential character of the area, improved views of Oxbow Lake, and the opportunity to link the commercial area with nearby residential neighborhoods. The 2012 concept proposes retail and services uses connected by sidewalks that incorporate green spaces between buildings.

Elizabeth Lake Road and Union Lake Road Concept Plan



When asked to indicate whether the current redevelopment concept aligned with their vision, just over three fourths of workshop attendees shared that it did not (as seen in Figure 2 below):

Figure 2: “Does the Elizabeth Lake Road/Union Lake Road concept plan align with your view of the future of this site?”



Additional comments, suggestions, and concerns about this concept were provided by attendees on sticky notes and are summarized below.

- » **Support for walkable design and incorporation of green spaces.** This concept plan was praised for the way that it prioritizes walkability, sidewalks, and green spaces in a retail-oriented area. Some suggestions included adding more sidewalks, ensuring that green spaces comprise a large portion of the site, and adding a dog park.
- » **Support for mixed-use developments and uses that complement adjacent neighborhoods.** Though new residential developments are not currently proposed for this redevelopment concept, some attendees offered the opportunity to incorporate residences among retail sites through mixed-use buildings.
- » **Concerns about locating retail uses in this area of the Township.** Some attendees shared that current levels of traffic from surrounding neighborhoods may pose a challenge to successfully locating retail in this area. The residential nature of the site also poses a challenge to getting residents from other parts of the Township to the district.
- » **Opposition to developing this site.** About 30% of all comments did not support the development of this site and instead favored keeping and maintaining it as vacant green space.

Results

Revisions to this concept plan should center around scaling back the extent of proposed retail-oriented development. Proposed retail has a definitive space to support the needs of surrounding residents and can be centered to neighborhood-specific uses. Additionally, the greatest, most favorable assets of this site present an opportunity for adjusted development to expand proposed green spaces and promote walkability as primary attractors to the area rather than secondary features. Finally, there may be an opportunity to assess the feasibility and overall desirability of a

dog park at this site, both for nearby residents as well as visitors from other parts of the community.

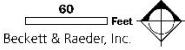
Round Lake Road & Cedar Island Road

This redevelopment site is in the southeastern part of the Township. The surrounding area is primarily residential – apart from a few service agencies, there is no immediate access to any commercial area.



Redevelopment Site: Round Lake Rd

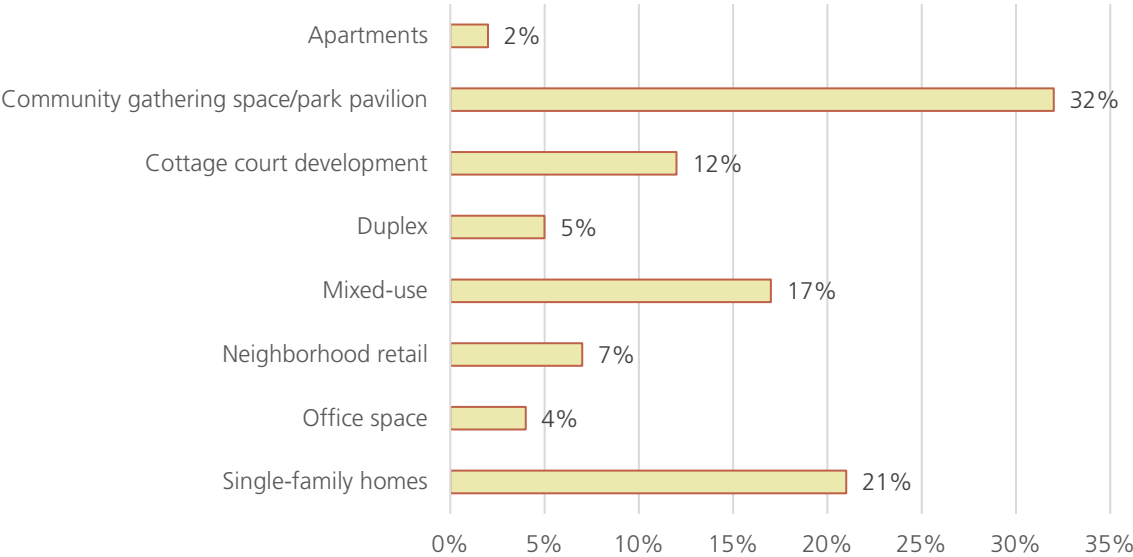
Sources: Michigan Open Data Portal, Oakland County, White Lake Township



Beckett & Raeder, Inc.

During the redevelopment workshop, attendees were asked to indicate which uses they would support should this site become developed. These thoughts are compiled in Figure 3.

