

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

August 2023

Dear Township Board Members,

During the month of July, the department has been busy working on several projects. The Planning Commission continued work on the Land Use Master Plan update, with Beckett & Raeder. The Corridor Improvement Authority (CIA) Board and Citizens Advisory Council (CAC) reviewed, and recommended approval of, the Tax Increment Financing (TIF) Plan. The TIF Plan will be considered by the Township Board this fall. The annual update of the Capital Improvement Plan (CIP) is nearly complete and will be considered by the Planning Commission, after a public hearing is held, in early September. The CIP will then move to the Board later that same month. Finally, the geotechnical work at the Civic Center site is complete. Those findings will be supplied to the Township, in a formal report, in the coming days.

There are several active projects under review. The Comfort Care development (Union Lake Rd & Carpathian) received Final Site Plan and Planned Development Agreement approval and are still finalizing their construction plans. The Avalon project (M-59 & Hill Rd), continues to work on their Final Site Plan. We received a site plan application for a retail and drive-thru restaurant project called Gateway Commons, located at the southwest corner of M-59 & Bogie Lake Road. The Preliminary Site Plan for the Panera Restaurant (located on a Meijer out lot, just east of the gas station) was recommended for approval by the Planning Commission and will be on your August agenda for consideration. The Sunset Cove project (M-59 & Pontiac Lake Rd) had their request for Preliminary Site Plan approval and Special Land Use approval denied by the Planning Commission on July 20th. Alpine Valley ski resort is proposing a small additional to their existing lodge and that was approved by the Planning Commission on July 20th. Finally, a new self-storage project called "Ginko" has submitted a site plan for a parcel located on the north side of White Lake Road, across from Mack Industries.

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 their site construction underway and will soon begin home construction. The West Valley and Lakepointe projects (near Bocovina on either side of Union Lake Rd.) received site plan extensions, though construction has not yet commenced. The redevelopment of the former Sonic restaurant (at Fisk Corners) is continuing to move forward. The Oakland Harvesters (White Lake Rd.) project received Final Site Plan and Special Land Use approval and will hopefully begin construction this fall. The Hypershine car wash (M-59 & Fisk) is now complete and open for business.

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,

A handwritten signature in black ink, appearing to read "Sean O'Neil". The signature is fluid and cursive, with the first letter of each name being significantly larger and more stylized.

Sean O'Neil

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Parks and Recreation August 2023

Dear Township Board,

Two bids were received for Stanley Park Phase 1 improvements. Pricing of the low bid was 44% over the estimated budget. This fall/winter the project will be re-bid for Spring/Summer 2024 construction. During the summer the Parks and Recreation Committee has been meeting outdoors at different parks; properties are inspected for maintenance items, and any needed improvements are noted for further review. With Rockin' the Farm past, planning for Trunk-or-Treat will continue; that event will be held at Fisk Farm on October 21, 2023.

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 7/1/2023 12:00:00 AM AND 7/31/2023 11:59:59 PM

