

Charter Township of Oakland

4393 Collins Road, Rochester, Michigan 48306-1670
Telephone: (248) 651-4440
Fax: (248) 651-7340



BOARD OF TRUSTEES MEETING NOTICE AND AGENDA TUESDAY, DECEMBER 9, 2003 7:00 PM

1. Pledge of Allegiance and Roll Call
2. Approval of Minutes: Regular meeting and closed meeting of 11/25/03
3. Amendments to the Agenda/Approval of the Agenda:
4. Citizens:
- PENDING BUSINESS
5. Hunters Creek Land Division: Board will consider administration's recommendation for ordinance 78 variance request.
6. Country Creek Commons: Board will consider site plan approval to construction of approximately 43,000 square feet of retail space and a medical office facility completing the larger building for the site, located on approximately 25 acres on the northwest corner of Silverbell and Adams Roads.
7. Public Hearing - Planned Residential Rezoning Overlay Ordinance: Board will hear public comment regarding this text amendment to ordinance 16. After the hearing the Board will consider second reading and adoption of this text amendment to the Ordinance 16, Zoning Ordinance
8. Fiscal Year 2004 Tri-Program Allocation: Board will consider administration's recommendation to allocate the 2004 Tri-party funds to the Silverbell and Adams improvements project.
9. North Oakland County Mutual Aid Interlocal Agreement: Board will consider approval of this agreement which will provide for the cooperation between our communities for Hazardous Material spills and other emergencies.
10. Clean Scene Date: Board will consider setting the Clean Scene date at this time.
11. Township Manager's Report:
12. Attorney's Report:
13. Board Reports & Correspondence: Supervisor, Clerk, Treasurer, Trustees
14. Bills: Submitted for Board approval
15. ADJOURNMENT

CHARTER TOWNSHIP OF OAKLAND BOARD OF TRUSTEES

DRAFT

November 25, 2003

The November 25, 2003, meeting of the Charter Township of Oakland Board of Trustees was called to order at 7:05 p.m. in the Township Hall. Clerk Platz called the roll.

PRESENT: Susan Hoffman, Supervisor
Lisa Platz, Clerk
Sharon Creps, Treasurer
Amy Boltz, Trustee
James Derian, Trustee
Marc Edwards, Trustee
Jeffrey Phillips, Trustee

James Creech, Manager
Kristin Bricker Kolb, Township Attorney

ABSENT: None

A quorum was present.

PLEDGE OF ALLEGIANCE

Supervisor Hoffman led those present in the Pledge of Allegiance.

APPROVAL OF MINUTES

MOVED BY BOLTZ, SECONDED BY EDWARDS, to approve the minutes of the November 11, 2003, meeting with the following corrections: on page 149 under "Snowplowing Bid," the second paragraph, first line should read, "Trustee Phillips Boltz questioned..." On page 158 under "Treasurer Creps's Report – Older Persons' Commission," the sixth line should read, "...may not charge a fee to non-residents for nutrition or health and wellness programs..."

MOTION CARRIED UNANIMOUSLY.

AMENDMENTS TO AND APPROVAL OF AGENDA

MOVED BY EDWARDS, SECONDED BY PLATZ, to approve the agenda as presented.

MOTION CARRIED UNANIMOUSLY.

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CITIZENS: Martin McClure – Light Pollution

Martin McClure of 920 Snell Road said that he is concerned about light pollution in Oakland Township. For example, he finds some of the lighting around the new Guardian Angel Cemetery, and the lighting of the Flagstar Bank in Goodison to be offensive. He suggested that the Board consider some sort of ordinance to control lighting.

Trustee Edwards concurred with Mr. McClure's concerns. He noted that in a number of newer developments, the houses are illuminated at night and he feels that this changes the nature of Oakland Township. He stated that the Planning Commission also shares this concern.

The Board recalled that when representatives from Guardian Angel Cemetery were recently before the Board, the issue of lighting was raised and they agreed to look into this matter.

Supervisor Hoffman said that the Township is currently in the process of revising its Master Plan. Lighting is a concern that other citizens have raised and it will be considered by the Master Plan Advisory Committee.

A resident pointed out that there is a group called the Dark Sky Society, which may have information on this topic that might be useful to Oakland Township.

DESIGNATION OF TEMPORARY CHAIRPERSON

Supervisor Hoffman was called to a medical emergency at 7:12 p.m.

MOVED BY PLATZ, SECONDED BY DERIAN, to appoint Trustee Edwards to serve as the interim chairperson in Supervisor Hoffman's absence this evening.

MOTION CARRIED (Absent: Hoffman).

DTE ENERGY/DETROIT EDISON PRESENTATION

There were approximately 21 residents in attendance for the DTE Energy/Detroit Edison presentation.

Micahel Palchesko, Regional Manager, Corporate and Government Affairs, was present on behalf of DTE Energy. Also present were the following representatives from Detroit Edison: Mike Bowery, Manager, Service Center Operations; Ed Halash, Manager, Distribution Planning (Engineering); Ed Miller, Supervisor, Power Quality; Tom Phillips, Principal Engineer; Shalom Joseph, Planning Engineer from the Distribution Planning area; and Terry Maries, Senior Technician from the Power Quality area.

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Mr. Palchesko acknowledged that a number of power outages have occurred at various times this past year and, coupled with the ice storm in April, storms on Mother's Day and July 4th, the August 14th east coast to mid-west blackout, and the recent November 13th wind storm, this has been frustrating for residents. He said that DTE Energy and Detroit Edison have been acting in response to these problems, and are working to continue to improve the reliability of their system in Oakland Township.

Electrical System Description

Ed Miller, Supervisor of Power Quality, explained the basic electrical system. Oakland Township is primarily served from two electrical circuits coming from the Goodison Substation, located in Goodison on Territorial.

Mr. Miller stated that Oakland Township has a very high tree count (approximately 214 trees per line mile) and, thus, many of the power interruptions Oakland Township experiences are attributable to tree interference. During 2003, DTE has been working on a line clearance (tree trimming) project, which is scheduled to be completed in December. DTE is hopeful that this will help eliminate many of the power outage problems the Township has experienced this year.

In addition to the line clearance project, Mr. Miller stated that DTE has begun a pole-top maintenance program in Oakland Township, which will continue into 2004 (this is done after the lines are cleared). He explained that this involves field patrols of the overhead circuitry, with an eye towards making equipment changes that will eliminate potential problem areas.

Trustee Edwards asked what DTE has done to help prevent another catastrophic power outage like the one the east coast and mid-west experienced this summer. Mr. Palchesko responded that DTE has two teams studying this, and he will forward their reports to Manager Creech when they become available. He distinguished that DTE owns the electrical power distribution system, but no longer owns the transmission equipment as a result of deregulation. Mr. Palchesko commented that Senator Spencer Abraham has indicated that he feels more control needs to be set up at the federal level to help prevent the recurrence of such a blackout.

Chairperson Edwards permitted questions from the residents. Jill Hicks of 2010 E. Gunn Road said that she feels DTE gives Oakland Township low priority when restoring power. Mr. Miller responded that DTE has a logical plan to address major outages, and that is the plan that they follow.

In response to a number of questions regarding power outages, Mr. Miller reiterated that the primary cause of power outages in Oakland Township is tree limbs on lines. Mike Bowery, Manager of Service Center Operations, added that the Emerald Ash Borer is also becoming a problem as it is killing trees. Therefore, DTE will be removing affected trees to help prevent future problems.

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Residents asked if DTE can tell from their operations center when there is a power outage. Mr. Miller responded that often DTE can tell this, but he recommended that residents call DTE's 800 telephone number nonetheless. Further, he said that it is better when multiple homeowners call as opposed to one homeowner calling on behalf of a neighborhood.

Trustee Edwards commented that he finds it especially irritating when he contacts DTE and is informed that it will be a certain number of hours or days until power will be restored, and this turns out to be inaccurate. Terry Maries, Senior Technician from DTE's Power Quality area, said that it is very difficult to predict when power will be restored when there is a major power outage.

One resident encouraged homeowners to be proactive by installing surge suppressors, UPSs, etc. to help minimize potential damage to their appliances and equipment.

Overview of the Detroit Edison System in Oakland Township

Next, Ed Halash, Manager of Distribution Planning (Engineering), discussed the Detroit Edison system in Oakland Township. He stated that Oakland Township's demand for electricity is increasing. In response to this, Detroit Edison replaced one of the two transformers at the Goodison Substation with a larger transformer in 2003. They plan to replace the second transformer with a larger one by June of 2004. Mr. Halash added that there are a number of other devices (such as reclosers) that Detroit Edison uses to help minimize problems and restore power as quickly as possible when there is an outage.

Looking to the future and anticipating continued growth in Oakland Township, Mr. Halash said that DTE is studying options for addressing the increasing demand for electrical power, and is considering construction of a second substation.

Valery Goetchius of 3351 Proctor Lane asked how DTE checks underground service. Mr. Halash responded that it is more difficult to check and repair underground electrical service than overhead service. Often if there are repeated failures in an area with underground service, they will simply replace this section of line.

Trustee Edwards drew this discussion to a close. However, the representatives from DTE and Detroit Edison invited any residents with questions to discuss them with them outside the meeting room.

RESOLUTION 03-20: Liquor License for Wyndgate

Chris Baker was present on behalf of Golf Course Services, L.L.C. (which operates at The Wyndgate) to request that the Board adopt a resolution stating that they prefer the applicant, above all others, for a liquor license. This action will reserve the liquor license for Golf Course Services, L.L.C. while the Liquor Control Commission conducts the necessary investigation, etc. Mr. Baker explained that this liquor license will permit The

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Wyndgate to serve alcoholic beverages to its club members on the private portion of the golf course (namely, the Eastwynd Golf Course Club and banquet facilities and outdoor use). Currently, they are restricted to serving alcoholic beverages in their restaurant that is open to the public.

Manager Creech pointed out that this will be the eighth liquor license issued in Oakland Township.

MOVED BY PHILLIPS, SECONDED BY BOLTZ, to adopt Resolution 03-20, a resolution requesting that the Liquor Control Commission consider Golf Course Services, L.L.C. "above all others" for a G-1 on premises liquor license.

MOTION CARRIED (Absent: Hoffman).

A copy of this resolution is attached as a part of these minutes.

BUDGET FOR FISCAL YEAR 2004-2005

Manager Creech stated out that the Township will be changing over to a new numbering system for the Chart of Accounts starting with the 2004-2005 fiscal year. There have been some difficulties in changing over from the old numbering system to the new as there is not always an equivalent line item classification.

Manager Creech pointed out that several major items have been included in this budget, including EMS service, and road improvements at the Silver Bell Road/Adams Road intersection.

This year the Park Fund and Land Preservation Fund will be separate; previously, they operated from a single fund. Manager Creech said that a number of other items have also been revised to facilitate better tracking of funds.

Manager Creech stated that he anticipates to have the budget in final form for the Board to consider for adoption in February; the public hearing will be held sometime prior to that meeting.

Trustee Edwards asked Manager Creech to provide him with information regarding the new account numbering system.

TOWNSHIP MANAGER'S REPORTS

Water Master Plan

Manager Creech stated that he will be working on the Township's Water Master Plan in conjunction with Oakland County (as they administer and maintain the water system). Oakland County has already collected funds from Oakland Township through their Water Fund. Oakland Township's Water Master Plan is an eligible project and therefore the cost of this project will be paid from the Township's retained earnings in that fund. Manager Creech noted that there are several issues that the Township will need to address, and added that the new lower levels of permitted arsenic will come into effect in 2006.

Paint Creek Cider Mill

The Board recalled that the Paint Creek Cider Mill and restaurant closed on October 31st. Trustee Derian referenced correspondence from Manager Creech to Mr. and Mrs. Nicholson, owners of the Paint Creek Cider Mill, a prominent facility in downtown Goodison. He applauded Mr. Creech's efforts to contact the owners, who may be in the process of offering the property for sale, to discuss the property and its transition to its next owners/use.

ATTORNEY BRICKER KOLB'S REPORT

Oak Arbor Church v. Oakland Township

In response to a question from Trustee Boltz, Attorney Bricker Kolb explained that the developers of Oak Arbor Church wish to amend their plat to vacate a part of a road. However, as this was an approved plat, only the Circuit Court has the authority to approve an amendment to the plat. Therefore, Oak Arbor Church has filed a lawsuit naming Oakland County, Oakland Township, the Oak Arbor property owners, and neighboring property owners as Defendants. Oakland Township has not yet filed an Answer to the Complaint.

RETURN OF SUPERVISOR HOFFMAN

Supervisor Hoffman returned to the meeting at 8:48 p.m. and resumed her duties as chairperson of the meeting.

TREASURER CREPS'S REPORT

Paint Creek Trailways Commission

Treasurer Creps reported that she and Trustee Phillips attended the recent Paint Creek Trailways Commission meeting. She updated the Board on recent activities.

The Trailways Commission approved the salary subcommittee's report.

There is a new development in the vicinity of M-24 and Atwater. The developer has agreed to permit the Trailways to extend through the development between the residential and commercial sections. The Trailways Commission hopes that they will eventually be able to link up with the Polly-Ann Trail.

Finally, the Paint Creek Trailways Commission is finalizing the agreement with the Village of Lake Orion to extend the trail into the village. They are discussing how to cover the cost of maintenance. The Downtown Development Authority may assume this responsibility or, in the alternative, the Trailways Commission may solicit private funds.

CLERK PLATZ'S REPORT

Election Commission

Clerk Platz stated that the Election Commission needs to meet prior to the next meeting. Clerk Platz is proposing that one precinct, which has been growing, be split now that Delta Kelly Elementary School is available as another election precinct. She added that she wants to be pro-active in anticipation of the 2004 elections. The costs to run a new precinct have been included in the budget.

SUPERVISOR HOFFMAN'S REPORTS

Older Persons' Commission

Supervisor Hoffman stated that she recently toured the new Older Persons' Commission facility, which she said is fantastic.

Historic District Ordinance Subcommittee

Supervisor Hoffman recalled that the Board of Trustees established a subcommittee to look into the administration of the Historic District Ordinance, Ordinance No. 37A. The subcommittee has met and will be bringing information and recommendations to the Board of Trustees at the next meeting.

TRUSTEE EDWARDS'S REPORT

Goodison Good Tyme Race

Trustee Edwards reported that he, Parks Director Milos-Dale and others who were involved in the Goodison Good Tyme Race recently met to review their first race experience. They agreed that it was a success and that they would like to hold another race next year. They would like to use the same school, Delta Kelly Elementary, as the starting point but this time they will be able to start all of the participants at the same time. They will focus on the half marathon, but may also offer a 4-1/2 mile race. The group would like to get the planning underway as soon as possible, including obtaining financial support for the race.

Trustee Phillips asked how the race did financially this year. Trustee Edwards responded that it lost money. However, he and the rest of the group who met felt that it was a very positive event for Oakland Township and that it generated goodwill towards the community.

