

Charter Township of Oakland

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www.oaklandtownship.org



BOARD OF TRUSTEES NOTICE AND AGENDA

Tuesday, February 11, 2025

7:00 PM - OAKLAND TOWNSHIP BOARD OF TRUSTEES

- I. **Pledge of Allegiance to the Flag and Roll Call**
- II. **Announcements and Proclamations**
- III. **Amendments to the Agenda/Approval of the Agenda**
- IV. **Public Comment for items on the Agenda**
- V. **Consent Agenda:**
 - 1. Approval of Bills
 - a. February 11, 2025, invoices in the amount of \$356,148.39. 2
 - 2. Payroll via ACH
 - a. January 31, 2025, in the amount of \$154,294.47. 17
 - 3. Approval of Minutes
 - a. January 28, 2025 - Regular Meeting 18
 - b. January 28, 2025 - Special Meeting 22
 - 4. Consideration of the request from the Wyndgate Country Club to conduct a fireworks display on June 14, 2025. 24
- VI. **Pending Business**
 - 1. Consideration of Resolution No. 25-04, a resolution adopting the 2025-2029 Charter Township of Oakland Master Plan. 28
 - 2. Consideration of the second reading and adoption of the Compatible Renewable Energy Ordinance (CREO). 170
 - 3. Consideration of budget amendment 25-05, regarding the costs associated with the expansion to the sheriff's substation building. 179
 - 4. Consideration of budget amendment 25-06, an amendment dealing with the Garling Barn moving costs. 180
 - 5. Consideration of receiving and filing the update from the Water Resource Commission regarding the Crossings Water Storage project. 181
 - 6. Consideration of the request from the Historic District Commission to assist in funding the restoration of the headstones/monuments/markers at Bigler Cemetery. 184
 - 7. Consideration of creating a board of trustees subcommittee to review the township attorney agreement.
- VII. **Public Comment for items not on the Agenda**
- VIII. **Township Manager's Report**
- IX. **Board Reports & Correspondence: Supervisor, Clerk, Treasurer, Trustees**
- X. **Adjournment**

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CHECK DISBURSEMENT REPORT FOR CHARTER TOWNSHIP OF OAKLAND
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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
02/11/2025	GEN H	79227	ABELL PEST CONTROL, INC.	BLDG MAINT/REPAIRS-TWP	931.000	265	244.51
				BLDG MAINT/REPAIRS-PCCM	931.100	265	156.75
				BLDG MAINT/REPAIRS-PCCM	931.100	265	85.00
				CHECK GEN H 79227 TOTAL FOR FUND 101:			<u>486.26</u>
02/11/2025	GEN H	79233	CINTAS	BLDG. MAINT/REPAIRS-TWP	931.000	265	478.69
				BLDG MAINT/REPAIRS-CIDER MILL	931.100	265	260.94
				CHECK GEN H 79233 TOTAL FOR FUND 101:			<u>739.63</u>
02/11/2025	GEN H	79234*	DAFOES FEED	BLDG MAINT/REPAIRS-TWP	931.000	265	150.00
				BLDG MAINT/REPAIRS-TWP	931.000	265	78.00
				BLDG MAINT/REPAIRS-PCCM	931.100	265	150.00
				CHECK GEN H 79234 TOTAL FOR FUND 101:			<u>378.00</u>
02/11/2025	GEN H	79235#	DONALD A. MENDE	PROF SERVICES - TWP COORDINATOR	801.050	701	4,576.00
				PROF SERVICES - TWP COORDINATOR	801.050	702	1,144.00
				CHECK GEN H 79235 TOTAL FOR FUND 101:			<u>5,720.00</u>
02/11/2025	GEN H	79238	GAIL SARTELE	GROUNDS MAINTENANCE-TWP	932.000	265	770.00
02/11/2025	GEN H	79240*#	HOME DEPOT CREDIT SERVICES	BLDG MAINT/REPAIRS-TWP	931.000	265	229.85
02/11/2025	GEN H	79242	KAREN BREZA	MISC EXPENSES	956.000	253	44.10
02/11/2025	GEN H	79245	LEAF	EQUIPMENT RENTAL	940.000	101	529.00
02/11/2025	GEN H	79248	MARK ELECTRONICS INC	BLDG MAINT/REPAIRS-PCCM	931.100	265	534.00
02/11/2025	GEN H	79250	MICHIGAN TOWNSHIPS ASSOCIATION	CONFERENCES/SEMINARS	862.000	101	836.00
				CONFERENCES/SEMINARS	862.000	101	418.00
				CHECK GEN H 79250 TOTAL FOR FUND 101:			<u>1,254.00</u>
02/11/2025	GEN H	79251*#	NELCO SUPPLY CO	Operating Supplies General Fund	728.000	265	337.50
				OPERATING SUPPLIES-CIDER MILL	728.100	265	389.10
				CHECK GEN H 79251 TOTAL FOR FUND 101:			<u>726.60</u>
02/11/2025	GEN H	79253	OCCA	DUES/SUBSCRIPTIONS	956.010	215	35.00

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
02/11/2025	GEN H	79254	OCCMTA, LARRY GRAY	DUES/SUBSCRIPTIONS	956.010	171	50.00
02/11/2025	GEN H	79257*#	PAYCHEX OF NEW YORK LLC	PAYROLL DATED:	810.000	215	3,803.33
02/11/2025	GEN H	79259	PEA GROUP	PLANNING CONSULTANT-ENVIROMENTAL	805.012	701	2,484.74
02/11/2025	GEN H	79260*#	PROFESSIONAL ENGINEERING	ADMINISTRATIVE FEE REVENUE	636.010	000	(1,180.00)
02/11/2025	GEN H	79261	PURIFIED WATER TO GO	OFFICE SUPPLIES	727.000	101	41.70
02/11/2025	GEN H	79262*#	PX2 AUTOMOTIVE	BLDG MAINT/REPAIRS-TWP	931.000	265	130.46
02/11/2025	GEN H	79263	QUADIENT LEASING USA, INC.	EQUIPMENT RENTAL	940.000	101	684.66
02/11/2025	GEN H	79264	QUILL CORPORATION	OFFICE SUPPLIES	727.000	101	73.97
				OFFICE SUPPLIES	727.000	101	74.37
				OFFICE SUPPLIES	727.000	101	466.93
				OFFICE SUPPLIES	727.000	101	182.95
				CHECK GEN H 79264 TOTAL FOR FUND 101:			<u>798.22</u>
02/11/2025	GEN H	79266	RECORD NEWSPAPERS LLC	PRINTING/PUBLISHING	900.000	101	107.53
				PRINTING/PUBLISHING	900.000	101	392.16
				CHECK GEN H 79266 TOTAL FOR FUND 101:			<u>499.69</u>
02/11/2025	GEN H	79269	SHRED-IT USA, C/O STERICYCLE, INC.	MISC EXPENSES	956.000	101	128.96
02/11/2025	GEN H	79273	STATE OF MICHIGAN	BLDG. MAINT/REPAIRS-TWP	931.000	265	125.00
02/11/2025	GEN H	79277	THE KELLY FIRM	LEGAL SERVICES-RETAINER GENERAL	804.004	101	6,750.00
				LEGAL SERVICES-RETAINER PROSECUTION	804.005	101	1,500.00
				CHECK GEN H 79277 TOTAL FOR FUND 101:			<u>8,250.00</u>
02/11/2025	GEN H	79279*#	TOTAL ENERGY SYSTEMS, LLC	BLDG MAINT/REPAIRS-TWP	931.000	265	438.00
02/11/2025	GEN H	79280*	TURNER SANITATION	BLDG MAINT/REPAIRS-PCCM	931.100	265	176.03
02/11/2025	GEN H	79281*	VC3, INC.	EQUIP PURCHASE - GENERAL	980.101	901	2,616.86

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND				EQUIP PURCHASE - CLERK	980.215	901	4.00
				CHECK GEN H 79281 TOTAL FOR FUND 101:			<u>2,620.86</u>
				Total for fund 101 GENERAL FUND			30,498.09

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 206 FIRE FUND							
02/11/2025	GEN H	79228	BATTERY GIANT	EQUIPMENT MAINTENANCE	930.000	338	159.90
02/11/2025	GEN H	79229	BOUND TREE MEDICAL, LLC	MEDICAL SUPPLIES	735.000	336	537.07
02/11/2025	GEN H	79232	CHAMPS CLEANERS	UNIFORM CLEANING	728.220	336	11.25
				UNIFORM CLEANING	728.220	336	146.25
				CHECK GEN H 79232 TOTAL FOR FUND 206:			157.50
02/11/2025	GEN H	79234*	DAFOES FEED	GROUNDS MAINTENANCE	932.000	265	169.00
02/11/2025	GEN H	79239	GFS GORDON FOOD SERVICE	OPERATING SUPPLIES	728.000	336	163.41
02/11/2025	GEN H	79240*#	HOME DEPOT CREDIT SERVICES	BLDG. MAINT/REPAIRS	931.000	265	1,091.19
				EQUIPMENT MAINTENANCE	930.000	338	188.60
				CHECK GEN H 79240 TOTAL FOR FUND 206:			1,279.79
02/11/2025	GEN H	79243	KIMTEK CORPORATION	EQUIP PURCHASE-FIRE PREVENTION	980.200	901	7,675.00
02/11/2025	GEN H	79246	LINDE GAS AND EQUIPMENT	MEDICAL SUPPLIES	735.000	336	554.87
				MEDICAL SUPPLIES	735.000	336	103.28
				MEDICAL SUPPLIES	735.000	336	523.97
				CHECK GEN H 79246 TOTAL FOR FUND 206:			1,182.12
02/11/2025	GEN H	79247	MACQUEEN EMERGENCY	VEHICLE MAINTENANCE	930.010	338	240.51
02/11/2025	GEN H	79249	MES LIFE SAFETY LLC	EQUIP PURCHASE-FIRE PREVENTION	980.200	901	734.25
02/11/2025	GEN H	79251*#	NELCO SUPPLY CO	OPERATING SUPPLIES	728.000	336	458.20
02/11/2025	GEN H	79252*#	OAKLAND CO SHERIFF'S DEPT	DISPATCHING- PROFESSIONAL SERVICES	805.000	343	4,926.58
02/11/2025	GEN H	79255	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	727.000	336	114.43
02/11/2025	GEN H	79257*#	PAYCHEX OF NEW YORK LLC	PAYROLL DATED:	810.000	336	1,136.06
02/11/2025	GEN H	79262*#	PX2 AUTOMOTIVE	VEHICLE MAINTENANCE	930.010	338	130.46
02/11/2025	GEN H	79268	ROCHESTER PLUMBING AND HEATING INC	BLDG. MAINT/REPAIRS	931.000	265	498.00

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 206 FIRE FUND							
02/11/2025	GEN H	79271	STACY LINN	EMS FEES	836.206	336	25.00
02/11/2025	GEN H	79274	STRYKER MEDICAL	EQUIPMENT MAINTENANCE	930.000	338	2,166.00
02/11/2025	GEN H	79275	SUBURBAN FORD OF ROMEO	VEHICLE MAINTENANCE	930.010	338	3,030.83
02/11/2025	GEN H	79276	THE ACCUMED GROUP	EMS FEES	836.206	336	4,354.15
				EMS FEES	836.206	336	1,934.96
				EMS FEES	836.206	336	2,383.24
				CHECK GEN H 79276 TOTAL FOR FUND 206:			<u>8,672.35</u>
02/11/2025	GEN H	79279*#	TOTAL ENERGY SYSTEMS, LLC	EQUIPMENT MAINTENANCE	930.000	338	438.00
				EQUIPMENT MAINTENANCE	930.000	338	438.00
				CHECK GEN H 79279 TOTAL FOR FUND 206:			<u>876.00</u>
02/11/2025	GEN H	79282	WELLS FARGO VENDOR FINANCIAL SVCS	EQUIPMENT RENTAL	940.000	336	230.00
							6
02/11/2025	GEN H	79283*#	WEX BANK	VEHICLES GAS/FUEL	861.000	338	2,381.91
				Total for fund 206 FIRE FUND			36,944.37

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 207 POLICE FUND							
02/11/2025	GEN H	79252*#	OAKLAND CO SHERIFF'S DEPT	DEPUTIES-CONTRACT	818.000	301	209,136.00
				DEPUTIES-OVERTIME	818.010	301	29,255.59
				DEPUTIES-REGULAR P/T CHARGES	818.020	301	3,322.80
				CHECK GEN H 79252 TOTAL FOR FUND 207:			<u>241,714.39</u>
				Total for fund 207 POLICE FUND			241,714.39

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 211 TRAILS IMPROVEMENT FUND							
02/11/2025	GEN H	79260*#	PROFESSIONAL ENGINEERING	CONSULTANT - PROFESSIONAL SERVICES	805.000	802	3,350.00
Total for fund 211 TRAILS IMPROVEMENT FUND							3,350.00

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 213 LAND PRESERVATION FUND							
02/11/2025	GEN H	79260*#	PROFESSIONAL ENGINEERING	ACQUISITION-PROFESSIONAL SERVICES	805.010	752	5,500.00
02/11/2025	GEN H	79267	ROBERT W. SCHERER	ACQUISITION-PROFESSIONAL SERVICES	805.010	752	5,000.00
Total for fund 213 LAND PRESERVATION FUND							10,500.00

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 270 HISTORIC DISTRICT COMMISSION							
02/11/2025	GEN H	79231	C AND A CONSTRUCTION CO.	THREATENED TWP. STRUCTURES	975.020	901	6,550.00
02/11/2025	GEN H	79237	FRED OATES SON HANDYMAN SERVICES	HISTORIC PROPERTY MAINT/CLF	930.050	265	275.00
02/11/2025	GEN H	79256#	OWEN TREE SERVICE	HISTORIC PROPERTY MAINT/CLF	930.050	265	722.70
				SCHUETTE OAK	805.040	803	600.75
				CHECK GEN H 79256 TOTAL FOR FUND 270:			1,323.45
02/11/2025	GEN H	79270	SMC HEATING AND COOLING	HISTORIC PROPERTY MAINT/CLF	930.050	265	507.00
02/11/2025	GEN H	79280*	TURNER SANITATION	HISTORIC PROPERTY MAINT/CLF	930.050	265	88.26
				Total for fund 270 HISTORIC DISTRICT COMMISSION			8,743.71

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 549 BUILDING FUND							
02/11/2025	GEN H	79230	BS AND A SOFTWARE	BS&A PROGRAM SUPPORT	812.000	371	490.00
02/11/2025	GEN H	79236	DRS INC.	BB220079 - PBL220155	283.000	000	500.00
02/11/2025	GEN H	79241	JAMES SMITHER	HEATING INSPECTIONS	830.030	371	3,080.00
02/11/2025	GEN H	79244	KYLE BUILDERS INC	BB240071 - PBL240139	283.000	000	500.00
02/11/2025	GEN H	79258	PAYNE ELECTRIC, LLC	ELECTRICAL INSPECTIONS	830.020	371	3,245.00
02/11/2025	GEN H	79260*#	PROFESSIONAL ENGINEERING	ESCROW - BAZCO OIL COMPANY	288.687	000	4,720.00
				ESCROW - BAZCO OIL COMPANY	288.687	000	1,180.00
				CHECK GEN H 79260 TOTAL FOR FUND 549:			5,900.00
02/11/2025	GEN H	79265	RANDY WARUNEK	BUILDING INSPECTIONS	830.010	371	2,695.00
02/11/2025	GEN H	79278	TIRE WAREHOUSE, INC.	EQUIPMENT MAINTENANCE	930.000	371	852.98
02/11/2025	GEN H	79281*	VC3, INC.	EQUIP PURCHASE - BUILDING DEPT	980.000	901	11.00
02/11/2025	GEN H	79283*#	WEX BANK	VEHICLES GAS/FUEL	861.000	371	380.43
02/11/2025	GEN H	79284	WILLIAM TAYLOR	PLUMBING INSPECTIONS	830.040	371	1,540.00
				Total for fund 549 BUILDING FUND			19,187.41

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 590 SEWER FUND							
02/11/2025	GEN H	79272	STATE OF MICHIGAN	MISC EXPENSES	956.000	536	500.00
				Total for fund 590 SEWER FUND			500.00

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 703 TAX FUND							
01/29/2025	TAX H	4229	HAN SUN KIM	N-10-31-401-008 TAX OVERPAYMENT REFUND	274.020	000	4,027.59
02/03/2025	TAX H	4230	BRITTANY K KELLEY	N-10-20-251-003 TAX OVERPAYMENT REFUND	274.020	000	682.83
				Total for fund 703 TAX FUND			4,710.42
TOTAL - ALL FUNDS							356,148.39

'*'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND
'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT

Total for fund 101 GENERAL FUND	30,498.09
Total for fund 206 FIRE FUND	36,944.37
Total for fund 207 POLICE FUND	241,714.39
Total for fund 211 TRAILS IMPROVEMENT FUND	3,350.00
Total for fund 213 LAND PRESERVATION FUND	10,500.00
Total for fund 270 HISTORIC DISTRICT COMMISSION	8,743.71
Total for fund 549 BUILDING FUND	19,187.41
Total for fund 590 SEWER FUND	500.00
Total for fund 703 TAX FUND	4,710.42
TOTAL - ALL FUNDS	356,148.39

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN H GENERAL DISBURSEMENTS (POOLED)					
02/11/2025	GEN H	79227	ABELL	ABELL PEST CONTROL, INC.	486.26
02/11/2025	GEN H	79228	BATTERY G	BATTERY GIANT	159.90
02/11/2025	GEN H	79229	BOUNDTREE	BOUND TREE MEDICAL, LLC	537.07
02/11/2025	GEN H	79230	BS&A	BS AND A SOFTWARE	490.00
02/11/2025	GEN H	79231	C&A CONSTR	C AND A CONSTRUCTION CO.	6,550.00
02/11/2025	GEN H	79232	CHAMPS	CHAMPS CLEANERS	157.50
02/11/2025	GEN H	79233	CINTAS	CINTAS	739.63
02/11/2025	GEN H	79234	DAFOES	DAFOES FEED	547.00
02/11/2025	GEN H	79235	MENDE D	DONALD A. MENDE	5,720.00
02/11/2025	GEN H	79236	MISC	DRS INC.	500.00
02/11/2025	GEN H	79237	FRED OATES	FRED OATES SON HANDYMAN SERVICES	275.00
02/11/2025	GEN H	79238	MISC	GAIL SARTELE	770.00
02/11/2025	GEN H	79239	GFS	GFS GORDON FOOD SERVICE	163.41
02/11/2025	GEN H	79240	HOMEDEPOT	HOME DEPOT CREDIT SERVICES	1,509.64
02/11/2025	GEN H	79241	SMITHER	JAMES SMITHER	3,080.00
02/11/2025	GEN H	79242	BREZA	KAREN BREZA	44.10
02/11/2025	GEN H	79243	KIMTEK	KIMTEK CORPORATION	7,675.00
02/11/2025	GEN H	79244	MISC	KYLE BUILDERS INC	500.00
02/11/2025	GEN H	79245	LEAF	LEAF	529.00
02/11/2025	GEN H	79246	PRAXAIR	LINDE GAS AND EQUIPMENT	1,182.12
02/11/2025	GEN H	79247	MACQUEEN	MACQUEEN EMERGENCY	240.51
02/11/2025	GEN H	79248	MRKELECTRO	MARK ELECTRONICS INC	534.00
02/11/2025	GEN H	79249	PREMIERSAF	MES LIFE SAFETY LLC	734.25
02/11/2025	GEN H	79250	MTA	MICHIGAN TOWNSHIPS ASSOCIATION	1,254.00
02/11/2025	GEN H	79251	NELCO	NELCO SUPPLY CO	1,184.80
02/11/2025	GEN H	79252	OC SHERIFF	OAKLAND CO SHERIFF'S DEPT	246,640.97
02/11/2025	GEN H	79253	OC CLERKS	OCCA	35.00
02/11/2025	GEN H	79254	MISC	OCCMTA, LARRY GRAY	50.00
02/11/2025	GEN H	79255	OFF DEPOT	ODP BUSINESS SOLUTIONS, LLC	114.43
02/11/2025	GEN H	79256	OWEN TREE	OWEN TREE SERVICE	1,323.45
02/11/2025	GEN H	79257	PAYCHEX	PAYCHEX OF NEW YORK LLC	4,939.39
02/11/2025	GEN H	79258	PATPAYNE	PAYNE ELECTRIC, LLC	3,245.00
02/11/2025	GEN H	79259	ASTI	PEA GROUP	2,484.74
02/11/2025	GEN H	79260	PEA	PROFESSIONAL ENGINEERING ASSOCIATES	13,570.00
02/11/2025	GEN H	79261	PURFIED WA	PURIFIED WATER TO GO	41.70
02/11/2025	GEN H	79262	PX2 AUTO	PX2 AUTOMOTIVE	260.92
02/11/2025	GEN H	79263	NEOPOST IN	QUADIENT LEASING USA, INC.	684.66
02/11/2025	GEN H	79264	QUILL	QUILL CORPORATION	798.22
02/11/2025	GEN H	79265	WARUNEK R	RANDY WARUNEK	2,695.00
02/11/2025	GEN H	79266	RECORD	RECORD NEWSPAPERS LLC	499.69
02/11/2025	GEN H	79267	SCHERER	ROBERT W. SCHERER	5,000.00
02/11/2025	GEN H	79268	ROCH P&H	ROCHESTER PLUMBING AND HEATING INC	498.00
02/11/2025	GEN H	79269	SHRED	SHRED-IT USA, C/O STERICYCLE, INC.	128.96
02/11/2025	GEN H	79270	SMC	SMC HEATING AND COOLING	507.00
02/11/2025	GEN H	79271	MISC	STACY LINN	25.00
02/11/2025	GEN H	79272	STATE MI	STATE OF MICHIGAN	500.00
02/11/2025	GEN H	79273	STATECONST	STATE OF MICHIGAN	125.00
02/11/2025	GEN H	79274	STRYKER	STRYKER MEDICAL	2,166.00
02/11/2025	GEN H	79275	SUBURBAN F	SUBURBAN FORD OF ROMEO	3,030.83
02/11/2025	GEN H	79276	ACCUMED	THE ACCUMED GROUP	8,672.35
02/11/2025	GEN H	79277	THEKELLY	THE KELLY FIRM	8,250.00
02/11/2025	GEN H	79278	TIREWAREHO	TIRE WAREHOUSE, INC.	852.98
02/11/2025	GEN H	79279	TOTAL ENER	TOTAL ENERGY SYSTEMS, LLC	1,314.00
02/11/2025	GEN H	79280	TURNER SEP	TURNER SANITATION	264.29
02/11/2025	GEN H	79281	IT RIGHT	VC3, INC.	2,624.86
02/11/2025	GEN H	79282	WELLS FARG	WELLS FARGO VENDOR FINANCIAL SVCS	230.00
02/11/2025	GEN H	79283	WEX BANK	WEX BANK	2,762.34
02/11/2025	GEN H	79284	B TAYLOR	WILLIAM TAYLOR	1,540.00

