

CHARTER TOWNSHIP OF WHITE LAKE
DRAFT Minutes of the Regular Board of Trustees Meeting
December 16, 2025

CALL TO ORDER

Supervisor Kowall called the meeting to order at 6:30 P.M. He led the Pledge of Allegiance.

ROLL CALL

Clerk Noble called the Roll:

Present:

Rik Kowall, Supervisor
Mike Roman, Treasurer
Anthony L. Noble, Clerk
Steve Anderson, Trustee
Andrea Voorheis, Trustee
Liz Smith, Trustee

Absent:

Scott Ruggles, Trustee

Also Present:

Sean O'Neil, Community Development Director
Aaron Potter, Director of DPS
J. David Feitchner, Fire Chief
Michael Leuffgen, DLZ
Lisa Hamameh, Township Attorney
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

It was MOVED by Clerk Noble, seconded by Trustee Anderson to approve the agenda as presented. The motion carried with a voice vote: (6 yes votes).

PUBLIC COMMENT

Police Chaplin Chris Todd offered praise and gave thanks to the Township leadership and public safety members who serve.

CONSENT AGENDA

- A. REVENUE AND EXPENSES
- B. CHECK DISBURSEMENTS
- C. BUDGET AMENDMENTS
- D. DEPARTMENT REPORT - POLICE
- E. DEPARTMENT REPORT - FIRE
- F. DEPARTMENT REPORT - COMMUNITY DEVELOPMENT
- G. DEPARTMENT REPORT - TREASURER
- H. COMMISSION AND COMMITTEE REAPPOINTMENTS

I. UPDATE TO DUBLIN SENIOR CENTER POLICIES AND PROCEDURES - CODE OF CONDUCT
It was MOVED by Clerk Noble, seconded by Treasurer Roman to approve the consent agenda as presented. The motion carried with a voice vote: (6 yes votes).

MINUTES

- A. APPROVAL OF MINUTES - SPECIAL BOARD MEETING, NOVEMBER 4, 2025
- B. APPROVAL OF MINUTES - REGULAR BOARD MEETING, NOVEMBER 18, 2025

It was MOVED by Trustee Voorheis, seconded by Trustee Anderson to approve the minutes of November 4, 2025, and the minutes of November 18, 2025, as presented. The motion carried with a voice vote: (6 yes votes).

NEW BUSINESS

- A. REQUEST APPROVAL OF PLANNED DEVELOPMENT AGREEMENT – AVALON

Director O’Neil reviewed the agreement and its waivers with the Board.

Attorney Hamameh added there will be minor changes to the document before it is finalized.

Trustee Voorheis asked for details about the maintenance portion of the dog park.

Director O’Neil stated that the Township will be maintaining it, but there is language in the PDA that would direct the developer to maintain the park if the Township failed to. The park will be built out and turned over to the Township as a deed and dedicated Township park.

Trustee Smith stated that while she was previously opposed to the project, she did like the offering of the dog park since it has been frequently asked for amenity from the residents. She wanted to know if there would be a play structure included in the park as well.

Mark Kassab, 31550 Northwestern Highway, project developer, said there aren’t details for the park design yet, but stated he would like to meet with the Parks and Recreation Committee to discuss the design. He is open to working with the Township on the park’s vision. He added the park will ultimately benefit all.

It was MOVED by Treasurer Roman, seconded by Clerk Noble, to approve the Avalon PDA subject to attorney review, and to authorize the Township elected officials to execute the document. The motion carried with a roll call vote: (6 yes votes) (Smith/yes, Noble/yes, Kowall/yes, Roman/yes, Anderson/yes, Voorheis/yes).

- B. PRELIMINARY SITE PLAN APPROVAL – JAX KAR WASH

Director O’Neil briefly reviewed the applicant’s request with the Board and added the Planning Commission wanted something done to revise the driveway. He added that the project engineer has

provided a new plan with the addition of a one way in, one way out “pork chop” on the driveway entrance, which was presented this evening.

The Board shared their concerns about the safety of the driveway location.

Todd Gessund, owner and Jim Butler, PEA Group, were present. Mr. Butler said the RCOC did not want a full access in that location, and suggested a “right in, right out only” porkchop. The porkchop will be pushed 25’ north of the island and be reinforced with curbing. Shifting the site would not work well due to the topography and cross access with the adjacent out lot.

Clerk Noble stated he is opposed to the project due to safety concerns, and the adjacent outlet’s project has not been approved.

Supervisor Kowall stated the plan provided tonight is better than the previous version, but there needs to be more done for safety concerns.

Trustee Smith offered multiple suggestions to reconfiguring the entrance and exit points.

Treasurer Roman said he agrees with the Board and supports moving the entrance/exit north.

It was MOVED by Supervisor Kowall, seconded by Trustee Smith to postpone the preliminary site plan for Jax Kar Wash. The motion carried with a voice vote: (6 yes votes).

Clark Koby, owner of Wash Me Car Wash, spoke in opposition to a new car wash. He shared concerns about safety at the intersection.

Trustee Smith stated in response to Mr. Koby’s letter she wants to clarify that she does not drive a Township vehicle and does not get free car washes. She added that the Board does not decide what comes to the Township. The Township does not build car washes or other establishments. She indicated the Township Board does have the authority to limit similar uses by proximity, and she would like the Board to give that consideration.