INVOICES

MOVED BY BOLTZ, SECONDED BY PLATZ, to approve payment of the invoices as presented.

MOTION CARRIED UNANIMOUSLY

A copy of the list of invoices is attached as a part of these minutes.

CLOSED SESSION

MOVED BY PHILLIPS, SECONDED BY CREPS, to move to a closed session at 9:04 p.m. for the purpose of discussing property acquisition.

AYES: Hoffman, Platz, Creps, Boltz, Derian, Edwards, Phillips

NAYS: None

ABSENT: None

MOTION CARRIED UNANIMOUSLY.

The regular session of the meeting was reconvened at 9:21 p.m.

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PROPERTY ACQUISITION

MOVED BY CREPS, SECONDED BY PLATZ, to authorize the offering of two purchase agreements on the properties and in the amounts discussed during the closed session this evening.

MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 9:22 p.m.

Respectfully submitted,

Approved,

Ingrid R. Kliffel
Recording Secretary

Lisa M. Platz
Clerk

Memo

To: Oakland Township Board
From: Jim Creech, Township Manager 
Date: 12/2/2003
Re: PEACOCK LAND DIVISION REQUEST

This is a request from owners of parcel #10-29-400-027, located on private Hunters Creek Lane on the north side of Silverbell Road, between Adams and Gallagher Roads. The total area of the parcel is 8.029 acres including the road right-of-way on this private road. Mr. and Mrs. Peacock's request is to divide this vacant parcel into a 3.0 gross acre parcel, and a 5.029 gross acre parcel.

FINDINGS ARE THE FOLLOWING:

- Density. The ordinance allows $\frac{1}{2}$ the allowable zoning density for land divisions counting all parcels using the roadway. According to the calculations this private road does not exceed the density limit, and would allow the requested additional parcel.
- The calculation of area for lots numbered "4" and "3" is 5.029 acres and 3.000 acres respectively. A variance would be required for parcel "3." Parcel "4" contains the existing residence.
- The width of the proposed new lot is 213 feet which is greater than the zoning requirement for this private road. The length does not exceed the 4 to 1 ratio relative to the width.
- The resulting lot, in my opinion, would not be out of character with the surrounding neighborhood. There is a platted subdivision development (Goodison Place) to the east, and several existing lots on this private road are in the 3-4 acres range.
- There will be no new curb cut onto an existing public road.

- The Oakland County Health Department has issued an engineered septic field permit for the proposed new lot.

RECOMMENDATION FOR THE FOLLOWING:

MOTION to grant the land division as requested granting an area variance of 2.0 acres for parcel "4", including the road right of way from the 5.0 acre minimum with the following conditions:

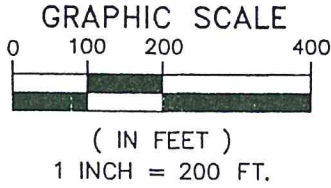
- a) A deed restriction approved by the Township Attorney shall be established and recorded prohibiting any further divisions for the two resulting lots;
- b) Underground electrical service shall be available and shall be utilized for the resulting parcels;
- c) A copy of the permit for the septic system or engineered field with a copy of the plan for that field as well as a recorded copy of the approved survey is to be filed with the Township;
- d) Subject to review by the Township Attorney, if necessary the private road maintenance agreement should be amended and re-recorded to account for any additional parcels on this private road.

CERTIFICATE OF SURVEY

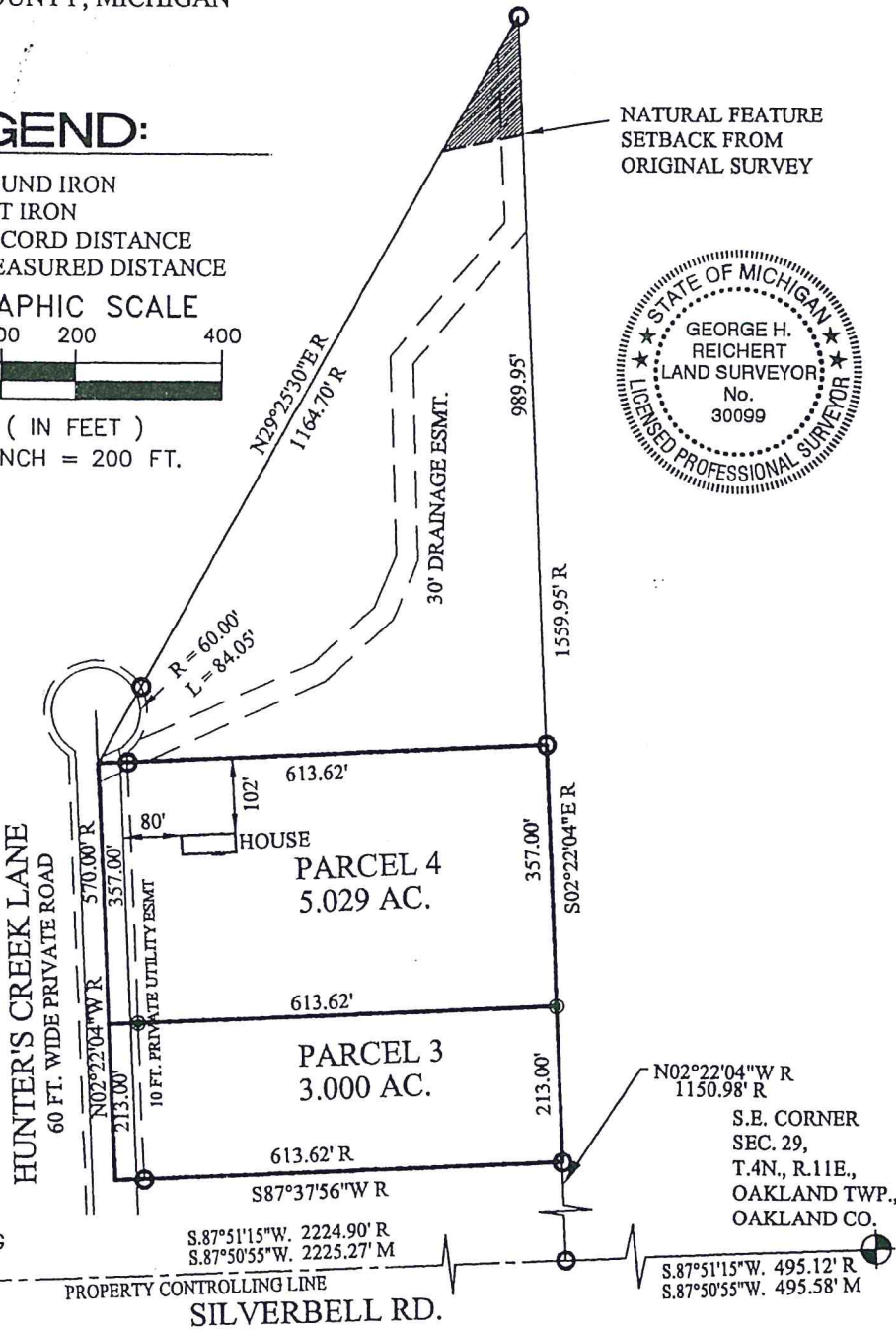
PART OF THE S.E. 1/4 OF SECTION 29, T.4N., R.11E., OAKLAND TOWNSHIP,
OAKLAND COUNTY, MICHIGAN

LEGEND:

- FOUND IRON
- SET IRON
- R RECORD DISTANCE
- M MEASURED DISTANCE



NATURAL FEATURE
SETBACK FROM
ORIGINAL SURVEY



N00°52'53"W
12.40'
SOUTH 1/4 CORNER
SECTION 29,
T.4N., R.11E.,
OAKLAND TOWNSHIP
L.C.R.C. L.21656, P.063

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND DESCRIBED ABOVE ON FEB 6, 2002 AND THAT THE RATIO OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS GREATER THAN 1:10,000 AND THAT ALL OF THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.


BASIS OF BEARING: THIS SURVEY IS BASED UPON A SURVEY BY TRI-COUNTY SURVEYS INC. DATED 10/2/86, JOB NO. 86-85A.

PREPARED FOR:
JOHN B. PEACOCK & EILEEN PEACOCK
4645 HUNTER'S CREEK LANE
ROCHESTER, MI. 48306
(248) 656-8736

George H. Reichert

GEORGE H. REICHERT P.S. #30099

SHEET 1 OF 2

<p>Scale: 1"=200' Date: 7-14-03 Job No. G01-144</p>	<p>REICHERT SURVEYING INC. 140 FLUMERFELT LANE ROCHESTER, MICH. 48306 TELE: (248) 651-0592</p> 	<p>Land Surveying</p>
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Memo

To: Oakland Township Board
From: Jim Creech, Township Manager 
Date: 12/4/2003
Re: COUNTRY CREEK COMMONS SITE PLAN APPROVAL REQUEST

- Request for site plan approval to build approximately 43,000 square of office and retail space completing the mall portion of the Country Creek Commons PUD, located on 25 acres in section 30, at the northwest corner of Silverbell and Adams (parcel 10-30-476-005).

Attached are the comments from Planner Nix, Wetlands/Landscape Consultant, Jane Tesner Kleiner, Engineer Mike Kalinowski, and Fire Chief Benoit. There were no engineering issues or wetlands/woodlands issues. Mr. Benoit noted a building code requirement and fire department access item that are standard for the proposed construction, and the applicant will need to follow for building approval. Mr. Nix indicated the petitioner has modified the plans to reflect changes requested by the Planning Commission, with the exception of the building sign on the south side of the proposed medical facility. The PUD also requires internal lighting for the signs. The office use would not be consistent with that type of lighting and they are proposing a bell type fixture to illuminate the tenant sign, which would also illuminate the face of the building. The Planning Commission, consultants and administration do not have a problem with this small change. Given the above I would make the following RECOMMENDATION:

MOTION to approve the site plan for Country Creek Commons with the following conditions:

1. Plans are modified to remove the proposed tenant sign on the south elevation of the medical office building.
 2. The PUD development guidelines be modified to allow the bell-type light as proposed for the planned expansion.
 3. With the approved, executed development agreement, an automatically renewable letter of credit of \$152,271 be issued on behalf of the Township to guarantee improvements.
-

Noticed: Country Creek Commons PUD Retail. Request for Recommendation for Site Plan Approval to build a 43,000 sq. ft. office building. Country Creek Commons is located on 25 acres in section 30, at the northwest corner of Silverbell and Adams (parcel 10-30-476-005). This request is for the final phase of the Country Creek Commons PUD.

Mr. Chuck DiMaggio, developer of the Country Creek Commons commercial development introduced himself and Mr. Chuck Fosse of Wah Yee Associates (architect for the project). Mr. DiMaggio also introduced the medical directors and representatives of Medical Network One the primary tenant.

Mr. DiMaggio reminded the Commissioners that the Country Creek Commons retail center was approved in 1996 as part of the PUD. It is twenty-five acres in size. A Kroger and retail stores as well as a freestanding bank center have been built. The request before the Commission is for the Phase II expansion of the retail center. Total building space approved as part of the PUD was approximately 162,000 sq. ft. The proposed medical center and retail building will complete the build out at approximately 154,000 sq. ft. Less than what was originally proposed.

Chuck Fosse presented the plans for the project. There will be two separate buildings. One will be a 13,000 sq. ft. extension to the existing building. It will be separated from the proposed 30,000 sq. ft. medical/office building by a 40'-wide landscaped plaza. The footprint follows what was approved as part of the original PUD except for the landscaped plaza. The parking lot was built with the anticipation of the present building. However, the developer will add eight additional handicapped spaces. He stated the building façade, roof, and color pallet will match the existing building.

Mr. DiMaggio then stated there were two minor deviations to the PUD. The first is a proposed sign on the south wall (Silverbell Road). The sign is required to facilitate patients who may not be familiar with the area in locating the center. The second deviation is a request to add gooseneck lights above the sign.

Mr. DiMaggio responded to Chairman Michalski's question about the main entrance stating it would be on the east side of the building. Chairman Michalski then asked Township consultants to present their reviews of the project.

Planner Larry Nix stated the project is consistent with the overall plan of the PUD under which an office use is a permitted use. Parking space standards are adequate and an evaluation of the stacking of cars in front of the building when coming off Silverbell Road was made. The distance from Silverbell Road to the parking area equates to approximately 200' thereby allowing the stacking of 18 to 20 vehicles. The signage for each tenant is the same as existing signs with two variations - a proposed sign on the south face of the office building and a pedestrian level tenant sign at the main entry to the building. He recommended approval based on the fact the proposed addition met the development guidelines approved as part of the PUD with the exception of the south wall and tenant signs.

Engineer Kalinowski reviewed the project. The development has existing sanitary, storm and water available. Two water supplies have been provided through the Villages of Country Creek. There is sufficient hydrant coverage for fire protection to the proposed buildings and the storm water detention basin has already been constructed and will be shared with the Villages of Country Creek. He recommended approval asking that the applicant contact him regarding several minor engineering revisions.

JANE TESNER-KLEINER stated there were no wetland issues with the project so her review was limited to the landscaping. The applicant plans have met with township ordinance and she recommend approval with a minor change to the choice of shrubs.

Chairman Michalski read a review from Fire Chief Bill Benoit requiring the applicant to install a full NFPA 13 fire suppression system on both built-ins and that all doors must be keyed to match the grand master in the Knox Box on the existing building.

Bob Henderson, representative of Country Creek Commons Homeowners association, felt that the sign at the south end of the building should not be allowed. He further questioned the present roofing system indicating pieces of ice fell off in winter during meltdowns. The architect stated the roof material remained the same but the design had been changed to prevent the falling ice problem. Mr. Steve Barker reiterated his earlier concern about the increased traffic and traffic back ups along the Silverbell/Adams interchange.

Mr. Goeddeke asked about the number of people to be employed in the medical building and asked what would happen to medical waste. A representative of the Medical One Network stated that there would be approximately 65 people employed in the building and medical waste was contained and disposed of according to OSHA and Michigan Department of Health requirements.

Commissioner Edwards stated he did not believe that the sign on the south side of building was necessary and Commissioner Carter supported this statement. Mr. Carter felt that by allowing the sign on the south side and the pedestrian level tenant sign would lead to other tenants requiring the same type of signage. He also felt that a tenant sign might cause people to slow down or stop in the traffic aisle in order to read the listings. After discussion the Planning Commission unanimously agreed that the Silverbell Road sign and pedestrian level sign should not be allowed.

Commissioner Carter stated he was not opposed to the project but questioned the parking requirement for the number of new employees plus patients, the increased traffic flow in and out of the area, and whether or not the increased hard surface would cause a drainage problem. Planner Nix stated the parking and traffic was taken into consideration at the time of the original PUD and that the applicant met the parking requirements according to Township ordinance. Engineer Kalinowski stated the total hard surface was also taken into consideration at the time the PUD was approved. He reminded the Commission that the drainage issues at the corner of Silverbell and Adams have been resolved by changes to the detention basin. He further stated and it was confirmed by Township Manager, Jim Creech, that there is \$1,000,000 in road improvements proposed for the corner of Silverbell and Adams. Those improvements should mitigate some of the present back up problems.

