

CHARTER TOWNSHIP OF WHITE LAKE
DRAFT Minutes of the Special Board of Trustees Meeting
September 29, 2026

CALL TO ORDER

Supervisor Kowall called the meeting to order at 5:30 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
Scott Ruggles, Trustee
Steve Anderson, Trustee
Andrea Voorheis, Trustee
Liz Smith, Trustee (late arrival)

Other:

Hannah Kennedy Galley, Recording Secretary

APPROVAL OF AGENDA

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

PUBLIC COMMENT

None.

NEW BUSINESS

A. REQUEST APPROVAL OF FINAL SITE PLAN – EDENDALE

Treasurer Roman thanked PH Homes for their investment in the Township. He added the development's density is in line with what the Master Plan calls for, and the extension of the sewer main is the largest community give back the Township will see from a single development.

Trustee Voorheis stated she opposes the plan.

Clerk Noble thanked the developer for being present this evening, and echoed Treasurer Roman's sentiments regarding the sewer main extension.

Trustee Anderson said the developer had asked for a number of units in the development that the Township would be comfortable with approving, and they settled on 115 units. He commended the developer, PH Homes, for their effort.

Trustee Voorheis asked the developer what the estimated price for the homes would be. She feels the price point should be \$150K.

Jim Eppink, representative, said he did not have a specific price point for the homes at this point, but estimated the homes will be very competitively priced.

Trustee Voorheis asked if the current developer was selling the property to another developer. Mr. Eppink confirmed that the project will be sold and built by M/I Homes.

Supervisor Kowall asked for any public comment. There were no comments from the public.

It was MOVED by Treasurer Roman, seconded by Clerk Noble, to approve the final site plan for Edendale. The motion carried with a roll call vote: (5 yes votes) (Kowall/yes, Noble/yes, Ruggles/yes, Roman/yes, Anderson/yes, Voorheis/no, Trustee Smith did not vote).

B. REQUEST APPROVAL OF PLANNED DEVELOPMENT AGREEMENT

Attorney Hamameh confirmed that the Planned Development Agreement had been negotiated with counsel for PH Homes

It was MOVED by Treasurer Roman, seconded by Trustee Anderson to approve the Edendale Planned Development Agreement, subject to the conditions set forth by the planning commission in their September 17th motion and including the attachment of the exhibits referenced in the agreement, which are A, B, and C, and to authorize the Supervisor and Clerk to sign the agreement prior to recordation. The motion carried with a roll call vote: (5 yes votes) (Kowall/yes, Noble/yes, Roman/yes, Ruggles/yes, Anderson/yes, Voorheis/no, Trustee Smith did not vote).

ADJOURNMENT

It was MOVED by Supervisor Kowall, seconded by Treasurer Roman to adjourn at 5:49 P.M. The motion carried with a voice vote: (5 yes votes). Trustee Smith did not vote.

Rik Kowall, Supervisor
Charter Township of White Lake

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