GEN H TOTALS:

Total of 58 Checks:	351,437.97
Less 0 Void Checks:	0.00
Total of 58 Disbursements:	351,437.97

Bank TAX H HUNTINGTON TAX CHECKING

01/29/2025	TAX H	4229	MISC	HAN SUN KIM	4,027.59
02/03/2025	TAX H	4230	MISC	BRITTANY K KELLEY	682.83

TAX H TOTALS:

Total of 2 Checks:	4,710.42
Less 0 Void Checks:	0.00
Total of 2 Disbursements:	4,710.42

02/06/2025 12:09 PM
User: CGOSS
DB: Oakland Township

CHECK REGISTER FOR CHARTER TOWNSHIP OF OAKLAND Page: 2/2
CHECK DATE FROM 01/29/2025 - 02/11/2025

Check Date	Bank	Check	Vendor	Vendor Name	Amount
REPORT TOTALS:					
Total of 60 Checks:					356,148.39
Less 0 Void Checks:					0.00
Total of 60 Disbursements:					<u>356,148.39</u>

Payroll Electronic Transfers ACH

Pay Date		1/31/2025	
Payroll account spread	101	\$	25,904.71
	206	\$	66,394.28
	207	\$	160.30
	208	\$	17,125.68
	211	\$	-
	213	\$	4,730.40
	270	\$	2,374.12
	549	\$	10,723.05
Payroll Cover Letter			\$ 127,412.54
Optum HSA Allocation	101	\$	548.00
	206	\$	1,069.99
	208	\$	524.17
	211	\$	-
	213	\$	310.06
	270	\$	100.00
	549	\$	238.07
	Optum HSA Total		
MERS 457 / Roth Allocation / HCSP			
	101	\$	1,351.40
	206	\$	2,697.60
	208	\$	1,380.33
	211	\$	-
	213	\$	674.60
	270	\$	10.00
	549	\$	75.00
MERS Plans Total			\$ 6,188.93
DC			\$ 15,408.60
HCSP			\$ 2,494.11
Total Payroll Electronic Transfers			\$ 154,294.47

The Regular Board of Trustees meeting was called to order by Supervisor Buxar on January 28th, 2025 at 7:04 PM.

I. Pledge of Allegiance and Roll Call

Present: Supervisor Buxar
Clerk Mabry
Treasurer Giannangeli
Trustee Campbell
Trustee Casadei
Trustee Elder
Trustee Langlois

Absent: None

Also present: Joseph Merucci, Township Manager
Dan Kelly, Township Attorney
Corrin Hearld, Elections Coordinator

II. Announcements

There were no announcements made.

III. Amendments to the Agenda/Approval of the Agenda

Motion by Casadei, seconded by Campbell to approve the agenda as amended:

Pending business item #1 resolution number shall read 25-02

Pending business item #3 resolution number shall read 25-04

Motion carried 7/0.

IV. Public comment for Items on the Agenda

There were no public comments.

V. Consent Agenda

Motion by Mabry, seconded by Campbell to approve the consent agenda as presented.

Motion carried 7/0.

VI. Pending Business

1. Consideration of Resolution No. 25-02, a resolution adopting the 2025 – 2029 Charter Township of Oakland Recreation Master Plan.

Motion by Giannangeli, seconded by Langlois to approve the updated and amended Master Plan, including the accompanying Future Land Use Plan and Maps, pursuant to the requirements of the Michigan Planning Enabling Act, Public Act 33 of 2008.

Roll Call Vote

Ayes: Elder, Giannangeli, Campbell, Casadei, Buxar, Mabry, Langlois

Nays: None

Absent: None

Motion carried 7/0.

2. PUBLIC HEARING - Solicitation of public comments on the proposed 2025-2029 Charter Township of Oakland 5-year Master Plan update.

Supervisor Buxar opened the public hearing at 7:18.

No public comments were made.

Supervisor Buxar closed the public hearing at 7:19.

3. Consideration of Resolution No. 25-04, a resolution adopting the 2025 – 2029 Charter Township of Oakland Master Plan.

This agenda item was tabled until next regular Board of Trustees meeting.

4. Consideration of receiving and filing the December 31, 2024, Cash and Investment Report

Motion by Elder, seconded by Mabry to receive and file the December 31, 2024, Cash and Investment report.

Motion carried 7/0.

5. Consideration of the budget amendment 25-05, an amendment to fund the expenses of the Garling Barn move.

This agenda item was tabled until next regular Board of Trustees meeting.

6. Consideration of receiving and filing the preliminary 2024, 4th quarter budget report.

Motion by Elder, seconded by Mabry to receive and file the preliminary 2024, 4th quarter budget report.

Motion carried 7/0.

VII. **Public Comment for Items not on the Agenda**

There were no public comments.

VIII. **Township Manager's Report**

Township Manager Joseph Merucci announced that the Veterans Tribute of Oakland Township is accepting donations for new pavers and that he is working with Deputy Clerk to bring a mobile Secretary of State's office to Oakland Township in the spring.

IX. **Board Reports & Correspondence: Supervisor, Clerk, Treasurer, Trustees**

Trustee Campbell – Had nothing to report.

Trustee Elder – Had nothing to report.

Treasurer Giannangeli – Stated that taxes are due February 14, 2025.

Trustee Casadei – Had nothing to report.

Trustee Langlois – Shared a list of top 20 criteria on appointing someone to a board.

Clerk Mabry – Had nothing to report.

Supervisor Buxar – Had nothing to report.

X. **Adjournment**

Motion by Mabry, seconded by Langlois to adjourn the meeting at 7:35 p.m.

The next Regular Board of Trustees meeting will be held on Tuesday, February 11th, 2025 at 7:00 p.m. Oakland Township Hall 1st Floor Boardroom, 4393 Collins Road, Rochester, 48306.

Respectfully submitted,

Approved,

Board of Trustees Regular Meeting
January 28, 2025
DRAFT

Dave Mabry, Clerk
Board of Trustees

Robin Buxar, Supervisor
Board of Trustees

DRAFT

The Closed Board of Trustees meeting was called to order by Supervisor Buxar on January 28th, 2025 at 6:01 PM.

I. Pledge of Allegiance and Roll Call

Present: Supervisor Buxar
Clerk Mabry
Treasurer Giannangeli
Trustee Campbell
Trustee Casadei
Trustee Langlois

Absent: Trustee Elder (arrived at 6:20 p.m.)

Also present: Joseph Merucci, Township Manager
Dan Kelly, Township Attorney
Melanie Hesano, Attorney
Matt Zalewski, Attorney

II. Announcements

There were no announcements made.

III. Amendments to the Agenda/Approval of the Agenda

Motion by Giannangeli, seconded by Campbell to approve the agenda as presented.

Motion carried 6/0.

Consideration of moving into closed session to receive an update from the township attorneys regarding pending litigation, in accordance with MCL 15.268 (1) (e) and (h).

Motion by Mabry, seconded by Campbell to go into closed session to receive an update from the township attorneys regarding pending litigation, in accordance with MCL 15.268 (1) (e) and (h).

Roll Call Vote

Ayes: Buxar, Mabry, Giannangeli, Langlois, Casadei, Campbell
Nays: None
Absent: Elder

Motion carried 6/0.

The meeting reconvened into open session at 7:01 p.m.

IV. Public Comment for Items not on the Agenda

There was no public comment.

V. Adjournment

Motion by Mabry, seconded by Langlois to adjourn the meeting at 7:01 p.m.

Motion carried 7/0.

The next Regular Board of Trustees meeting will be held on Tuesday, February 11th, 2025 at 7:00 p.m. Oakland Township Hall 1st Floor Boardroom, 4393 Collins Road, Rochester, 48306.

Respectfully submitted,

Dave Mabry, Clerk
Board of Trustees

Approved,

Robin Buxar, Supervisor
Board of Trustees



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/24/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acrisure, LLC dba Britton Gallagher & Associates One Cleveland Center, Floor 30 1375 East 9th Street Cleveland OH 44114	CONTACT NAME: PHONE (A/C, No, Ext): 216-658-7100 E-MAIL ADDRESS: info@brittongallagher.com FAX (A/C, No): 216-658-7101														
INSURED Great Lakes Fireworks LLC 3275 W M76 P.O. Box 276 West Branch MI 48661	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A : Everest Indemnity Insurance Co.</td><td>10851</td></tr><tr><td>INSURER B : Everest Denali Insurance Company</td><td>16044</td></tr><tr><td>INSURER C : Axis Surplus Ins Company</td><td>26620</td></tr><tr><td>INSURER D :</td><td></td></tr><tr><td>INSURER E :</td><td></td></tr><tr><td>INSURER F :</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Everest Indemnity Insurance Co.	10851	INSURER B : Everest Denali Insurance Company	16044	INSURER C : Axis Surplus Ins Company	26620	INSURER D :		INSURER E :		INSURER F :	
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INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES**CERTIFICATE NUMBER:** 176333367**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:	Y	Y	SI8GL01969-241	1/21/2024	1/21/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ ALL OWNED AUTOS ☒ HIRED AUTOS ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS	Y	Y	SI8CA00273-241	1/21/2024	1/21/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	☐ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$	Y	Y	P-001-000798280-03	1/21/2024	1/21/2025	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N	N / A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.
DISPLAY DATE: June 14th, 2025 RAIN DATE: N/A LOCATION: Wyndgate Country Club, 1975 West Gunn Road, Rochester MI

Township of Oakland and all its elected and appointed officers, employees, volunteers, members, boards, commissions, and/or other authorities;
Wyndgate Country Club and all its member, employees, and volunteers, members, boards, commissions, and/or other authorities;

CERTIFICATE HOLDER**CANCELLATION**

Wyndgate Country Club
1975 W. Gunn Rd.
Rochester MI 48306

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

24

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2025 Permit for Fireworks Other Than Consumer or Low Impact

Authority: 2011 PA 256	The LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD will not discriminate against any individual or group because of race, sex, religion, age, national origin, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc. under the Americans with Disabilities Act, you may make your needs known to this Legislative Body of City, Village or Township Board.
------------------------	---

This permit is not transferable. Possession of this permit authorizes the herein named person to possess, transport and display fireworks in the amounts, for the purpose of an at the place listed below only through permit expiration date.

TYPE OF PERMIT(S) (Select all applicable boxes) ☐ Agricultural or Wildlife Fireworks ☐ Articles Pyrotechnic ☒ Display Fireworks ☒ Public Display ☐ Private Display ☐ Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes		FOR USE BY LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD ONLY. PERMIT(S) EXPIRATION DATE (ENTER DATE OF EXPIRATION)
NAME OF PERSON PERMIT ISSUED TO Wyndgate Country Club		AGE (18 YEARS OR OLDER) ☒ YES ☐ NO
ADDRESS OF PERSON PERMIT ISSUED TO 1975 West Gunn Rd. Rochester, MI 48306		
NAME OF ORGANIZATION, GROUP, FIRM OR CORPORATION		
ADDRESS		
NUMBER AND TYPES OF FIREWORKS (Please attach additional pages if necessary) Approx. 250 3" Shells Approx. 60 4" Shells Approx. 10 5" Shells Approx. 20 Various Barrage Cakes 3" & Smaller		
EXACT LOCATION OF DISPLAY OR USE 1975 West Gunn Rd. Rochester, MI 48306		
CITY, VILLAGE, TOWNSHIP Oakland Township	DATE June 14th, 2025 (Rain: N/A)	TIME Approx. 10:00 PM
BOND OF INSURANCE FILED Yes		AMOUNT \$5,000,000

Issued by action of the Legislative Body of a ☐ City ☐ Village ☐ Township of _____ on the _____ day of _____, 2025. (Signature and Title of Legislative Body Representative)	
---	--

THIS FORM IS VALID UNTIL THE DATE OF EXPIRATION OF PERMIT

Wyndgate CC 5" max

350' Minimum from clubhouse.

Legend

-  Shoot Site
-  The Wyndgate Country Club
-  Wyndgate 5" Max 320' Minimum

Shoot Site

Google Earth

© 2021 Google

800 ft





CHARTER TOWNSHIP OF OAKLAND, MICHIGAN

MASTER PLAN APPENDICES







Charter Township of Oakland Master Plan Appendices

Appendix A: Resident Survey	A-1
Appendix B: Brain Writing Exercise	B-1
Appendix C: Safety Paths and Trails Master Plan	C-1





APPENDIX A

RESIDENT SURVEY

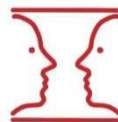




Oakland Township Planning Commission Resident Survey

34

Final Report
April 29, 2015



D. P. Bostwick & Associates, Inc.

The Survey

- Objective: To better understand Township residents' opinions concerning growth, development and Township services
 - This opinion survey is designed to measure resident values, desires, satisfaction and concerns.
 - Several survey questions are identical to a previous survey fielded in 2003 and will be utilized to measure changes over time and population growth.

The Survey

- Methodology

- Questionnaires were mailed to all households with registered voters in Oakland Township, randomly addressed to one registered voter per household (5,946 mailed)
- Respondents were urged to respond by internet survey, if possible. Total returns 1427 (60% mail/40% internet)
- Response rate was 24%

Executive Summary Part One

The following summary deals with trends apparent from contrasting responses between the current, 2015 survey and the most recent previous survey (2003). Significant shifts are highlighted.

1. There are four highly significant trends in the importance of issues relating to Oakland Township. 37
 - Importance of Recreation, Historical (Cultural) Values, Senior Center and Community Center increased by ten to fifteen per cent for these issues from 2003 to 2015.
 - These trends are reflected in some cases by the changing demographics of the new residents on the one hand and the aging of the pre-existing population on the other.

Executive Summary Part One

(continued)

2. Rural Style, larger parcel lots remain the most appropriate type of residential development for Oakland Township, while appropriateness of Clustered Style developments declined from 27% to 21%.
 - These trends are reflected in the differences of opinion among new versus long-time residents.
3. Adequacy of Housing Types shifted slightly for some, and dramatically for others.
 - Attitudes concerning Single Family Developments shifted down slightly from “has enough” to undecided but still remains at 61%.
 - Adequacy of Apartments/Attached Condos remained flat.
 - Attitudes concerning Planned Retirement Developments shifted dramatically, rising fourteen percentage points on “has enough” and declining sixteen points on “needs more”. This shift is reflective of the “age bias” that occurred within the population of new residents over the past ten years.
 - Adequacy of Low Cost Housing and Manufactured (Mobile) Housing shifted from a large portion of “no answers” in the 2003 survey to a corresponding increase on “has enough” in the current survey.
 - Note that the change in methodology, adding the option of online participation forced many more respondents to register an opinion in order to complete the survey.

Executive Summary Part One

(continued)

4. Trends in Desirability of additional services moving into Oakland Township are relatively flat, however a clear difference of opinion based on age, favors Sit Down Restaurants and Fitness Centers among the younger and newer residents.
 - There are other generational differences, some of which are age cohort-based (lower interest in Church), some are based on life stage, and some are based on contrasting experiences (fast food, mobility, mail order pharmacy, etc.).
5. Attitudes toward encouragement of various types of development remained flat, with the exception of attitudes toward encouragement of Medical Development, which declined nine percentage points.
6. Desired location of Retail Development remained almost the same, with nearly two out of three residents rejecting the concept altogether and a slight, but significant shift toward location along major roads, driven mostly by interest from newer, younger residents.

Executive Summary Part Two

The following summary deals with additional topics covered in the 2015 Survey

1. Increases in satisfaction since moving to the community are highest for those who have lived in the Township the longest
 - Parks and Recreation tops the list of positive changes at 52%
 - Increased satisfaction with schools, police protection, fire protection and library services were between 32% and 39%
2. Decreases in satisfaction are highest for roads, traffic congestion, and residential development
 - Those who have resided in the Township for 11-20 years are most negative on these issues
 - Other major issues are land use and development planning, growth rate, commercial development and taxes

Executive Summary Part Two

(continued)

3. Clustered lots with larger common areas preferred by a nearly 3:2 margin versus conventional subdivisions, although approximately one-third of residents feel they would need more information to form an opinion on this issue
4. Preservation of wetlands and trees, trails and safety paths and low density housing head the list of valued elements of Oakland Township, but residents feel strongly about many of the issues listed
5. Gravel roads lead the list of least valued elements at 42%
6. Over 90% of residents agree that it is very important for the Township to work with developers to preserve open space, wetlands, natural and historic resources
 - This opinion is shared across all age groups

Executive Summary Part Two

(continued)

7. Almost all services listed were considered to be “about right” distance from home for 80% to 90% of residents
 - Sit-down restaurants and cultural theater were lowest on the list, largely supported by younger, newer residents
8. Retail development is largely seen as undesirable, regardless of location
9. Over-development of areas, traffic congestion, condition of roads and development in open lands and natural areas head the list of important concerns
10. Lack of nearby shopping and lack of entertainment and social activities are among the least important concerns

Executive Summary Part Two

(continued)

11. Agreement with two statements of opinion about Oakland Township led the list at 75% or better
 - Keeping new housing spread out on large lots helps to preserve the rural feel of the Township (80%)
 - I support increased controls on development to protect groundwater and lakes and streams (76%)
12. “Spreading new housing out on large lots wastes land” was rejected by over two-thirds of residents
13. There appears to be a lack of consensus as to impressions about the Goodison area, but half of residents feel that there are natural features that could be preserved and enhanced in Goodison, while over 40% feel that The area has potential to be a central gathering place for the community

Executive Summary Part Two

(continued)

14. Reasons for visiting the Goodison vary widely by age group
 - Residents under 45 most often cite cider mill visits
 - Residents between 45 and 64 most often cite walking the Paint Creek Trail
 - Residents 65 and over most often cite visits to the Township offices
15. Satisfaction with Township services is high for Fire and Police protection and lowest for road maintenance
 - Snow removal satisfaction is significantly higher among the youngest and newest residents
16. Favorability toward added millage issues vary by age group, with the oldest residents most resistant to any changes and the youngest group most open to new millage
 - Most favored issue overall would be road maintenance and paving
 - Least favored issue would be sewers