Commissioner Wolak asked the start date of the project and Mr. DiMaggio indicated it would begin in December if approved by the Commission this evening and by the Board of Trustees in December.

MOVED BY CARTER/SUPPORTED BY WOLAK to Recommend to the Board of Trustees Site Plan Approval for a 43,000 sq. ft. retail expansion to the Country Creek Commons PUD with the following contingencies: 1) Items in Engineer Kalinowski's letter of 10/28/03, landscape consultant Tesner-Kleiner's letter of 10/27/03 and Fire Chief Benoit's letter of 9/9/03 must be addressed before placement on a Board agenda and; 2) the signage on the south side of the building and the tenant sign on the east side of the building be eliminated.

MOTION CARRIED UNANIMOUSLY.


Williams & Works

• a tradition of service •

- Engineers
- Planners
- Surveyors

MEMORANDUM

TO: Oakland Charter Township Board

FROM: Larry Nix, Planning Consultant 

DATE: December 1, 2003

RE: Country Creek Commons Site Plan Review – Phase 2

Country Creek Commons is the commercial segment of the Country Creek PUD approved several years ago. The overall PUD contained different segments of housing and a 25-acre commercial development. The approved commercial development included three buildings, the larger containing 162,700 square feet and the other two 8,100 and 3,400 square feet respectively. To date, a portion of the larger building has been constructed and the smaller of the outbuildings has been constructed. Approximately 114,000 square feet of the larger building has been constructed and the present application presents 43,000 square feet to complete the larger building, approximately 5,000 square feet less than originally approved.

The County Creek PUD was approved with a set of Development Guidelines. Attached is our memo of December 26, 1996 outlining the Development Guidelines and the list of respective drawings, which addressed the guidelines.

From a process standpoint, the PUD was granted Final Development Plan approval and Site Plan approval by the Township Board. The application currently before the Township Board is a refinement of the approved site plan subject to final site plan review and approval by the Planning Commission and Township Board. The Planning Commission has recommended approval.

As stated above, the site plan illustrates a 43,000 square foot addition to the retail complex. A portion will be attached to the existing building (13,200 square feet) and the remaining 30,000 square feet will be detached but in the same location as originally approved. A 40' wide pedestrian space will separate the two buildings.

Uses proposed for the addition include retail and office space. Both of these uses are part of the original PUD approval.

A goal of the original Development Guidelines was to permit the commercial buildings but create a diversified design including different shapes, materials and architectural features to be functional and visually pleasing. The treatment of the extension to the existing building will be the same as the existing building. The use of brick will be included plus asphalt shingles with deviations to create diversity in the design.

The office building will be a brick building offset with copper color awnings, a copula, and asphalt shingles. The signage for each tenant is the same as existing with one difference - a sign is proposed on the south end of the office building that was not part of the original approval. We view this as a minor change to the PUD but question the need for two signs for the medical office. The applicant has provided the following as justification for the south facing sign.

“The CVS Pharmacy at the east “end-cap” of the shopping center has only one façade sign facing south toward the parking lot. It does not have a sign facing east toward Adams Road. It is distinguished from the medical office building at the south end-cap in that trips to the pharmacy will, for the most part, originate within the immediate area and be repetitive in nature, so that user familiarity with the location of the pharmacy will occur. To the contrary, trips to the medical office building on the south end-cap will originate from a much larger geographic area and will not be repetitive in nature. Consequently, there will be far less user familiarity with the location resulting in the need for enhanced identification of the medical office building. It is believed that this enhanced identification will not detract from the aesthetics of the shopping center. In fact the south side façade of the medical office building is treated similar to its east front façade. As a result, it will present itself to the public in a more aesthetically pleasing manner than the east end-cap.” Charles DiMaggio, Burton-Katzman Development Company

The Planning Commission did not recommend approval of the additional sign. Plans submitted by the applicant indicate their desire to have the additional sign on the south side of the building as indicated on Sheet A-3, south elevation.

Parking standards for the complex were evaluated with the original approval and the applicant has provided an analysis on the site plan. We find the existing parking lot will provide sufficient parking for the proposed uses as presented. The site plan illustrates a revised parking plan near the entrance of the office building. The change increases the number of handicap parking spaces on the south side of the aisle. The north side of the aisle will be stripped as a “no parking area” since the depth will only be 15’. Since this area

does not meet code, it cannot be used as a parking area or for spaces. As presented, it is not intended to be a parking area.

Building height will be the same as the original or existing building. Architectural features will also be the same.

Lighting fixtures on the building addition will be the same as on the existing building. The office building proposes a different fixture (a bell shape) to illuminate the tenant sign. This fixture will also provide illumination for the face of the building. We find this change to be different but acceptable with the overall style of the building.

From a use standpoint, the proposed medical office will generate more traffic per square foot than a retail user(s) of equal size. The original design and size of the parking lot will accommodate this additional traffic.

A concern expressed at the Planning Commission meeting with a medical office use is traffic backup at an entrance and parking. There is a 200' distance between the street entrance and the first entrance to a parking aisle. This amount of distance will provide stacking for approximately 18 to 20 vehicles between Silverbell Road and a parking aisle. We find this meets planning standards for vehicle stacking and do not anticipate a problem. There are also street improvements planned for the intersection of Adams and Silverbell. These improvements are to improve traffic flow and provide safer turning movements at the intersection and into adjacent uses (church to the south and the shopping center).

We also observe that any roof-mounted equipment will be screened from surrounding uses. If this is not the intent of the applicant this should be clarified.

RECOMMENDATION

Based on the above, we suggest that the Township Board approve the Office Building site plan as presented by Burton-Katzman without the proposed sign on the south elevation of the medical office building.


Williams & Works, Inc.

• a tradition of service •

• Engineers
• Planners
• Consultants

MEMORANDUM

TO: Oakland Charter Township Planning Commission

FROM: Larry Nix, Planning Consultant 

DATE: December 26, 1996

RE: Country Creek Commons
Final Site Plan Review and Final Development Plan

This is the commercial project associated with the Country Creek PUD. A revised set of plans has been submitted for final site plan consideration. The project is located at the northwest corner of Silverbell and Adams Roads. The site contains approximately 25 acres of land and three buildings are proposed for construction. The larger of the three contains 162,700 square feet of gross building area and the other two contain 8,100 and 3,400 square feet respectively. The amount of parking provided on the site exceeds the total number of spaces required by ordinance.

As part of the Concept Development Plan, a set of Development Guidelines was adopted to guide this project. These were reviewed as part of the preliminary site plan with only minor concerns noted. The following is a comprehensive review of the Guidelines as applied to this Final Site Plan.

1. Building Facade
 - a. varied setbacks of building fronts to avoid long, repetitive appearance. *The plans submitted have accomplished this guideline as illustrated on Sheet 2 of Country Creek Commons developed by Wah Yee Associates, dated February 21, 1995 and the Cover Sheet Dimension Plan, sheet 1 of 7 developed by Giffels Webster Engineers, dated 8/19/96.*
 - b. varied roof lines, elevations, and features (i.e., gables, ornamentation, architectural details) and mechanical equipment shall be permitted on the roof provided it is obscured from view. Usable space will be limited to one story with a maximum building

height of 20 feet except for architectural details (clock towers, gabbling, spines etc.). *The plans submitted have accomplished this guideline as illustrated on Sheet 2 of Country Creek Commons developed by Wah Yee Associates, dated February 21, 1995.*

- c. varied building materials (i.e., masonry, cast stone, field stone, wood, siding, etc.) to create visual diversity. *The plans submitted have accomplished this guideline as illustrated on Sheet 2 of Country Creek Commons developed by Wah Yee Associates, dated February 21, 1995.*
 - d. create facade breaks which allow pedestrian linkages with abutting residential area. *This guideline has been altered in the preliminary site plan and approved by Planning Commission and Township Board.*
 - e. if awnings are proposed, they need to fit the character of the building and shall contain no sign. No aluminum awnings are proposed. *The plans submitted have accomplished this guideline as illustrated on Sheet 3 of Country Creek Commons developed by Wah Yee Associates, dated November 12, 1996.*
 - f. the back or rear of the retail buildings shall be of a durable material, and filtered from view from the adjacent multi-family residential area. *The plans submitted have accomplished this guideline as illustrated on Sheet 2 of Country Creek Commons developed by Wah Yee Associates, dated February 21, 1995. An extensive landscaping plan has been developed illustrating the site landscaping as prepared by Giffels-Webster Engineers dated 11/13/96 being sheet 1 of 1.*
2. Signage
- a. individual store sign permitted, uniform height, letters directly affixed to facade/building, letters of the same material throughout retail area, and no awning signs. *The plans submitted have accomplished this guideline as illustrated on Sheet 3 of Country Creek Commons developed by Wah Yee Associates, dated November 12, 1996. Since the original intent of the project was*

not to utilize any sign made of metal, plastic or neon unless specifically approved by the Township Board and signs shall not be internally illuminated, and the proposed store signs are proposed to be internally illuminated, we suggest that store signs and any sign proposed not meeting the standards of this approval shall be subject to Township administrative review and approval.

- b. Identification sign (clocktower) - no lettering other than name of center and no individual store names. *The plans submitted have accomplished this guideline as illustrated on Sheet 3 of Country Creek Commons developed by Wah Yee Associates, dated November 12, 1996.*
- d. entrance and street signs shall have a consistent design and character throughout the development. *The plans submitted have accomplished this guideline as illustrated on Sheet 3 of Country Creek Commons developed by Wah Yee Associates, dated November 12, 1996 and the Cover Sheet Dimension Plan, sheet 1 of 7 developed by Giffels Webster Engineers, dated 8/19/96.*

3. Parking lot

- a. screening or berming shall substantially filter view of parking from Adams and Silverbell Roads. *The plans submitted have accomplished this guideline as illustrated on Sheet 2 of Country Creek Commons developed by Wah Yee Associates, dated February 21, 1995. An extensive landscaping plan has been developed illustrating the site landscaping as prepared by Giffels-Webster Engineers dated 11/13/96 being sheet 1 of 1.*
- b. ingress and egress shall meet county standards. *The plans submitted have accomplished this guideline as illustrated on sheet 6 of 7 developed by Giffels-Webster Engineers dated 8/19/96.*
- c. a pedestrian walkway system shall connect to adjacent residential areas and to a freestanding building to the main shopping area. *The plans submitted have accomplished this guideline as illustrated on sheet 2 of 7 developed by Giffels-Webster Engineers dated 11/27/96.*

The following is also offered as general comments:

4. The wall mounted area lighting on the back of buildings has been changed to a shoebox type fixture which will project light downward and not outward. This is illustrated on Sheet 3 of Country Creek Commons developed by Wah Yee Associates, dated February 21, 1995.
5. Dumpsters shall only be permitted at designated locations indicated on the Final Site Plan. Additional dumpster locations to be determined pursuant to tenant mix and tenant requirements. All dumpster locations shall be screened pursuant to PUD Development Guidelines and shall be subject to Township administrative review and approval.
6. The two out buildings shall not have any free standing signs. Signage shall be limited to fascia mounted signage.

RECOMMENDATION

We suggest that the Planning Commission recommend approval of the site plan and final development plan for the Country Creek Commons portion of the Country Creek PUD as illustrated in plans from Giffels-Webster Engineers and Wah Yee Associates as noted below.

Giffels-Wester Engineers Plans

date	sheet
8/19/96	1 of 7
11/27/96	2 of 7
8/19/96	3 of 7
8/19/96	4 of 7
2/15/96	5 of 7
8/19/96	6 of 7
8/19/96	7 of 7
11/13/96	Landscape plan

Wah Yee Plans

date	sheet
2/21/95	Sheet 2
11/12/96	Sheet 3

We also suggest the following three conditions with the approval.

1. Dumpsters shall only be permitted at designated locations indicated on the Final Site Plan. Additional dumpster locations to be determined pursuant to tenant mix and tenant requirements. All dumpster locations shall be screened pursuant to PUD Development Guidelines and shall be subject to Township administrative review and approval.
2. The two out buildings shall not have any free standing signs. Signage shall be limited to fascia mounted signage.
3. All store signs and any sign proposed not meeting the standards of this approval shall be subject to Township administrative review and approval.



December 2, 2003
Job No.: OA3003D

Ms. Mary Collins
Planning Coordinator
Charter Township of Oakland
4393 Collins Road
Rochester, Michigan 48306

**RE: COUNTRY CREEK COMMONS
BUILDING ADDITIONS
SITE PLAN APPROVAL REVIEW**

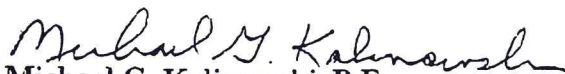
Dear Ms. Collins:

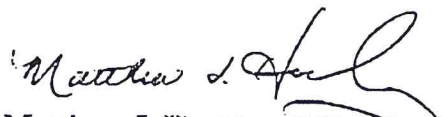
Our office has reviewed revised plans, dated November 6, 2003 by Giffels-Webster Engineers, Inc., for the above referenced development for site plan approval. The items listed in our October 28, 2003 letter have been satisfactorily addressed. We recommend unconditional Site Plan Approval of the proposed site plan.

If you have any questions or comments regarding this review, please contact our office.

Sincerely,

**LANDTECH, INC.
CONSULTING ENGINEERS FOR OAKLAND TOWNSHIP**


Michael G. Kalinowski, P.E.


Matthew J. Hocking, P.E.

- c. James Creech, Township Manager
Larry Nix, Township Planner
Kristin Kolb, Township Attorney
Jane Tesner Kleiner, Wetland Consultant
Bill Benoit, Building Director



November 21, 2003
Job No.: OA3003D

Ms. Mary Collins
Planning Coordinator
Charter Township of Oakland
4393 Collins Road
Rochester, Michigan 48306

**RE: COUNTRY CREEK COMMONS
BUILDING ADDITIONS
FINANCIAL GUARANTEE**

Dear Ms. Collins:

Per your request, our office has reviewed the cost opinion submitted to us by Giffels-Webster Engineers, Inc., dated September 25, 2003. We recommend that a financial guarantee be established for the completion of the following construction items:

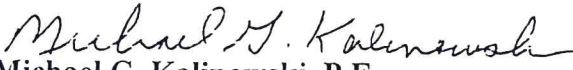
<u>Items:</u>	<u>Amount:</u>
1. Demolition and Removal	\$26,248.00
2. Storm Sewer	\$11,400.00
3. Pavement	<u>\$72,669.00</u>
	Sub-total: \$110,317.00
	25% Township Administrative Fee: <u>\$27,579.00</u>
	TOTAL: \$137,896.00

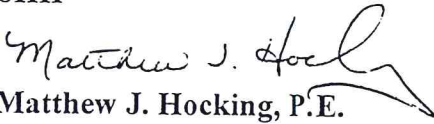
Please refer to the Tilton & Associates, Inc. review letter, dated October 27, 2003, for the recommended financial guarantee for the completion of all landscaping items.