Figure 3: Favorable Uses for Round Lake Road & Cedar Island Road



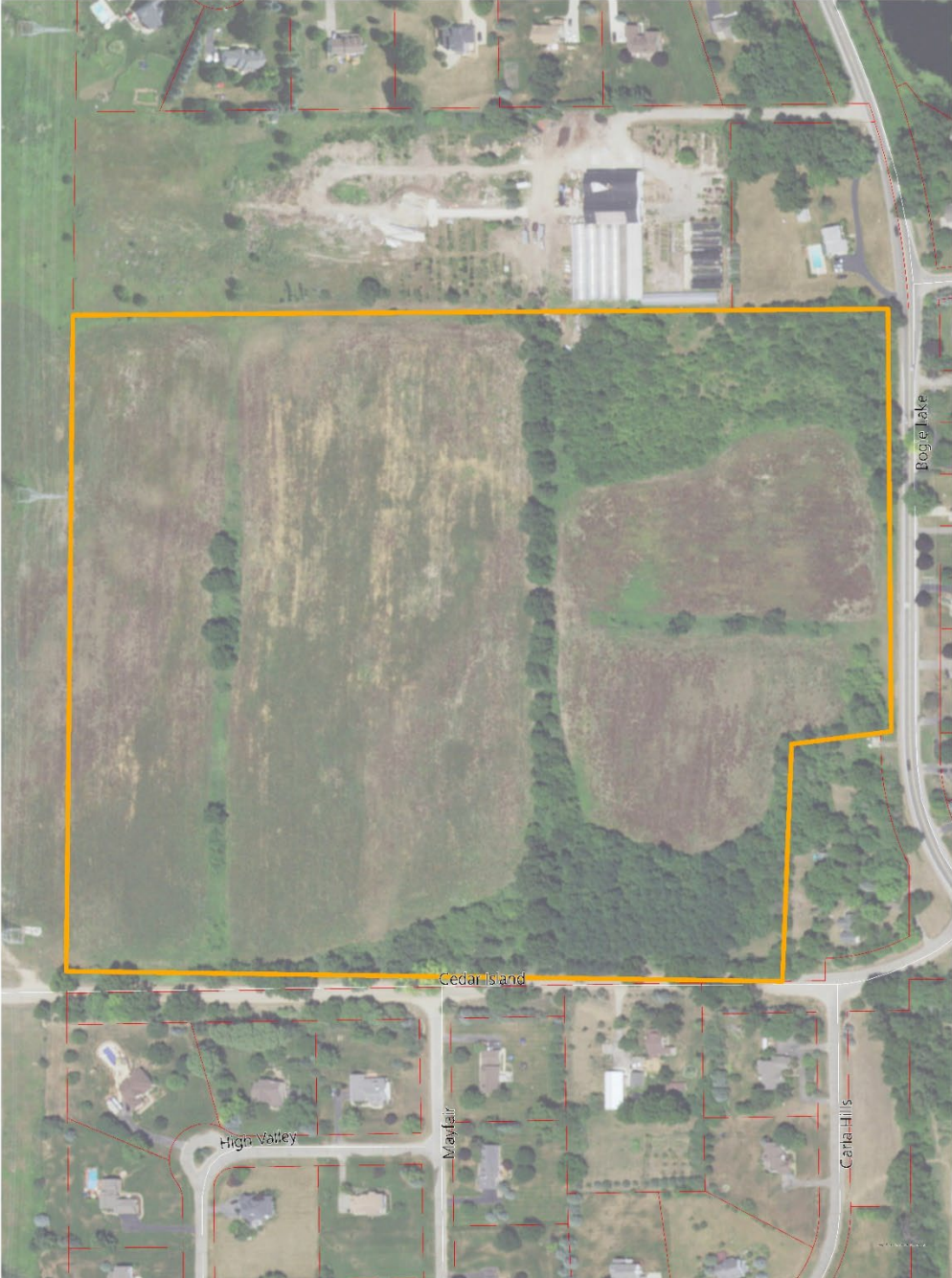
Along with indicating the uses they would support at this site, a few attendees also left comments to provide specific context to their responses. Some comments expressed a general need for more affordable housing in the Township, others shared that retail uses would not fit and contribute to traffic because of the residential nature of the area, and others shared a preference to keep the Township’s green areas to avoid overdevelopment.

Results

The most common preferences for this site’s redevelopment present an opportunity to develop additional residential structures that are compatible with an outdoor community gathering space or park pavilion, the option that received the most support. A cottage court development naturally lends itself to community gathering spaces as the front and/or back yards of the development are typically shared, naturally creating a community space. Mixed-use developments have the opportunity to incorporate much needed commercial uses in support of the largely residential character that currently exists in the area while also providing additional residential units.

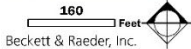
Cedar Island Road & Bogie Lake Road

This redevelopment site is located in the southern part of the Township and is in close proximity to four primary/secondary schools (Lakewood Preschool, Lakewood Elementary School, White Lake Middle School, and Lakeland High School) as well as the Brentwood Golf Club and Banquet Center. This site's location directly off of Bogie Lake Road provides a direct connection to M-59, making it largely accessible from across the Township.



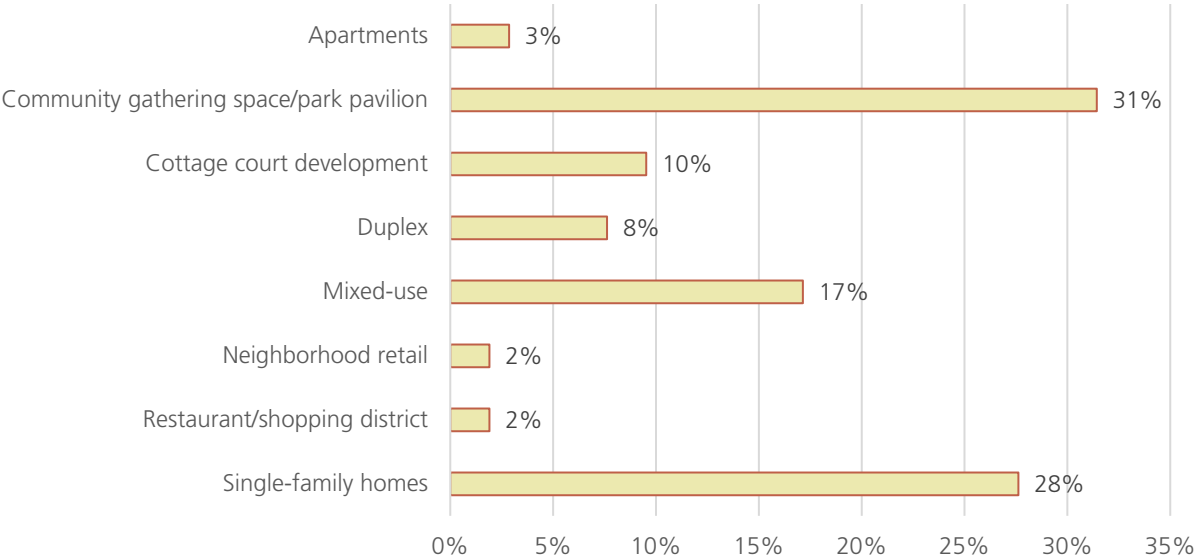
Redevelopment Site: Cedar Island Rd

Sources: Michigan Open Data Portal, Oakland County, White Lake Township



During the redevelopment workshop, attendees were asked to indicate which uses they would support should this site become developed. These ideas are compiled in Figure 4.