Executive Summary Part Two

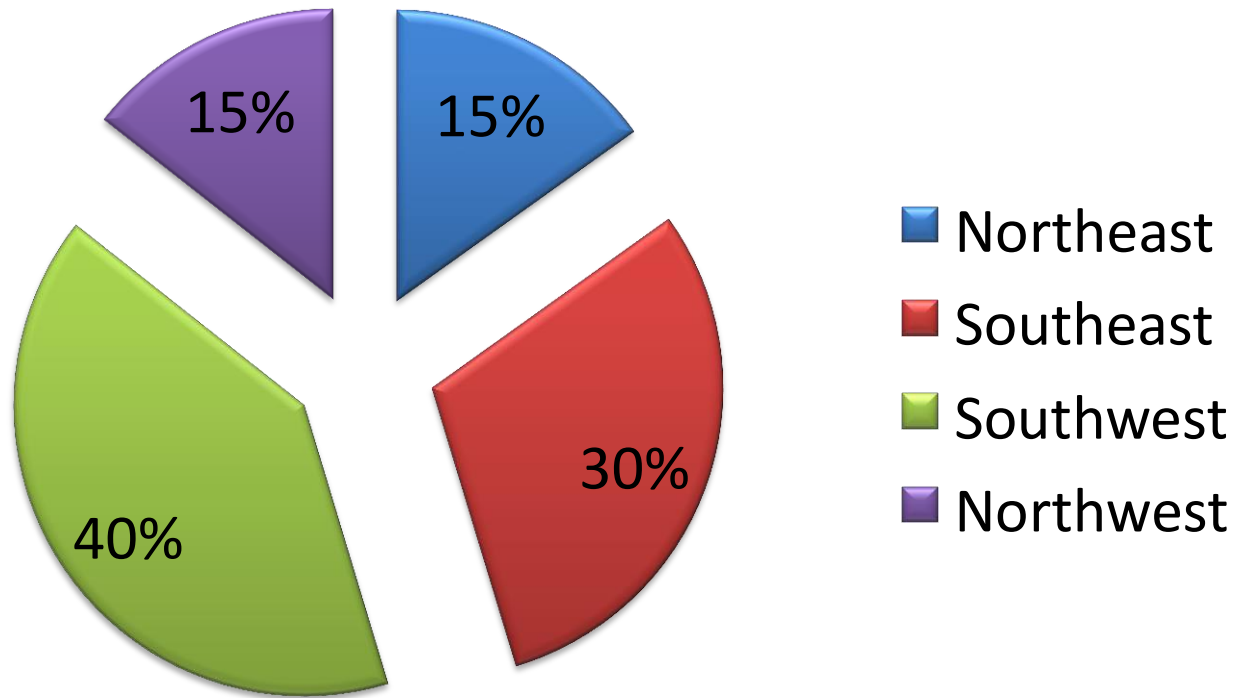
(continued)

17. Further investment in the Paint Creek Cider Mill building is highest among the under 45 age group, although approximately one-third of all age groups are undecided on the issue
18. Residents are split on desired improvements to the Paint Creek Cider Mill building, with younger, newer residents most open to a variety of options
19. Support for a Single Hauler Trash contract is highly dependent on price

Demographics

BACKGROUND

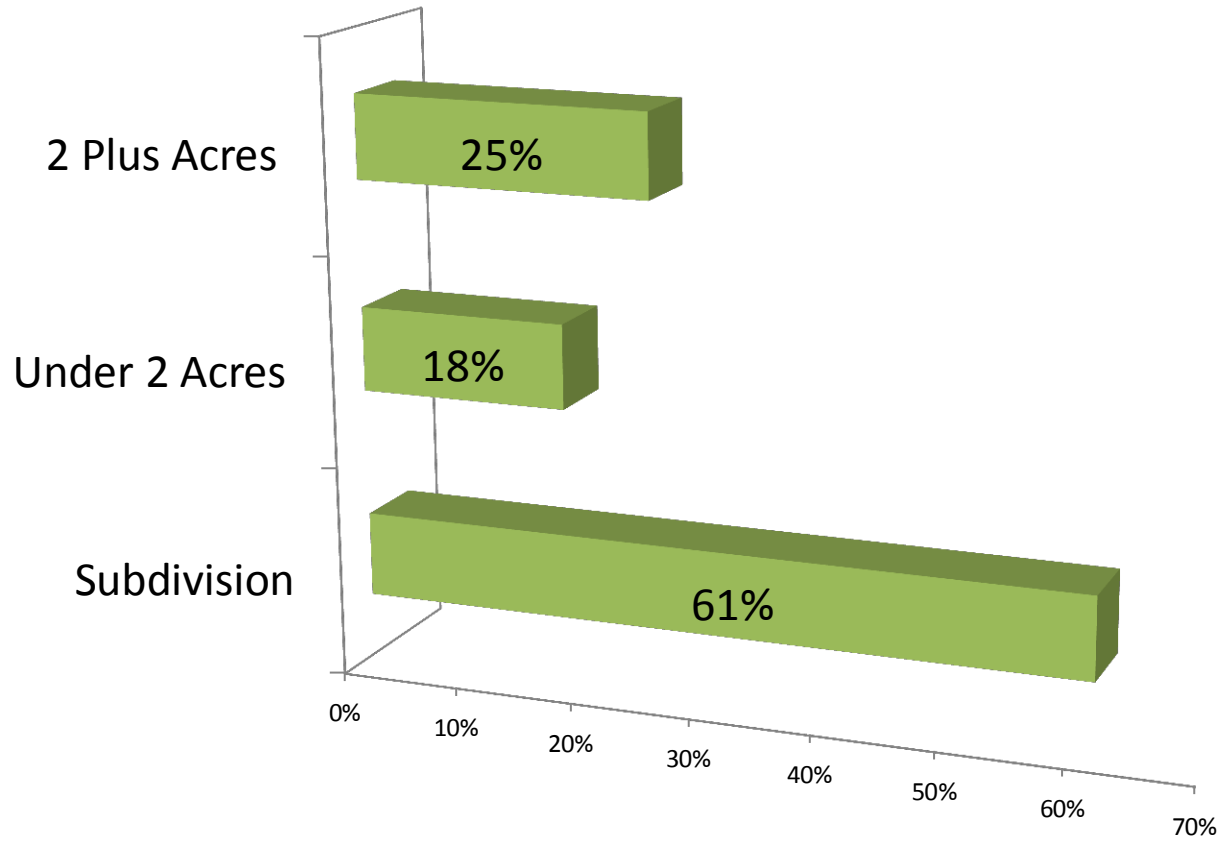
Township Quadrants



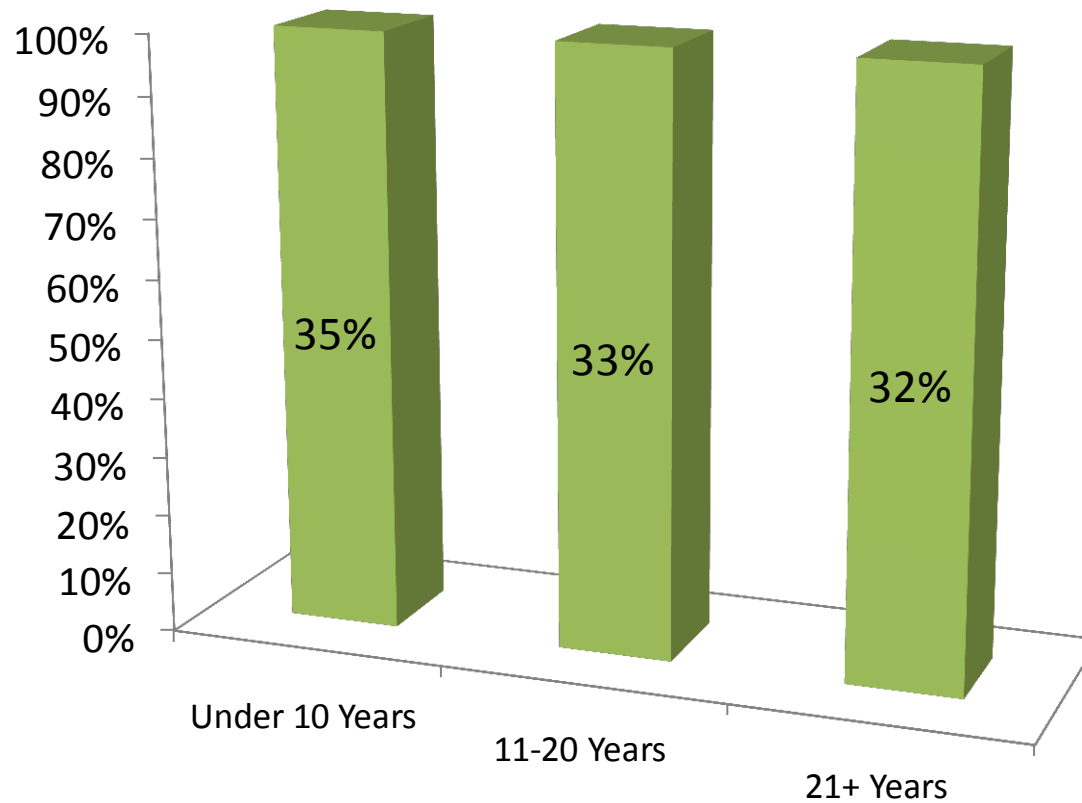
47

The majority of respondents dwell in the Southwest and Southeast quadrants of the Township.