If you have any questions or comments regarding this review, please contact our office.

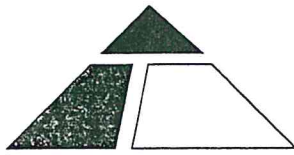
Sincerely,

LANDTECH, INC.
CONSULTING ENGINEERS FOR OAKLAND TOWNSHIP


Michael G. Kalinowski, P.E.


Matthew J. Hocking, P.E.

- c. James Creech, Township Manager
Kristin Kolb, Township Attorney



Tilton & Associates, Inc.

Wetland Management
Ecological Restoration
Landscape Architecture
Resource Policy

MEMORANDUM

TO: Mary Collins, Planning Coordinator
Oakland Charter Township

FROM: Jane Tesner Kleiner, RLA *JTK*
Wetland Consultant

DATE: 27 October 2003

RE: Country Creek Commons
Landscape Financial Requirements

Tilton & Associates, Inc. (TAI) has received and reviewed the submittal for the above-mentioned project dated 7.25.03 by Giffels-Webster Engineers Inc. The review was for compliance with wetland, woodland and landscape ordinance conformance.

A financial guarantee must be established for the following items:

Description:	Amount
Landscape materials (Courtyard plantings)	\$ 11,500.00
Subtotal:	\$ 11,500.00
25% Township Administrative Fee:	\$ 2,875.00
Total:	\$ 14,375.00

Therefore, we recommend Site Plan Approval and the establishment of a financial guarantee, in the amount of \$14,375.00, for the Country Creek Commons project.

If you have any questions or comments regarding this review, please contact our office.

cc: Jim Creech
Larry Nix
Mike Kalinowski
Kristin Kolb
Bill Benoit

P:\Oakland Township\Country Creek Commons\Country Creek Commonsfinancial TAI 10.27.03.doc

CC: Larry Nix
Mike Kalinowski
Matt Hocking
FYI

Mary Collins

From: "Bill Benoit" <bbenoit@oaklandtownship.org>
To: "Mary Collins" <mcollins@oaklandtownship.org>
Sent: Tuesday, September 09, 2003 9:44 AM
Subject: Country Creek Commons

Mary, I have reviewed the plans submitted to the Planning Commission and have the following comments:

- 1) Both the addition and the new detached building must have a full NFPA 13 fire suppression system installed.
- 2) All doors on the addition must be keyed to match the grand master in the Knox Box on the existing building.

Thanks Bill Benoit

09/16/2003

Memo

To: Oakland Township Board
From: Jim Creech, Township Manager 
Date: 12/2/2003
Re: TRI-PARTY ROAD PROGRAM ALLOCATION

The Oakland County Road Commission is asking the Township to select a project(s) for the year 2004 Tri-Party allocation. As you know, we only pledge to contribute 1/3 of the allocation from our own funds, and the remaining 2/3 is matched through the program.

We have transferred all of our current balance toward the Silverbell and Adams intersection improvements that are scheduled to begin this spring. At this time I would recommend putting all of our 2004 allocation also toward this project.

RECOMMENDATION:

MOTION to allocate the fiscal year 2004 Tri-Party matching funds in the benefit amount of \$88,030 toward the Silverbell/Adams intersection project.



QUALITY LIFE THROUGH GOOD ROADS:
ROAD COMMISSION FOR OAKLAND COUNTY
"WE CARE"

November 19, 2003

Mr. James Creech, Superintendent
Township of Oakland
4393 Collins Road
Rochester, MI 48306

Re: FY 2004 Tri-Party Program

Dear Superintendent Creech:

Your participation is requested in the FY 2004 Tri-Party Program for road improvements. The fiscal year governing this program is October 1, 2004 through September 30, 2004. The Oakland County Board of Commissioners has approved a Tri-Party budget of \$1,500,000 to create a \$4,500,000 program for FY 2004. \$2,250,000 will be designated for townships and \$2,250,000 for cities and villages.

The distribution formula and method of calculation of Tri-Party allocations have remained the same. For cities and villages, it includes RCOC Road Miles and three-year average annual accidents. For townships, the most recent census population figures are combined with RCOC Road Miles and three-year average annual accidents. The figures for these three factors (population, miles and accidents) are calculated as the individual community's percentage of the total of each factor in each type of community. For example, county road accidents in a city or village are divided by the total of all county road accidents in all cities and villages. The distribution formulas have been used for years in an attempt to most equitably distribute the Tri-Party dollars.

Separate formulas are used because population in the city/village equation would skew the results toward more densely populated cities with fewer RCOC road miles. In Townships on the other hand, population has been used as a determining factor to prevent the distribution from being skewed toward townships with high road miles but small populations.

Board of Road Commissioners

Richard G. Skarritt
Chairman

Rudy D. Lozano
Vice-Chairman

Larry P. Crake
Commissioner

Brent O. Bair
Managing Director

Gerald M. Holmberg
Deputy Managing Director
County Highway Engineer

**Programming Division
Engineering Department**

31001 Lahser Road
Beverly Hills, MI
48025

248-645-2000

FAX
248-645-0618

TDD
248-645-9923

www.rcocweb.org



QUALITY LIFE THROUGH GOOD ROADS:
ROAD COMMISSION FOR OAKLAND COUNTY
"WE CARE"

City / Village Formula:

$$\text{Community Allocation} = \text{Ad}_{\text{CV}} \frac{(\text{Ca} + \text{Rm})}{2}$$

Where: Ad_{CV} = Total Amount for distribution to cities and villages
 Ca = Community % of total accidents on county roads in cities and villages
 Rm = Community % of total county road miles in cities and villages

(Note that accidents are an annual average for a three year period)

Township Formula:

$$\text{Community Allocation} = \text{Ad}_{\text{T}} \frac{(\text{Ca} + \text{Pc} + \text{Rm})}{3}$$

Where: Ad_{T} = Total Amount for distribution to townships
 Ca = Community % of total accidents on county roads in all townships
 Pc = Community % of total population in all townships
 Rm = Community % of total county road miles in all townships

(Note that accidents are an annual average for a three-year period)

Although the method of calculation and the factors involved have remained the same, the data on which those calculations are based has changed.

Population data is changed only after a decennial census or if the Census Bureau issues revised numbers. The new data includes the most recent counts from the 2000 Census.

As in the past, RCOC road miles change only to reflect abandonments, transfers of jurisdiction, or the addition of new roads.

The most recent traffic accident data available from the Traffic Improvement Association of Oakland County is used. Currently, the average annual crash data from 2000 to 2002 is being used.

Your program allotment for this year is \$88,030 of which your share will be \$29,343. Any funds remaining from previous years or earlier projects may be added to this amount for use in 2004. You may use these funds to select a new project, continue funding a previous project, or save them to fund a future project. If you do not wish to participate in this program, please contact me as soon as possible, so your program allotment can be distributed as necessary.



The program operates as follows:

1. Projects intended for 2004 construction must be selected and submitted with a local board or council resolution by February, 2004.
2. Project locations and concepts must be approved by the County Board and the Road Commission.
3. Projects that cost more than the allocation may be selected if the community provides the additional funding.
4. Funding agreements must be executed before bids are accepted. On larger projects, a separate agreement for preliminary engineering or right of way may be executed prior to initiation of these phases.
5. Projects that improve road safety take precedence over other project types, i. e. congestion or drainage.
6. Due to the Road Commission's current road project commitments, preliminary and construction engineering may need to be provided by community engineers at a maximum rate of 10% and 15 %, respectively, of estimated construction costs.

A schedule of events has been established as detailed below. If you are unable to meet any of the dates below, please inform me as soon as possible.

<u>DEADLINE</u>	<u>ACTIVITY</u>
January, 2004	Potential project locations submitted to Programming Division for review.
February, 2004	Local council resolutions and project commitments submitted for projects to be constructed in 2004.
March, 2004	Project approval by Road Commission and County Board.
April – November, 2004	Design, bidding and/or construction period.

I urge you to consider your options for projects now and involve your council members early in the process. Please contact me as soon as possible for cost estimates. The closer we follow the above schedule, the more successful our 2004 Tri-Party construction season will be.



QUALITY LIFE THROUGH GOOD ROADS:
ROAD COMMISSION FOR OAKLAND COUNTY
"WE CARE"

A list of suggested project locations is attached. The list indicates some project possibilities collected from local officials, citizens, police reports, accident locations, Department of Citizen Services, and Road Commission staff. The list is not in priority order and most do not yet have cost estimates. Also shown are some typical costs for comparison purposes.

In addition, a historical report of your community's Tri-Party Program participation is also attached. The report lists the projects that have been completed with their associated costs. The report also shows the allocations that have been reserved for future Tri-Party projects.

Please contact me at (248) 645-2000 extension 2266 for further discussion or assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Dylan Foukes". The signature is stylized and includes a long horizontal flourish at the end.

Dylan Foukes, P.E.
Programming Supervisor

DF/cmd

2004 TRI-PARTY PROGRAM

TOWNSHIP: OAKLAND

ALLOCATION FOR 2004: \$88,030

The following list contains typical safety projects with general costs for your information. Actual project costs will vary depending on location and a preliminary concept and estimate should be requested. Below is the list of potential project sites recommended over the past year or so by citizens and officials; many of these have not been field checked.

SAFETY PROJECTS

GENERAL COSTS

Additional lane at intersection	\$100,000 per approach
Approach paving - Sub Street	\$ 50,000
Approach paving - Major Road	\$ 75,000
Passing lane	\$ 60,000
Center left turn lane	\$200,000
Re-gravel	\$ 12,000 per mile
Shoulder paving	\$ 45,000 per mile

POTENTIAL PROJECT LOCATIONS

Silverbell, Adams west to M-24	Widen to five lanes
Silverbell, east of Adams Road	Extend pavement
Adams at Silverbell	Improve intersection
Adams and Gunn Roads	Widen intersection
Gunn at Rochester (west)	Pave approach
Letts between 550 and 575	*Improve drainage
Orion Road at Dutton	Improve intersection
Snell at Heron	Intersection improvements
Miscellaneous Gravel Roads	Add gravel
Lake George Road, Stoney Creek to Predmore	Pave
Snell Road, Orion Road to Rochester Rd.	Pave
Adams Road Corridor	Improve

* Could also be funded under RCOC 50/50 Drainage Program.

ROAD COMMISSION FOR OAKLAND COUNTY
TRI-PARTY PROGRAM
1980-2003

PROJECT DESCRIPTION	PROJ. C NO.	1980-84	1985	1986	1987-88	1989-91	1992-93	1994-95	1996-97	1998-99	2000-01	2002-03	PROJ. TOTAL
		Tri-Party	Tri-Party	Tri-Party	Tri-Party	Tri-Party	Tri-Party	Tri-Party	Tri-Party	Tri-Party	Tri-Party	Tri-Party	TOTAL
OAKLAND (3-Eric S. Wilson)													
Roch @ Lonesome & Buell @ Roch*	* 32590	19,050											19,050
Lk George @ Stoney Cr*	* 32930	24,216											24,216
Gravel*	* 33040	5,685											5,685
Roch @ Whims Lane*	* 33900	24,771											24,771
Gravel*	* 33910	11,051											11,051
Roch @ Beach *	* 34291	16,905											16,905
Gravel*	* 34652	11,586											11,586
Adams Rd Bridge*	* 35003		24,300										24,300
Gunn Curve*	* 36282			9,643									9,643
Gunn e of Rochester*	* 36392			12,918									12,918
Stoney Creek @ Rochester*	* 38261				34,717								34,717
Snell @ Rochester*	* 41022				34,626								34,626
Gravel*	* 39471				26,623	8,423							35,046
Roch @ Stoney Cr (nb pass lane)*	* 39762					45,037							45,037
Gravel*	* 40434					18,451							18,451
Gunn Culvert w of Roch*!	* 40811					45,098							45,098
Roch @ Predmore*	* 43332	513				19,841							19,841
Predmore, Rochester to Kline-widen curve near 980*	* 42202					2,384	2,518	58,585	17,300				81,300
Buell @ Rochester- pave east approach*	44902	0				8,800	19,463						28,263
Buell Road e of Rochester CANCEL	* 39873						(funds x-fer'd to #47291)	0	0	0			0
Orion Bridge*							75,455	38,059	50,437				163,951
Buell (Rochester to Twin Lk Sub) see #44902	47291										0		0
Silverbell/Adams	* 47262									35,798	128,380	211,167	375,345
Gravel 2002*	* 47722								30,201	35,924		0	66,125
Gravel 2003*										56,128			56,128
future project												0	0
TOTAL													1,164,053

*means project is complete and/or has used all the available tri-party
!means the project is being administered by the community

Memo

To: Oakland Township Board
From: Jim Creech, Township Manager 
Date: 12/2/2003
Re: PLANNED RESIDENTIAL REZONING OVERLAY

The attached ordinance amendment has been recommended for approval by the Oakland Township Planning Commission. This proposed ordinance amendment is enabled through the State Statutes and is essentially a simplified PUD that includes a site plan and a set of conditions with the rezoning, and is binding upon future owners of the property.

The Township Planning Commission after much review has at this time recommended adoption with the rezoning potential limited to residential classifications.

This is a text amendment to Ordinance 16, the Zoning Ordinance. Introduction and first reading would take place at this meeting took place at the November 11, 2003 OTB meeting. At this meeting after the public hearing, second reading and adoption may take place. If there are no issues, I would make the following RECOMMENDATION:

MOTION for second reading and adoption of a text amending Ordinance 16, Article XXVII adding a new subsection 04 – Planned Residential Rezoning Overlay (PRRO).

**SECRET, WARDLE, LYNCH, HAMPTON,
TRUEX AND MORLEY, P.C.**

GERALD A. FISHER
DIRECT DIAL (248) 539-2818
gfisher@secrestwardle.com

Counselors at Law
30903 Northwestern Highway
P.O. Box 3040
Farmington Hills, Michigan 48333-3040

Telephone (248) 851-9500
Fax (248) 851-2158

Web Site: www.secrestwardle.com

March 31, 2003

94 Macomb Place
Mt. Clemens, MI 48043-5651
(586) 465-7180
Fax (586) 465-0673

6639 Centurion Dr., Suite 130
Lansing, MI 48917
(517) 886-1224
Fax (517) 886-9284

1500 East Beltline, SE, Suite 160
Grand Rapids, MI 49506-4361
(616) 285-0143
Fax (616) 285-0145

2902-D Crossing Court
Champaign, IL 61822-6163
(217) 378-8002
(217) 378-8003

Mr. James Creech, Township Superintendent
CHARTER TOWNSHIP OF OAKLAND
4393 Collins Road
Rochester, MI 48306-1670

**RE: Proposed New Zoning Ordinance Amendment to Authorize the Submission
of a Binding Site Plan and Conditions as Part of a Proposed Rezoning
Our File No. 12725 YL1**

Dear Jim:

Based upon our recent discussion, I have prepared for the Township's consideration a new concept to allow greater "site specific" control in connection with a requested rezoning.

