

CHARTER TOWNSHIP OF WHITE LAKE
Draft Minutes of the Special Board of Trustees Meeting
June 20, 2023

CALL TO ORDER

Supervisor Kowall called the meeting to order at 5:00 P.M. He then led the Pledge of Allegiance.

Clerk Noble called the roll:

ROLL CALL

Present:

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

Absent:

Scott Ruggles, Trustee
Mike Powell, Trustee

Others:

Sean O'Neil, Community Development Director
Nick Spencer, WLT Building Official
Daniel T. Keller, Chief of Police
Lisa Hamameh, Township Attorney
Dan Redstone, Redstone Architects
Kris Enlow, Beckett & Raeder
Aaron Phillips, McCarthy and Smith
Stu Pettit, Straub Pettit & Yaste
Hannah Micallef, Recording Secretary

APPROVAL OF AGENDA

It was **MOVED** by Clerk Noble, seconded by Treasurer Roman to approve the agenda as presented. The motion **CARRIED** with a voice vote: (5 yes votes).

PUBLIC COMMENT

There was no public comment.

NEW BUSINESS

A. **REVIEW AND DISCUSSION OF CIVIC CENTER PROJECT**

Kris Enlow, Beckett and Raeder (BRI), was the civil engineer for the project. He stated that tonight's presentation was to update the Board on the sitework design for the project. The agenda included previous and current test fits, parking, phasing, and next steps of the project. Mr. Enlow said Beckett and Raeder played around with the site and did some diagrammatic planning. One of the diagrammatic plans mimicked the DLZ design, another had a central park

as a feature with mixed use, and another with a residential option. The phasing showed test fits with the Township Hall orientations. The test fits included pathways for pedestrian access to

Stanley Park. There was a test fit that showed the Township Hall building ‘scissored’ on the site. Mr. Enlow said anticipated parking was taken into consideration; it was estimated that the Public Safety building would be 67 spaces, and Township Hall around 150 parking spaces.

Mr. Enlow said the wetland delineation and topographic survey were already under review at BRI, and the geotechnical investigation would begin this Thursday.

Supervisor Kowall said Test Fit 6 allowed for the greatest amount of site flexibility. He added that the CCDC had spent a couple years brainstorming the site, and they were looking at more of a community engaged site, for inclusions like a farmer’s market and splash pad. He stated retaining as much of the property for future development would be great.

Trustee Smith stated that she reviewed the presentation ahead of time. She agreed with Supervisor Kowall and would like to see the Township Hall tucked farther on the property to use the rest of the area for community use. She wanted parking in front of Township Hall, and a circle drive as depicted in Test Fit 6. She liked the idea of having a park and a central gathering area on the commercial part of the property for residents to congregate for free.

Trustee Smith wanted to know how far the Public Safety and Township Hall buildings would be in on the Test Fit 6. Mr. Enlow said about 60’.

Trustee Voorheis said the parking stood out with each of the test fits. Test Fit 4 was her favorite, she liked the green space included on the design. She liked the Township Hall building being squeezed in the back on all of them. She wanted to see more open space on Test Fits 5 & 6.

Trustee Smith said she liked the concepts that had less residential, and more commercial uses that served the residents.

Treasurer Roman said he favored Test Fit 6. It had the roads and parking needed. He did not like the ‘scissored look’ from Test Fit 5.

Clerk Noble said he liked Test Fit 6, and that it included plenty of green space. He said he envisioned a mixed use of residential and commercial. He said the Public Safety building was unable to be downsized further due to certain criteria the Fire and Police Department needed.

Supervisor Kowall said based on the comments heard this evening, Test Fit 6 seemed to be the direction for the site to take.

Daniel Redstone, Redstone Architects, presented the Public Safety Building update. He said the plan presented tonight demonstrated the growth in the Township currently and for the needs of tomorrow. He met yesterday with the project team, and the consensus was that tonight’s

presentation reflected a unified plan for both Police and Fire. The square footage for the building increased to 44,900 sq. ft. He said reducing the building was difficult due to the range. The lower level would have the sally port, armory, and holding cell. None of those areas would be affected by the noise from the range. He said he tried to incorporate the comments from yesterday's meeting from both Police and Fire. He said Dispatch would have a direct view of the front lobby, and the Clerks would get daylight as to not be in a totally enclosed space.