Figure 4: Favorable Uses for Cedar Island Road & Bogie Lake Road



Along with indicating the uses they would support at this site, a few attendees also left comments to provide specific context to their responses or to offer additional suggestions that were not provided initially. The most common sentiment from these insights was a hesitancy to develop this site at all. These commenters shared their affinity for existing green space, concerns about school-based traffic and the general danger of roads in the area, and general opposition to development. Soccer fields were proposed as a potential use which received the second most support from commenters.

Results

The two most common responses that support the development of single-family homes and a community gathering space/park pavilion complement each other and provide a feasible vision for development that aligns with the area’s current landscape of schools and neighborhoods. Developing homes near the Township’s schools presents a wise pattern of development that enables much needed access for families with school aged children. This alongside a formal community space, park, and/or outdoor pavilion presents an opportunity for utilization by a wide range of users, such as students, families, and nearby residents. While less aligned with the two most popular choices, the support for mixed-used development in this area also provides a complimentary use to nearby schools as the activity in the area is likely to support new businesses.

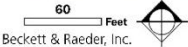
Civic Center/Lake Town Center (M-59 & Elizabeth Lake Road)

This redevelopment site is located in the center of the Township at the southwest intersection of Highland Road (M-59) and Elizabeth Lake Road which contributes to its accessibility from across White Lake. The lot is just yards away from the renovated Civic Center and across Elizabeth Lake Road from Lake Town Center. Amid this access to public institutions, shopping, and dining, recreational spaces like Hawley Community Park and Stanley Park are in close proximity as well.



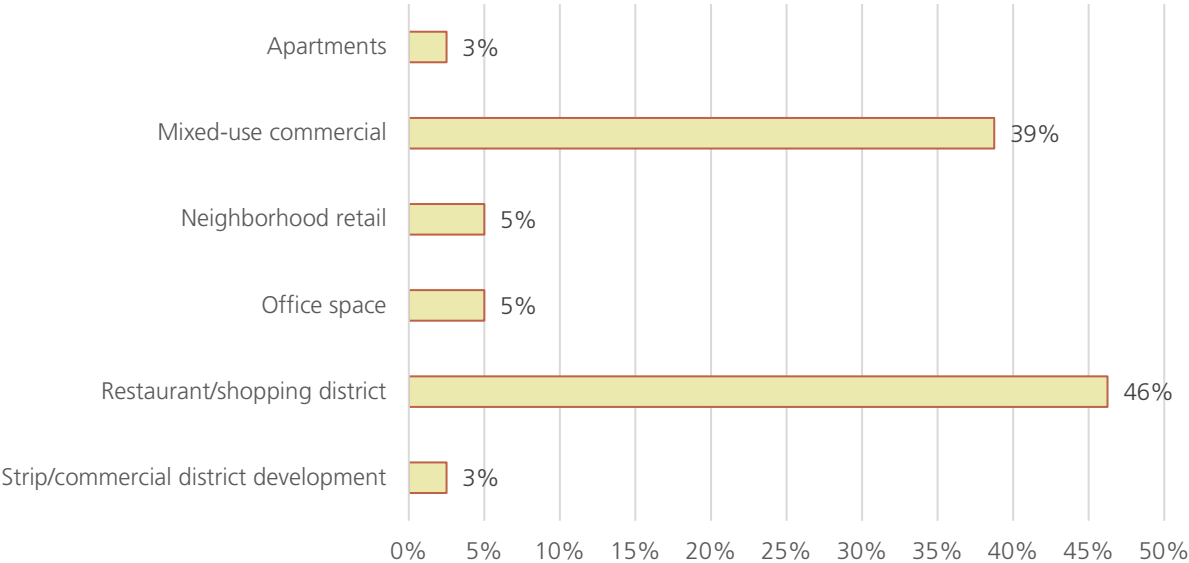
Redevelopment Site: Civic Center

Sources: Michigan Open Data Portal, Oakland County, White Lake Township



During the redevelopment workshop, attendees were asked to indicate which uses they would support should this site become developed. These thoughts are compiled in Figure 5.

Figure 5: Favorable Uses Adjacent to the Civic Center/Lake Town Center



Along with indicating the uses they would support at this site, a few attendees also left comments to provide specific context to their responses or to offer additional suggestions that were not provided initially. The majority of commentors expressed their opposition to developing the site or adding more storefronts to the Township. Some respondents shared that any uses that offered restaurants, dining opportunities, and/or shopping areas should have character and follow an appealing aesthetic form. Finally, a suggestion for a farmers’ market with fresh fruit and vegetables received support though not presented initially.

Results

The two most popular uses for this site complement each other well. Developing a restaurant and shopping district to support community entertainment and commercial interests is compatible with mixed-use developments that incorporate residential units in commercial buildings. The site’s location across from Lake Town Center provides a natural expansion with similar uses that emphasize leisure and entertainment.

6. COMMUNITY FACILITIES

A primary function of local government is to provide services and amenities like public safety, infrastructure, and recreational opportunities to its residents. In many cases, the provision and quality of these services and amenities are a tangible draw to the municipality and may also be cited as the reason current residents chose to live in the area.

These sentiments ring true for many residents of White Lake Township. Results from the community survey indicate that 56% of respondents consider the Township’s recreation options to be one of White Lake’s best characteristics. Another 39% held the same perspective about the quality of schools that serve the Township, 11% about the quality of municipal services, and 4% about access to healthcare services, all of which comprise essential municipal facilities and services that impact residents on a daily basis. On the other hand, when asked about the largest challenges to face White Lake within the next 10 years, 18% of respondents expressed concern about the maintenance of public infrastructure, representing the 6th most commonly held concern in the coming decade. These sentiments may be indicative of the fact that efforts to uphold these systems should receive priority in the coming years.