The ordinance amendment that would essentially "codify" the opportunity of a property owner to enter into an arrangement with the Township for a site specific development in connection with a rezoning. The proposal in this regard is contained in the attached Zoning Ordinance amendment as a "Planned Rezoning Overlay". This is, effectively, a simplified "PUD".

Subject to the normal type of challenge that may be made, I believe there is solid basis for defending this ordinance, if attacked. The fundamental authority has been taken from the State Zoning Enabling Act, and, particularly, from the portion of the Act that permits the consideration and approval of a PUD. There is general consensus that the statute allowing for PUD contemplates a site specific development approval. This proposal would provide for the establishment of a very basic PUD in connection with a request for a rezoning, and would include (1) a site plan, and (2) a set of conditions.

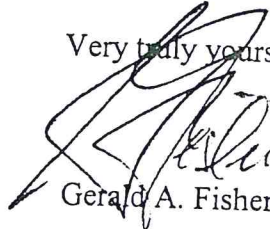
If approved, a Planned Rezoning Overlay Agreement would be signed, and this would be recorded with the Register of Deeds to make it binding upon future owners.

Mr. James Creech, Township Superintendent
March 31, 2003
Page 2

I would not see this as competing with the Preservation-Based PUD, which allows significant flexibility not really contemplated here.

I look forward to discussing this proposal with you in the near future.

Very truly yours,



Gerald A. Fisher

GAF/sls
Enclosure

C: Lisa M. Platz, Clerk (w/Enclosure)
Sharon L. Creps, Treasurer (w/Enclosure)
Larry Nix, Planner (w/Enclosure)
Steve Joppich, Esquire (w/Enclosure)

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the site of the former Decker settlement - an original European settlement site in neighboring Orion Township. Decker Settlement is marked with a Michigan Historical Marker on state land. Bigler Cemetery to the south of the Phase IV land is a cemetery associated with Decker Settlement and dates back to 1824. The subject land has been untouched for over 100 years except for plowing and could be the location of original settler structures in the area. Ms. Saputo asked that any artifacts unearthed during the grading and building phases be preserved.

Commissioner Carter questioned if the addition of a boulevard to a long cul de sac was effective enough to handle safety and traffic concerns. Township Manager, Jim Creech, responded that the boulevard requirement is part of the subdivision control ordinance and that the Township Board can grant a variance as it has proved effective in the past. Mr. Carter also expressed his concern about the Trout Creek and requested the applicant to use Best Management Practices during the construction phase. Wetland consultant Jane Tesner-Kleiner informed the Commission that future reviews of wetlands/woodlands would include the requirement for utilization of Best Management Practices.

MOVED BY EDWARDS/SECONDED BY BAILEY to recommended to the Board of Trustees Final Development Plan, Special Land Use and Tentative Preliminary Plat Approval for Century Oaks IV with the contingency that all issues listed in Larry Nix's letter of July 29, 2003, Mike Kalinowski's letter of July 28, 2003 and Jane Tesner Kliener's letter of July 29, 2003 be addressed.

MOTION CARRIED UNANIMOUSLY.

PLANNED RESIDENTIAL RE-ZONING OVERLAY ORDINANCE (PRRO)

Chairman Michalski led the Commissioners in a discussion of the proposed ordinance before asking for a recommendation. He questioned if a rezoning occurs could an owner come back and asks for expanded usage. Marc Edwards reminded the Commission that the biggest issue with the PRRO had been during the initial discussion stages when commercial was being considered as part of the overlay area. However the PRRO was re-written restricting its use to residential. Commissioner Carter stated if higher residential density was requested as part of a PRRO application that the density request would be site specific - similar to a PUD. Commissioner Bailey added that if the Commission did not approve of the plan it could be denied. Commissioner Saputo supported the idea, stating that when a re-zoning is presented the Commission would be able to see how the request fit into the surrounding area. The Commission would also get a better idea of how the resulting development would look prior to recommending re-zoning approval. Commissioner Carter agreed stating that the negotiation power between the Township and the developer would be strengthened.

MOVED BY BAILEY/SECONDED BY CARTER to recommend to the Township Board approval of the proposed Planned Residential Re-zoning Overlay Ordinance (PRRO).

MOTION CARRIED UNANIMOUSLY.

July 1, 2003

DRAFT

PUBLIC HEARING: PLANNED RESIDENTIAL RE-ZONING OVERLAY ORDINANCE

Planner Nix gave a brief explanation of the proposed Planned Residential Re-Zoning Overlay Ordinance (PRRO) stating that all land within the Township is zoned in various zoning districts and there are various development options within those districts. The proposed PRRO would be another tool in the toolbox in how a piece of property could be developed. It allows a re-zoning of a piece of property in conjunction with a site plan. A re-zoning request would require a developer to tie the requested re-zoning to a specific site plan. It would allow a re-zoning request to be knitted together with a site plan review process similar to the Township's present PRD, PUD, PBO, and etc. ordinances. The difference in this ordinance is that it would change a zoning from one classification to another, i.e. VLRD to LRD. It is advantageous because it would allow the Township to consider a different use of a property and see how it would be developed before allowing a re-zoning.

Vice-Chair Bailey opened the public hearing at 7:37 p.m. There were no members of the public present who wished to comment on the proposed PRRO.

MOVED BY SAPUTO/SECONDED BY EDWARDS to close the public hearing.

MOTION CARRIED UNANIMOUSLY.

The public hearing was closed at 7:39 p.m.

After a brief discussion members of the Planning Commission agreed to wait until the August meeting to make a recommendation to the Board regarding the proposed PRRO. It was felt that the extra month would allow everyone additional time to complete their review of the ordinance and discuss any concerns at the August meeting.

Public Hearing: Century Oaks IV - Request for Recommendation for Final Development Plan Approval that consists of Tentative Preliminary Plat and Special Land Use Approval.

Century Oaks IV is the final phase of the Century Oaks Planned Unit Development. It is located north of Gunn and east of Kern and consists of 77 lots on 64.51 acres (parcel no. 10-19-376-046).

Steve Robinson of Silverman Development distributed information regarding the company to members of the Planning Commission and staff since it is the first project Silverman would be undertaking in the Township. Mr. Robinson explained that they had acquired the remaining 77 lots of the Century Oaks PUD (a.k.a. Century Oaks IV) and planned to develop them according to the original PUD Concept Plan including retaining the two century-old oaks on the property.

Vice Chair Bailey open the public hearing at 7:45 p.m. Resident Gudrun Zitzmann of 4094 Bold Meadows asked for and received clarification of the subdivision location.

Carolyn Dulin an Oakland Township resident and president of the Oakland Township Historical Society presented a letter to the Planning Commission and staff. The letter informed the

SZADYR EQUESTRIAN CENTER: Accept for Study and Request to Set a Public Hearing for an amendment to a Special Land Use and Approved Site Plan to build a 32' x 50' addition to an existing stable. The Equestrian Center is located on 16.7 acres at 3150 Stoney Creek Road, parcel 10-07-200-014.

Mr. Andrew Szadyr was present to explain his request to build a 31' x 50' addition to a stable on his property. The addition will contain 8 horse stalls and a 12' x 30' tack room. Mr. Szadyr presented an elevation drawing to the Commissioners explaining that the building would be of wood construction with a shingled roof.

Chairman Michalski asked Planner Nix if sufficient information had been received to accept the project for study and to set a public hearing. Mr. Nix responded that since Mr. Szadyr had brought the elevation drawings with him to the meeting he had not had time to review them. Further a site plan was received but lacked grading and storm water runoff information. Planner Nix stated that data on submitted plans was sufficient to accept the project for study but required more information to set a public hearing. He suggested to the Commissioners that the request be accepted for study but that the public hearing date be set by administration as soon as the storm water information is supplied.

In response to a question by Commissioner Saputo, Mr. Szadyr indicated that if the addition is approved, the total number of horses stabled at the site would be eighteen.

MOVED BY BAILEY/SECOND BY WOLAK to Accept for Study and set a Public Hearing at a later date for a request to build a 32' x 50' addition to an existing stable at the Equestrian Center, located on 16.7 acres at 3150 Stoney Creek Road, parcel 10-07-200-014.

PLANNED RE-ZONING OVERLAY ORDINANCE

Attorney Gerald Fisher was present to explain the proposed Planned Re-zoning Overlay Ordinance as a concept that grew out of many instances in which people have approached communities with the idea that they would like to seek a commercial re-zoning and a Township would like to limit the request to a particular use. A planned re-zoning overlay district would allow the Township to set parameters, i.e. type of building, elevations, hours of operation, etc. This type of control is not possible on a typical re-zoning. The overlay zone would be site specific and operation specific - in essence the ordinance concept would be that of a mini-PUD.

After Mr. Fisher's presentation the Planning Commissioners discussed the pros and cons of this type of a rezoning ordinance. While some Commissioners seemed to feel that control over commercial site requests was a good idea, there was concern expressed that the ordinance would increase re-zoning applications. They questioned if the proposed ordinance could first be limited to residential use. Attorney Fisher stated that it could and it was agreed that the next step would be to adjust the ordinance to limit its scope to residential and bring it back to the Planning Commission for further discussion.

STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF OAKLAND
ORDINANCE NO. _____

TEXT AMENDMENT TO ZONING ORDINANCE
(Planned Residential Rezoning Overlay)

An Ordinance to amend Charter Township of Oakland Ordinance No. 16, as amended, the "Zoning Ordinance", for the purpose of providing a procedure and standards for allowing a property owner to propose, and allowing the Township to approve a site specific residential development, including conditions in conjunction with a proposed rezoning.

THE CHARTER TOWNSHIP OF OAKLAND ORDAINS AS FOLLOWS:

Section 1 of Ordinance

Article XXVII of the Zoning Ordinance Amendments shall be amended by adding a new subsection 04., which shall read as follows upon the effective date of this amendment:

ARTICLE XXVII. AMENDMENTS

Section 27.04.00. Procedures for Amendment

01. through 03. [NO CHANGE]

04. *Planned Residential Rezoning Overlay (PRRO).*

A. Intent

The Planning Commission and Township Board have recognized that, in certain instances involving a Rezoning for residential use, it would be an advantage to both the Township and to property owners seeking Rezoning if a site plan, along with conditions and limitations that may be relied upon by the Township, could be proposed as part of a petition for Rezoning. Therefore, it is the intent of this Section to provide an election to property owners in connection with the submission of petitions seeking the amendment of this Ordinance for approval of a Rezoning with Planned Residential Rezoning Overlay that would establish a site specific residential use authorization under MCL 125.286c, so as to accomplish, among other things, the objectives of the zoning ordinance through a land development project review process based upon the application of site planning

criteria to achieve integration of the proposed land development project with the characteristics of the project area.

B. Definitions

The following definitions shall apply in the interpretation of this Section:

Applicant shall mean the property owner, or a person acting with the written and signed authorization of the property owner to make application under this Section.

Planned Residential Rezoning Overlay Conditions shall mean conditions proposed by the applicant and approved by the Township as part of an approval under this Section, which shall constitute regulations for and in connection with the development and use of property approved with a Planned Residential Rezoning Overlay in conjunction with a Rezoning. Such Planned Residential Rezoning Overlay Conditions shall not authorize uses or development not permitted in the district proposed by the Rezoning (and shall not permit uses or development expressly or implicitly prohibited in the PRRO Agreement), and may include some or all of the following, in addition to conditions imposed by the Township under MCL 125.286d:

1. The location, size, height or other measure for and/or of buildings, structures, improvements, set backs, landscaping, buffers and other features shown on the PRRO Site Plan.
2. Specification of maximum density or intensity of development and/or use, expressed in terms fashioned for the particular development and/or use, for example, and in no respect by way of limitation, units per acre, maximum usable floor area, hours for particular activities, and the like.
3. Preservation of natural resources and/or features.
4. Facilities to address drainage/water quality.
5. Facilities to address traffic issues.
6. Preservation of open space.
7. A written understanding for permanent maintenance of natural resources, features, and/or facilities to address drainage/water quality, traffic, open space and/or other features or improvements; and, provision for authorization and finance of maintenance by or on behalf of the Township in the event the property owner(s) fail(s) to timely perform.
8. Other provisions proposed by the applicant and approved by the Township.

9. Signage, lighting, landscaping, building materials for the exterior of some or all structures.
10. Permissible residential uses of the property.

PRRO Agreement shall mean a written agreement approved and executed by the Township and property owner, incorporating a PRRO Site Plan, and setting forth Planned Residential Rezoning Overlay Conditions, conditions imposed pursuant to MCL 125.286d and any other terms mutually agreed upon by the parties relative to land for which the Township has approved a Rezoning with Planned Residential Rezoning Overlay. Mutually agreeable terms may include the following:

1. Agreement and acknowledgment that the Rezoning with Planned Residential Rezoning Overlay was proposed by the applicant to induce the Township to grant the Rezoning, and that the Township relied upon such proposal and would not have granted the Rezoning but for the terms spelled out in the PRRO Agreement; and, further agreement and acknowledgment that the conditions and PRRO Agreement are authorized by all applicable state and federal law and constitution, and that the Agreement is valid and was entered into on a voluntary basis, and represents a permissible exercise of authority by the Township.
2. Agreement and understanding that the property in question shall not be developed or used in a manner inconsistent with the PRRO Site Plan and PRRO Agreement.
3. Agreement and understanding that the approval and PRRO Agreement shall be binding upon and inure to the benefit of the property owner and Township, and their respective heirs, successors, assigns, and transferees.
4. Agreement and understanding that, if a Rezoning with Planned Residential Rezoning Overlay becomes void in the manner provided in Subsection D.3(a), no development shall be undertaken or permits for development issued until a new zoning district classification of the property has been established.
5. Agreement and understanding that each of the requirements and conditions in the PRRO Agreement represents a necessary and reasonable measure which, when considered with all other conditions and requirements, is roughly proportional to the increased impact created by the use represented in the approved Rezoning with Planned Residential Rezoning Overlay, taking into consideration the changed zoning district classification and the specific use authorization granted.

PRRO Site Plan shall mean a plan of the property which is the subject of a Rezoning with Planned Residential Rezoning Overlay, prepared by a licensed civil engineer or architect, that may show the location, size, height or other measure for and/or of buildings, structures, improvements and features on, and in some cases adjacent to, the property. The details to be offered for inclusion within the PRRO Site Plan shall be determined by the applicant, subject to approval of the Township.

Rezoning shall mean the amendment of this Ordinance to change the zoning map classification on property from its existing district to a new residential district classification.

