

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](http://www.whitelaketwp.com)

### *Community Development Department Report*

*February 2024*

Dear Township Board Members,

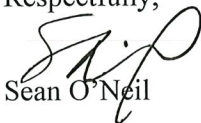
During the month of January, the department continued our work on several projects. The Land Use Master Plan's 63-day public review period, per State law, concluded on January 25<sup>th</sup>. Final consideration will likely take place on April 4<sup>th</sup>, after a public hearing is held by the Planning Commission. The Corridor Improvement Authority (CIA) Tax Increment Financing (TIF) Plan's required 60-day "opt-out" period concluded on January 28<sup>th</sup>. The Huron Clinton Metro Authority and the Oakland County Community College both remain in on the tax capture. We hope to be able to negotiate with Oakland County on a capture agreement this month. Finally, the design work on the Civic Center project is entering the final stages. The construction cost estimates, based on the design development stage plans, will be available in late February.

There are several active projects under review. The Comfort Care development (Union Lake Rd & Carpathian) received Final Site Plan and Development Agreement approval and is still finalizing their construction plans. The Avalon project (M-59 & Hill Rd), is working on their Final Site Plan and Development Agreement. The site plan application for a retail and drive-thru restaurant project called Gateway Crossing (SW corner of M-59 & Bogie Lake Rd) will likely appear before the Planning Commission in April. The Panera Restaurant (Meijer out lot, east of the gas station) is working on their Final Site Plan and Development Agreement. The Ginko self-storage project (White Lake Rd. & Coastal Pkwy.) received Special Land Use Approval and a recommendation for approval of their Preliminary Site Plan on February 1<sup>st</sup>. They will appear before you at your February meeting.

As for approved projects, the Preserve at Hidden Lake and Trailside Meadow projects continue construction on their projects. The Eagles Landing project (Bogie Lake Rd.) has home construction underway. The West Valley and Lakepointe projects (near Bocovina on either side of Union Lake Rd.) received site plan extensions, though construction has not started. The Oakland Harvesters (White Lake Rd.) project received Final Site Plan and Special Land Use approval but has not yet begun construction. Alpine Valley ski resort's small additional to their existing lodge and that was approved but construction is not yet underway.

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  
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### ***Parks and Recreation February 2024***

Dear Township Board,

Bid openings for the Stanley Park Phase 1 improvements project and Triangle Trail pathway project were held on January 30, 2024. Four bids were received for Stanley Park and one bid was received for the Triangle Trail. The February 20 Board meeting packet contains memos with more information on each of these items. Note the Stanley Park project is on the agenda for discussion only of the base bid and alternate bids; due to the Land and Water Conservation Fund (LWCF) grant received for the project, the Michigan Department of Natural Resources (MDNR) must approve award of the Stanley Park contract prior to the contract being awarded by the Board. Also on the meeting agenda is a resolution to approve the parks and recreation millage proposition. Based on the Board members' discussion at the regular December 2023 meeting, two resolutions have been prepared for consideration (a resolution to approve renew and restore 0.3 mill and a resolution to approve renew and increase to 0.5 mill). The Board has the option to approve what resolution to adopt / millage amount to place on the August 6, 2024 ballot. Another item on the Board agenda this month is a resolution authorizing publication of notice of intent to issue municipal securities to fund construction of Stanley Park Phase 1 and the Triangle Trail. This funding mechanism was suggested by Treasurer Roman as an option to allow for both of these high-priority projects to be completed in full in 2024. As written, the resolution authorizes issuance of municipal securities in an amount not to exceed \$2,700,000. More information on this item is provided in a separate memo in the Board packet.