This chapter inventories the facilities and services available to residents of White Lake Township, including public utilities and services, municipal facilities, public safety services, parks and recreation spaces and facilities, educational services and facilities, and healthcare facilities to support medical needs.

PUBLIC UTILITIES & SERVICES

Water, Sewer, and Stormwater

Water System and Department

The White Lake Township Water System includes about 55 miles of water main lines that range in size from 4 to 16 inches in diameter; 15 pressure control valves; approximately 1,000 gate valves; nearly 700 fire hydrants and hydrant valves; 2 elevated water storage tanks that each hold one million gallons of water; 5 water treatment plants; and 9 water supply wells. Major improvements and extensions to the Township’s water system took place in 2019 and 2020 at the Twin Lakes II and Hillview Well houses. While the condition of the system varies, it is primarily assessed as being in “good to excellent” condition and typically experiences moderate to heavy use on a regular basis.¹

The Township’s Water Department is managed by the Township Supervisor and seeks to provide safe drinking water and fire protection to all citizens of the Township. The Department has

¹ [2023-28cip_draft_combined.pdf \(whitelaketwp.com\)](#)

provided water to Township residents since 1980; currently, more than 2,100 water accounts are in use.² The department offers numerous services that include, but are not limited to, the following:³

- Repairing and maintaining water mains and related structures, such as towers, pumps, treatment facilities, fire hydrants, water shut-off valves, and generators.
- Flushing fire hydrants in the Spring and Fall.
- Replacing water meters and updating them to work in an automated billing system.
- Marking underground water utility locations.
- Managing subdivision irrigation meters.
- Investigating water service line leaks.
- Answering customer inquiries regarding rusty or cloudy water, low water pressure, water location, billing, and fees.
- Complying with public health standards and guidance.

Storm and Sanitary Sewer System and Department

The White Lake Township Sanitary Sewer System serves approximately 4,500 residents. The sewer mains of this system were primarily constructed in 1999 with additional improvements and extensions taking place later, including the most recent update in 2012. The Sanitary Sewer System contains approximately 20 miles of gravity sewer mains, 22 miles of pressured mains, and ten (10) pumping stations. The wastewater flow of the Township is discharged into Commerce Township's collection system and conveyed to the Commerce Township Wastewater Treatment Plant for treatment. Currently, the Sanitary Sewer System is in "good to excellent" condition and experiences light to moderate use on a regular basis.⁴

Managing the Township's Sanitary Sewer System is the Storm and Sanitary Sewer Department. This department holds numerous responsibilities that advance its mission to provide quality, accountable, and efficient services to all users while simultaneously protecting and enhancing the Huron and Clinton River Watersheds. The department's responsibilities include, but are not limited to, the following:⁵

- Managing and sharing storm and sanitary sewer locations and easement information.
- Continually developing, maintaining, and reviewing the Sanitary Sewer Master Plan.
- Calculating and sharing sewer connection, extension, and capacity estimates.
- Developing Special Assessment Districts (SADs) for sewer and water systems.
- Performing program, project, and asset management, design assistance, and systemic fiscal responsibility.
- Administrating, reviewing, inspecting, regulating, enforcing, and responding to inquiries about the SESC Ordinance, Wetland Ordinance, Mining and Extraction Ordinance, and sewer, stormwater, and drainage systems.
- Ensuring stormwater compliance.

² [Water Department | White Lake Township MI \(whitelaketwp.com\)](https://www.whitelaketwp.com/2023-28cip_draft_combined.pdf)

³ [Departmental Services | White Lake Township MI \(whitelaketwp.com\)](https://www.whitelaketwp.com/2023-28cip_draft_combined.pdf)

⁴ [2023-28cip_draft_combined.pdf \(whitelaketwp.com\)](https://www.whitelaketwp.com/2023-28cip_draft_combined.pdf)

⁵ [Storm and Sanitary Sewer Department Responsibilities | White Lake Township MI \(whitelaketwp.com\)](https://www.whitelaketwp.com/2023-28cip_draft_combined.pdf)

- Overseeing invasive species management programs, including the West Nile Virus (Mosquito) Control Program, as well as conducting inspections of Gypsy Moth Monitoring Stations.
- Hosting public education and outreach efforts.
- Assessing the quality of surface and groundwater and, as necessary, assisting the Water Department in additional areas.

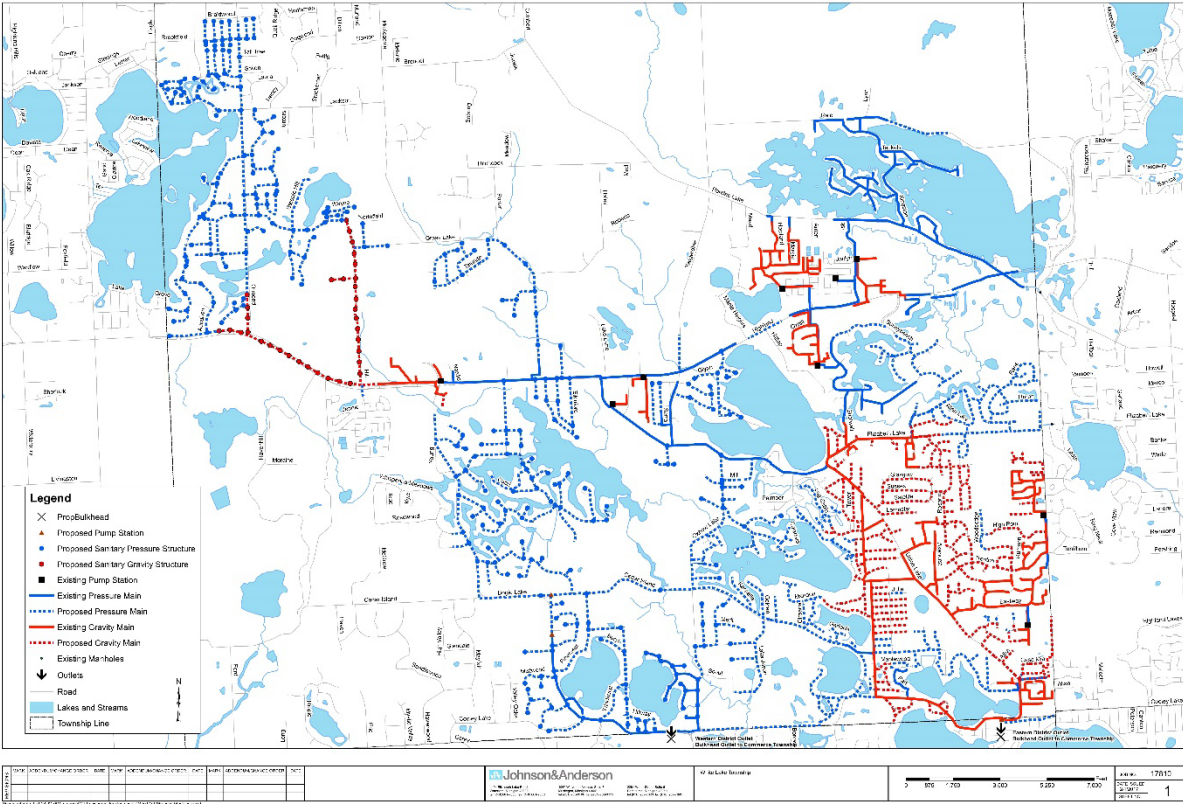
In the event of an emergency, the White Lake Township Department of Public Services provides around-the-clock maintenance services for the Township's sewer system through a maintenance agreement with the Oakland County Water Resource Commission.

