

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



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

WHITE LAKE TOWNSHIP

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

Community Development Department Report

December 2021

Dear Township Board Members,

During the month of November, the department continued working with The Chesapeake Group and River Caddis, the Township's development partner, on the Civic Center area. We continue to work with them to take the next steps toward developing a collaborative plan for this area. That process will include significant public input over the coming months. We will be meeting with the Civic Center Development Committee in December. We are also advancing a short list of "housekeeping" and other minor amendments to Zoning Ordinance 58. These amendments are on your December agenda for First Reading.

We continue to work on many active projects around the Township. Oakland Harvesters (on White Lake Rd.) is moving forward with their final site plan. A new Taco Bell is proposed for a Meijer out lot and is currently under preliminary review. Finally, Elizabeth Lake Retail (southwest corner of M-59 and Elizabeth Lake Rd.) has a revised preliminary site plan and rezoning request that is under review and will likely be considered by the Planning Commission again in January. Four Corners (Cooley Lake Rd. and Union Lake Rd.) is seeking approval to develop the out lot at the southwest corner of their site. They are proposing a multi-tenant building and that approval has moved quickly since the site work and utilities are largely complete. This project will be considered at your December meeting. Finally, the Comfort Care plan (Union Lake Road, across from Independence Village) is under review for preliminary site plan rezoning for their proposed Planned Development (PD) project.

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

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

Respectfully,



Sean O'Neil

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



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Parks and Recreation December 2021

Dear Township Board,

In December the Michigan Department of Natural Resources (MDNR) approved the Township's \$500,000 Land and Water Conservation Fund (LWCF) grant application for the development of Stanley Park. The LWCF program is a federal program administered by the United States Department of Interior's National Park Service (NPS) and implemented by the MDNR Grants Management Section. A formal grant offer will be made in the form of a Project Agreement after Grants Management receives formal approval from the NPS. The process could take 4-6 months. Prior to entering into a Project Agreement with Grants Management, the Township can retain the services of a "prime professional" (MDNR term for required design consultant). Beginning in January, the Township may incur costs associated with the preparation of plans, specifications, and bid documents for the project. Based on information provided by a MDNR Grant Coordinator, construction in 2022 may not be feasible. There is a backlog in LWCF grants originating at the federal level from the pandemic shutdowns, the change in Park Service administration, and rules modifications in the program going back to 2019. The MDNR has not yet been authorized to issue Project Agreement contracts for 2020 awards. However, as previously stated, the Township can still move forward with preparing plans and specifications. Beckett & Raeder, the Township's Stanley Park consultant, is developing a design/engineering services proposal for consideration by the Parks and Recreation Committee in January. The recommendation will be transmitted to the Township Board once it is ready, which staff expects to happen in January or February.

Congratulations to the Township Board for your effort on the Stanley Park Master Plan and grant application. There have been years of vision and hard work leading up to this milestone.

If you have any questions, please contact me.

Sincerely,

Justin Quagliata

Justin Quagliata
Staff Planner

Breakdown of Permits by Category

Current Chart Filter: All Records, Permit.DateIssued Between 11/1/2021 12:00:00 AM AND 11/30/2021 11:59:59 PM

Permits by Category