Supervisor Kowall said some of the changes were spot on, and would make significant improvements in day-to-day operation.

Chief Keller said the new floorplan was the best version of the floorplans so far.

Fire Marshal Hanifen said the adjustments that were suggested yesterday looked to be included in the floorplans presented today.

Trustee Voorheis asked Mr. Redstone if there was a decontamination room included on the floorplan. Mr. Redstone confirmed.

Trustee Smith said she would have liked to see the floorplans earlier so she had time to digest the information. Director O'Neil stated the floorplans presented this evening were being presented the first time to the entire Board/staff.

Trustee Smith asked if the six sleep rooms requested by the Fire Department were necessary. She wasn't sure if the need was there as there was Fire Station 2 and 3. Mr. Redstone said one of those sleep rooms was turned into a wellness room, so there were five sleep rooms included on these new plans.

Treasurer Roman said he would have liked to see the building shrunk, but understood as to why it wasn't possible. He said to trust the public safety officials and Mr. Redstone, and he relied on Police and Fire to tell the Board what they needed.

Clerk Noble said he appreciated yesterday's exercises, and understood that money could have been saved by reducing the building, but not in lieu of functionality for the future of the Township.

Supervisor Kowall said he liked the positioning of the Records department, and the location of the Dispatch department. He said he deferred the nuts and bolts of the offices to the Chiefs and Redstone. He said the expansion of the range was necessary because tactical training had changed over the years, and the proposed range might lend to the Township being a training facility in the future.

Stu Pettitt, Straub Pettitt and Yaste presented his update. He said that each space for the Township Hall had received its own outline of size and function for said spaces. He presented a floorplan with all of the Township Hall spaces drawn to scale with the relationships of rooms to each department, and from room to room. He went over the goals for the building and the design. He presented schemes for the floors with departmental office grouping. He then presented the most current set

of floorplans, floor by floor. He said some sustainability items would be included, such as solar panels on the roof.

Supervisor Kowall said the overall layout of the departments looked great. He liked the connectivity, and the location of the building was close to the Test Fit 6 as presented earlier by BRI. Some of the interior items would need refinements.

Treasurer Roman agreed with Supervisor Kowall, and added that the design committee would meet again tomorrow morning. He said the Board Room, Conference Room, and A/V Room would need tweaks. He would like to see decking on the porches that would connect the two. He said the upper level looked good.

Trustee Smith said this meeting was important, and she was disappointed she did not receive the Township Hall floorplan update in a timely manner. She said she didn't see her suggestions on the floorplan, but looked forward to them possibly being included in the future. She said she liked that the bottom floor had more of an emphasis on being a community space for all residents to use in addition to the senior center. She said she was pleased to see the Conference Room added to the Board Room. She liked the concept of light and connecting with nature. She said she would like to see the Board Room on the second floor, so that the second floor was all municipal services. She said it would be beneficial for the Board Room to be able to be from the rest of the building and to give the ability to "shut down" the rest of the building from it.

Clerk Noble said he liked the flow of the layouts, and the safety issues. He said there were a couple tweaks needed, but he liked the fact all of the departments were on one floor.

Trustee Voorheis said she thought the design was heading in the right direction.

Supervisor Kowall added that overall, he liked where the design was going.

Aaron Phillips, McCarthy and Smith, said the team was great. There would be two phases of estimates coming up. Packages for the civil site, the Public Safety building, and the Township Hall would be presented to the Township Board soon, as well as budget estimates. He said more would follow at a future Board meeting.

Director O'Neil said further feedback was requested from the Board, and another conversation would be had at the July 11 Special Township Board Meeting. The Special Board Meeting on July 20 would gather input from the CCDC and the Planning Commission.

ADJOURNMENT

It was **MOVED** by Clerk Noble, seconded by Trustee Voorheis, to adjourn at 6:23 P.M. The motion **CARRIED** with a voice vote: (5 yes votes).

Rik Kowall, Supervisor

Anthony L. Noble, Clerk