White Lake Township utilizes two types of infrastructure to transport wastewater through the municipal pipe system to appropriate treatment facilities: the conventional gravity sewer system and the pressure sewer system. Gravitational methods of wastewater transport use underground, sloping pipe systems that enable gravitational movement toward treatment facilities while pressure sewers break down waste in a pumping station before transporting it through smaller, airtight pipes toward treatment centers.⁶ Though pressure sewers require energy to break down wastewater, the construction of pressure system pipelines is less intensive and can be placed closer to the ground level. Because gravity sewer systems are reliant on sloping pipelines, their placement is often much deeper underground.

The following map illustrates upcoming plans to maintain, adjust, and expand the Township's sewer system. The current pressure system primarily runs east-west through the center of the Township and around the Pontiac, Oxbow, Bogie, and Sugden Lakes. Plans for the pressure system's expansion would extend pressure mains and sanitary pressure structures to the land surrounding Cedar Island Lake, Brendel Lake, and Grass Lake to cover more of the Township's southern and northwest areas. The Township's existing gravity system covers less area than the pressure system. Notably further from the Township's bodies of water than the pressure systems, expansion plans for the gravity system would cover much of White Lake's southeast corner and also provide greater connection to the northwest area with additional gravity main lines and sanitary structures that follow Highland Road and Hill Road. Plans for expansion of the system should be carefully considered and done in accordance with the Future Land Use Plan. Water and sewer systems allow for higher-density development and can be used as a tool to control and direct growth and density. Areas designated as higher density on the Future Land Use Plan should be prioritized for water and sewer expansion (if they are not already served). Areas designated as low density on the Future Land Use plan should not be candidates for the expansion of the system.

⁶ [Wastewater Technology Fact Sheet: Pressure Sewers EPA 832-F-02-006](#)

Figure XX: Pressure and Gravity Sewer System Expansion Plans



Electric and Gas Utilities

Electricity for White Lake Township is provided by DTE while gas utilities are covered by Consumers Energy. A transmission line passes through White Lake, and there is a gas/oil well located in the western-central portion of the Township.⁷

Broadband and Cell Service

Residents of White Lake Township can access home internet services through numerous providers. Though T-Mobile 5G Home and Xfinity Cable are the most common, Frontier, Mercury Broadband, HughesNet, and Viasat round out the options available to Township residents with download speeds that range from 25 Mbps to 120 Mbps. Cellular internet service is offered through Verizon,

⁷ [Oakland County, MI Farmland Values, Soil Survey & GIS Map | AcreValue](#)

AT&T, Xfinity Mobile, T-Mobile, Mint Mobile, and Visible. AT&T provides 5G connection while the other five providers offer 4G LTE.⁸

In 2022, Oakland County and the Southeast Michigan Council of Governments (SEMCOG) helped secure funding for a project enacted by Connected Michigan to assess and better understand uneven internet access and coverage as it pertains to rural communities in Oakland, Macomb, and Wayne counties. This project ultimately intends to increase broadband access based on findings uncovered through various phases of the study, including a survey distributed to update coverage maps for the state. With evidence backed by data, Connected Michigan has plans to use their findings to apply for federal funding that improves broadband access by investing in infrastructure that benefits homes, businesses, and public spaces alike.⁹

Road Maintenance

In White Lake Township, road maintenance responsibilities are split between Oakland County, the Road Commission for Oakland County (RCOC), and the Michigan Department of Transportation (MDOT). A road's classification determines which entity is responsible for maintenance and improvements – for example, M-59 will fall under the jurisdiction of MDOT because it is a state highway and classified as one of the Township's major arterials.

The largest upcoming road maintenance projects in the Township will be headed by the RCOC and focus on improvements to Elizabeth Lake Road and Oxbow Lake Road.¹⁰ Elizabeth Lake Road improvements are estimated to cost \$2.39 million and will entail the conversion of the three-way Elizabeth Lake Road/Teggerdine Road intersection into a roundabout. Oxbow Lake improvements will include the removal and replacement of a culvert carrying the Huron River under the road. Additional information on road infrastructure can be found in the Transportation Chapter of this Master Plan.