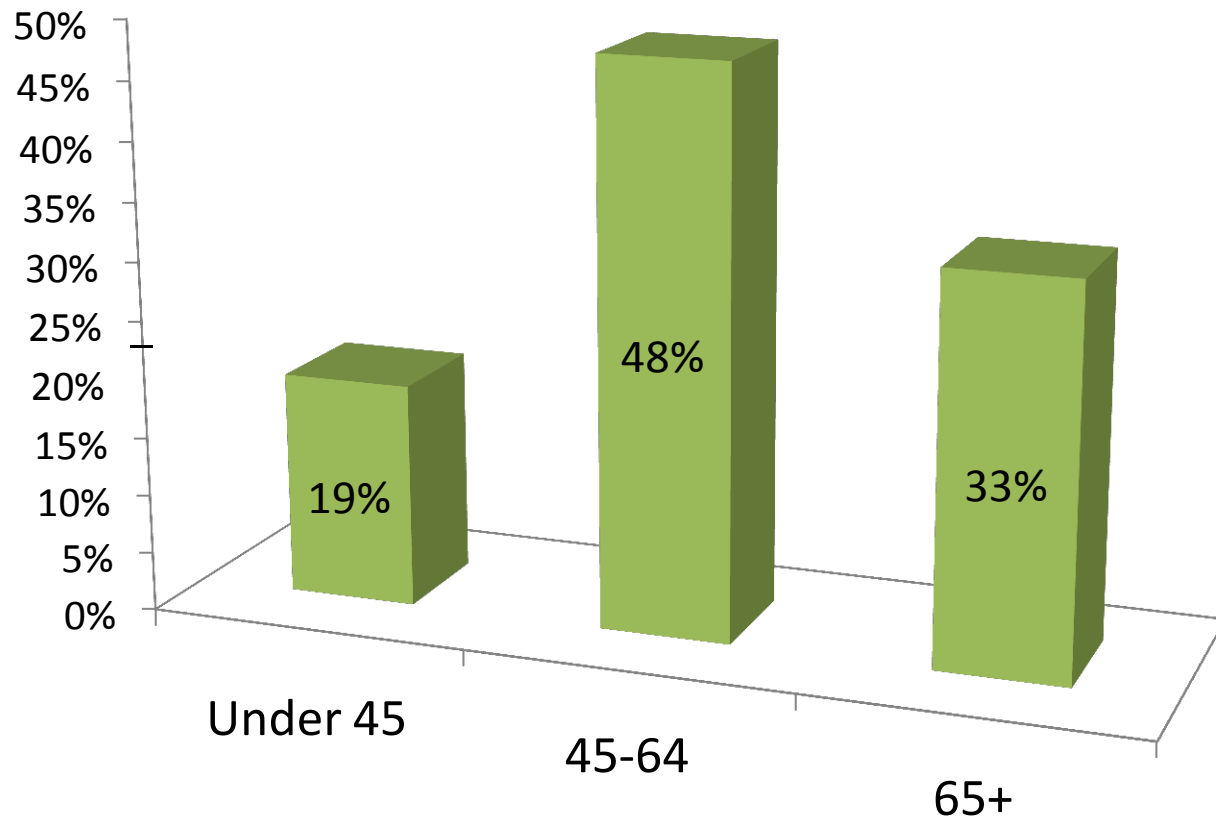
Residence Type



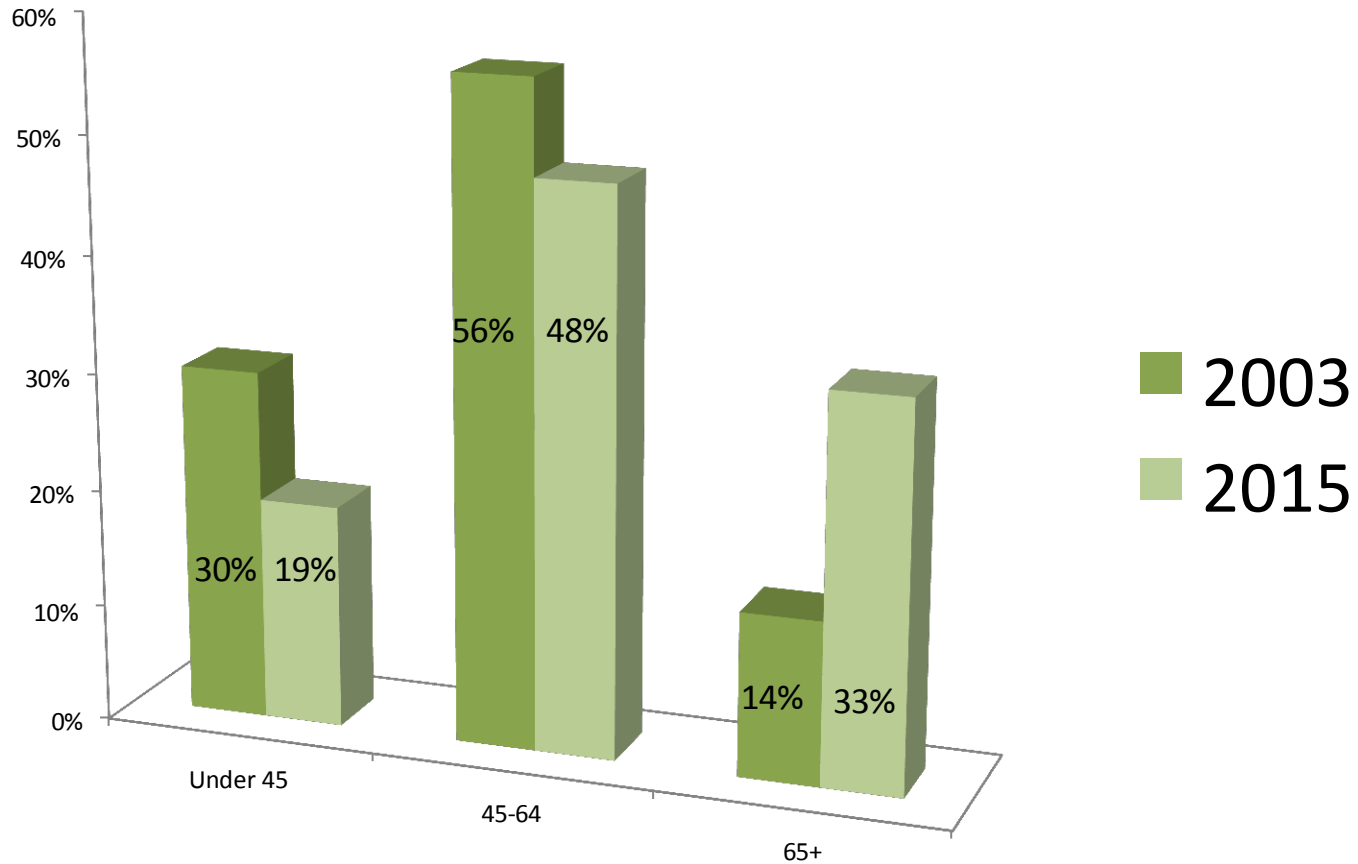
Years in Residence



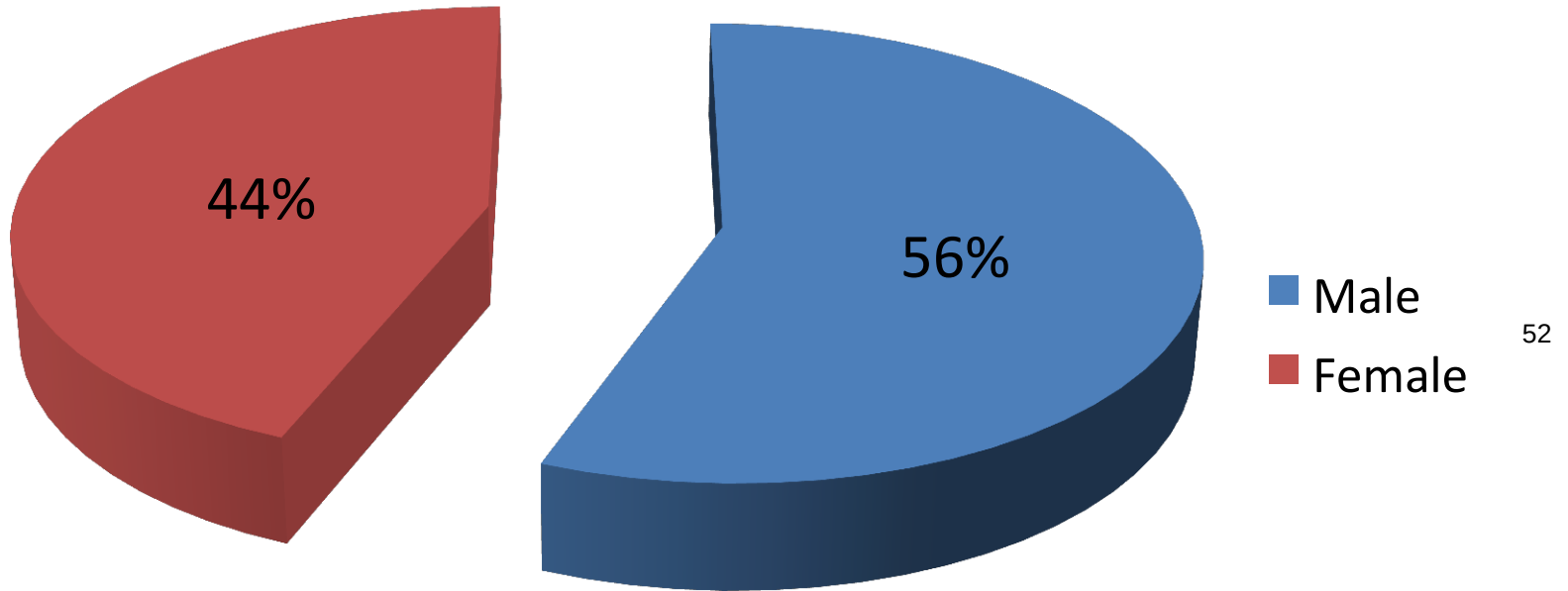
Age



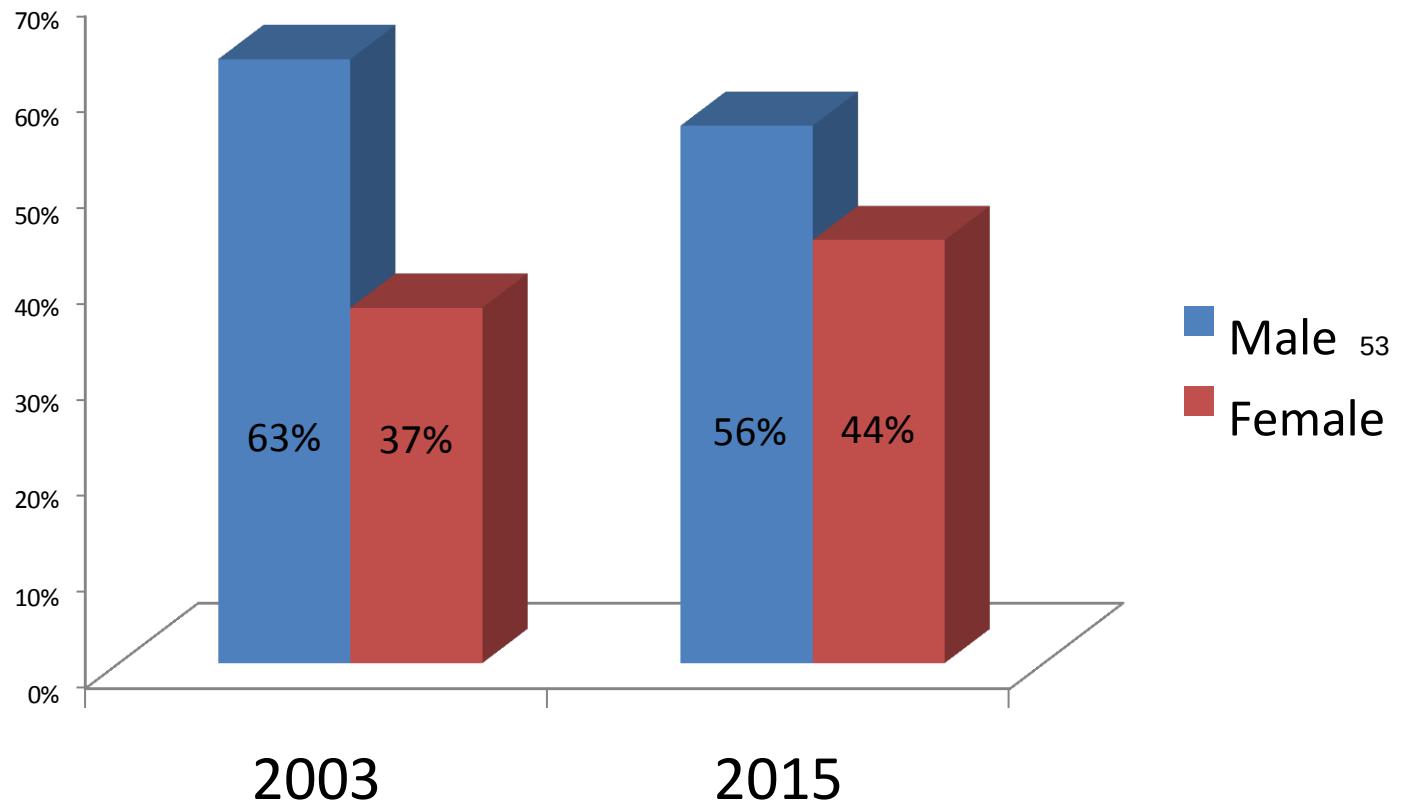
Respondent Age Distribution Comparison



Gender

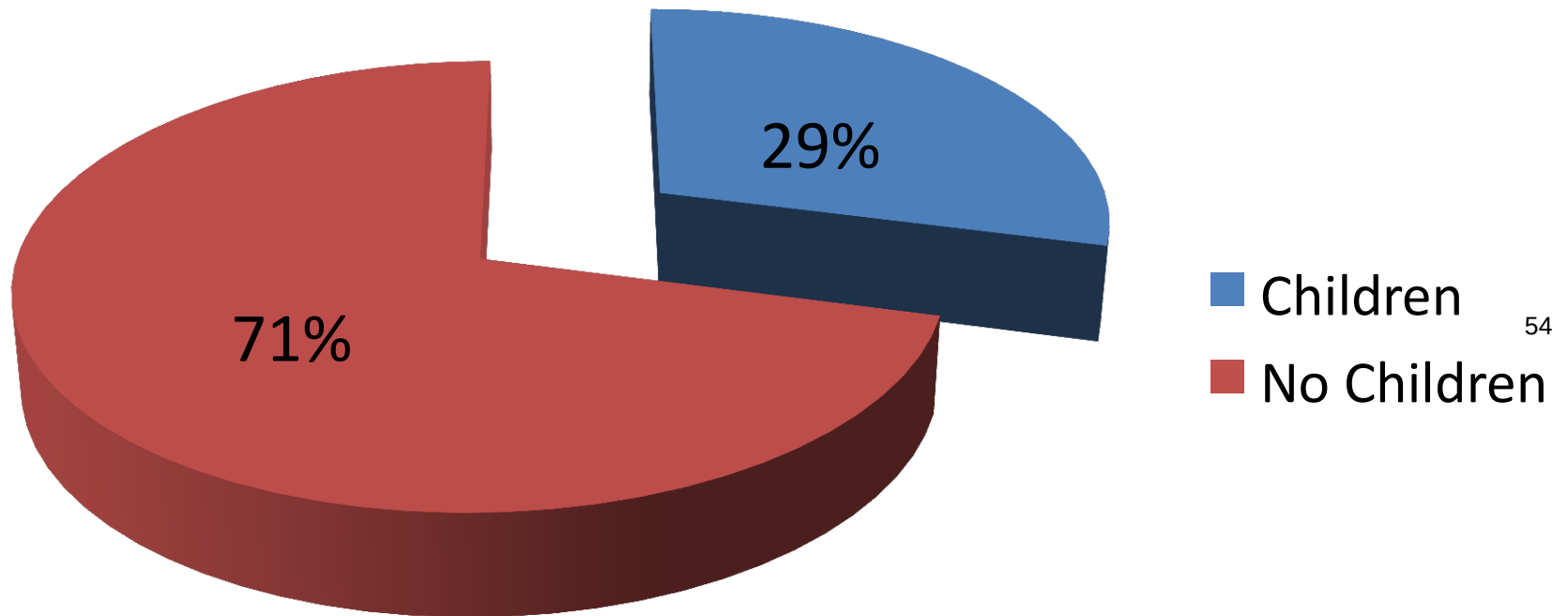


Respondent Gender Distribution Comparison

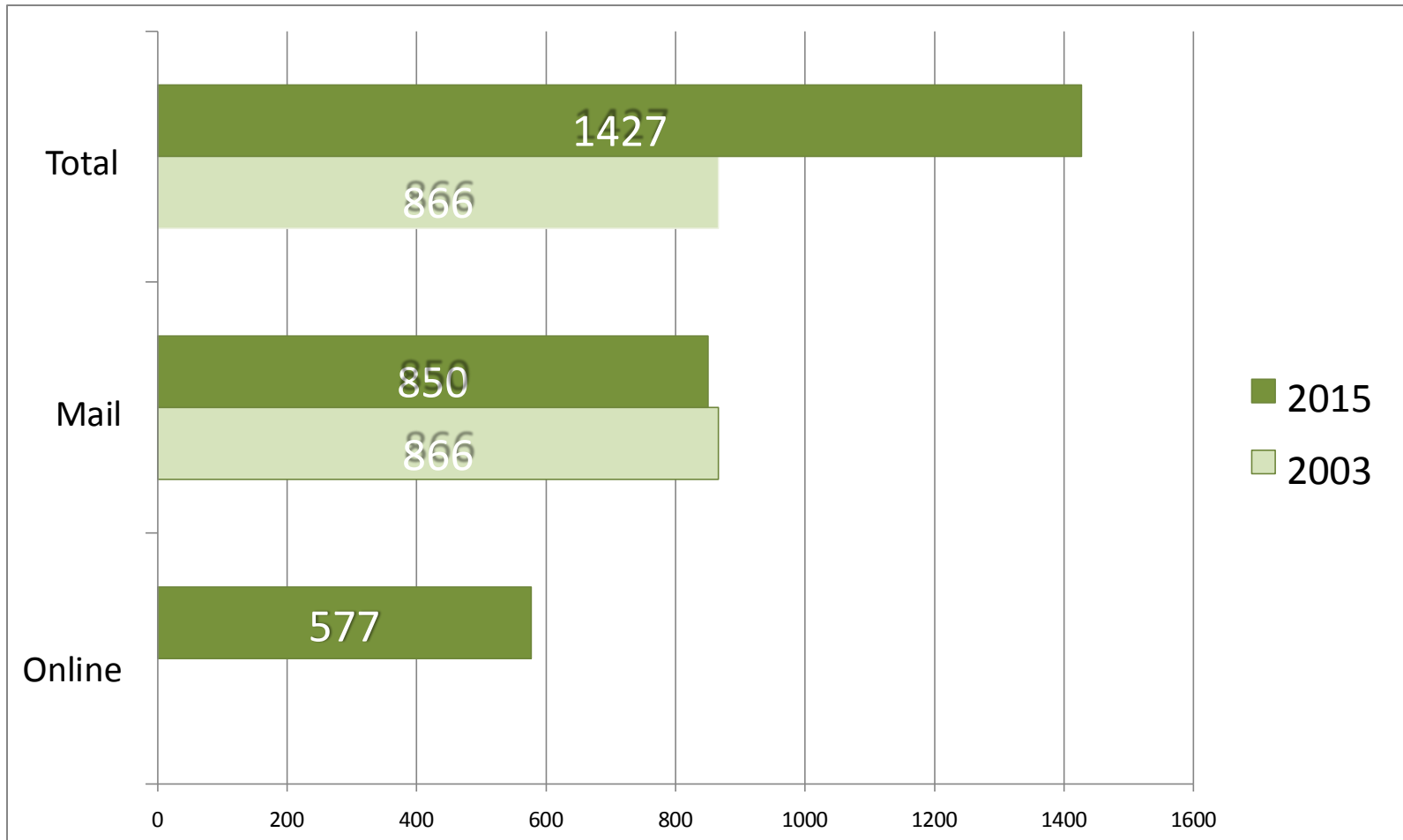


Children in Household

(Under 12yrs)

