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**BOARD MEMBERS PRESENT:**

Gary Wall, Supervisor  
Kim Markee, Clerk  
Steve Thomas, Treasurer  
Anthony Bartolotta, Trustee  
Marie Hauswirth, Trustee  
Janet Matsura, Trustee  
Mark Monohon, Trustee

**BOARD MEMBERS ABSENT:**

None

**OTHERS PRESENT:**

Lisa Kane	Barb Miller	Rick Schneider	Steve Printz
Jeff Polkowski	Justin Daymon	Dave Kramer	Scott Sintkowski
Sue Camilleri	Todd Hoffman	Matt Ray	
Art Frasca	Brandon Nolin	Tom Strat	

Supervisor Wall opened the meeting at 6:08 p.m., and Clerk Markee did the roll call, with the Pledge of Allegiance following. Supervisor Wall welcomed Brandon Nolin from Houseal Lavigne Associates, LLC.

Mr. Nolin reviewed his presentation and his firm's recommendations. He provided a preliminary land use framework for the structure of the Five Year Plan and explained the reasons for their recommendations. One of many recommendations that were presented included a robust five-year plan for our Parks and Recreation areas because many residents suggested they wanted more from the Parks and Recreation areas such as Hess Hathaway and a Recreation Center.

Trustee Monohon said Mr. Nolin needs to add Pontiac Lake as a beach access area in addition to the other lakes that were mentioned in the Vision Statement.

Ms. Camilleri said, "We should convert the enormous parking lots that are never full to a mixed-use area and allow residential to be close to commercial. Her brother lives in a mixed-use area, and with the landscaping buffers, it is a beautiful place to live".

Mr. Kramer had concerns about developing lakefront properties for commercial purposes and thought this would be the wrong thing to do. He considers lakes to be like a park; therefore, commercial areas on the lakes would not be wanted. Trustee Hauswirth said, "Bringing stray boats onto the lakes causes congestion on small lakes and brings in many inexperienced boat drivers. We need to be careful when you start talking about allowing commercial areas on the Lakes. It could be very disruptive to our community. People that live on the Lakes pay high property taxes, and they do not want crazy boat drivers on small quiet lakes. People also litter and just throw things out into the lake instead of properly disposing of them. Putting public access on small lakes could be a real problem". Trustee Monohon has heard many complaints from residents who live on Dill Dr., where the public access to Lake Oakland causes a lot of traffic going up and down their road. Supervisor Wall does not want the government to become lakefront property owners when a tax-paying resident could live there and contribute revenue to the Township.

Mr. Polkowski was thinking of something like a restaurant or pub where you could sit out on the water and enjoy a meal or pull up your boat to enjoy a drink and he likes where he lives because you can boat over and grab a beer at the pub. Possibly, we should look at each lake individually to determine what would fit on the lake. Each lake seems to have its own personality.

Mr. Hoffman says the master plan should not dictate or include what and how the lakes should be used and accessed.

Carrie Lee's is a great place for watching the sunset, and it would be better to have that place improved to provide take-out to the boaters that live on the lake. Clerk Markee also mentioned some areas like the Clintonville River could have a place for kayaking and canoeing.

Barb Miller said something similar to 4<sup>th</sup> Tavern would be okay, where it used to be Village Place, and 4<sup>th</sup> Tavern built a deck out back and you can enjoy sitting outside and have dinner on the lake.

Clerk Markee said she heard from several people they would like to have boulevards along Dixie and Highland Roads. This would be a challenge considering the buildings are close to the roads and more space would be required. Trustee Hauswirth said we need to slow down the traffic and reduce accidents along these roads. We need to get a plan together and be prepared to approach M-Dot. There was a law that passed about five years ago that takes the average speed and that becomes the speed limit on those roads. Clerk Markee mentioned roundabouts would slow the traffic down.

Trustee Hauswirth said we used to call Highland Road, "Aviation Alley". Mr. Nolin said they talked with the Airport people and will reach out to them again. The airport would like to see more onsite access from hotels and restaurants. Supervisor Wall mentioned there will be a transportation millage question on the upcoming ballot and the plan is better than before but is still not going to benefit Waterford as it should. We are the largest Township in Oakland County and should receive more from this millage proposal than what is being offered. At least the transportation plan put forth by the Oakland County Board of Commissioners is now including a stop at the Oakland County Airport located in Waterford. It will be a Smart Bus Route to Oakland County Airport.

Mr. Polkowski said, "Developers always ask do you have a Brownfield Plan because they want the tax benefits of a Brownfield. Supervisor Wall said, "We need developers to come to Waterford with substantial funding to invest along Dixie Hwy. and Frembes because these buildings need to be torn down, and new ones need to be built. The biggest challenge is attracting the right developers to develop what we would like to see. There are a few people interested in the Burke Property and the School Property. Hopefully, something will get developed in those locations."

Ms. Camilleri said, "The downtown area has always been a challenge, and don't give up on the Township Campus and Rec Center Building. The Township area is very pedestrian friendly, and we should have pedestrian-friendly access to Shell Park and Hess Hathaway. We also need to limit the outdoor storage. Also, talk with the airport and find out what the people want when they fly into Waterford and get what they want along Highland Road."

Clerk Markee asked, "What do you recommend for the Summit Mall site?" Mr. Nolin said Industrial made sense because of the corridors surrounding it. Possibly a concert venue or a trade school. Maybe split up the site for industrial and mixed-use.

Meeting adjourned at 7:54 p.m.

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Kim Markee, Clerk

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Gary Wall, Supervisor