MUNICIPAL FACILITIES

White Lake Township Hall

The White Lake Township Hall was built in 1949 and received its last major improvement in 1996. The Hall houses the offices and operations of the Township's Supervisor, Clerk, and Treasurer, and the Assessment, Building, Planning, Water, Sewer, and Maintenance Departments. The Hall has been assessed as being in "fair" condition, and it is used heavily by both employees and community members as the site of numerous meetings, including planning commission meetings and meetings with the Zoning Board of Appeals.¹¹

In 2020, the White Lake Township Board of Trustees passed a motion to move forward with plans to construct a new Township Civic Building that will include a new town hall and public safety building for the Township's police station and Fire Station #1.¹² Informed by residential input, the

⁸ [Top 5 Internet Providers in White Lake, MI | HighSpeedInternet.com](https://www.highspeedinternet.com/top-5-internet-providers-in-white-lake-mi)

⁹ [Broadband survey planned for Oakland County – The Oakland Press](https://www.theoaklandpress.com/broadband-survey-planned-for-oakland-county/)

¹⁰ [Road Projects | Road Commission for Oakland County \(rcocweb.org\)](https://www.rcocweb.org/road-projects/)

¹¹ [2023-28cip_draft_combined.pdf \(whitelaketwp.com\)](https://www.whitelaketwp.com/2023-28cip_draft_combined.pdf)

¹² [About Us | White Lake Township MI \(whitelaketwp.com\)](https://www.whitelaketwp.com/about-us/)

Board envisions this new construction to creatively incorporate and connect municipal, recreational, and commercial uses in one space. The Township's recent purchase of 57 acres of land will be incorporated into the civic center's creation as the land is developed into Stanley Park. The park will include an expanded trail system, pavilion for community events, picnic areas, and a variety of other amenities to be enjoyed throughout the year.¹³ The Township's 2023-2028 Capital Improvement Plan includes plans to construct a new Township Civic Building in lieu of conducting renovations to the existing Township Hall. Construction will be financed through grant funds, the General Fund, and the issuance of bonds to complete the estimated \$12,000,000 project.

PUBLIC SAFETY

Police

The White Lake Township Police Department provides police services to the Township. In addition to responding to calls, the Department offers community resources and services to the Township to bolster civic responsibility, involvement, and safety. These community-based services include the following:

- **Neurodiverse Citizen Program**: This program provides an opportunity for the Township's police department to connect and interact with neurodiverse citizens on an individualized, appropriate, and helpful basis. Residents have the opportunity to provide voluntary information to the department about special circumstances and the best way to approach neurodiverse individuals when responders are notified of a situation. This information and guidance are used to assess unique circumstances from a mental health perspective with the individual's best interests in mind.¹⁴
- **Senior Welfare Contact Program**: This program was implemented with the intent to reduce the criminal victimization of the elderly by creating channels of communication between senior citizens and the Township's police department. Individuals enrolled in this program will be contacted by a representative from the department on a monthly basis to address concerns or problems within the community, generally check on their well-being, and connect them to senior services available at the local and national levels.¹⁵
- **T.E.A.M. (Teaching, Educating, and Mentoring)**: In 2018, the T.E.A.M. curriculum replaced DARE and is taught to all 5th and 7th grade students in the Township over the course of 10 weeks. Topics include vaping, alcohol, drugs, gun safety, school violence, bullying, the court system, and internet safety. Additionally, T.E.A.M. program officials coordinate with the White Lake Police Foundation to offer events to participating students, including an annual golf outing, Youth Police Academy, a 5k Run event, and more.¹⁶
- **Community Emergency Response Team (CERT)**: The program educates volunteers about disaster preparedness through training sessions focused on basic disaster response skills in the event of fires, small-scale search and rescue, team organization, and medical

¹³ [White Lake civic center project moves to the next stage - The Spinal Column \(spinalcolumnonline.com\)](https://www.spinalcolumnonline.com/white-lake-civic-center-project-moves-to-the-next-stage/)

¹⁴ [Neurodiverse Citizen Program | White Lake Township MI \(whitelaketwp.com\)](https://www.whitelaketwp.com/neurodiverse-citizen-program/)

¹⁵ [Senior Welfare Contact Program | White Lake Township MI \(whitelaketwp.com\)](https://www.whitelaketwp.com/senior-welfare-contact-program/)

¹⁶ [T.E.A.M. | White Lake Township MI \(whitelaketwp.com\)](https://www.whitelaketwp.com/teaching-educating-and-mentoring/)

operations. To complete the program, CERT volunteers must complete 7 “core” training classes.¹⁷

Fire Department

The White Lake Township Fire Department seeks to protect life and property through fire rescue and emergency medical services. Since its founding in 1948, the department has transitioned from a volunteer department to a department of career and part-time firefighters. White Lake Township is covered 24 hours a day, 7 days a week by career fire department personnel with emergency assistance from part-time staff members as needed.¹⁸ In addition to fire suppression and rescue needs, the WLTFD also offers the following services: utility problems (including downed or arching power lines and natural gas leaks), smoke and odor investigations, motor vehicle accidents, medical emergencies, mutual aid, and citizen assists.

Beyond its primary responsibilities, the White Lake Township Fire Department stays involved with the community through numerous events and public education opportunities. The Citizen’s Academy and Youth Fire Academy are both intended to provide participants with hands-on experience by exposing them to some elements of the department’s responsibilities and work. The Citizens Academy offers one class a week over the course of 11 weeks and is open to any individual over the age of 21 who works or lives in the Township. The Youth Fire Academy is a week-long program that takes place in the summer months and is open to 7th and 8th-grade students. In addition to each academy experience, the fire department educates the public with classes on community CPR and basic first aid and through appointments with families to ensure that their car seat setup is proper and safe.