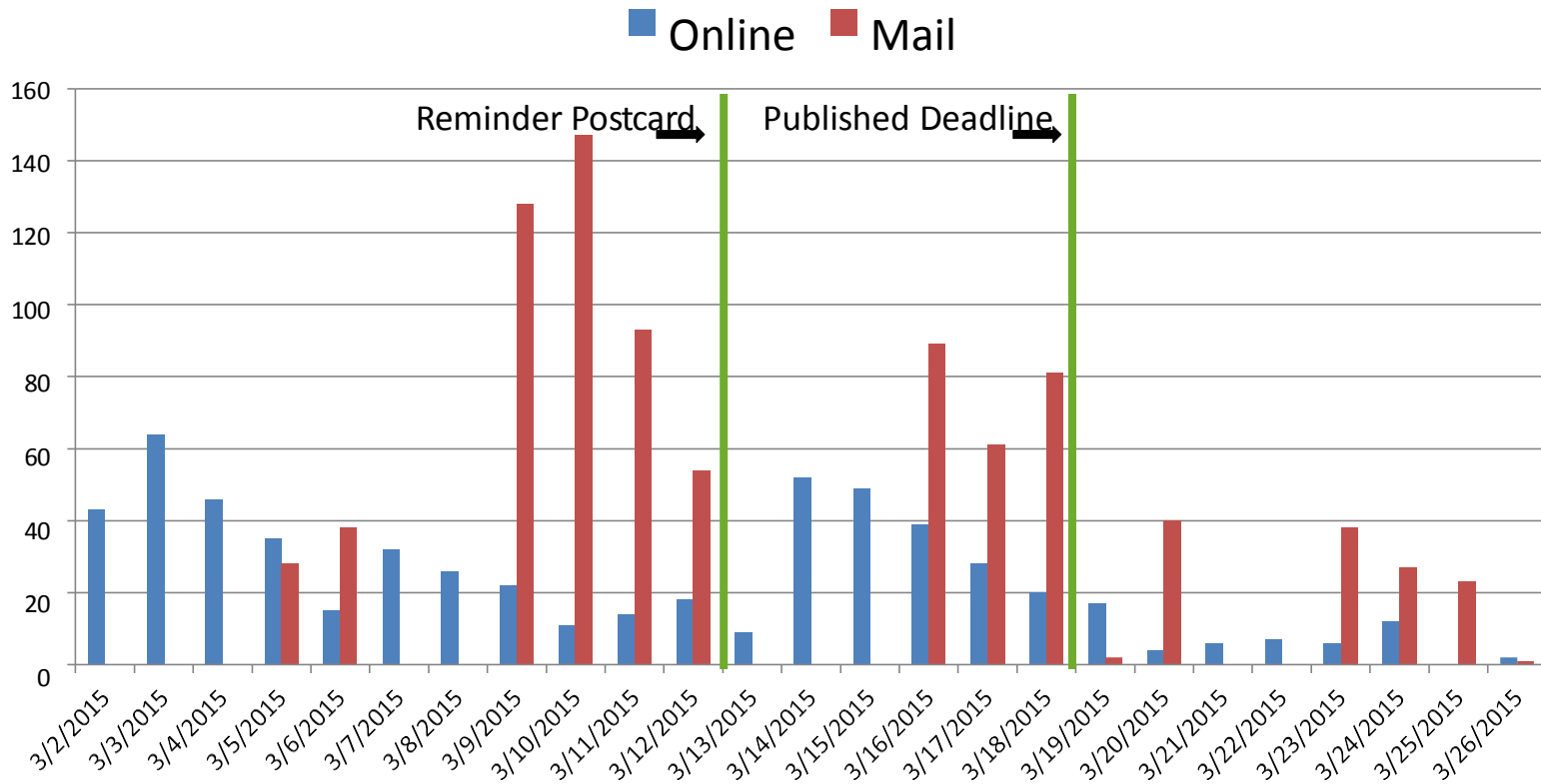


Survey Response Report



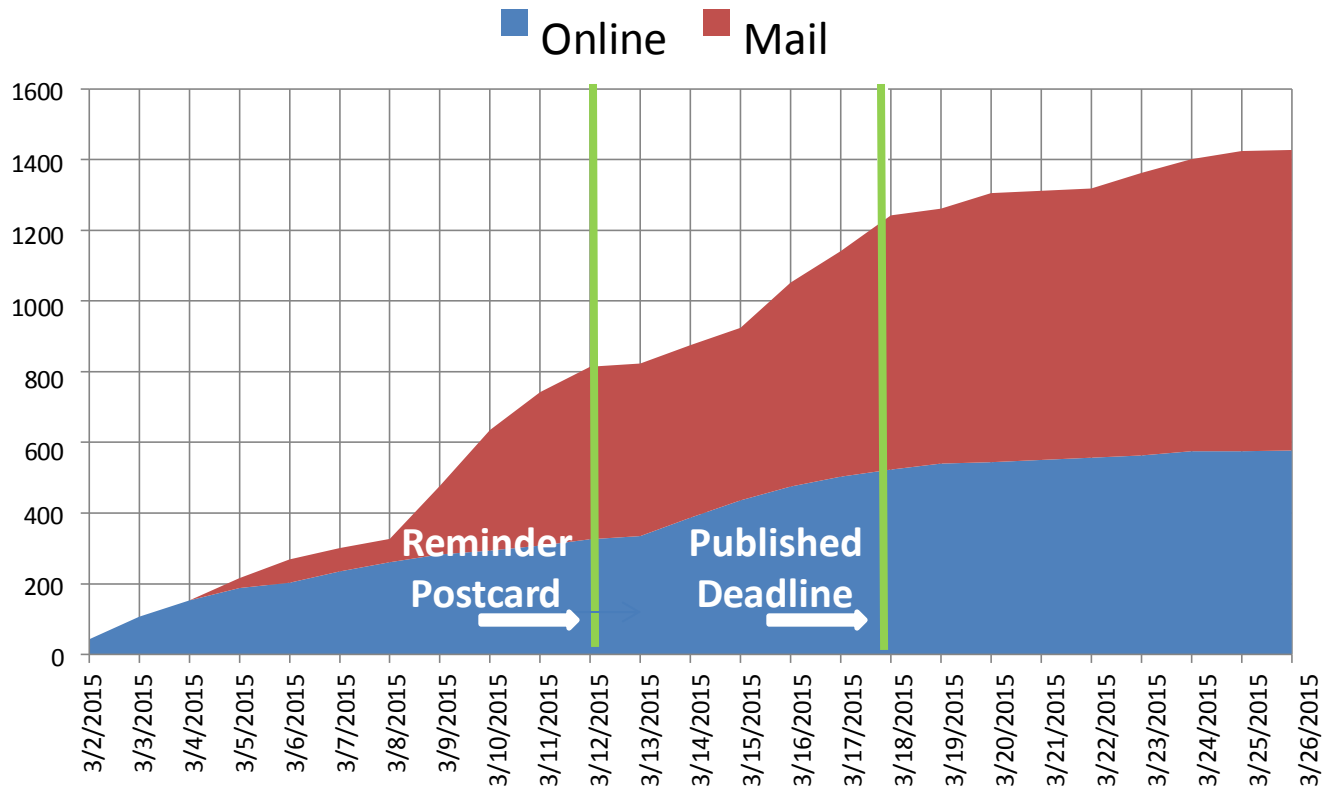
Survey Response Report

Daily Survey Returns



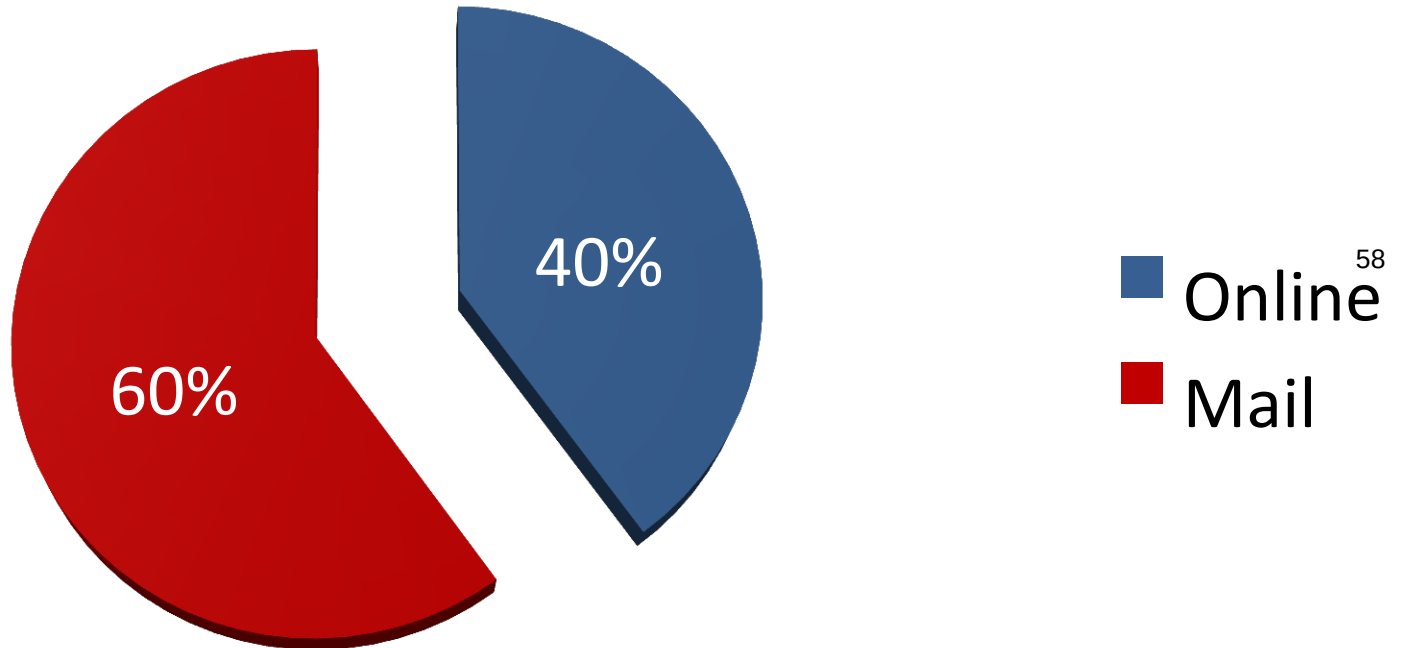
Survey Response Report

Cumulative Returns



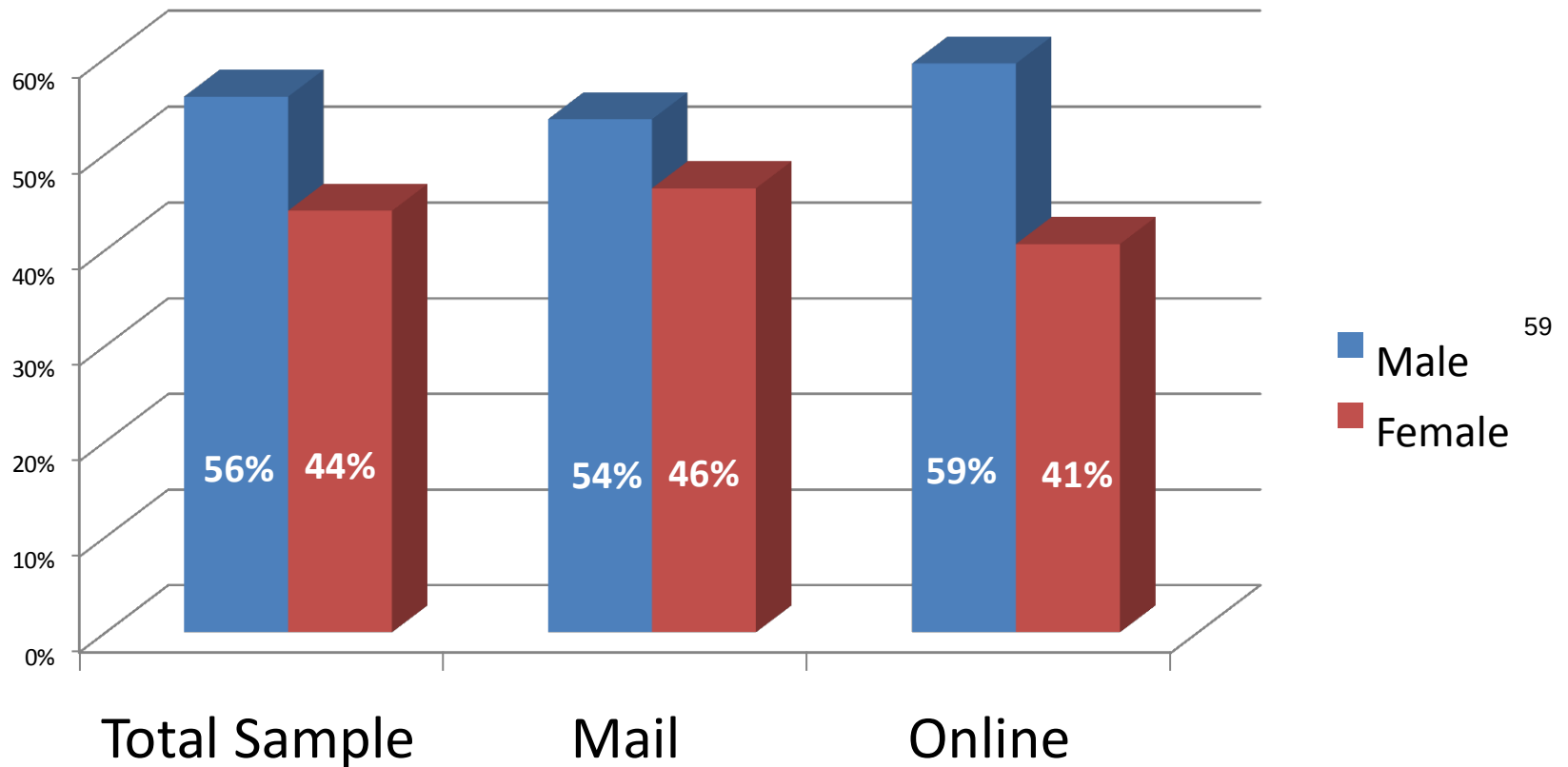
Survey Response Report

Mail vs. Online Response Distribution



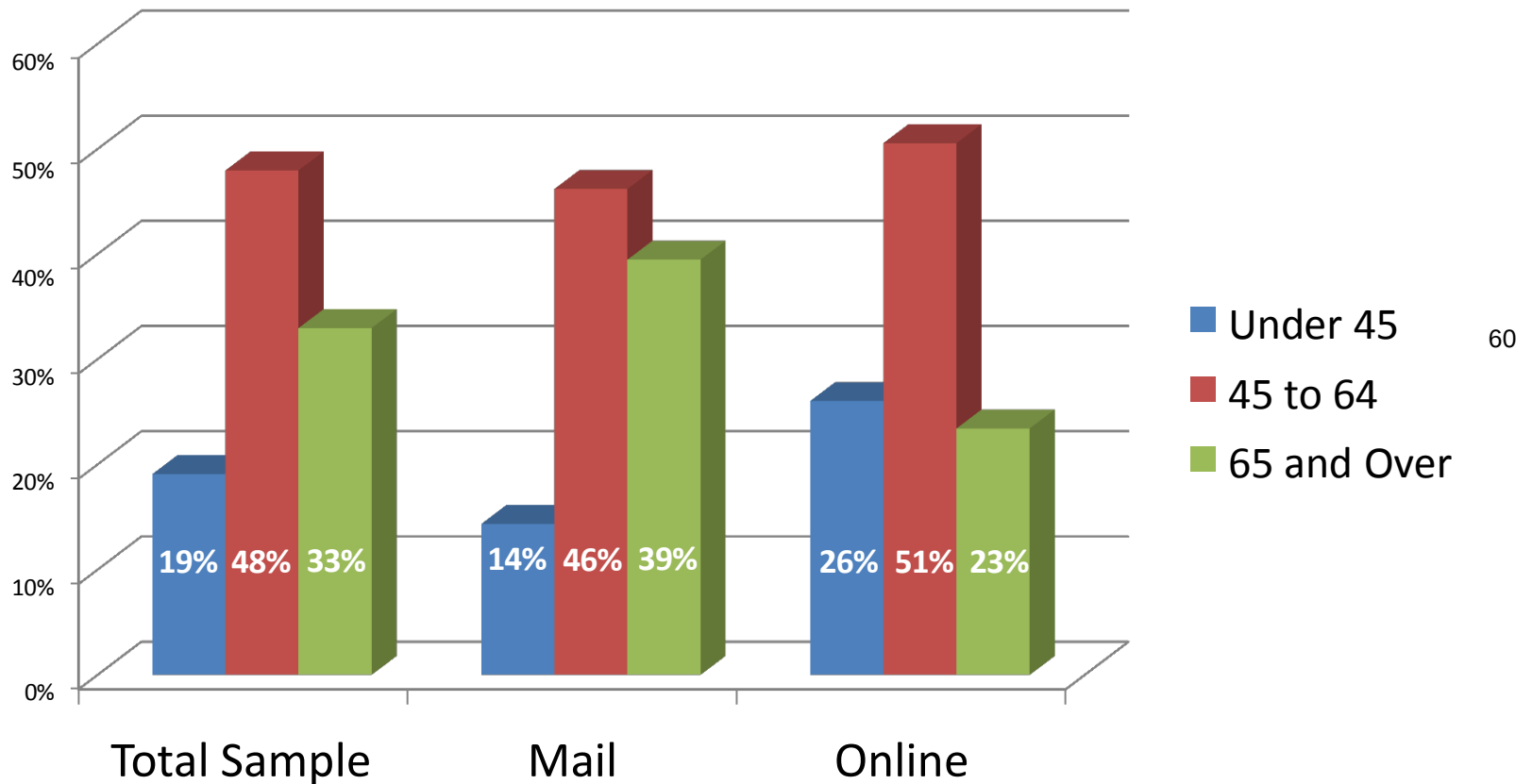
Survey Response Report

Mail vs. Online Gender Distribution



Survey Response Report

Mail vs. Online Age Distribution



Highlighting Scheme

- The highlighting scheme employed uses **green** as an indication of significant positive deviation from the mean and **red** a negative deviation. Values that are close to the mean remain posted in black. When the response to the question is stated in negative terms (for instance, % Not Important), higher numbers are highlighted in red and lower numbers are highlighted in green, as a higher negative response indicates stronger negative and a lower negative response indicates higher positive.

Age of Respondent by Years in Township

		Years in Oakland Township		
Total Sample		Under 10 Years	11-20 Years	21+ Years
Under 45	19%	43%	9%	3%
45 -64	48%	44%	65%	35%
65 and Over	33%	13%	26%	62%

Type of Residence by Age and Years in Residence

		Age			Years in Oakland Township		
	Total Sample	Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Under 2 Acres	18%	19%	17%	21%	14%	15%	25%
2+ Acres	25%	16%	25%	30%	15%	24%	38%
Subdivision	60%	68%	64%	51%	71%	66%	43%

2015 vs 2003

PART ONE: TRENDS

Trends – High Importance Issues

(%4-5)

	2003	2015	Trend
Low Crime	92%	96%	4%
Attractive Neighborhood	83%	80%	-3%
Open Space	82%	85%	3%
Good Schools	76%	80%	4%
Rural Atmosphere	73%	77%	4%
Low Taxes	62%	66%	4%
Availability of Good Housing	52%	57%	5%
Ease of Commute	48%	44%	-4%
Recreation	38%	53%	15%
Convenient Shopping	37%	42%	5%
Libraries	37%	45%	8%
Historical (Cultural) Values	27%	41%	14%
Close to Work	23%	22%	-1%
Churches	23%	27%	4%
Senior Center	11%	23%	12%
Community Center	10%	20%	10%

Q.6 "Please indicate how important the following issues are to you."

High Importance Issues

(%4-5)

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Low Crime	96%	99%	97%	94%	97%	97%	95%
Open Space	85%	87%	85%	84%	87%	83%	86%
Attractive Neighborhood	80%	82%	81%	80%	86%	82%	73%
Good Schools	80%	94%	80%	73%	85%	79%	77%
Rural Atmosphere	77%	72%	76%	81%	72%	74%	86%
Low Taxes	66%	58%	68%	69%	62%	66%	72%
Availability of Good Housing	57%	62%	56%	59%	61%	59%	52%
Recreation	53%	72%	53%	43%	62%	53%	46%
Libraries	45%	47%	37%	54%	44%	43%	48%
Ease of Commute	44%	46%	46%	41%	44%	47%	41%
Convenient Shopping	42%	42%	39%	48%	48%	41%	36%
Historical (cultural) Values	41%	34%	39%	47%	36%	41%	47%
Churches	27%	18%	25%	35%	25%	27%	29%
Senior Activity Center	23%	4%	17%	42%	13%	24%	33%
Close to Work	22%	30%	25%	14%	24%	25%	17%
Community Center	20%	14%	17%	29%	17%	22%	22%

66

Q.6 "Please indicate how important the following issues are to you."

Trends – Low Importance Issues

(%1-2)

	2003	2015	Trend
Senior Center	64%	48%	-16%
Community Center	64%	45%	-19%
Close to Work	44%	44%	0%
Churches	44%	39%	-5%
Historical (Cultural) Values	38%	26%	-12%
Libraries	29%	26%	-3%
Convenient Shopping	26%	25%	-1%
Recreation	25%	14%	-11%
Availability of Good Housing	23%	18%	-5%
Ease of Commute	22%	23%	1%
Rural Atmosphere	12%	8%	-4%
Good Schools	10%	9%	-1%
Low Taxes	6%	7%	1%
Attractive Neighborhood	5%	6%	1%
Open Space	5%	3%	-2%
Low Crime	2%	1%	-1%

Q.6 "Please indicate how important the following issues are to you."

Low Importance Issues

(%1-2)

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Senior Activity Center	48%	78%	51%	26%	63%	49%	30%
Community Center	45%	56%	50%	33%	49%	49%	37%
Close to Work	44%	38%	41%	56%	40%	42%	53%
Churches	39%	55%	39%	30%	45%	36%	37%
Historical (cultural) Values	26%	32%	29%	19%	31%	26%	22%
Libraries	26%	25%	32%	19%	28%	29%	22%
Convenient Shopping	25%	26%	27%	23%	21%	24%	32%
Ease of Commute	23%	22%	22%	25%	21%	23%	27%
Availability of Good Housing	18%	15%	19%	18%	15%	18%	22%
Recreation	14%	6%	14%	18%	8%	16%	19%
Good Schools	9%	4%	10%	10%	9%	10%	9%
Rural Atmosphere	8%	11%	8%	6%	10%	10%	5%
Low Taxes	7%	11%	6%	6%	8%	6%	6%
Attractive Neighborhood	6%	6%	6%	8%	4%	5%	11%
Open Space	3%	4%	4%	3%	3%	4%	3%
Low Crime	1%	0%	1%	2%	1%	2%	2%

68

Q.6 "Please indicate how important the following issues are to you."

Trends – Most Appropriate Type of Residential Development For Township

	2003	2015	Trend
Suburban Style (subdivision, with paved roads and sidewalks)	11%	14%	3%
Rural Style (larger parcel lots)	57%	61%	4%
Clustered Style (small lots with large areas of preserved open space surrounding them)	27%	21%	-6%
No Answer	5%	4%	-1%

69

Q.9 “Regardless of your personal residence, what is the most appropriate for Oakland Township?”

Most Appropriate Type of Residential Development for Township

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Suburban Style (subdivision, with paved roads and sidewalks)	14%	18%	14%	14%	19%	12%	10%
Rural Style (larger parcel lots)	61%	56%	62%	62%	54%	62%	68%
Clustered Style (small lots with large areas of preserved open space surrounding them)	21%	25%	21%	19%	25%	21%	16%
No answer	4%	1%	3%	5%	2%	4%	6%

70

Q.9 "Regardless of your personal residence, what is the most appropriate for Oakland Township?"

Adequacy of Housing Types

Single Family Developments

	2003	2015	Trend
Has Enough	66%	61%	-5%
Needs More	10%	13%	3%
Haven't Decided	19%	24%	5%
No Answer	4%	2%	-2%

71

Q.10 "Do you feel that Oakland Township has enough different types of housing to satisfy the needs of all current and future residents?"

Adequacy of Housing Types

Apartments/ Attached Condos

	2003	2015	Trend
Has Enough	73%	73%	0%
Needs More	6%	8%	2%
Haven't Decided	17%	16%	1%
No Answer	4%	3%	1%

72

Q.10 "Do you feel that Oakland Township has enough different types of housing to satisfy the needs of all current and future residents?"

Adequacy of Housing Types

Planned Retirement Development

	2003	2015	Trend
Has Enough	36%	50%	14%
Needs More	36%	20%	-16%
Haven't Decided	22%	28%	6%
No Answer	5%	2%	-3%

73

Q.10 "Do you feel that Oakland Township has enough different types of housing to satisfy the needs of all current and future residents?"

Adequacy of Housing Types

Low Cost Housing

	2003	2015	Trend
Has Enough	54%	74%	20%
Needs More	6%	8%	2%
Haven't Decided	12%	16%	4%
No Answer	28%	2%	-26%

74

Q.10 "Do you feel that Oakland Township has enough different types of housing to satisfy the needs of all current and future residents?"

Adequacy of Housing Types

Manufactured (Mobile) Housing

	2003	2015	Trend
Has Enough	64%	88%	24%
Needs More	1%	1%	0%
Haven't Decided	7%	8%	1%
No Answer	28%	3%	-25%

75

Q.10 "Do you feel that Oakland Township has enough different types of housing to satisfy the needs of all current and future residents?"

Oakland Township “Has Enough” of this Development Type

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Single Family Developments	61%	61%	65%	55%	62%	62%	60%
Apartments and attached condominiums	73%	73%	77%	67%	77%	73%	68%
Planned Retirement Development (Assisted Living, Nursing Facility)	50%	59%	52%	41%	55%	53%	42%
Low-cost Housing	74%	76%	78%	69%	77%	77%	67%

76

Q.10 “Do you feel that Oakland Township has enough different types of housing to satisfy the needs of all current and future residents?”

Oakland Township “Needs More” of this Development Type

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Single Family Developments	13%	16%	11%	13%	14%	10%	13%
Apartments and attached condominiums	8%	6%	8%	10%	6%	8%	10%
Planned Retirement Development (Assisted Living, Nursing Facility)	20%	11%	18%	30%	15%	19%	27%
Low-cost Housing	8%	3%	6%	12%	6%	6%	12%

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Q.10 “Do you feel that Oakland Township has enough different types of housing to satisfy the needs of all current and future residents?”

Township Should Encourage Development Type

Residential

	2003	2015	Trend
Yes	45%	45%	0%
No	38%	36%	-2%
Undecided	13%	17%	4%
No Answer	3%	2%	-1%

Q.15 "Do you feel Oakland Township should encourage the following types of development?"

Township Should Encourage Development Type

Commercial

	2003	2015	Trend
Yes	13%	12%	-1%
No	74%	74%	0%
Undecided	10%	12%	2%
No Answer	3%	2%	-1%

Q.15 "Do you feel Oakland Township should encourage the following types of development?"

Township Should Encourage Development Type

Office

	2003	2015	Trend
Yes	18%	14%	-4%
No	68%	69%	1%
Undecided	11%	14%	3%
No Answer	3%	3%	0%

Q.15 "Do you feel Oakland Township should encourage the following types of development?"

Township Should Encourage Development Type

Industrial

	2003	2015	Trend
Yes	2%	3%	1%
No	90%	89%	1%
Undecided	5%	6%	1%
No Answer	3%	2%	1%

Q.15 "Do you feel Oakland Township should encourage the following types of development?"

Township Should Encourage Development Type

Medical

	2003	2015	Trend
Yes	38%	29%	-9%
No	44%	50%	6%
Undecided	15%	19%	4%
No Answer	3%	2%	-1%

Q.15 "Do you feel Oakland Township should encourage the following types of development?"

Trends – Most “Desirable”

Additional Services (%4-5)

	2003	2015	Trend
Restaurants (sit down)	34%	34%	0%
Medical Services (doctor, dentist)	23%	17%	-6%
Theater (cultural)	22%	22%	0%
Churches	18%	13%	-5%
Automobile Services (gas, oil, repairs)	16%	13%	-3%
Pharmacy	14%	9%	-5%
Fitness Center	14%	11%	-3%
Supermarket	13%	12%	-1%
Convenience Store	12%	9%	-3%
Lumber/Hardware Stores	11%	9%	-2%
Banks	10%	7%	-3%
Restaurants (fast food)	10%	7%	-3%
Day Care	9%	8%	-1%
Clothing Stores	8%	9%	1%
Department Store	8%	8%	0%
Dry Cleaners	7%	5%	-2%
Major Household Appliance Dealerships	3%	2%	-1%
Laundromat	3%	4%	1%

Most “Desirable” Additional Services

(%4-5)

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Restaurants (sit down)	34%	51%	35%	24%	47%	33%	21%
Theater (cultural)	22%	29%	20%	19%	24%	25%	14%
Medical Services (doctor, dentist)	17%	21%	15%	17%	20%	16%	15%
Automobile Services (gas, oil, repairs)	13%	19%	13%	11%	16%	11%	10%
Churches	13%	10%	14%	13%	13%	14%	12%
Supermarket	12%	20%	11%	11%	18%	9%	9%
Fitness Center	11%	21%	10%	6%	15%	12%	7%
Convenience Store	9%	16%	9%	8%	14%	7%	7%
Pharmacy	9%	13%	6%	12%	12%	7%	8%
Lumber/Hardware Stores	9%	11%	9%	10%	10%	9%	9%
Clothing Stores	9%	11%	8%	10%	11%	8%	6%
Department Store	8%	11%	7%	9%	12%	7%	6%
Day Care	8%	13%	5%	7%	10%	5%	8%
Banks	7%	10%	6%	8%	10%	6%	6%
Restaurants (fast food)	7%	13%	6%	5%	9%	6%	4%
Dry Cleaners	5%	8%	5%	4%	9%	4%	2%
Laundromat	4%	2%	4%	5%	4%	3%	4%
Major Household Appliance Dealerships	2%	-	2%	3%	2%	3%	2%

Q.14: “We would now like to know if you would like to see any more of the following services move into Oakland Township.”

Trends – Least “Desirable” Additional Services (%1-2)

	2003	2015	Trend
Major Household Appliance Dealerships	76%	80%	4%
Laundromat	73%	74%	1%
Department Store	74%	76%	2%
Restaurants (fast food)	72%	77%	5%
Clothing Stores	68%	69%	1%
Convenience Store	67%	72%	5%
Dry Cleaners	66%	68%	2%
Lumber/Hardware Stores	64%	66%	2%
Automobile Services (gas, oil, repairs)	63%	65%	2%
Supermarket	65%	69%	4%
Fitness Center	62%	61%	1%
Banks	61%	65%	4%
Pharmacy	60%	68%	8%
Day Care	54%	57%	3%
Theater (cultural)	46%	50%	4%
Medical Services (doctor, dentist)	48%	52%	4%
Churches	47%	54%	7%
Restaurants (sit down)	42%	43%	1%

Least Desirable Additional Services

	Total Sample	Age			Years in Oakland Township		
		(%1-2)					
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Major Household Appliance Dealerships	80%	82%	82%	76%	78%	81%	81%
Restaurants (fast food)	77%	74%	80%	75%	74%	76%	81%
Department Store	76%	72%	79%	72%	72%	77%	78%
Laundromat	74%	72%	78%	71%	74%	74%	75%
Convenience Store	72%	64%	76%	72%	67%	74%	77%
Supermarket	69%	60%	73%	68%	63%	72%	74%
Clothing Stores	69%	65%	72%	67%	65%	69%	74%
Pharmacy	68%	63%	73%	63%	64%	72%	68%
Dry Cleaners	68%	60%	71%	68%	64%	68%	73%
Lumber/Hardware Stores	66%	57%	70%	65%	63%	67%	68%
Banks	65%	62%	70%	60%	63%	68%	67%
Automobile Services (gas, oil, repairs)	65%	58%	68%	64%	60%	66%	70%
Fitness Center	61%	51%	64%	64%	58%	59%	67%
Day Care	57%	49%	61%	57%	56%	58%	58%
Churches	54%	57%	54%	51%	55%	53%	54%
Medical Services (doctor, dentist)	52%	47%	56%	51%	50%	51%	58%
Theater (cultural)	50%	41%	54%	50%	46%	46%	59%
Restaurants (sit down)	43%	31%	44%	47%	35%	41%	54%

Q.14: "We would now like to know if you would like to see any more of the following services move into Oakland Township."

Trends – Desired Location of Retail Development

	2003	2015	Trend
Along major roads; e.g. Rochester Road, Adams Road	24%	29%	5%
Limited services within residential neighborhoods	6%	5%	1%
Not desired in Oakland Township	66%	64%	2%
No Answer	4%	2%	2%

Desired Location of Retail Development

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Along major roads; e.g. Rochester Road, Adams Road	29%	37%	29%	26%	38%	27%	22%
Limited services within residential neighborhoods	5%	4%	5%	5%	4%	7%	3%
Not desired in Oakland Township	64%	57%	65%	66%	56%	64%	73%
No answer	2%	1%	1%	3%	2%	2%	1%

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Q.17 "Where would you like to see retail development located?"