Clerk Noble said the Township does pay to wash its vehicles but has used Wash Me Car Wash before. He added he supports local business.

C. REQUEST TO APPROVE OAKLAND COUNTY WATER RESOURCES COMMISSION SEWER SYSTEM OPERATION AND MAINTENANCE AGREEMENT

Supervisor Kowall said Commerce Township is no longer using OWRC to operate their sewer system.

Director Potter added the Township has a good working relationship with the County. Commerce Township is not moving forward with the County and will be working with a different company. Commerce Township has not notified the Township of this change. Director Potter stated he did not

want to have a breach in operational contracts, and the agreement has been reviewed by Township attorneys.

Treasurer Roman stated at this point, there is no reason to make a change and work with another company.

It was MOVED by Supervisor Kowall, seconded by Clerk Noble, to approve the draft of Charter Township of White Lake Sewer System Operating Agreement subject to attorney review and to be executed by the Township Supervisor and the Township Clerk. The motion carried with a voice vote: (6 yes votes).

D. REQUEST TO APPROVE NEW POSITION; DEPUTY FIRE CHIEF

Chief Feichtner stated he reviewed the impact and goal of this position after the last Board meeting. This role will support the goals and mission of the Fire Department, as well as aid with onsite training. This role will also help the Department meet new ISO and State legislative requirements.

Treasurer Roman stated he is in support of the position, and it would be beneficial for the Township.

Supervisor Kowall added that the position is non-union. There currently isn't an employee in the Fire Department that has a dedicated role in completing regulatory tasks and requirements.

Trustee Anderson shared his support for Chief's Feichtner's detailed cost analysis.

It was MOVED by Treasurer Roman, seconded by Trustee Smith to approve the Deputy Fire Chief position. The motion carried with a voice vote: (6 yes votes).

E. RESOLUTION #25-042; IMPOSING A TEMPORARY MORATORIUM ON THE EXPENDITURE OF PUBLIC FUNDS FOR THE CONSTRUCTION, IMPROVEMENT AND MAINTENANCE OF PRIVATE ROADS

Attorney Hamameh clarified that the resolution clarifies that the Township does not use public funds to pay for private roads; The Township fund the repairs and then the money is repaid back through SADs.

It was MOVED by Clerk Noble, seconded by Treasurer Roman, to approve Resolution #25-042, Imposing a Temporary Moratorium on The Expenditure of Public Funds for Construction, Improvement and Maintenance of Private Roads. The motion carried with a voice vote: (6 yes votes).

F. REQUEST TO APPROVE FIRE WORKS PERMIT - ALPINE VALLEY

It was MOVED by Supervisor Kowall, seconded by Trustee Voorheis to approve the fireworks permit for Alpine Valley. The motion carried with a voice vote: (6 yes votes).

FYI - CIVIC CENTER UPDATE

Supervisor Kowall stated grinder stations are at both buildings, and mechanical work is underway at both buildings. The roof panels are being installed at Township Hall.

Supervisor Kowall stated Stanley Park is open for foot traffic only at this time. The Township also received a \$500,000 award for the Stanley Park Phase Two construction.

TRUSTEE COMMENTS

Trustee Voorheis thanked the Township and staff who participated in this year's Tree Lighting ceremony. She wished everyone a great holiday season.

Trustee Smith also thanked everyone who participated in the Tree Lighting ceremony. She said the library wrapped up its 50th anniversary last week with another event and that the Friends of the Library had a successful book sale. She said the Township luncheon was lovely and she thanked Pastor Todd. She said the inside of Township Hall is coming along; workstations, carpet and paint have been selected. She wished all a Merry Christmas, Happy Hannukah and a Happy New Year.

Trustee Anderson stated the Lakes Area Chamber of Commerce will have their ball on January 23, 2026. Huron Valley will have a ribbon cutting ceremony to celebrate their new multipurpose room on January 12, 2026. The ZBA met last week and heard two cases; one was approved and the other was postponed. He wished all to a Merry Christmas.

Treasurer Roman thanked all who watched the meeting tonight and wished a Merry Christmas to all.

Clerk Noble wished all a Merry Christmas, Happy Hannukah, and to stay safe.

Supervisor Kowall shared that the Township's Can the Halls drive benefits local Township residents. He thanked Chief Keller and the Explorers group for their canned food drive to add to the Township's bounty. He thanked Kelly and Jodi for their work putting on the Tree Lighting ceremony. He wished all a happy holiday season.

CLOSED SESSION

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

It was MOVED by Supervisor Kowall, seconded by Trustee Smith to recess into closed session at 8:04 P.M. The motion carried with a roll call vote: (6 yes votes) (Kowall/yes, Roman/yes, Noble/yes, Smith/yes, Anderson/yes, Voorheis/yes).

It was MOVED by Supervisor Kowall, seconded by Treasurer Roman to return to open session at 8:24 P.M. The motion carried with a voice vote: (6 yes votes).

ADJOURNMENT

It was MOVED by Supervisor Kowall, seconded by Trustee Voorheis to adjourn at 8:25 P.M. The motion carried with a voice vote: (6 yes votes).

Rik Kowall, Supervisor
Charter Township of White Lake

Anthony L. Noble, Clerk, MiPMC
Charter Township of White Lake