Emergency Medical Services

Star EMS provides emergency and non-emergency services to communities throughout Oakland County, including White Lake Township. The dispatch center is staffed 24 hours a day with Emergency Medical Dispatchers who have been trained to give first aid assistance to each 911 caller and, when necessary, to provide a prompt ambulance response to emergencies requiring medical assistance and transportation. Star EMS also provides trusted non-emergency ambulance services that transport individuals to area hospitals, extended care facilities, nursing homes, dialysis clinics, doctor offices, and private residences.¹⁹

PARKS & RECREATION

Given the notable presence of rural, suburban, and natural features across the Township, parks, recreational spaces, nature preserves, and subsequent programming opportunities constitute essential characteristics of White Lake. In total, there are 25 parks and recreational facilities within the boundaries of the Township. In addition to the six parks that are managed and operated by the Township, these facilities include public properties utilized for events, school properties, parks and

¹⁷ [Community Emergency Response Team \(CERT\) | White Lake Township MI \(whitelaketwp.com\)](https://www.whitelaketwp.com/cert/)

¹⁸ [White Lake Township Fire Department | White Lake Township MI \(whitelaketwp.com\)](https://www.whitelaketwp.com/fire-department/)

¹⁹ [ABOUT - Star EMS](https://www.star-emergency.com/about/)

properties managed by the state, Metropark system, or county, and private properties that support recreational activities like skiing and golf.²⁰

The park and recreational facilities that are under the purview of the Township include a wide variety of offerings to ensure that patrons of all ages and abilities can participate in recreational opportunities. In White Lake, these facilities include neighborhood parks that offer play spaces for children near their homes, neighborhood play fields that fulfill the needs of recreational sports teams for both children and adults, and community-wide parks that provide a destination for the broader community by offering a variety of activities and facilities, including nature centers, trails, sports fields, and playground equipment.²¹ In White Lake, recreation planning is intended to be participatory and to elicit insights from a large portion of the Township's population. The Parks and Recreation Committee, Planning Commission, and Township Board are collectively responsible for planning through the master planning and parks and recreation planning processes. As the legislative body, the Township Board retains the utmost authority for recreation planning and budgeting.²² The White Lake Township 5-Year Parks & Recreation Plan for 2023-2027 can be accessed on the Township's website.

EDUCATION

Schools

Within the boundaries of White Lake Township, students are served by one of five school districts:

- Clarkston Community Schools
- Holly Area Schools
- Huron Valley Schools
- Walled Lake Community School District
- Waterford Community Schools

Each district boasts opportunities for early childhood learning prior to beginning elementary school as well as numerous programs and facilities dedicated to enrichment, recreation, and extracurricular activities.

Clarkston Community Schools

Though Clarkston Community Schools are primarily located in and around the City of the Village of Clarkston, White Lake Township is included in the district boundary map wherein elementary school students have the opportunity to enroll in Andersonville Elementary School.²³ A total of nearly 7,100 students are enrolled in one of the district's 10 schools, including seven elementary schools; one middle school (grades 6 and 7); one junior high school (grades 8 and 9); and Clarkston High School for students in grades 10 through 12.²⁴ Clarkston Community Schools provides

²⁰ [white_lake_twp_2023_5_year_parks_plan_final.pdf \(whitelaketwp.com\)](#)

²¹ [Parks and Recreation | White Lake Township MI \(whitelaketwp.com\)](#)

²² [Parks and Recreation | White Lake Township MI \(whitelaketwp.com\)](#)

²³ [District Boundary Map - Clarkston Community Schools \(finalsitecdn.com\)](#)

²⁴ [About CCS - Clarkston Community Schools](#)

additional educational opportunities through a virtual academy, an Early Childhood Center for children aged 3 through 5, and an alternative high school within a community education facility.²⁵

Holly Area Schools

The boundaries of Holly Area Schools cover nearly 124 square miles and provide opportunities for enrollment to students in Groveland Township, Holly Township, Springfield Township, White Lake Township, and the Village of Holly.²⁶ The district includes a total of 6 primary and secondary schools with four elementary, one middle, and one high school. Further, each of the district’s elementary schools offers early childhood education opportunities, including programs for infants and toddlers, preschool, Head Start, special education services, and programs for young kindergarten students.²⁷ For students in 2nd through 12th grade, Holly Area Schools offer virtual learning options through the Broncho Virtual Pathways program.

Huron Valley School District

Spanning Highland Township, White Lake Township, Milford Township, and Commerce Township, the boundaries of the Huron Valley School District cover 107 square miles and serve a total of nearly 8,000 students.²⁸ The district houses 15 schools – 8 elementary, 3 middle, and 4 high. Of the 15 schools, 6 are located in White Lake, including the International Academy – West Campus High School which offers international baccalaureate programming to enrolled students. In addition to primary and secondary schools, recreational and enrichment facilities are also included in and operated by the district. The Apollo Early Childhood Center provides preschool classes for 3- and 4-year-old students in alignment with kindergarten learning objectives to prepare participants for elementary school.²⁹ The Recreation & Community Education Center offers recreational classes and programs to students of all ages (preschool students through adults) throughout the entire year.³⁰ Finally, Huron Valley’s Adult Education Center (located in White Lake) offers classes for adults to earn their GED and high school diploma, improve their reading and literacy skills, learn the English language, and participate in Certified Nurse Aide (CNA) Training to broaden their employment opportunities.³¹

Walled Lake Community School District

The Walled Lake Community School District includes a total of 19 schools – 12 elementary, 4 middle, and 3 high. While the boundaries of the district primarily encompass Walled Lake, Wixom, West Bloomfield, and Commerce, White Lake is included in the district’s northernmost border and is the location of Dublin Elementary.³² In addition to the district’s school operations, Walled Lake Community School District oversees six other educational centers and programs, including two facilities dedicated to early childhood learning, three dedicated to educational and extracurricular

²⁵ Ibid.