PART TWO: ADDITIONAL ISSUES

Increased Satisfaction

(%4-5)

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Parks and Recreation	51%	53%	50%	55%	41%	53%	61%
Schools	39%	41%	35%	46%	30%	39%	48%
Fire Protection	38%	24%	32%	56%	24%	36%	57%
Police Protection	36%	25%	31%	52%	26%	34%	51%
Library Services	32%	27%	25%	47%	22%	30%	45%
Availability of Shopping Facilities	27%	19%	26%	34%	18%	31%	32%
Recycling Facilities	22%	16%	18%	32%	15%	20%	33%
Cultural Attractions	21%	14%	18%	29%	15%	20%	27%
Land Use and Development Planning	20%	15%	16%	28%	13%	18%	28%
Residential Development	16%	19%	11%	22%	16%	13%	21%
Growth Rate	15%	18%	11%	21%	13%	13%	19%
Taxes	14%	11%	11%	20%	10%	13%	19%
Roads	13%	11%	10%	20%	10%	13%	17%
Traffic Flow	13%	15%	9%	19%	11%	12%	17%
Commercial Development	13%	12%	10%	18%	8%	14%	17%

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Q.7 "Please indicate if your feelings toward the community have changed since you first moved here."

Decreased Satisfaction

(%1-2)

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Roads	59%	53%	64%	55%	56%	65%	57%
Traffic Flow	53%	46%	59%	48%	46%	58%	56%
Residential Development	42%	40%	46%	36%	38%	44%	44%
Land Use and Development Planning	37%	36%	39%	33%	34%	40%	37%
Growth Rate	34%	29%	36%	31%	27%	36%	39%
Commercial Development	29%	24%	31%	29%	23%	31%	34%
Taxes	26%	16%	27%	28%	21%	26%	31%
Recycling Facilities	15%	14%	16%	12%	16%	12%	17%
Availability of Shopping Facilities	9%	12%	9%	9%	11%	8%	10%
Parks and Recreation	5%	2%	6%	6%	4%	6%	6%
Schools	5%	5%	7%	2%	5%	7%	4%
Police Protection	4%	4%	5%	3%	3%	5%	4%
Cultural Attractions	4%	3%	3%	4%	3%	4%	4%
Library Services	3%	2%	3%	3%	2%	3%	4%
Fire Protection	3%	2%	3%	2%	3%	4%	2%

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Q.7 "Please indicate if your feelings toward the community have changed since you first moved here."

Preferred Type of Residential Development

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Conventional subdivision	17%	17%	15%	21%	14%	16%	21%
Clustered lots plus common areas	46%	57%	47%	41%	53%	47%	39%
I need more information to make a decision	33%	23%	35%	33%	30%	33%	36%
No answer	4%	2%	3%	5%	2%	5%	4%

92

Q.8 “Which [type of residential development] would you prefer to see in Oakland Township?”

Most Valued Elements of Oakland Township

(%4-5)

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Preservation of wetlands and trees	83%	89%	85%	79%	85%	84%	81%
Trails and Safety Paths	83%	91%	86%	76%	88%	82%	78%
Low density housing	82%	81%	84%	80%	81%	83%	83%
Road corridors with natural look	79%	76%	79%	80%	77%	80%	81%
Scenic vistas	79%	82%	80%	75%	79%	80%	78%
Discrete commercial signage (no electronic flashing/scrolling signs)	77%	77%	79%	73%	77%	79%	76%
Street and building lights that minimize light pollution	75%	74%	75%	74%	75%	75%	74%
Building height limited to no more than 2.5 stories tall	74%	69%	76%	75%	73%	76%	75%
Public parks and recreation facilities	74%	89%	74%	69%	83%	72%	67%
Goodison area	64%	66%	64%	62%	61%	65%	66%
Historic Sites	58%	56%	56%	63%	58%	56%	61%
Gravel roads	29%	34%	28%	25%	28%	26%	33%

Q. 11 "Many residents have indicated a strong appreciation of Oakland Township's unique qualities. Please indicate below which elements you value most."

Least Valued Elements of Oakland Township

(%1-2)

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Gravel roads	42%	42%	43%	43%	45%	46%	36%
Historic Sites	12%	13%	12%	11%	11%	13%	13%
Building height limited to no more than 2.5 stories tall	8%	9%	7%	9%	9%	6%	9%
Goodison area	8%	9%	7%	8%	8%	8%	8%
Public parks and recreation facilities	6%	2%	5%	8%	3%	6%	10%
Discrete commercial signage (no electronic flashing/scrolling signs)	6%	7%	6%	6%	6%	7%	6%
Road corridors with natural look	6%	6%	7%	5%	7%	5%	6%
Street and building lights that minimize light pollution	6%	5%	6%	6%	6%	5%	6%
Trails and Safety Paths	5%	2%	3%	8%	2%	5%	6%
Low density housing	4%	4%	5%	4%	4%	4%	4%
Scenic vistas	4%	4%	3%	5%	4%	4%	5%
Preservation of wetlands and trees	4%	3%	3%	6%	3%	4%	6%

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Q. 11 "Many residents have indicated a strong appreciation of Oakland Township's unique qualities. Please indicate below which elements you value most."

Q.12 “How important is it for the Township to work with developers to preserve open space, wetlands, natural and historic resources?”

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Important (%4-5)	91%	94%	92%	88%	92%	90%	92%
3	4%	3%	4%	5%	4%	6%	3%
Not Important (%1-2)	3%	2%	3%	2%	2%	3%	3%
No answer	2%	-	1%	4%	1%	2%	3%

Services “Just Right Distance from Home

(%3’s)

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Dry Cleaners	90%	88%	91%	90%	90%	90%	91%
Banks	90%	85%	90%	91%	88%	90%	91%
Day Care	90%	91%	91%	88%	92%	90%	87%
Pharmacy	89%	85%	91%	89%	87%	89%	91%
Churches	89%	85%	89%	89%	88%	87%	90%
Major Household Appliance Dealerships	87%	89%	89%	84%	87%	88%	87%
Fitness Center	87%	79%	89%	87%	86%	86%	89%
Supermarket	86%	78%	89%	87%	84%	85%	89%
Lumber/Hardware Stores	85%	82%	87%	82%	84%	89%	84%
Laundromat	85%	90%	86%	81%	88%	85%	83%
Medical Services (doctor, dentist)	85%	79%	89%	84%	84%	86%	86%
Clothing Stores	85%	83%	87%	82%	83%	88%	84%
Community Center	84%	84%	86%	84%	85%	83%	85%
Convenience Store	84%	80%	86%	83%	85%	83%	85%
Senior Activity Center	83%	88%	84%	82%	85%	81%	85%
Department Store	82%	77%	85%	81%	79%	84%	84%
Automobile Services (gas, oil, repairs)	82%	77%	81%	85%	80%	81%	85%
Restaurants (sit down)	81%	73%	83%	81%	76%	81%	86%
Restaurants (fast food)	78%	74%	80%	77%	77%	78%	79%
Theater (cultural)	75%	70%	77%	76%	74%	72%	79%

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Q.13 “Considering the distance you travel from home to shop at present, how do you feel about the following services? “

Services Too Far from Home

(%4-5)

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Theater (cultural)	21%	26%	21%	19%	23%	24%	16%
Restaurants (sit down)	17%	25%	15%	15%	23%	16%	10%
Automobile Services (gas, oil, repairs)	15%	19%	16%	11%	18%	15%	11%
Department Store	13%	18%	12%	14%	17%	11%	11%
Medical Services (doctor, dentist)	13%	18%	10%	13%	14%	12%	11%
Lumber/Hardware Stores	12%	15%	11%	13%	14%	9%	12%
Senior Activity Center	12%	4%	12%	14%	9%	15%	11%
Clothing Stores	11%	13%	11%	12%	14%	8%	11%
Community Center	11%	10%	11%	12%	11%	12%	11%
Convenience Store	11%	16%	10%	10%	13%	10%	9%
Supermarket	10%	18%	8%	10%	14%	10%	8%
Restaurants (fast food)	10%	15%	10%	9%	13%	10%	8%
Fitness Center	10%	17%	9%	7%	12%	10%	6%
Pharmacy	8%	12%	7%	8%	11%	7%	6%
Laundromat	8%	4%	8%	10%	7%	7%	8%
Major Household Appliance Dealerships	7%	6%	7%	9%	9%	6%	6%
Banks	7%	11%	6%	6%	9%	5%	5%
Dry Cleaners	6%	9%	6%	5%	8%	6%	4%
Churches	6%	6%	6%	6%	7%	7%	4%
Day Care	5%	7%	5%	5%	5%	5%	6%

97

Q.13 "Considering the distance you travel from home to shop at present, how do you feel about the following services? "

Services Too Close to Home

(%1-2)

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Restaurants (fast food)	12%	11%	11%	14%	10%	13%	13%
Laundromat	7%	6%	6%	9%	5%	8%	9%
Churches	6%	9%	4%	5%	5%	5%	6%
Major Household Appliance Dealerships	5%	6%	5%	6%	4%	6%	6%
Day Care	5%	2%	4%	7%	3%	5%	8%
Convenience Store	5%	4%	4%	7%	2%	7%	6%
Senior Activity Center	5%	8%	4%	4%	6%	5%	4%
Department Store	4%	5%	4%	5%	4%	5%	5%
Community Center	4%	6%	3%	4%	4%	5%	4%
Dry Cleaners	4%	3%	3%	5%	2%	4%	5%
Theater (cultural)	4%	4%	3%	5%	3%	4%	4%
Clothing Stores	4%	4%	3%	5%	2%	4%	5%
Fitness Center	4%	4%	2%	6%	2%	4%	5%
Banks	4%	4%	3%	4%	2%	5%	4%
Supermarket	3%	4%	3%	3%	2%	5%	4%
Automobile Services (gas, oil, repairs)	3%	3%	3%	4%	2%	4%	4%
Pharmacy	3%	3%	3%	3%	2%	4%	3%
Restaurants (sit down)	3%	2%	2%	4%	1%	3%	4%
Lumber/Hardware Stores	3%	3%	2%	5%	1%	2%	5%
Medical Services (doctor, dentist)	2%	2%	1%	3%	1%	2%	3%

98

Q.13 "Considering the distance you travel from home to shop at present, how do you feel about the following services? "

Desirability of Possible Retail Development in Oakland Township

(Desirable % 4-5)

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
In one large shopping mall; (e.g., Village of Rochester Hills)	20%	30%	19%	18%	28%	19%	14%
In scattered neighborhood shopping centers; (e.g., Country Creek Commons/North Hill)	18%	23%	18%	15%	23%	17%	13%
Convenience stores scattered in several locations throughout the neighborhood	12%	17%	12%	9%	15%	12%	8%

99

Q.16 "We would like to know whether you would approve or disapprove of possible future retail development in Oakland Township in the following styles/configurations."

Desirability of Possible Retail Development in Oakland Township

(Undesirable % 1-2)

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
In one large shopping mall; (e.g., Village of Rochester Hills)	67%	59%	70%	67%	57%	68%	75%
In scattered neighborhood shopping centers; (e.g., Country Creek Commons/North Hill)	57%	57%	59%	56%	51%	57%	64%
Convenience stores scattered in several locations throughout the neighborhood	72%	65%	74%	74%	70%	72%	76%

100

Q.16 "We would like to know whether you would approve or disapprove of possible future retail development in Oakland Township in the following styles/configurations."

Importance of Concerns

(Serious %4-5)

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Over-development of areas	77%	76%	78%	73%	75%	76%	79%
Traffic congestion	74%	70%	77%	70%	72%	77%	72%
Condition of roads	72%	68%	75%	71%	69%	75%	72%
Development in open lands and natural areas	70%	70%	72%	67%	68%	71%	72%
Loss of scenic views	67%	72%	70%	60%	69%	64%	70%
Loss of private property rights	66%	62%	66%	68%	62%	65%	72%
Conversion of farms into house lots	65%	60%	66%	63%	61%	62%	71%
Pollution of lakes and streams	55%	51%	56%	56%	55%	52%	60%
Loss of historic sites	42%	38%	40%	45%	40%	40%	46%
Poor upkeep of private homes and yards	36%	32%	32%	41%	35%	33%	38%
Lack of public water/sewer	35%	37%	37%	30%	43%	37%	24%
Lack of trails/bike lanes	32%	29%	34%	30%	30%	33%	32%

101

Q.18 "How serious do you think the following concerns are in Oakland Township?"

Importance of Concerns

(Not Serious %1+2)

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Lack of nearby shopping	64%	64%	66%	61%	59%	61%	73%
Lack of entertainment and social activities	62%	63%	63%	60%	58%	59%	70%
Availability of affordable housing	43%	54%	44%	36%	49%	40%	41%
Lack of trails/bike lanes	35%	42%	33%	34%	37%	31%	38% ₁₀₂
Poor upkeep of private homes and yards	31%	37%	32%	27%	31%	32%	32%
Lack of public water/sewer	30%	31%	28%	32%	24%	26%	39%
Loss of historic sites	21%	30%	20%	17%	23%	18%	21%
Pollution of lakes and streams	13%	13%	14%	13%	13%	14%	13%
Conversion of farms into house lots	11%	15%	11%	10%	12%	10%	9%
Condition of roads	9%	13%	8%	9%	12%	8%	8%
Loss of scenic views	9%	8%	8%	10%	9%	9%	9%
Loss of private property rights	9%	13%	8%	8%	9%	9%	8%

Q.18 "How serious do you think the following concerns are in Oakland Township?"

Opinions About Oakland Township

(%Agree 4-5)

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Keeping new housing spread out on large lots helps to preserve the rural feel of the Township.	80%	83%	81%	78%	83%	77%	82%
I support increased controls on development to protect groundwater and lakes and streams.	76%	76%	74%	79%	74%	74%	80%
I would support measures to reduce the amount of traffic on main roads.	55%	64%	58%	46%	59%	57%	48%
New subdivision development should occur only where and when public sewer and water services are available.	49%	39%	49%	54%	50%	49%	49%
I would support measures to reduce traffic speed on gravel roads.	48%	34%	45%	61%	38%	48%	60%

103

Q.19 "Please indicate whether you agree or disagree with the following statements for Oakland Township"

Opinions About Oakland Township

(%Agree 4-5) Continued

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Strong enforcement is needed to get some messy properties cleaned up.	47%	38%	45%	54%	45%	48%	46%
I would support measures to reduce traffic speed on main roads.	35%	27%	33%	42%	32%	35%	39%
I am willing to pay higher taxes for government to purchase land for preservation.	35%	44%	34%	30%	41%	33%	30%
A land owner (including my neighbor) should be able to do pretty much what he/she wants with his land.	27%	37%	26%	25%	30%	23%	30%
Spreading new housing out on large lots wastes land.	13%	11%	12%	15%	13%	12%	14%

104

Q.19 "Please indicate whether you agree or disagree with the following statements for Oakland Township"

Opinions About Oakland Township

(%Disagree 1-2)

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Spreading new housing out on large lots wastes land.	68%	76%	67%	65%	71%	68%	65%
A land owner (including my neighbor) should be able to do pretty much what he/she wants with his land.	48%	40%	50%	49%	45%	51%	48%
I am willing to pay higher taxes for government to purchase land for preservation.	34%	28%	34%	38%	30%	36%	37%
I would support measures to reduce traffic speed on main roads.	30%	41%	30%	23%	32%	30%	27%
I would support measures to reduce traffic speed on gravel roads.	22%	34%	24%	13%	28%	19%	17%

105

Q.19 "Please indicate whether you agree or disagree with the following statements for Oakland Township"

Opinions About Oakland Township

(%Disagree 1-2) Continued

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
New subdivision development should occur only where and when public sewer and water services are available.	18%	19%	18%	16%	16%	17%	20%
Strong enforcement is needed to get some messy properties cleaned up.	16%	20%	16%	13%	14%	15%	19%
I would support measures to reduce the amount of traffic on main roads.	11%	11%	9%	14%	11%	10%	11%
I support increased controls on development to protect groundwater and lakes and streams.	7%	7%	7%	7%	6%	7%	7%
Keeping new housing spread out on large lots helps to preserve the rural feel of the Township.	6%	5%	6%	7%	6%	6%	6%

106

Q.19 "Please indicate whether you agree or disagree with the following statements for Oakland Township"

Top of Mind Impression of Goodison Area

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
There are natural features that could be preserved and enhanced	50%	42%	51%	54%	46%	51%	54%
Township government offices are in Goodison	47%	36%	44%	57%	36%	47%	59%
The area has potential to be a central gathering place for the community	42%	45%	44%	39%	42%	45%	39%
There are buildings that could be preserved and enhanced	37%	37%	38%	38%	34%	38%	41%
No change needed in the Goodison Area	32%	25%	32%	37%	26%	34%	38%
Could expand local shopping and services	23%	30%	25%	19%	27%	24%	18%
I don't know where Goodison is.	5%	11%	4%	3%	10%	4%	1%
Other	4%	4%	4%	5%	4%	5%	5%
No answer	2%	2%	2%	2%	2%	2%	2%

107

Q.20 "When you think of the Goodison area, what comes to mind?"

Reasons to Visit Goodison

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Business at Township Offices	21%	4%	16%	36%	11%	22%	30%
Walking the Paint Creek Trail	17%	15%	22%	12%	19%	19%	14%
Cider Mill visit	16%	25%	15%	14%	21%	14%	13%
Biking the Paint Creek Trail	14%	16%	17%	8%	15%	13%	14%
Visit a local business	8%	4%	10%	8%	5%	9%	9%
I never visit the Goodison area	7%	15%	5%	6%	12%	6%	4%
Visiting Bear Creek Nature Park	7%	8%	6%	6%	6%	7%	8%
Drop kid(s) at school	3%	9%	2%	0%	5%	2%	1%
Fishing on Paint Creek	1%	1%	1%	1%	1%	2%	1%
Go to church	1%	0%	1%	2%	0%	0%	2%

108

Q.21 "When you visit the Goodison Area, what are the main reasons for your visit?"

Satisfaction with Township Services

% Satisfied (4-5)

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Police Protection	80%	82%	82%	79%	81%	80%	81%
Fire Protection	80%	81%	80%	79%	79%	78%	82%
Snow Removal	39%	49%	36%	39%	46%	34%	37%
Maintenance of Paved Roads	31%	33%	29%	34%	32%	27%	34%
Maintenance of Gravel Roads	26%	28%	27%	27%	27%	25%	28%

109

Q.22 "Rate your satisfaction with the following services provided in Oakland Township."

Satisfaction with Township Services

% Dissatisfied (1-2)

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Maintenance of Gravel Roads	44%	43%	44%	43%	43%	45%	45%
Maintenance of Paved Roads	40%	40%	43%	34%	38%	45%	35%
Snow Removal	32%	26%	33%	32%	26%	37%	32%
Police Protection	2%	2%	2%	3%	1%	4%	2%
Fire Protection	2%	2%	2%	2%	1%	2%	2%

110

Q.22 "Rate your satisfaction with the following services provided in Oakland Township."

Favorability Toward Additional Millage

(% Yes)

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Road Maintenance	57%	66%	58%	53%	62%	60%	49%
Road Paving	44%	54%	45%	40%	53%	45%	34%
Water Quality Improvements	41%	58%	42%	32%	54%	43%	25%
Trails/Bike Lanes	39%	52%	42%	26%	45%	43%	29%
Advanced Life Support	34%	34%	34%	36%	35%	36%	32%
Fire Protection (above current rate)	30%	30%	28%	36%	31%	30%	29%
Police Protection (above current rate)	30%	30%	27%	34%	31%	30%	28%
Storm Water /Drainage Control	29%	33%	29%	27%	34%	30%	23%
Curbside Recycling	26%	43%	25%	19%	35%	25%	18%
Garbage Pickup	24%	29%	24%	21%	28%	21%	22%
Sewers	21%	28%	21%	18%	28%	20%	14%

111

Q.23 "Would you favor an additional millage in order to provide or improve the following services?"

In Favor of Investments in Paint Creek Cider Mill Building

		Age			Years in Oakland Township		
	Total Sample	Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Yes	40%	49%	39%	36%	42%	42%	35%
No	24%	16%	26%	27%	21%	24%	27%
Uncertain	34%	34%	34%	34%	35%	32%	36%
No answer	2%	1%	1%	3%	2%	2%	2%

112

Q.24 "Are you in favor of the Township making further investments in the Oakland Township owned Paint Creek Cider Mill Building?"

Desired Improvements to Paint Creek Cider Mill Building (%4-5)

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Restoration of the deck on the rear of the building for eating and viewing of the Paint Creek	35%	45%	35%	30%	38%	38%	30%
Improvements made such that the Paint Creek Cider Mill becomes the focal point of Goodison	31%	36%	31%	29%	32%	32%	29% 113
Restaurant, with full service meals offered with views of the Paint Creek	31%	40%	31%	27%	34%	34%	24%
Development as an Historic Site including restoration of the water wheel powered by water flowing from the Historic Mill Race	29%	33%	28%	26%	28%	31%	25%
On-site apple cider pressing and sale	26%	32%	25%	23%	28%	25%	25%
Community Center (wedding receptions, parties, club activities)	23%	26%	22%	21%	21%	27%	20%

Q.25 "If 'yes,' what usages and restoration improvements do you prefer be made to the Paint Creek Cider Mill Building?"