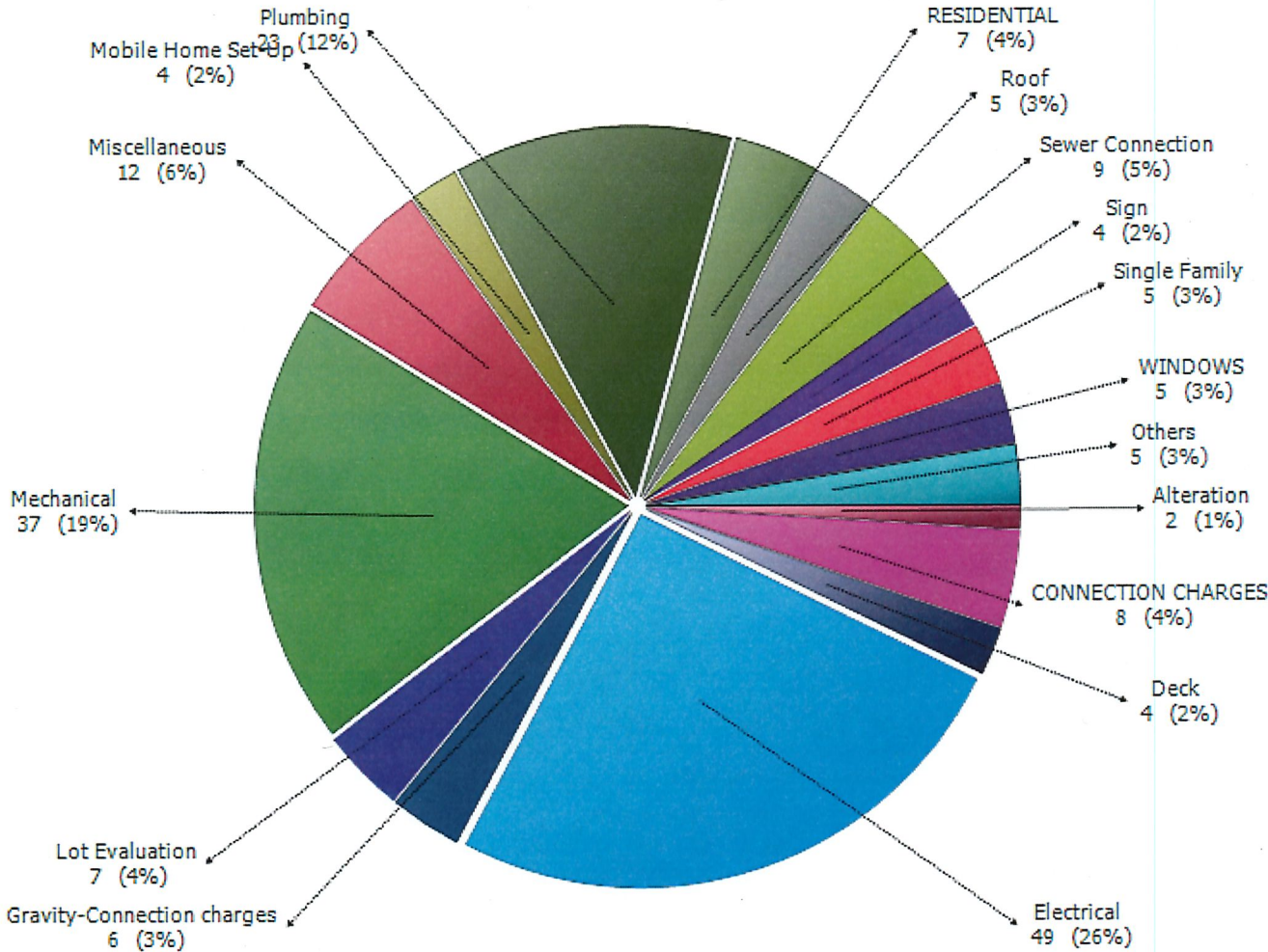
If you have any questions, please contact me.

Justin Quagliata  
Staff Planner

Breakdown of Permits by Category

Current Chart Filter: All Records, Permit.DateIssued Between 1/1/2024 12:00:00 AM AND 1/31/2024 11:59:59 PM

### Permits by Category



- Alteration
- CONNECTION CHARGES
- Deck
- Electrical
- Gravity-Connection charges
- Lot Evaluation
- Mechanical
- Miscellaneous
- Mobile Home Set-Up
- Plumbing
- RESIDENTIAL
- Roof
- Sewer Connection
- Sign
- Single Family
- WINDOWS
- Others