C. Authorization and Eligibility

1. A property owner shall have the option of making an election under this Section 27.04.04, in connection with a submission of a petition seeking a Rezoning for residential purposes. Such election may be made at the time the application for Rezoning is filed, or at a subsequent point in the process of review of the proposed Rezoning. The election shall be made by filing an application conforming with this Section for approval of a Planned Residential Rezoning Overlay that would establish a site-specific residential use authorization if the petition for Rezoning is granted. Such election shall be to seek a *Rezoning with Planned Residential Rezoning Overlay* pursuant to MCL 125.286c, which would represent a legislative amendment of the Zoning Ordinance. This Section shall not apply to a proposed Rezoning which is not for residential use.
2. In order to be eligible for the proposal and review of a Rezoning with Planned Residential Rezoning Overlay, a property owner must propose a Rezoning of property to a new residential zoning district classification, and must, as part of such proposal, voluntarily offer certain site-specific regulations (to be set forth on a PRRO Site Plan and in a PRRO Agreement) which are, in material respects, more strict or limiting than the regulations that would apply to the land under the proposed new residential zoning district, including such regulations as set forth in subparagraphs (1) through (10) of the definition of "Planned Residential Rezoning Overlay Conditions", above.

D. Approval of Rezoning with Planned Residential Rezoning Overlay

1. Pursuant to MCL 125.286c, the Township Board, following public hearing at and recommendation by the Planning Commission, may approve a petition for a Rezoning with a Planned Residential Rezoning Overlay requested by a property owner.
 - a. As an integral part of the Planned Residential Rezoning Overlay, the following shall be reviewed and may be approved:

- i. A PRRO Site Plan, with such detail and inclusions proposed by the applicant and approved by the Township in accordance with this Section. The PRRO Site Plan shall not replace the requirement for preliminary and final Site Plan review and approval, or subdivision or condominium approval, as the case may be.
 - ii. Planned Residential Rezoning Overlay Conditions, as defined for purposes of this Section. Planned Residential Rezoning Overlay Conditions shall not authorize uses or development not permitted in the district proposed by the Rezoning (and shall not permit uses or development expressly or implicitly prohibited in the PRRO Agreement).
 - iii. A PRRO Agreement, approved by the Township attorney and attorney for the applicant, shall incorporate the PRRO Site Plan, and set forth the Planned Residential Rezoning Overlay Conditions and conditions imposed pursuant to MCL 125.286d, together with any other terms mutually agreed upon by the parties (including the minimum provisions specified in the definition of PRRO Agreement, above).
- b. If approved, the zoning district classification of the rezoned property shall consist of the residential district to which the property has been rezoned, accompanied by a reference to "PRRO, Planned Residential Rezoning Overlay". The Zoning Map shall specify the new residential zoning district plus a reference to "PRRO", e.g., the district classification for the property might be "R-2, Multi-Family Residential with PRRO, Planned Residential Rezoning Overlay", with a Zoning Map Designation of "R-2/PRRO". Development and use of the property so classified and approved shall be restricted to the permission granted in the PRRO Agreement, and no other development or use shall be permitted.
 - c. The use of the property in question shall be subject to all regulations governing development and use within the residential zoning district to which the property has been rezoned, including, without limitation, permitted uses, lot sizes, setbacks, height limits, required facilities, buffers, open space areas, and land use density; provided, however, development and use of the property shall be subject to the more restrictive requirements shown and/or contained in the PRRO Site Plan, and all Planned Residential Rezoning Overlay Conditions imposed, and all other conditions and provisions set forth in the PRRO Agreement, required as part

of the Planned Residential Rezoning Overlay approval, and such PRRO Site Plan and conditions shall overlay and supersede all inconsistent regulations otherwise applicable under the Zoning Ordinance.

2. The applicant shall have the burden of demonstrating, and the Township Board shall judge and review an application based upon the following requirements and standards:
 - a. Approval of the application shall accomplish, among other things, as determined in the discretion of the Township Board, the integration of the proposed land development project with the characteristics of the project area, and result in an enhancement of the project area as compared to the existing zoning, and such enhancement would be unlikely to be achieved or would not be assured in the absence of the use of a Planned Residential Rezoning Overlay.
 - b. Sufficient conditions shall be included on and in the PRRO Site Plan and PRRO Agreement on the basis of which the Township Board concludes, in its discretion, that, as compared to the existing zoning and considering the site specific residential land use proposed by the applicant, it would be in the public interest to grant the Rezoning with Planned Residential Rezoning Overlay; provided, in determining whether approval of a proposed application would be in the public interest, the benefits which would reasonably be expected to accrue from the proposal shall be balanced against, and be found to clearly outweigh the reasonably foreseeable detriments thereof, taking into consideration reasonably accepted planning, engineering, environmental and other principles, as presented to the Township Board, following recommendation by the Planning Commission, and also taking into consideration the special knowledge and understanding of the Township by the Township Board and Planning Commission. By way of example, and in no respect by way of limitation, in determining benefits and detriments, the following may be taken into consideration, as applicable: preservation of the character and natural resources/features of the Township; traffic safety and convenience; public services and facilities; intensity of use; storm water impacts; lighting; noise.
 - c. In the discretion of the Township Board, it shall be determined that there is compliance with all of the standards for the approval of special land uses are met, as enumerated in Section 24.04.01 of this Ordinance.

3. The Rezoning with Planned Residential Rezoning Overlay shall expire following a period of two (2) years from the effective date of the Rezoning unless approved bona fide development of the property pursuant to permits issued by the Township commences within such two (2) year period and proceeds in due course to completion.
 - a. In the event bona fide development has not commenced within two (2) years from the effective date of the Rezoning, the Rezoning and Planned Residential Rezoning Overlay shall be void and of no effect.
 - b. If development and/or actions are undertaken on or with respect to the property in violation of the PRRO Agreement, such development and/or actions shall constitute a nuisance *per se*. In such case, the Township may issue a stop work order relative to the property and seek any other lawful remedies. Until curative action is taken to bring the property into compliance with the PRRO Agreement, the Township may withhold, or, following notice and an opportunity to be heard, revoke permits and certificates, in addition to or in lieu of such other lawful action to achieve compliance.
4. If the Rezoning with Planned Residential Rezoning Overlay becomes void in the manner provided in subsection D.3(a), either or both of the following actions may be taken:
 - a. The property owner may seek a new Rezoning of the property; and/or
 - b. The Township may initiate a new Rezoning of the property to a reasonable district classification in accordance with the procedure provided by law for Rezonings in townships.

Until such time as a new zoning district classification of the property has become effective, no development shall be undertaken or permits for development issued.

E. Procedure for Application, Review and Approval

1. At the time of making application for amendment of this ordinance seeking a residential Rezoning of property, or at a later time during the process of Township consideration of such Rezoning, a property owner may submit an application for approval of a Planned Residential Rezoning Overlay to apply in conjunction with the Rezoning.

resolution of the Township board, and additional reasonable amounts shall be contributed as required in order to complete the process of review and approval. Any unexpended amounts from such escrow shall be returned to the applicant.

Section 2 of Ordinance

Except as expressly set forth above, the Zoning Ordinance shall remain in full force and effect.

Section 3 of Ordinance

This ordinance shall be effective on the date provided by applicable law following publication.

CERTIFICATION

It is hereby certified that the foregoing Ordinance was adopted by the township board of the Charter Township of Oakland, Oakland County, Michigan, at a meeting of the board duly called held on _____ day of _____, 2003.

CHARTER TOWNSHIP OF OAKLAND

By: _____
Lisa M. Platz, Clerk

INTRODUCED:
ADOPTED:
EFFECTIVE:
PUBLISHED:



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**Charter Township
of Oakland
Fire Department**

William Benoit, Fire Chief

4393 Collins Road, Rochester, Michigan 48306-1670
Telephone: (248) 651-6930 • Fax: (248) 650-8634
E-mail: fire@oaklandtownship.org

MEMORANDUM

To: Jim Creech, Township Manager 
From: Bill Benoit, Building Director/Fire Chief 
Date: December 1, 2003
Re: Interlocal Agreement

Attached you will find the interlocal agreement for the North Oakland Fire Chiefs Association. This agreement which was drafted and approved by Stephanie Simon from Secrest, Wardle & Lynch will provide for the cooperation between our communities for Hazardous Materials and other types of emergencies. This agreement will replace the North Oakland Mutual Agreement which was first formed in the 1950's.

If you have any questions please feel free to ask. I will be attending the December 9, 2004 meeting to answer any questions.

NORTH OAKLAND COUNTY MUTUAL AID INTERLOCAL AGREEMENT

Effective: January 1, 2004

THIS INTERLOCAL AGREEMENT (this "Agreement") is entered into by and between the cities of Auburn Hills, Rochester, Rochester Hills and the Townships of Addison, Brandon, Groveland, Independence, Oakland, Orion, Oxford, Springfield, Waterford and White Lake.

RECITALS:

WHEREAS, each Party has the power, privilege and authority to maintain and operate a fire department providing fire protection, fire suppression, emergency medical services, and hazardous incident response ("Fire Services");

WHEREAS, Fire Services can further be improved by cooperation between political subdivisions during times of public emergency, conflagration or disaster ("Incidents");

WHEREAS, the Michigan Constitution of 1963, Article 7, § 28 and the Urban Cooperation Act of 1967, Act No. 7 of the Public Acts of 1967, Ex. Sess., being MCL 124.501 et seq. of the Michigan Compiled Laws (the "Cooperation Act"), permit a political subdivision to exercise jointly with any other political subdivision any power, privilege or authority which such political subdivisions share in common and which each might exercise separately;

WHEREAS, the Parties desire to enter into an interlocal agreement, pursuant to the Cooperation Act, to further improve Fire Services;

WHEREAS, each Party has the authority to execute this Agreement pursuant to resolution of its governing body; and

WHEREAS, each Party desires to commit personnel and equipment to another Party upon the request of another Party.

NOW, THEREFORE, in consideration of the mutual covenants, undertakings, understandings and agreements set forth in this Agreement, and the background facts presented above, it is hereby agreed as follows:

ARTICLE I DEFINITIONS

The Parties agree that the following words and expressions, as used in this Agreement, whenever initially capitalized, whether used in the singular or plural, possessive or non-possessive, either within or without quotation marks, shall be defined and interpreted as follows:

Section 1.01. Agreement. “Agreement” means this agreement.

Section 1.02. Bylaws. “Bylaws” means such rules and procedures for the operation and provision of mutual aid as established by two-thirds of the parties to the Agreement signing the bylaws and as may from time to time be amended by two-thirds of the parties to the Agreement signing the amendments.

Section 1.03. Days. “Days” means calendar days.

Section 1.04. Effective Date. “Effective Date” means the date on which the last party to the agreement is signed.

Section 1.05. Fire Apparatus. “Fire Apparatus” means vehicles and equipment of a Party used in performing Fire Services.

Section 1.06. Fire Chief. “Fire Chief” means the chief of a Fire Department.

Section 1.07. Fire Department. “Fire Department” means the operating fire department of a Party.

Section 1.08. Fire Fighters. “Fire Fighters” means personnel qualified and trained in providing Fire Services.

Section 1.09. Fire Services. “Fire Services” means providing fire protection, fire suppression, emergency medical services, hazardous incident response, and such other services as may be set forth in the Bylaws for an Incident.

Section 1.10. Hazardous Incident Response Team. “Hazardous Incident Response Team” means a team which includes Fire Fighters qualified and trained in hazardous incidents.

Section 1.11. Incident. “Incident” means a public emergency, conflagration, or disaster.

Section 1.12. Party or Parties. “Party or Parties” means those political subdivisions that are signatories to this Agreement.

Section 1.16. State. "State" means the State of Michigan.

ARTICLE II PURPOSE OF THE AGREEMENT

Section 2.01. Reciprocal Aid. The Parties to this Agreement intend to render reciprocal aid between the Parties for fire protection, emergency medical service and other emergency services for the mutual protection of persons and property without regard to boundary lines between the Parties during times of public emergency, conflagration or disaster.

Section 2.02. Leadership and Training. The Parties to this Agreement intend to provide professional leadership and training in the fire service.

Section 2.03. Promotion. The Parties to this Agreement intend to promote fire prevention, education, and safety in the fire service.

Section 2.04. Cooperation. The Parties to this Agreement intend to establish and implement cooperative programs and activities in the field of fire protection, fire prevention, emergency medical services and special response services that will enhance public safety.

Section 2.05. Forum. The Parties to this Agreement intend to provide a forum for the free exchange of ideas by Fire Chiefs.

ARTICLE III RELATIONSHIP OF THE PARTIES

Section 3.01. No Third Party Beneficiaries. Except as expressly provided herein, this Agreement does not create, by implication or otherwise, any direct or indirect obligation, duty, promise, benefit, right of indemnification (i.e., contractual, legal, equitable, or by implication) right of subrogation as to any Party's rights in this Agreement, or any other right of any kind in favor of any individual or legal entity.

Section 3.02. Independent Contractor. The Parties agree that at all times and for all purposes under the terms of this Agreement each Party's relationship to any other Party shall be that of an independent contractor. Each Party will be solely responsible for the acts of its own employees, agents, and servants. No liability, right or benefit arising out of any employer/employee relationship, either express or implied, shall arise or accrue to any Party as a result of this Agreement.

Section. 3.03 Bylaws. The Parties recognize that this agreement is intended to provide a basic framework under which Parties will operate, and that it might, from time to time be necessary to adopt Bylaws to the Agreement. Such Bylaws will be adopted and established by two-thirds of the parties to the Agreement signing the Bylaws, and may from time to time be amended by two-thirds of the parties to the Agreement signing the amendments.

ARTICLE IV DURATION, WITHDRAWAL, AND TERMINATION OF INTERLOCAL AGREEMENT

Section 4.01. Duration. The existence of the Agreement commences on the Effective Date and continues until terminated in accordance with Section 4.03.

Section 4.02. Withdrawal by a Party. Any Party may withdraw from the Agreement at any time upon thirty (30) days written notice to the Parties to the Agreement. The withdrawal of any Party shall not terminate nor have any effect upon the provisions of the Agreement so long as there are at least two (2) Parties to the Agreement.

Section 4.03. Termination. This Agreement shall continue until terminated by the first to occur of the following:

- (a). There are less than two (2) Parties to the Agreement; or
- (b). Unanimous written agreement of the Parties.

Section 4.04. Disposition upon Termination. As soon as possible after termination, the liabilities and assets accrued as a result of the Agreement shall be wound up by the person so designated in the Bylaws as follows:

- (a). All of the debts, liabilities, and obligations to creditors, and all expenses incurred in connection with the termination of the Agreement and distribution of assets purchased as a result of the Agreement shall be paid first.
- (b). The remaining assets, if any, shall be distributed on an equitable basis to the Parties to the Agreement, and as set forth in the Bylaws.

ARTICLE V PARTY CONTRIBUTION

Section 5.01. Fire Fighters. Each Party shall provide without cost to any other Party a minimum of two (2) Fire Fighters who will actively participate on the Hazardous Incident Response Team. These Fire Fighters shall be detailed as employees of a Party and shall continue in the Party's benefit system including wages, pension, seniority, sick leave, vacation, health and welfare, longevity and other benefits.