Consideration of Single Hauler Trash Contract

	Total Sample	Age			Years in Oakland Township		
		Under 45	45-64	65+	Under 10 Years	11-20 Years	21+ Years
Yes, if the price is less than I currently pay	55%	57%	56%	52%	53%	58%	54%
Yes, if the price is the same as I currently pay	37%	44%	37%	34%	39%	38%	32%
Yes, if the price is slightly higher than I currently pay (less than 10% increase)	8%	8%	9%	7%	8%	8%	7%
No, if the price is higher than what I currently pay	34%	29%	35%	37%	30%	32%	40%

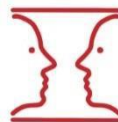
114

Q.26 "Would you consider a Single Hauler Trash contract for Oakland Township? (check all that apply)"



Oakland Township Planning Commission Resident Survey

115



D. P. Bostwick & Associates, Inc.



APPENDIX B

BRAIN WRITING EXERCISE





Public Input (Brain Writing) Summary

Oakland Township conducted a Master Plan Focus Group / Brainwriting Exercise on Thursday, May 12th from 6:30pm to 8:30pm at the Paint Creek Cider Mill. Brainwriting is a method of public engagement that works successfully with groups of diverse interests and employs a creative visioning technique. It is similar to brainstorming, but it asks participants to write down their ideas rather than voice them out loud.

This method has several important benefits:

- It works well with a large group, as everyone has a chance to contribute their ideas.
- It gets a lot of ideas out on the table in a relatively short period of time.
- It minimizes the potential for one or two people to dominate the discussion.
- It is a comfortable way for those who are reticent about speaking up to participate.

As a part of the session, seven (7) stations were set-up with topics outlined below.

Facilitators assisted participants at each topic station and helped to organize the comments into groupings. At the end of the session, facilitators took additional comments and summarized the findings. The following provides the summary of the facilitators as well as the “raw” comments made by participants.

1. What does “Rural Character” mean to you?

Facilitator’s Summary Comments:

- Low density residential on large lots
- Gravel and dirt roads or at least no curbing on roads.
- Open spaces, Farms, and natural vegetation are rural
- Lot sizes of 2 acres or larger
- More parkland – passive land preservation
- Tree lined view shed and natural vegetation
- Open spaces/parks
- Preservation of large lots – horse farms

Public “Raw” Comments

- Low industry, dirt roads, low stress drive, wildlife/nature



- Low density, preserve open land, trees, fields, treed roads
- Low density, no government intrusion
- No tract houses, no packed too, close subs, keep gravel roads
- Large lots, dirt roads, farms, no more ugly McMansions! No more subdivisions!
- Dirt roads make the Township feel rural
- Large lots of space between houses. Dirt roads
- Low density. Keep rural flavor
- Low density housing
- Large areas without houses. Agriculture and forests abundant
- Farming. No large homes on small lots. No city water and sewer
- Large lots. Many large passive parks
- Keep or maintain large lot zoning as a part of Master Plan – no less than 1 acre per home
- No cookie cutter houses lined up
- Reduce site condo lots, zoning
- Large lots, low density, open space, gravel roads
- Keep more of township in larger lots – 2.5 acres. More open space to keep the sense and feel of country! Land preservation
- Rural is low density with undeveloped park lands
- 2 acre or more per household. No apartments. Low density
- Low density, country feeling. Minimal commercial development
- Large housing parcels
- Low density housing, lots of trees, dirt roads but they need to be in better condition
- Rural character means natural, not manicured and low density
- More nature noises, less human noise (cars, etc.)
- Nature areas and wildlife
- Natural curb numbers of trees
- Open land and parks
- No curb on roads
- Rural – no city lighting, no curbs
- True rural character = agricultural/small farms. This is no longer possible, but we can encourage large lot size, and welcoming equestrians and promoting equestrian activities and access. Keep our 10-20 acre horse farms.
- Save farms and existing open lands. More parks, natural areas
- Like a 36 square mile park
- Rural character means green sight lines, few signs



- Keep our gravel roads and tree-lined right of ways! RCOC standards for paving clear too many trees! We need visual relief from development-farm fields, natural areas, open space view from road sides
- Allow livestock
- Nice tree-lined road view
- Cider mill
- Keeping the old buildings – historically important ones
- More farms, less people
- More horizon and vegetation than houses
- Fewer driveways, natural vegetation to road, minimal lighting, no gated roads (visible), mixed dirt and paved roads
- Preserve woods, lakes, rivers, wildlife
- Township-wide trash removal
- Roads without shoulders, no Disneyland entrances, lighting that obstructs night sky and is used as advertising
- Open usable spaces, farms, minimum 2 acre lots
- Visible, undeveloped naturescapes and natural habitat to attract migrations, etc., a place a frog could adopt
- Rural character means open spaces
- Few retail locations
- Not having commercial development on most corners of crossroads
- Low population density, traffic low, commercial low
- Low density, open space, farms, parks, no commercial or industrial
- Rural = animals, large lots, dirt roads, farms

2. The need for non-residential land uses. Discuss these types of land uses and their need within the community. If not provided by Oakland Township are these services provided by adjacent communities?

Facilitator's Summary Comments

- Don't need surrounded by needed non-residential uses. It's Ok to drive to these uses
- If allowed
 - Sit down restaurant
 - Gas station – none currently
- Aging population
 - Medical facilities? – in future urgent care



- Promote rural character by working with adjacent communities not competing with them.
- Small business like cider mill bring people to Twp. Promote rural business

Public “Raw” Comments

- Leave residential
- I do not want any restaurants out here. Retail isn't appropriate
- Leave rural residential
- Minimal – respectful of environment
- What we currently have is good balance
- No commercial zoning none!
- Read my lips: NO COMMERCIAL NONE
- Commercial enterprises not near to developments at least 3 miles away
- Commercial businesses are not desirable. 3 nearby towns satisfy this need
- With proper setbacks, few signs and screening, I have no problem with light commercial development
- Minimal commercial establishments in non-offensive places
- No more retail, no gas stations
- No office, no retail
- No more strip malls. The ones we have, have never been filled to capacity
- Not in favor of commercial uses
- Don't duplicate what other communities have to offer (commercial)
- Local communities have the non-residential facilities I need. I don't mind the drive.
- Not “needed” but some additional restaurants may be nice
- Aging population will need medical but not retail (valet and delivery available)
- Not needed. I can drive 15 minutes to facilities I need
- None needed. We're close to Rochester and Lake Orion
- The addition of non-retail services would help expand the nature of the community – theater, museums, etc.
- Gas station at Kroger
- Formal restaurant with table cloths nice!!! Reservations!
- All the commercial we need is already here. I would only suggest that a sit down restaurant/far as used to be is the Cider Mill would be nice but does not warrant new buildings
- Need quality restaurants no fast food



- Need at least one high end sit down restaurant
- Small rustic little mom & pop shops in area are ok if very limited
- We have Rochester, Lake Orion etc. that have all the non-residential facilities we need
- The commercial districts we need are in Rochester, Rochester Hills, Lake Orion, Romeo
- Keep at a minimum. We are close enough to Rochester
- Can go to adjacent communities for these services, less than 10 min drive anywhere in Township
- Keep them at minimum! We can drive 15 minutes to all of these
- These needs are met very well in Lake Orion and Rochester already!
- Social entertainment! Theater! Performing arts!
- City of Rochester and Lake Orion are close enough providing business and medical
- We have all these facilities nearby – we don't need to duplicate
- Put a Kroger gas station in at Silverbell and Adams
- Need family friendly areas and also keep some "just nature" but balance the two
- More vets for our animals needed
- Non-residential is non desirable unless it is small and rural looking like Goodison
- Open up bus route for community locally
- Don't care for it
- Adams and Silverbell professional bldg. vacant. Do not need more
- If Township had not taken this paint creek property, it would have been abandoned eyesore
- Large lots
- One story condos for seniors
- Cultural attractions would be a plus, theater, film, museum, etc.

3. What does "larger parcel lots" mean to you? Where should residential land use be located?

Facilitator Summary Comments:

- 1 acre or more
- 2 acres +
- 4-5 acres
- Farming
- Space and privacy
- The larger the better!
- Cluster not preferred?



- Subdivision were not addressed
- Farms rezoned to residential
- Agricultural zoning category

Public “Raw” Comments

- 4+ acres
- 4 acres
- Larger parcels mean at least 3.5 acres
- 5 acres +
- 5 acre minimum as it was in the past
- 6 + acres is a large parcel but in cluster communities there should be at least 150% of house footprint
- Large lots by wetland and sensitive environmental areas. 10+ acres
- 3+ acres
- 3+ acres is larger and good
- 3 acres without sewer. 1 acre with sewer
- Large lots, 1 house per lot. 100 acres = 50 2-acre lots
- Large lots mean 2.5 acres/home
- Keep new housing 2 acres or more
- 1.5 acre +
- Either 2+ acres or clustered housing with green space around
- 2 acres + is good
- 2+ acres rural
- Larger lots are 2+ acres
- At least one acre is a large lot for the metro Detroit area. Would like larger
- 1 or 1+ acre
- 1.5+ acres. Room to have resident nurture land and keep noise low
- Nothing smaller than 1 acre
- 2 acre to 5 area lots
- Keep township residential – 2 or more acres
- 1+ acres with open park areas/buffer zones
- Lots of green space, don't care how houses are laid out on the parcel
- Spread out housing
- Space, quiet, privacy
- Bring back private road



- There should be subdivisions but they should be hidden from view as the one on Silverbell
- Keep it rural
- It is unrealistic that everyone should have 2 acres
- Residential is most desirable. Shopping centers least desirable. Market areas like Goodison are desirable because they have a rural character, also cider mills
- Residential development should be located on the most developable property – upland, open. Not taking over our woodlands and significant natural areas
- Lower density development is most desirable multi-story housing is not desirable
- We should be able to buy large parcels and not live on them and have accessory bldgs.
- I agree spreading housing out on large lots wastes land. Better to consider less spreading and more consolidated public use
- In the south of the Township. Open farmland tax breaks for farms
- We need to set aside farmland – land trust. There is a need for some high density areas for senior housing! All subs should have ½ acre and lots and open space areas
- Plenty of residential land use already exists all around us! Preserve nature.
- 2+ acres
- 2 or more acres
- “larger parcels” = minimum 2-acre lots for development
- Keep it rural!! 2+ acres
- 2+ acres
- Acre lots assure rural feel
- Rural = farms, horses, animals, dirt roads, large parcels

4. What is more important with regard to the intensity of residential land use in Oakland Township? Density or lot area?

Facilitator Summary Comments:

- Low density
- Support farms
- Restrict density
 - Community wells
 - Roads
- Large lots or clustering?
 - Environmental
 - Natural resources
 - Limit to residents of development



- Large lots = 3-4 acres of grass if cluster done properly more natural feel
- Large lots w/common areas
- Not all large lots are mowed
 - Personal open space
- Individual roads to properties limits development
 - Access management
- Parallel roads w/native buffer/screening

Public “Raw” Comments

- Balance large lots with open space
- Cluster with opens space usually means open space for the residences of that sub only
- We need visual and environmental relief – please keep clustered lots back from road and preserve important natural areas – better than large lots with houses near roads
- Whichever gives lowest total population
- Either is fine – if high density is cluster housing
- Subdivision lots minimum ½ acre with public water and sewer, must pave roads from each exit to connect to paved road
- Large lots
- Keep density low – keep lot size large
- Eliminate ultimate paved road density
- A combination of rural style as well as cluster style seems desirable
- I prefer low density with some natural common areas
- Keep businesses to main roads
- Lot area, high density is not appealing in this area. That is why people move here. We are unique.
- 2 acres per lot minimum, please
- Lot area, large yards for children to play in
- Larger lots help home value, common areas aren’t used enough to be necessary
- No more community wells for developments
- Neither is important, what is the look of houses on small lots cluster housing is best
- Smaller lots create more open space for all to enjoy
- Low density is desired
- Density is more important. Subdivisions shouldn’t be huge
- Support our farms
- More 2.5 acre parcels
- More horizon than buildings not open space set aside



- Limit “cluster developments”
- Lot size is very important
- Large 2.5 acre is best
- Lot size averaging defeats the rural feeling of the township
- Density
- Save as much undeveloped space as possible. Some cluster as necessary but with lots of open space
- Clustered with natural empty space
- Density – the more people you have the more demand on services and infrastructure! Keep dense populations to a minimum
- Lower density, bigger sub lots with common area
- Lot area is paramount. Keep density down
- Low density housing, not cluster housing, no lots under 1 acre
- Rural style are preferable, larger lot parcel
- Lot area, parks create greenspaces
- Cluster houses with large open areas
- As long as view from outside the development is attractive, either cluster or big lots is fine
- No apartments, normal house
- Maintaining the rural feel/element open areas – encouraging our farming communities do lease lend for further crops, etc.
- Lots should be large, 2.5 + acres but can be clustered, large lots not clustered can result in large expanses of manicured yards/lawns which is not desirable
- Cluster is fine as long as homes are not too close together and open space is open to all residents. Home should still have spacious lots. No Madison Heights.
- Low density, 2 acre minimum, very low density, 5 acre minimum
- 1 acre minimum
- Land won’t be wasted if lots are large, developers must have preserves set aside
- Keep lots large, 2+ acres

5. How should Oakland Township continue to pursue the preservation of wetland and woodland areas? What specific areas should be targeted for special consideration?

Facilitator Summary Comments:

- Preserve natural areas, wetlands and trees
- Promote current ordinances
- More active trails and uses within parks



- Wisely spend when buying parkland

Public “Raw” Comments

- Include recreation in preservation
- Preserve but have recreation
- Preserve but also have family recreation areas!
- Develop some of our bought areas for more family activities
- It is time to carefully consider development of recreational use in parks and for trails and weigh the advantages of citizen use vs. sacrifice of marginal scenic/natural features
- Update tree ordinance
- Wetlands ord. tree ord.
- Preserve and maintain wetlands as much as possible
- Wetlands and natural areas should be preserved by working developers older tree should be preserved
- Keep our tree ordinance as is
- Preserve and protect our natural areas w/ our land pres. Millage. Tree ordinance needs update – forget ‘junk’ trees, Wingate needs to be fined severely for removing century trees!
- Allocate resources to actually enforce wetland ordinance. Generous wetland setbacks
- Increase amount of land with trees and wetlands and grasslands (prairies) preserved from development
- Any and all of the deemed wetlands areas showing on the map should remain a preserve
- Designate natural beauty roads
- Our wetland ordinance protects smaller wetlands than the MDEQ that is good and protects our Township’s character and natural areas! We need to uphold our tree ordinance – do not give any more variances to developers
- Wetlands should be preserved as naturally as possible
- Keep land preservation millage
- The north half of the township
- The commission should pursue more park land
- Preserve historic features
- Eliminate the tree ordinance. Trees belong to the property owner
- Get rid of Phragmites
- Preserve and have paths so we and kids can see animals
- Keep current proportion of park land to residential 25%?



- So far good job township!
- Preserve what we have. If you must develop, require many nature areas with preservation
- Habitat for nature flora and fauna – identify and preserve, protect wetlands
- Yes public water, sewer should be in place for new subs, larger lots
- Identify sensitive environmental areas where no development should occur to protect water quality
- Trees are renewable and zoning should make it less expensive and easier to comply (simplify)
- Encourage renewable energy development
- Preserve both trees and prairie restoration and wetlands more open land the better
- Continue and promote
- Many private and community wells. Protect water
- Yes, but through lower density not parks
- Cannot develop wetlands or cut trees 2” in diameter when not in road utility or house footprint!!! No filling or water diversion
- Woodpeckers love dead trees
- We already have plenty of parks. Do not like how Rochester did the law on cut down
- Although as residents of a rural area, we have challenges with deer and other wildlife destroying crop etc. we still need to preserve these areas for their life as not to destroy our own eco system. Morsh Park etc. Any and all of the deemed wetland areas should remain and be preserved.
- Spend \$ wisely when buying new land also think of “legacy costs” don’t take federal grants too many strings attached
- Trees – yes. Let the Road Commission know this.
- Roadside trees
- I like the idea of making Goodison more of a “center” for the Township
- There should be preservation of trees along roads so a natural view presents to the road

6. How do these projections affect your opinions about growth and development? Should these issues be addressed and if so how?

Facilitator Summary Comments:

- Make accommodations for aging in place
- Medical NOT needed

Public “Raw” Comments



- We have OPC – all we need
- We're aging gracefully in Oakland Twp. Leave it alone!
- No need to change our large lot plans because old people will move out and young people will move in
- There's enough. Older populations, I feel, may downsize or move to not need services.
- No changes, keep rural, no development
- Less is better
- As an aging resident, I love it here and I have what I need!
- No changes needed
- No senior center needed. OPC serves the Township
- Older people will move out – down size – move to other places
- Keep growth to a minimum
- Less development for development's sake. [make it easier to use non-motorized transit]
- There are new senior communities in Rochester. I don't think they are needed here
- I am over 65 and happily residing in this Twp. I don't feel any special accommodations should be made based on age
- There are so many new senior projects around us – don't feel we need
- But don't forget young family need for recreation
- No independent care facility, we know where they are if needed
- Address logically – yes fill needs of aging population
- We need facilities for all stages of aging
- Would like appropriately planned senior developments
- We need some senior housing – and community center
- Would like to see more one story condos for seniors
- Local Twp senior living availability is important to provide as our residents get older so they can stay in the Twp
- We do need some apartments for seniors. I expect that many seniors will stay in their homes. We have OPC and our taxes pay for this!
- Need independent senior living condo detached in forest
- Responsible density development for variety of housing – keeps infrastructure down
- Again, I think a high-density building for seniors can be hidden from view
- More smaller ranch-style houses where people can age in place (no stairs in homes)
- Well planned senior development is not objectionable if it maintains a rural character
- Zone for senior housing options
- We need assisted living and other facilities so we can stay in Oakland Twp as we age



- Senior housing that is small enough to be appropriate for middle class people, not just the very rich
- It should be possible to have a development for senior who are still mobile but don't want to maintain outside or do need some level of care that preserves nearby natural and walkable areas. This would be a good application for a cluster development
- No fracking
- Farm related things
- Increased population will increase demands for change to more density
- A master plan that changes every 5 years is not a master plan
- Keep more land open throughout our land preservation millage
- I think a lot of aging people will move due to inability to care for large lots we could encourage more young families to move to community if we had more "family friendly" activities
- Reinforces need to maintain rural residential

7. What would improve your satisfaction with Township roads? What specific roadways should be identified for improvements? How important are paved roads?