²⁶ [District Map - Prospective Families - District Home \(hask12.org\)](#)

²⁷ [Early Childhood Programs - Prospective Families - District Home \(hask12.org\)](#)

²⁸ [District | \(hvs.org\)](#)

²⁹ [Preschool | Apollo Center \(hvs.org\)](#)

³⁰ [Home - Huron Valley Rec and Community Ed \(eleyo.com\)](#)

³¹ [Adult Education | Home \(hvs.org\)](#)

³² [elementary_layout_front_web.pdf \(wlcscd.org\)](#)

enrichment, and an outdoor education center to supplement in and out of school learning opportunities.³³

Waterford School District

White Lake Township is located on the western boundary of the Waterford School District, home to 14 primary and secondary schools (9 elementary schools, 2 middle schools, 3 high schools) and 5 specialized schools and programs.³⁴ Houghton Elementary School is located in White Lake Township. Beyond the regular operations and management of these schools, the district’s specialized programs include a focus on early childhood education, STEM education and hands-on, project-based learning at the Waterford STEM Academy, special education services, vocational continuing education for students between the ages of 18 and 26, and alternative education settings.³⁵

Museums and Libraries

Museum

The White Lake Historical Society provides an outlet for Township residents to participate in a mutual appreciation of White Lake’s history. The Society seeks to “preserve, advance, and disseminate” information about the Township’s history through the collection, arrangement, preservation, and restoration of numerous historic materials, including physical sites as well as various written documents.

The White Lake Historical Society operates a museum to further its mission and educate groups of visitors of all ages. The museum consists of the 1855 Kelley-Fisk Farm state historic site, the Greek Revival farmhouse, and outbuildings, including barn, pig, and hen houses, two corn cribs, a garage, and a privy.³⁶ The site also includes the 1876 Thompson One-Room School which was dismantled in 1995, moved from its original location on the Thompson Farm in 2004 and rebuilt.³⁷ Currently, the museum is available for visitation during special events or by appointment.

White Lake Township Library

Since its establishment in 1975, the White Lake Township Library has had four different locations – first in the White Lake Community Hall, then Brooks Elementary, to a building on Highland Road, and finally, as of 2019, to a 28,000-square foot facility on Elizabeth Lake Road.³⁸ This demand for additional space corresponded with an increase in the Township’s population and, along with voter approval of a new space, speaks to the importance of the library as a community asset for both long-term residents and newcomers to the community. In 2022 there were a total of 47,608 visits to the library. While the library’s 87,618 items in its collection are certainly a point of attraction for visitors, it also offers a robust variety of online resources, eBooks, and audiobooks, special

³³ [Outdoor Education Center - Programs - Walled Lake Consolidated District Home \(wlcsd.org\)](#)
³⁴ [Schools - Waterford School District](#)
³⁵ [Specialized Schools & Programs - Schools - Waterford School District](#)
³⁶ [Museum | White Lake Historical Society \(whitelakehistory.org\)](#)
³⁷ [Sec01e_f5804b2af2e440a280806ebc6dde3f95.pdf \(whitelakehistory.org\)](#)
³⁸ [About Us | White Lake Township Library \(whitelakelibrary.org\)](#)

collections, seeds that are free to plant and grow, numerous programs for kids, teens, and adults, and events throughout the year. Program offerings range from musical events and movie nights, reading circles, arts and craft opportunities, book clubs, and yoga.

The White Lake Township Library is primarily funded through Township property taxes. In August 2022, Township voters approved a renewed millage rate of 0.5 mills to support library operations for the next 8 years.³⁹ The library's non-property tax revenue comes from state aid, penal fines, donations, and interest accrued from investments.

HEALTHCARE & MEDICAL RESOURCES

Healthcare Services

White Lake Township provides a comprehensive range of healthcare services through numerous healthcare facilities that are located within the boundaries of the township. White Lake Family Medicine provides services for 10 separate areas of focus, including family medicine, including pediatric services for infants, toddlers, children, and teens; urgent care; addiction treatment that offers a balance of medication, mental health supports, and behavioral therapy; behavioral and mental health treatments and services; COVID-19 testing; allergy testing; medical weight loss and nutritional services; sports physicals; personalized treatment for substance abuse; and women's health services.⁴⁰

For individuals who seek and would benefit from assisted living facilities, the Neighborhoods of White Lake facilitate support for temporary rehabilitation needs as well as long-term care for seniors requiring daily assistance. The Neighborhoods of White Lake offer care options and services that range from long-term assisted living, memory care to enable safety among loved ones experiencing memory loss, nursing care for individuals with increasing needs as they age, and shorter-term rehabilitation and wellness outlets for individuals after a surgery, injury, or illness.⁴¹ Regardless of the reasons or length of an individual's stay at the Neighborhoods, all residents have access to medical services (including nutrition, medicine, and fitness), therapy and wellness activities, and daily activities and maintenance services.⁴²

Springfield Urgent Care provides flexibility in meeting the healthcare needs of White Lake residents of all ages. Open from 9am to 9pm every day of the week, including weekends, Springfield Urgent Care bridges the gap between primary physician care and emergency room treatment by offering services that fulfill urgent, non-emergency medical needs.⁴³

³⁹ [Millage FAQs | White Lake Township Library \(whitelakelibrary.org\)](https://www.whitelakelibrary.org/millage-faqs)

⁴⁰ [Services - Family Practice White Lake, MI: White Lake Family Medicine](https://www.whitelakelibrary.org/services-family-practice-white-lake-mi-white-lake-family-medicine)

⁴¹ [Healthcare \(trinityhealthseniorcommunities.org\)](https://www.trinityhealthseniorcommunities.org/healthcare)

⁴² [rehab, wellness, nursing home, skilled nursing, post acute, post acute care, long term care, assisted living, white lake \(trinityhealthseniorcommunities.org\)](https://www.trinityhealthseniorcommunities.org/rehab-wellness-nursing-home-skilled-nursing-post-acute-post-acute-care-long-term-care-assisted-living-white-lake)

⁴³ [Urgent Care White Lake MI | Springfield Urgent Care](https://www.springfieldurgentcare.com/urgent-care-white-lake-mi)

Hospitals

While there is not a hospital located within the boundaries of White Lake Township, there are seven hospitals located within 15 miles. Of these seven hospitals, the Detroit Medical Center Huron Valley – Sinai Hospital is less than 5 miles from White Lake.⁴⁴

⁴⁴ [Hospitals near White Lake, MI | Healthgrades](#)