Section 5.02. Fire Apparatus. Each Party shall provide without cost to any other Party such Fire Apparatus as set forth in the Bylaws. From time to time each party may be requested to contribute towards equipment that will used and shared by members of the Association and as set forth in the Bylaws.

ARTICLE VI FIRE SERVICES

Section 6.01. Requests for Fire Services. The Fire Chief, the ranking officer on duty, or other officer as designated by the Fire Chief, shall have the right to initiate requests for Fire Services at such times as deemed to be in the best interests of the Party to do so. When initiating requests for Fire Services, each Fire Department shall attempt to keep response distances for all Parties as short as possible. The request for aid should generally be made to the Fire Department of the Party with Fire Fighters and Fire Apparatus nearest the Incident provided such Party has the ability to furnish the necessary Fire Services requested and is in a position to provide assistance.

Section 6.02. Response to Request for Fire Services. Upon a Fire Department's receipt of a request from another Party for Fire Services, the Fire Chief, the ranking officer on duty or other officer as designated by the Fire Chief shall have the right to commit the requested Fire Fighters, other personnel, and Fire Apparatus to the assistance of the requesting Party. A Party shall provide Fire Services to any other Party upon request provided that the Fire Fighters and Fire Apparatus of the requested Party are not already engaged in providing Fire Services within the geographic boundaries of the requested Party precluding the extension of Fire Services to another Party. A Party responding to a request for Fire Services shall not be required to maintain Fire Fighters or Fire Apparatus within the boundaries of the Party requesting Fire Services for a period longer than is necessary. Additional response guidelines may be established by the Board or by the bylaws.

Section 6.03. Incident Management System. Command, control and coordination at the Incident shall be based on a nationally recognized Incident Management System as specifically set forth in the Bylaws. The Fire Chief, the ranking officer on duty or other officer of the requesting Party shall be the officer in charge of the operations at the Incident. All Fire Fighters, other personnel and Fire Apparatus of the responding Party(s) shall be under the command and control of the highest commanding officer attached to such responding Party(s). All directives and orders by the officer in charge of operations at the Incident regarding Fire Fighters, other personnel and Fire Apparatus shall be directed to the highest ranking officer attached to the responding Party(s).

Section 6.04. Obligations to non-Parties. This Agreement shall not release any Party from any other obligations or agreements such Party may have with any individual or legal entity relating to Fire Services who is not a Party to this Agreement.

Section 6.05. No Cost. Fire Services shall be provided without cost to the requesting Party, except for declared State or Federal disasters where the requesting party is able to obtain relief funds.

Section 6.06. Cost Recovery. Each Party shall strive to have in place cost recovery ordinances, or other cost recovery means. Where cost recovery does occur, the recovering Party shall endeavor to ensure that each Party who responded to the recovering Party's request for fire services is reimbursed for those costs incurred by the responding Party and as such reimbursement is allowed by the Bylaws to this agreement.

ARTICLE VII ADMISSION AND REMOVAL OF PARTIES

Section 7.01. Admission. A political subdivision may become a Party upon written approval of two-thirds of the Parties to this Agreement and subsequent amendment of the Agreement.

Section 7.02. Removal A Party may be removed from the Association upon written approval of two-thirds of the Parties to this Agreement and subsequent amendment to the Agreement. The written approval of the Party being removed shall not be required and the Party being removed shall not be counted for purposes of determining what constitutes two-thirds of the Parties.

Section 7.03. Amendment to Agreement. The admission or removal of Parties after the Effective Date shall constitute an amendment to this Agreement.

ARTICLE VIII MISCELLANEOUS

Section 8.01. Obligation to Indemnify. To the extent allowed by law, each Party has the obligation to indemnify and hold harmless the other Party from and against any liability, loss, or damage caused by the Party responsible for the harm (including all judgments and claims) by reason of any act or failure to act in connection with the activities of the Association, including costs and attorneys' fees and any amounts expended in the settlement of any claims, liability, loss, or damage. It is agreed that none of the Parties shall be liable for failure to respond for any reason to any request for Fire Services nor for leaving the scene of an Incident to answer a request for service within the geographic boundaries of the responding Party.

Section. 8.03. Filing of the Agreement and Bylaws. This Agreement and any amendments to it, and the Bylaws and any amendments to the Bylaws, shall be copied and filed with the Clerk's Office of each Party.

Section 8.04. Severability of Provisions. If any provision of this Agreement, or its application to any person or circumstance, is invalid or unenforceable, the remainder of this Agreement and the application of that provision to other persons or circumstances is not affected but will be enforced to the extent permitted by law.

Section 8.05. Governing Law. This Agreement is made and entered into in the State of Michigan and shall in all respects be interpreted, enforced and governed under the laws of the State of Michigan without regard to the doctrines of conflict of laws. The language of all parts of this Agreement shall in all cases be construed as a whole according to its fair meaning, and not construed strictly for or against any Party.

Section 8.06. Captions. The captions, headings, and titles in this Agreement are intended for the convenience of the reader and not intended to have any substantive meaning and are not to be interpreted as part of this Agreement.

Section 8.07. Terminology. All terms and words used in this Agreement, regardless of the numbers or gender in which they are used, are deemed to include any other number and any other gender as the context may require.

Section 8.08. Cross-References. References in this Agreement to any Article include all Sections, subsections, and paragraphs in the Article; references in this Agreement to any Section include all subsections and paragraphs in the Section.

Section 8.09. Jurisdiction and Venue. In the event of any disputes between the Parties over the meaning, interpretation or implementation of the terms, covenants or conditions of this Agreement, the matter under dispute, unless resolved between the parties, shall be submitted to the courts of the State of Michigan, with original jurisdiction and venue vested in the Oakland County Circuit Court.

Section 8.10. Recitals. The Recitals shall be considered an integral part of this Agreement.

Section 8.11. Amendment. The Agreement may be amended or an alternative form of the Agreement adopted only upon written agreement of two-thirds the Parties.

Section 8.12. Counterpart Signatures. This Agreement may be signed in counterpart. The counterparts taken together shall constitute one (1) agreement.

IN WITNESS WHEREOF, this Agreement is executed by the Parties on the date hereafter set forth.

City of Auburn Hills

Address: _____

WITNESSES:

BY: _____

ITS: _____

DATE: _____

BY: _____

ITS: _____

DATE: _____

IN WITNESS WHEREOF, this Agreement is executed by the Parties on the date hereafter set forth.

City of Rochester

Address: _____

WITNESSES:

BY: _____

ITS: _____

DATE: _____

BY: _____

ITS: _____

DATE: _____

IN WITNESS WHEREOF, this Agreement is executed by the Parties on the date hereafter set forth.

City of Rochester Hills

Address: _____

WITNESSES:

BY: _____

ITS: _____

DATE: _____

BY: _____

ITS: _____

DATE: _____

IN WITNESS WHEREOF, this Agreement is executed by the Parties on the date hereafter set forth.

Addison Township Fire Department

Address: _____

WITNESSES:

BY: _____

ITS: _____

DATE: _____

BY: _____

ITS: _____

DATE: _____

IN WITNESS WHEREOF, this Agreement is executed by the Parties on the date hereafter set forth.

Brandon Fire Department

Address: _____

WITNESSES:

BY: _____

ITS: _____

DATE: _____

BY: _____

ITS: _____

DATE: _____

IN WITNESS WHEREOF, this Agreement is executed by the Parties on the date hereafter set forth.

Township of Groveland

Address: _____

WITNESSES:

BY: _____

ITS: _____

DATE: _____

BY: _____

ITS: _____

DATE: _____

IN WITNESS WHEREOF, this Agreement is executed by the Parties on the date hereafter set forth.

Charter Township of Independence

Address: _____

WITNESSES:

BY: _____

ITS: _____

DATE: _____

BY: _____

ITS: _____

DATE: _____

IN WITNESS WHEREOF, this Agreement is executed by the Parties on the date hereafter set forth.

Charter Township of Oakland

Address: _____

WITNESSES:

BY: _____

ITS: _____

DATE: _____

BY: _____

ITS: _____

DATE: _____

IN WITNESS WHEREOF, this Agreement is executed by the Parties on the date hereafter set forth.

Charter Township of Orion

Address: _____

WITNESSES:

BY: _____

ITS: _____

DATE: _____

BY: _____

ITS: _____

DATE: _____

IN WITNESS WHEREOF, this Agreement is executed by the Parties on the date hereafter set forth.

Oxford Public Fire & EMS Commission

Address: _____

WITNESSES:

BY: _____

ITS: _____

DATE: _____

BY: _____

ITS: _____

DATE: _____

IN WITNESS WHEREOF, this Agreement is executed by the Parties on the date hereafter set forth.

Springfield Township

Address: _____

WITNESSES:

BY: _____

ITS: _____

DATE: _____

BY: _____

ITS: _____

DATE: _____

IN WITNESS WHEREOF, this Agreement is executed by the Parties on the date hereafter set forth.

Charter Township of Waterford

Address: _____

WITNESSES:

BY: _____

ITS: _____

DATE: _____

BY: _____

ITS: _____

DATE: _____

IN WITNESS WHEREOF, this Agreement is executed by the Parties on the date hereafter set forth.

Charter Township of White Lake

Address: _____

WITNESSES:

BY: _____

ITS: _____

DATE: _____

BY: _____

ITS: _____

DATE: _____




CLEAN SCENE 2004

Proposed dates of Saturday, May 1, 8th or 15th.

Hazardous Waste Day will be on
Saturday, May 22, 2004

Oakland Township

DATE: December 5, 2003
TO: Oakland Township Board
FROM: James Creech, Township Manager 
SUBJECT: MANAGER'S NEWSLETTER

AGENDA ITEMS:

The following items are tentatively scheduled to be on the December 9, 2003 meeting;

- **Hunters Creek Land Division:** Brian Peacock is requesting a variance from ordinance 78. I don't believe Mr. or Mrs. Peacock will be in attendance, they are aware of the recommendation and conditions of approval and do not have any objections.
- **Country Creek Commons:** Site Plan Approval for a 43,000 square foot expansion finishing off the mall portion of the PUD the majority of the space will be a medical facility.
- **Public Hearing- PRRO:** After the public hearing the Board will consider second reading a adoption of this text amendment to zoning ordinance 16, which provides for a site specific residential rezoning overlay based upon the PUD State statutes.
- **Tri-party Program Allocation:** I am recommending that the 2004 fiscal year allocation of \$88,030 be put toward the Silverbell/Adams Intersection improvement project.
- **North Oakland County Mutual Aide Interlocal Agreement:** Board will consider approval of this cooperative agreement between Auburn Hills, Rochester, Rochester Hills, and Addison, Brandon, Groveland, Independence, Oakland, Orion, Oxford, Springfield, Waterford and White Lake Townships.
- **Clean Scene Date:** The Hazardous Household Waste Day is Saturday, May 22, 2004. We need to set the date for the Clean Scene for publication purposes.

MEETINGS OF INTEREST:

- At the December 2nd Planning Commission meeting we had for accept for study, Oldsaybrook which is a proposed 32 unit site condominium project , on the 42-acre vacant parcel owned by Mr. O'Connor west of Sheldon, north and Oakland Valley subdivision, east of Coachlamp subdivision. Eagle Creek Elementary was bumped and will be at the January meeting for recommendation to the Township Board of their special land use/site plan.
- At 10 AM that morning, I met with some representatives of the Friends of the Oakland Township Library Board regarding relationship issues between the RHLB and the OTLB. Both sides seem to be softening their positions.
- At 1 PM that afternoon, Mr. Nix, Mary Collins and I met with Dominic Mocerri regarding possible development of the Lakes of Stoney Creek site, at Lake George and Stoney Creek Roads. He has a purchase option on the property and is looking at the area.
- At 2 PM, we met with Ray Nicholson. Some the contents of that meeting are contained at the end of the following memo.
- At 3 PM, we met with Cathy Rondeau concerning the Eagle Creek Elementary at Kern and Silverbell. There were several outstanding items that required further clarification and we went over the issues with the applicant.
- At 4 PM, Mindy Milos-Dale and I reviewed some additional, draft components of the master plan regarding wildlife corridors and proposed safety path plan that were presented by Mr. Nix and Jane Kleiner of Tilton and Associates.
- Thursday, I attended the regular meeting of the OPC Board of Directors with Treasurer Creps as a spectator, and I got a little peek into the building. I had some interest on some of the policies and procedures they were discussing as well as the budget and funding discussion.
- The HDC subcommittee will be meeting on Monday to discuss outstanding issues.

OTHER:

- Following are the end of the year update, a memo from Mr. Benoit regarding the Pasteriner property, and a copy of the letter from the PRC to the Berauds that will be of interest.
- **Christmas Party:** Many of the Boards and Commissions members did not respond this time. Excuses were other parties, didn't want to come, out of town, or just busy. Probably about 50 will be there, usually have 60-70. A few employees also had conflicts or were going out of town, and there are pretty few to begin with. It's tough to schedule during the Christmas holidays. Maybe next year we'll do a hors' d'oeuvres/dish to pass thing at the Hall or maybe substitute the Christmas party for a summer barbeque. Just a thought.
- On 12/4/03: It's a girl, Teresa, 7 lbs 15 oz.

Have a great weekend. If I don't see you Friday, I'll see you on Tuesday, at 7:00 PM, December 9, 2003.

Charter Township of Oakland
Listing of Miscellaneous
Bills through December 9, 2003

<u>CHECK</u>	<u>TO</u>	<u>FOR</u>	<u>AMOUNT</u>
		TRUST AND AGENCY	
3741		ICMA Retirement – def/comp for 12/3/03 payroll	<u>\$2,818.21</u>
			TOTAL \$2,818.21
		LIBRARY FUND	
28083		Ingrid Kliffel – minute prep 11/20/03 mtg	\$211.88

12/04/03

OAKLAND TOWNSHIP
A/P CHECK REGISTER

GENERAL FUND

PAGE 1

CHECK NUMBER	CHECK DATE	VENDOR NUMBER	V E N D O R N A M E	GROSS AMOUNT	DISCOUNT AMOUNT	CHECK AMOUNT	REFERENCE NUMBER	INVOICE DATE	NET AMOUNT
028003	12/09/03	AMERIT	SBC	787.10	.00	787.10	IN# 248651444011 ACCOUNT# 248 651-4440 650 0	11/19/03	787.10
028004	12/09/03	BAILEY	Michael Bailey	140.00	.00	140.00	3RD QTR PLANNING	12/01/03	140.00
028005	12/09/03	BS&A	BS&A Software	2395.00	.00	2395.00	IN# 025909	09/25/03	2395.00
028006	12/09/03	CAROL	Carol P. Brown	69.55	.00	69.55	EXP REINB 9/03	12/01/03	69.55
028007	12/09/03	CARTER	JAMES B CARTER	210.00	.00	210.00	3RD QTR PLANNING	12/01/03	210.00
028008	12/09/03	COMMER	Commercial Air Systems, Inc.	150.25	.00	150.25	IN# 40706 # 52061	11/18/03	150.25
028009	12/09/03	DAVEY	THE DAVEY TREE EXPERT CO	1025.00	.00	1025.00	IN# 95886626 ACT# 283606	11/21/03	1025.00
028010	12/09/03	EDWARD	Marc Edwards	210.00	.00	210.00	PLANNING 3RD QTR	12/01/03	210.00
028011	12/09/03	FEDEX	FEDEX	35.81	.00	35.81	IN# 4-986-20057 ACCT# 1754-3728-2 IN# 4-986-20804	11/19/03 11/19/03	18.42 17.39
028012	12/09/03	FOULK	James Foulkrod	210.00	.00	210.00	3RD QTR PLANNING	12/01/03	210.00
028013	12/09/03	INGRID	INGRID KLIFFEL	203.40	.00	203.40	11/25 BOT MEETING	11/28/03	203.40
028014	12/09/03	KELLI	Kelli Green Lawn/Snow Serv	1500.00	.00	1500.00	IN# 21103 CUST# 1524	11/25/03	1500.00
028015	12/09/03	MBIA	MBIA MUNICIPAL INVESTORS	795.04	.00	795.04	IN# 2811A ACCT# 532-1-532140	11/17/03	795.04
028016	12/09/03	MICHAL	Richard Michalski	240.00	.00	240.00	3RD QTR PLANNING	12/01/03	240.00
028017	12/09/03	NATCIT	NATIONAL CITY	126.21	.00	126.21	11/24 STATEMENT ACCT# 4436 0330 3300 4364	11/24/03	126.21
028018	12/09/03	OBSERV	The Observer & Eccentric	249.52	.00	249.52	AD# 8163182 AD# 8165862 AD# 8165864 AD# 8167398 CUST# 1228998	11/20/03 11/20/03 11/20/03 11/27/03	27.73 60.07 78.55 83.17
028019	12/09/03	QUILL	QUILL CORPORATION	254.35	.00	254.35	IN# 5024635 CUST# 867458	11/17/03	118.14

12/04/03

OAKLAND TOWNSHIP
A/P CHECK REGISTER

GENERAL FUND

PAGE 2

CHECK NUMBER	CHECK DATE	VENDOR NUMBER	V E N D O R N A M E	GROSS AMOUNT	DISCOUNT AMOUNT	CHECK AMOUNT	REFERENCE NUMBER	INVOICE DATE	NET AMOUNT
							IN# 5055401	11/18/03	50.22
							IN# 5062864	11/19/03	42.72
							IN# 5093944	11/20/03	16.30
							IN#5062863	11/19/03	26.97
028020	12/09/03	SAPUTO	Janine Saputo	210.00	.00	210.00	PLANNING 3 RD QTR	12/01/03	210.00
028021	12/09/03	SECRES	SECRET,WARDLE,LYNCH,HAMPTON,	10545.96	.00	10545.96	IN# 1091465	11/20/03	10545.96
028022	12/09/03	TOWN	Town Oil & Lube	26.50	.00	26.50	IN# 0115530	11/20/03	26.50
028023	12/09/03	UNIONC	Union Central Life Ins. Co.	180.71	.00	180.71	12/03 PREMIUM GROUP# 26684	12/01/03	180.71
028024	12/09/03	WM	WASTE MANAGEMENT OF MICHIGAN	138.35	.00	138.35	IN# 3248480-1714-5 ACCT# 714-0039334-1714-3	12/01/03	138.35
028025	12/09/03	WOLAK	Barbara Wolak	210.00	.00	210.00	3RD QTR PLANNING	12/01/03	210.00
SUB-TOTAL				19912.75	.00	19912.75			
GRAND TOTAL				19912.75	.00	19912.75			

12/04/03

OAKLAND TOWNSHIP
A/P CHECK REGISTER

BUILDING FUND

PAGE 1

CHECK NUMBER	CHECK DATE	VENDOR NUMBER	V E N D O R N A M E	GROSS AMOUNT	DISCOUNT AMOUNT	CHECK AMOUNT	REFERENCE NUMBER	INVOICE DATE	NET AMOUNT
028030	12/09/03	ADVANC	Advance Builders	500.00	.00	500.00	2251 W BUELL	12/09/03	500.00
028031	12/09/03	ART F	ARTHUR FERGUSON	4754.50	.00	4754.50	11/03 INSPECTIONS	12/01/03	4754.50
028032	12/09/03	BARGER GARY	BARGER	7145.00	.00	7145.00	11/03 INSPECTIONS	12/04/03	7145.00
028033	12/09/03	BARNHA	Barnhart Building Inc.	500.00	.00	500.00	247 WHIMS CT	12/04/03	500.00
028034	12/09/03	BOISVE	Michael Boisvert	272.00	.00	272.00	11/03 INSPECTIONS	12/04/03	272.00
028035	12/09/03	COMPTO	David & Victoria Compton	500.00	.00	500.00	3640 WINDY KNOLL	12/04/03	500.00
028036	12/09/03	CRANEM	Michael Crane	375.00	.00	375.00	700 E SNELL	12/04/03	375.00
028037	12/09/03	DAVISJ	Joel Davis	275.00	.00	275.00	3975 RIDGEMONTE CT	12/04/03	275.00
028038	12/09/03	DIBART	Baldoino Di Bartolomeo	500.00	.00	500.00	4045 CALUMET	12/04/03	500.00
028039	12/09/03	FEDEX	FEDEX	29.39	.00	29.39	IN# 4-986-20057 ACCT# 1754-3728-2	11/19/03	29.39
028040	12/09/03	GRIND	Grindstone Construction	100.00	.00	100.00	685 CANYON	12/04/03	100.00
028041	12/09/03	INSUR	Insurance Services Offices, Inc	500.00	.00	500.00	2008 PEAR TREE LANE	12/04/03	500.00
028042	12/09/03	JACBCC	Jacobson-Country Creek	500.00	.00	500.00	3728 INVERNESS	12/04/03	500.00
028043	12/09/03	LANDTE	LANDTECH INC	5125.00	.00	5125.00	IN# 6196 IN# 6197	11/26/03 11/26/03	1750.00 3375.00
028044	12/09/03	M8IA	M8IA MUNICIPAL INVESTORS	397.24	.00	397.24	IN# 2811A	11/17/03	397.24
028045	12/09/03	MMIA	Metropolitan Mech. Inspect. Assn	60.00	.00	60.00	DUES 2004 G/BARGER DUES	12/01/03	60.00
028046	12/09/03	MOCERI	Moceri Development Company	500.00	.00	500.00	5332 CARLISLE CT	12/04/03	500.00
028047	12/09/03	PARROT	James Parrott	7108.50	.00	7108.50	INSPECITONS 11/03	12/01/03	7108.50
028048	12/09/03	PETRU	Petru & Otilia Balint	500.00	.00	500.00	2163 ROCHESTER RD	12/04/03	500.00
028049	12/09/03	PULTE	PULTE HOMES OF MICHIGAN	500.00	.00	500.00	5606 STONEHAVEN BLVD	12/04/03	500.00
028050	12/09/03	ROSETT	Rosetta Building Co.	500.00	.00	500.00	2669 INVITATIONAL DR	12/04/03	500.00
028051	12/09/03	SCP	Staples Credit Plan	459.37	.00	459.37	11/17/03 STATEMENT ACCT# 7972820001599307	11/17/03	459.37

12/04/03

OAKLAND TOWNSHIP
A/P CHECK REGISTER

BUILDING FUND

CHECK NUMBER	CHECK DATE	VENDOR NUMBER	V E N D O R N A M E	GROSS AMOUNT	DISCOUNT AMOUNT	CHECK AMOUNT	REFERENCE NUMBER	INVOICE DATE	NET AMOUNT
028052	12/09/03	SKYLIN	SKYLINE HOMES	1500.00	.00	1500.00	2517 SPYGLASS	12/04/03	500.00
							2634 INVITATIONAL DR	12/04/03	500.00
							2660 INVITATIONAL	12/04/03	500.00
028053	12/09/03	STARR	Starr Builders	500.00	.00	500.00	2873 E CLARKSTON	12/04/03	500.00
028054	12/09/03	STEIN	David Stein	225.00	.00	225.00	4625 WOODLAND HILLS	12/04/03	225.00
028055	12/09/03	THONS	Richard C. Thomson	37.50	.00	37.50	3750 PIEDMONTE REFUND OF CANCELLED PERMIT 0	11/26/03	37.50
SUB-TOTAL				33363.50	.00	33363.50			
GRAND TOTAL				33363.50	.00	33363.50			

12/04/03

OAKLAND TOWNSHIP
A/P CHECK REGISTER

POLICE FUND

PAGE 1

CHECK NUMBER	CHECK DATE	VENDOR NUMBER	V E N D O R N A M E	GROSS AMOUNT	DISCOUNT AMOUNT	CHECK AMOUNT	REFERENCE NUMBER	INVOICE DATE	NET AMOUNT
028058	12/09/03	MBIA	MBIA MUNICIPAL INVESTORS	51.81	.00	51.81	IN# 2811A ACCT# 532-1-534140	11/17/03	51.81
028059	12/09/03	NEXTEL	Nextel Communications	176.65	.00	176.65	IN# 693764511 ACCT# 693764511	11/16/03	176.65
028060	12/09/03	ROCH H	City of Rochester Hills	62676.53	.00	62676.53	03/04 SCHL LIAISON	11/19/03	62676.53
028061	12/09/03	SHERIF	Oakland County Sheriff's Dept	108621.02	.00	108621.02	IN# AR201304	11/30/03	108621.02
SUB-TOTAL				171526.01	.00	171526.01			
GRAND TOTAL				171526.01	.00	171526.01			

12/04/03

OAKLAND TOWNSHIP
A/P CHECK REGISTER

CONSTRUCTION

PAGE 1

CHECK NUMBER	CHECK DATE	VENDOR NUMBER	V E N D O R N A M E	GROSS AMOUNT	DISCOUNT AMOUNT	CHECK AMOUNT	REFERENCE NUMBER	INVOICE DATE	NET AMOUNT
028064	12/09/03	DESIG	DESIGN & QUALITY ELECTRIC INC	552.51	.00	552.51	IN# 22827 FIRE STN#1	11/12/03	552.51
028065	12/09/03	STRYKE	STRYKER MEDICAL	3891.05	.00	3891.05	IN# 402808M D2125112	11/24/03	3891.05
SUB-TOTAL				4443.56	.00	4443.56			
GRAND TOTAL				4443.56	.00	4443.56			

12/05/03

OAKLAND TOWNSHIP
A/P CHECK REGISTER

FIRE FUND

PAGE 1

CHECK NUMBER	CHECK DATE	VENDOR NUMBER	VENDOR NAME	GROSS AMOUNT	DISCOUNT AMOUNT	CHECK AMOUNT	REFERENCE NUMBER	INVOICE DATE	NET AMOUNT
028068	12/09/03	COMDAT	COMPUTER DATA INC	1094.00	.00	1094.00	IN# 43059	11/20/03	1094.00
028069	12/09/03	GALLS	Gall's, Inc.	514.98	.00	514.98	IN# 567468010 0010	11/05/03	514.98
028070	12/09/03	HARTSI	HARTSIG SUPPLY CO.	55.37	.00	55.37	IN#142853 CUST# 130583	11/20/03	55.37
028071	12/09/03	KELLI	Kelli Green Lawn/Snow Serv	480.00	.00	480.00	IN# 21104 CUST# 1525	11/25/03	480.00
028072	12/09/03	LOTA	LAKE ORION TRUCK ASSESSORIES	59.00	.00	59.00	IN 9043	11/26/03	59.00
028073	12/09/03	MRC	MICHIGAN RESCUE CONCEPTS	2140.00	.00	2140.00	IN# 5787	11/19/03	2140.00
028074	12/09/03	PBP	Premier Business Products	141.01	.00	141.01	IN# 042479 CUST # CL9580	12/01/03	141.01
028075	12/09/03	RO HIL	ROCHESTER HILLS TREASURER	6682.50	.00	6682.50	IN# 03-063003 IN# 03-093003	11/19/03 11/19/03	3555.00 3127.50
028076	12/09/03	ROCKET	ROCKET ENTERPRISE INC	220.30	.00	220.30	IN# 047873 IN# 047927	11/21/03 11/26/03	173.50 46.80
028077	12/09/03	SECRES	SECRET,WARDLE,LYNCH,HAMPTON,	38.00	.00	38.00	IN# 1091465	11/20/03	38.00
028078	12/09/03	STORE	THE SAFETY STORE	306.75	.00	306.75	IN# 235678 CUST# 71830-000	11/24/03	306.75
028079	12/09/03	TIME	Time Emergency Equipment	703.94	.00	703.94	IN# 0064435 IN# 0064436*IN CUST# 10-0000618	11/20/03 11/20/03	35.40 53.74
028080	12/09/03	UNIONC	Union Central Life Ins. Co.	63.52	.00	63.52	12/03 PREMIUM GROUP # 26684	12/01/03	63.52
028081	12/09/03	VERIZO	VERIZON WIRELESS MESSAGING	254.81	.00	254.81	IN#711905750L ACCT# Z1-190575	12/01/03	254.81
028082	12/09/03	WILSON	Wilson Welding & Medical Gases	8.00	.00	8.00	IN# 9268620	11/30/03	8.00
SUB-TOTAL				12762.18	.00	12762.18			
GRAND TOTAL				12762.18	.00	12762.18			

12/05/03

OAKLAND TOWNSHIP
A/P CHECK REGISTER

SEWER

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CHECK NUMBER	CHECK DATE	VENDOR NUMBER	V E N D O R N A M E	GROSS AMOUNT	DISCOUNT AMOUNT	CHECK AMOUNT	REFERENCE NUMBER	INVOICE DATE	NET AMOUNT
028085	12/09/03	MBIA	MBIA MUNICIPAL INVESTORS	862.45	.00	862.45	IN# 2811A ACCT# 532-1-534140	11/17/03	862.45
028086	12/09/03	SECRE	SECRET, WARDLE, LYNCH, HAMPTON,	157.50	.00	157.50	IN# 1091465	11/20/03	157.50
SUB-TOTAL				1019.95	.00	1019.95			
GRAND TOTAL				1019.95	.00	1019.95			

12/05/03

OAKLAND TOWNSHIP
A/P CHECK REGISTER

HISTORIC DISTRICT

CHECK NUMBER	CHECK DATE	VENDOR NUMBER	V E N D O R N A M E	GROSS AMOUNT	DISCOUNT AMOUNT	CHECK AMOUNT	REFERENCE NUMBER	INVOICE DATE	NET AMOUNT
028090	12/09/03	KINKOS	Kinko's, Inc.	18.06	.00	18.06	IN# 047100033423 ACCT# 0000124529 0012	11/26/03	18.06
028091	12/09/03	SECRES	SECRET,WARDLE,LYNCH,HAMPTON,	70.50	.00	70.50	IN# 1091465	11/20/03	70.50
SUB-TOTAL				88.56	.00	88.56			
GRAND TOTAL				88.56	.00	88.56			