Facilitator Summary Comments:

- Preserve gravel roads – keep Township rural
- Limestone maintenance
- Tar and chip maintenance
- Traffic lights at specific intersection
- Improving drain ditches on gravel roads, decreases vegetation along roads
- Roundabouts
- Paved road maintenance needed
- Millage for road maintenance
- Bike paths
- Sight lines at intersection
- Lower speed limits, 50 mph too fast – gravel roads
- Light at Gunn and Adams – safety, e-w confusion, new homes – 356
- Roads are not crowned – would help drainage

Public "Raw" Comments

- Less paving, more maintenance, especially dirt roads, for millage for maintenance



- I believe maintaining our unpaved roads with limestone is a good choice! And the answer to maintaining them!
- Use limestone on dirt roads to keep safe.
- Roads suck. We need space for non-motorized transit (i.e. bikes) bike paths, sidewalks
- I dislike gravel roads and think they are dangerous
- Generally road maintenance is poor
- Too many pot holes on main roads and uneven pavement
- Improve Gunn and Snell Rd
- Pave Buell, Gallagher, Silverbell, Mead, Gunn, Kern
- Gunn & Kern intersection dangerous
- Light at Buell and Rochester Rd is needed!!
- Light at Gunn and Adams
- Safety of intersection Gunn and Adams
- Light on intersection of Gunn and Adams for safety
- Keep gravel roads – improve maintenance
- Keep gravel roads
- Keep gravel = reduced density
- Keep mixed roads in the Township, keep some roads without shoulders (scenic)
- Use limestone to repair limestone potholes
- Do not use chip seed because it does not work for our gravel roads
- More budget allocated for limestone treatment
- Unpaved roads shout rural, which is desirable but they need to be maintained even if it costs a little more. This is a premium community
- Maintain gravel
- I would like more pavement but not if it leads to more development
- Paved roads are not important to me. The roads we have need more maintenance
- Paved roads ok but narrow (like England)
- Pave Gallagher Road, wrecking rims/wheels
- Bicycle lanes not needed
- Pave (hard surface) Gallagher warranted by high traffic usage
- Improve sight at Gunn Rd and Kern
- Tar & chip to add to longevity
- Spend a % out of general fund each year to improve our gravel roads, could we hire a DCRC employee to only work in our township every day?
- Tar & chip! No paving – keep rural feel
- Tar & chip is ok but not paving we want to stay rural



- Tar & chip
- Maintaining our current road is important! I don't believe it's necessary in most cases to add more improved roads
- Love atmosphere of gravel roads – please use limestone on them and take better care of them! We need more safe options for vulnerable populations to bike & walk other than on roads!
- Upkeep is needed but work in bike access
- Put in bike paths to get to trail safely and around towns
- Dangerous issue with bicycle on dirt roads especially when we have bike paths
- I would pay a millage to pave roads
- Pave by streams and wetlands to reduce sedimentation of trout fishery
- Pave roads without widening? Preserve trees along roads
- Gravel roads ok but much more maintenance, including shoulders or bike paths
- No separate millage, county wise \$
- Would like to have more bike lands on main roads
- More bike trails outside of paint creek trail
- Eliminate ultimate paved road feature if possible
- If roads are to be kept dirt, they should be maintained better. There are plenty of bike trails
- Yes! Safety paths. No paved road density but if you must, include a safety path
- Speed limits on gravel roads
- Reduce the speed limits on our gravel roads to 25 mph please!
- Aging driver need more traffic circles to reduce accidents
- Oakland Twp has a great way of keeping the gravel roads in good condition. Yes, I live on a gravel road.
- No more 3 lane roads (ex. Rochester. Rd) The center lane is never plowed. No more traffic lights.
- Keep dirt roads currently a good balance
- Keep dirt but maintain better
- Lower the speed limit to 25 on Gravel Rd
- Will pay more for more frequent maintenance
- No millage no more bike trails

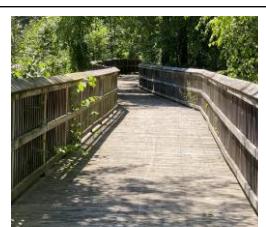


APPENDIX C

SAFETY PATHS AND TRAILS MASTER PLAN



2024 SAFETY PATHS & TRAILS STRATEGY PLAN



Five-Year Plan Prepared by the
Oakland Township Safety Paths & Trails Committee
An Appendix to the 2024 Charter Township of Oakland, Michigan Master Plan
A Supplement to the 2025 Oakland Charter Township Parks, Recreation, & Land Preservation Master Plan
http://www.oaklandtownship.org/township_departments/safety_paths_and_trails.php

VISION

TO CONNECT OAKLAND TOWNSHIP
THROUGH A NETWORK OF SAFETY
PATHS AND TRAILS

MISSION

TO SUPPORT A HEALTHY LIFESTYLE
AND STRENGTHEN OUR
COMMUNITY'S SOCIAL CONNECTIONS
BY PROVIDING GREATER ACCESS TO
LOCAL POINTS OF INTEREST



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OAKLAND TOWNSHIP SAFETY PATHS & TRAILS OVERVIEW

Until 2009, completed portions of Oakland Township’s trails and paths consisted entirely of safety paths which were constructed in conjunction with private development. These existing multi-use paths are available for general public use, and are owned and maintained by a subdivision’s homeowner’s association. The majority of these paths are located in the southwest corner of the township where a significant portion of the township population, as well as residential and commercial developments, are located.

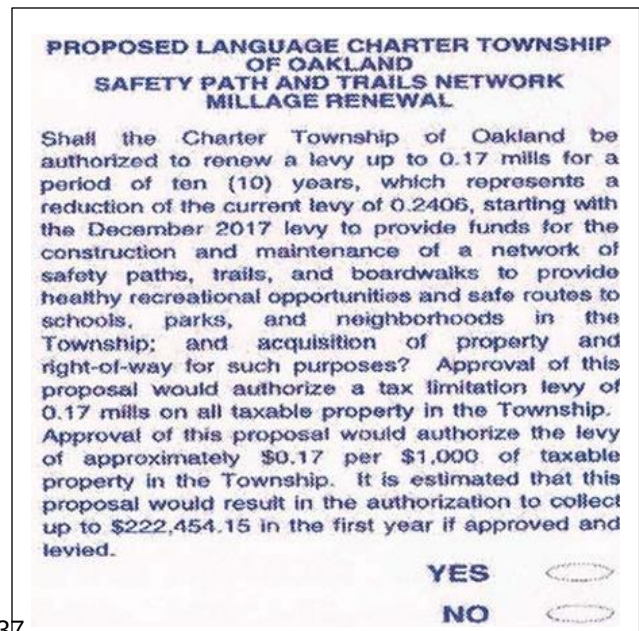
In 2005, a township trail and path vision was included in the township Master Plan. This unique vision to connect our township using not only safety paths, but also trails, became the basis for a millage that was approved by township voters in 2006. This millage was renewed at a reduced rate of 0.17 of one mill in November, 2016.

This vision to connect Oakland Township through a network of safety paths and trails has many benefits that will improve township residents’ quality of life.

These paths and trails help support a healthy lifestyle through physical activities such as walking, running, cycling and horseback riding. With connected paths and trails, safe routes can be provided as an alternative to motorized transportation.

These paths and trails help strengthen our community’s social connections by encouraging users of all ages, abilities and interests to pursue their common interests. With connected paths and trails, interaction among users is more easily attainable.

These paths and trails help to provide greater access via non-motorized routes to nearby destinations. With connected paths and trails, our community has greater access to our township’s parks, the Paint Creek Trail, Bald Mountain Recreation area, Stony Creek Metropark, Addison Oaks, other regional trails, churches, schools, shopping areas and community facilities.



GOALS

1. Create a non-motorized transportation system providing greatest benefit to township residents at lowest cost.
2. Preserve, protect and interpret natural and historical areas in conjunction with trail/path improvements
3. Provide trails/paths connections in a variety of areas across the township where there is a desire and need for them.
4. Provide more trail-oriented recreation opportunities, connecting to a network of trails including local, regional and state parks and trails
5. Provide multi-use trails/paths where appropriate and feasible for combined uses, which could include walking, running, cycling, horseback riding, roller-blade, dog walking and/or cross-country skiing.
6. Promote safe non-motorized transportation opportunities that address the needs of a full spectrum of user, including children, seniors and disabled.
7. Provide safe non-motorized passage to schools
8. Research residents' individual and collective desires and concerns and address them whenever possible and feasible.
9. Respect property ownership rights – concerning land or amenities planted or constructed on their land – to the fullest extent possible
10. Ensure long-term maintenance, which protects path and trail users, and financial stability for this system.



STRATEGIES

IN CONJUNCTION WITH GOALS

1

*To economize resources expended, minimize the number of parcels traversed when selecting location of trail/path corridors – utilizing existing road/utility easements and land already owned by the township wherever feasible.

*Integrate trail/path system with regional trail/park systems, roadway, utility, or drainage improvements and natural area preservation/interpretation which will also provide grant-funding opportunities.

*Coordinate with developers and new home construction to install paths on their respective parcels

*Continue to seek voter approval for the Safety Paths & Trails millage to enable building and maintaining Oakland Township owned paths/trails

2

*Construct paths/trails in areas with appropriate topography and hydrology, minimizing removal/disturbance of native vegetation.

*During trail/path design and construction, employ guidelines and materials which minimize disturbance to the surrounding area and its natural habitat

*Coordinate trail/path planning efforts with Oakland County green infrastructure planning, as well as Oakland Township greenways vision, Parks and Recreation Planning, and land and historical preservation efforts.

3

*Integrate township trail/path system into the Oakland and Macomb county trail networks including existing and proposed local and regional non-motorized connections to/between parks, along transportation corridors, and along natural feature corridors.

*Utilize opportunities to fill in gaps within existing trail and path system to provide complete linkages that will benefit the greatest number of users.

4

*Provide trails that are designed as recreation experiences which emphasize natural areas and minimize built intrusions such as road crossings.

*Provide connections to and from destinations where there is greatest interest and need.

5

*Where multiple trail uses could be simultaneously enjoyed, trail/path planning and design will attempt to support the proposed uses while minimizing conflicts.

6

*Ensure that ADA (or wherever possible Universal Access) and ASHTO standards are adhered to wherever feasible

*Minimize pedestrian and automotive conflicts by minimizing number of driveway and roadway crossings.

7

*Ensure that safe pedestrian connections are offered between residential neighborhoods, schools and within their catchment areas.

8

*Provide residents opportunities to give their input concerning proposed trail/path segments through public and individual meetings

*Provide residents with a mechanism to nominate a trail/path segment which is not currently proposed or to elevate the priority of one which is proposed.

*Provide residents with a mechanism to share their concerns about existing trail/path segments that may need maintenance, repair or improvement.

9

*Where the best trail/path route must cross property owned or improved by others, township will aid or compensate property owners to the fullest extent possible.

10

*Reserve a portion of the millage revenue to provide funding for future repairs or improvements to township held paths and trails.

*Develop guidelines to maintain the safety and long-term durability of Oakland Township owned pathways and boardwalks.

PLANNING PROCESS

The Oakland Township Safety Paths & Trails committee has completed the process of updating the 2017 Safety Paths & Trails Strategy Plan in an effort to inform and guide their planning activities over the next five years.

Planning Goals:

1. To set trail and path standards as a guide for future safety paths and trails for the next 10 years and beyond.
2. To prepare a strategy plan document that would be included as a supplement to the 2025 Oakland Township Parks, Recreation, & Land Preservation Master Plan as well as an appendix to the 2024 Charter Township of Oakland, Michigan Master Plan. It is anticipated that this inclusion in one or both of these master plan documents would facilitate potential grant applications.

Resources used to compile the 2024 Safety Paths & Trails Strategy Plan

1. Previous Parks and Recreation and Oakland Township master plans
2. 2017 Safety Paths and Trails Strategy plan, including the 2015 Township-wide Citizen Survey and the results of the September 21, 2016 Citizen Open House
3. Desirability/Feasibility Worksheets updated as of 6/5/24
4. The Safety Paths and Trails Committee meets regularly

DESIRABILITY / FEASIBILITY

WORKSHEETS

The Desirability / Feasibility Worksheets used in this document help to prioritize prospective trail routes and to identify known issues. These worksheets are routinely updated by the Safety Paths and Trails Committee as new information and trail opportunities become available due to circumstances such as road improvements, subdivision development or new easement and grant opportunities.

Scoring criteria for the Worksheets was established by studying previous Township Master Plans, previous Feasibility Studies, the Township's planning consultant and the Safety Paths and Trails Committee's recommendations as well as the data on the maps on pages 13-18. Further study or changes in circumstances may reveal additional feasibility challenges that would prohibit progress of a high scoring route. Conversely, a low-scoring path may rise to higher priority due to new circumstances.

DESIRABILITY / FEASIBILITY WORKSHEETS

DESIRABILITY/Feasibility Worksheets: Updated 6/5/2024										DESIRABILITY										FEASIBILITY									
DESCRIPTION		DESIRABILITY		FEASIBILITY		DESIRABILITY		FEASIBILITY		DESIRABILITY		FEASIBILITY		DESIRABILITY		FEASIBILITY		DESIRABILITY		FEASIBILITY		DESIRABILITY		FEASIBILITY					
PATH DESCRIPTION	FEA Segment Number	Location	Number of Segments	Length (in Feet)	Construction Challenges	SPC Status & Comments	Calculation: Average Segment Length (ft) = Total Length / Number of Segments	(X1) Average Segment Length (ft)	(X2) Average Segment Length (ft)	(X3) Average Segment Length (ft)	(X4) Average Segment Length (ft)	(X5) Average Segment Length (ft)	(X6) Average Segment Length (ft)	(X7) Average Segment Length (ft)	(X8) Average Segment Length (ft)	(X9) Average Segment Length (ft)	(X10) Average Segment Length (ft)	(X11) Average Segment Length (ft)	(X12) Average Segment Length (ft)	(X13) Average Segment Length (ft)	(X14) Average Segment Length (ft)	(X15) Average Segment Length (ft)	(X16) Average Segment Length (ft)	(X17) Average Segment Length (ft)	(X18) Average Segment Length (ft)	(X19) Average Segment Length (ft)	(X20) Average Segment Length (ft)		
1 GALLAGHER ROAD GAP: West side	Pa-11	28	1	+10 miles	Remaining Wall	2011 Cost estimate: \$4800+\$34,500+\$80,100 = \$119,000	6 x 674 = 3841	6	6	0	0	15	15	10	0	0	0	0	0	0	0	0	0	0	0	0	0		
2 GUNN RD: Adams Rd. to 2nd Creek Trail (north side)	Pa-04	20	1	+10 miles	Slope mitigation steep slope boardwalk	2017 Cost estimate: \$850,000	6 x 674 = 3841	6	6	0	0	15	15	10	0	0	0	0	0	0	0	0	0	0	0	0	0		
3 Dutton Rd. (north side) to Kings Pt. connector trail	Pa-197	31	1	390	Small wetland, steep retaining wall, path road with guardrail	Key require construction mitigation steep slope boardwalk	6 x 674 = 3841	6	6	0	0	15	15	10	0	0	0	0	0	0	0	0	0	0	0	0	0		
4 Kern to Gunn Rd.	na	29	1	9600	Small wetland, steep retaining wall, path road with guardrail	Key require construction mitigation steep slope boardwalk	6 x 674 = 3841	6	6	0	0	15	15	10	0	0	0	0	0	0	0	0	0	0	0	0	0		
5 ITC Powerline Phase 2: Gunn Rd. to Point Creek Rd. to Adams Rd. to use easement from Adams to PCT)	TC-03	20	1	+10 miles	Creek Crossing, steep slope, retaining wall, slope mitigation	Prelim. Engineering studies made 2015. Property owner not responsive in 2015. Property owner completed. Trails on Gunn W. of Adams, Ask about Grant	6 x 674 = 3841	6	6	0	0	15	15	10	0	0	0	0	0	0	0	0	0	0	0	0	0		
6 Point Creek Trail to Orion Road	TC-04	20	1	+10 miles	Boardwalk	Need to review	6 x 674 = 3841	6	6	0	0	15	15	10	0	0	0	0	0	0	0	0	0	0	0	0	0		
7 ITC Powerline Phase 4: Orion Rd. to Lake George Rd.	TC-05	20	1	2112	+10 miles if no phases 3	Approx. 4 miles	6 x 674 = 3841	6	6	0	0	15	15	10	0	0	0	0	0	0	0	0	0	0	0	0	0		
8 Lake George Rd. to Rochester	TC-06	21	1	14520	+2 miles	Collins to Buell is complete	6 x 674 = 3841	6	6	0	0	15	15	10	0	0	0	0	0	0	0	0	0	0	0	0	0		
9 ITC Powerline Phase 6: Rochester Rd. to hidden Rd.	TC-07	14	1	5280	1 mile boardwalk, retaining wall, slope mitigation	Dropper Team Lake Park, for future connection to Buell/monroe/hidden to Dropper Team Lake See new description below	6 x 674 = 3841	6	6	0	0	15	15	10	0	0	0	0	0	0	0	0	0	0	0	0	0		
10 ITC Powerline Phase 3-5: Point Creek Trail to Rochester Rd.	TC-04	20	1	17182	+10 miles incl PCT	Need to review	6 x 674 = 3841	6	6	0	0	15	15	10	0	0	0	0	0	0	0	0	0	0	0	0	0		
11 SILVERBELL Rd. (north side) to Point Creek Rd.	Pa-09	29	2	660	10 miles home with retaining wall at road	Path is complete along the south side of Silverbell road. Calculations assume Gallagher gap is done	6 x 674 = 3841	6	6	0	0	15	15	10	0	0	0	0	0	0	0	0	0	0	0	0	0		
12 ADAMS RD. (east side): Turn Creek Sub/Long park	TC-06	17	2	2745	Some boardwalk, woods.	Crossing at Adams/Oregon	6 x 674 = 3841	6	6	0	0	15	15	10	0	0	0	0	0	0	0	0	0	0	0	0	0		
13 ADAMS RD. (east side): Point Creek Trail to Plum Creek Sub Path	na	20	1	3380	10 miles boardwalk, some wooded, 4-7	Crossing at Adams/Oregon. Township owns NE parcel @ Buell & Adams	6 x 674 = 3841	6	6	0	0	15	15	10	0	0	0	0	0	0	0	0	0	0	0	0	0		
14 ADAMS RD. (east side): Point Creek Trail to Adams Sub Path (Line 12 & 13 combined)	TC-06	17	1	6125	10 miles boardwalk, some wooded, 4-7	Crossing at Adams/Oregon. Township owns NE parcel @ Buell & Adams	6 x 674 = 3841	6	6	0	0	15	15	10	0	0	0	0	0	0	0	0	0	0	0	0	0		
15 ADAMS RD. (east side): Point Creek Trail to Adams Sub Path	Pa-99	19	1	4480	+10 miles slope, trees, retaining wall, slope mitigation	Crossing at Adams/Oregon. Township owns NE parcel @ Buell & Adams	6 x 674 = 3841	6	6	0	0	15	15	10	0	0	0	0	0	0	0	0	0	0	0	0	0		
16 BUELL RD. (north side) to Adams Sub Path	na	17	1	5280	1 mile slope, trees, wetlands, small parcel at NE corner of lake George & Stony Creek R	Possible partial later-park 7/22. Whispering ponds is in under construction. Population will increase	6 x 674 = 3841	6	6	0	0	15	15	10	0	0	0	0	0	0	0	0	0	0	0	0	0		
17 CLARKSON RD. (south side) to Adams Rd. to start of Whispering Ponds Sub	Na	17	1	4600	1 mile slope, trees, wetlands, small parcel at NE corner of lake George & Stony Creek R	Population will increase	6 x 674 = 3841	6	6	0	0	15	15	10	0	0	0	0	0	0	0	0	0	0	0	0	0		
18 STONEY CREEK RD. (7 side) to Adams Rd.	9	10	2	10,800	2 miles wetlands, slope, trees	Population will increase	6 x 674 = 3841	6	6	0	0	15	15	10	0	0	0	0	0	0	0	0	0	0	0	0	0		
19 5th to Adams Rd.	16	15	2	10,800	2 miles wetlands, slope, trees	Population will increase	6 x 674 = 3841	6	6	0	0	15	15	10	0	0	0	0	0	0	0	0	0	0	0	0	0		

DESIRABILITY / FEASIBILITY WORKSHEETS

[illegible]

DESIRABILITY / FEASIBILITY WORKSHEETS

DESCRIPTION										DESIRABILITY										FEASIBILITY									
PATH DESCRIPTION	Z013 Section Number	Length Segment to Be Built (in Feet)	Continues from Previous Segment or Starts New?	Construction Notes (e.g., Right-of-Way, Easements, etc.)	SPT Status & Comments	Calculations: Average Population within One Mile Radius With a One Mile Plus actual traffic count	(X1) Traffic Count within One Street 500 Ft.	(QTY X2) Special Circulation within Intersection	Description Connects From To	(X3) Existing Path or Regional Path	(X3) Completed Path	(X2) Number of Completed Path Miles	(X2) School	(X3) Complete	TOTAL Ranking	(X3) Availability of Trail within RGV+5 Elements=0	(X-2) Number of Elements Required	(X-3) Challenging Elements	Crossing Beyond City Limits? v=5, n=0	(X2) Funding Available y/Ranking	Total Score								
Wynedene / Riley Park Piedmore	TC-01 TC-02 TC-03	2	1 mile	Need to acquire easement along Piedmore, TC-03 is subdivided by Riley Park.	Developer is planning acquisition of easement from parking area adjacent to Riley Park. Developer Abandonment? Blue Fund donation?	86x40=350, TC=N/A	Refuse Area & New Subdivision paths	6	3	0	Charles Riley Park	TBD	TBD	TBD	TBD	TBD	TBD	-6	TBD	10	0	4	47						
Piedmore RD: Rochester to Charles Riley Park	1	1	+2 miles and Riley Park trails	wetland stream, steep slope, heavy brush, retaining wall, slope mitigation		59 x440=278 TC=270				15	15	0	4	0	0	43													
STONY CREEK RAVINE PAINT TO SNEEL RD.	TS-05	25	1	0	Periodic Rec Project: inter park trail	prc project	prc project	prc project	Stony Creek Ravine Metro Park	prc project	prc project	prc project	prc project	prc project	prc project	prc project	prc project												
SNEEL RD. (Side TBD) Rochester to Stony Creek Ravine Park	25 26	1	6653	+2 miles creek, trees, connection to Stony Creek Metropark	Use Guardian Angels path on South side then cross to north side. Or build full path around church. Pending connection to Stony Creek Metro Park & Orchard Trail (Easement figured on south side to Sheldon, then on north side).	1,34 x 640=86k, TC=1870		9	6	6	Creek Crossing, Church, Premier Academy, Creek Ravine Park	15	15	10	10	0	86	0	-20	-12	0	0	-32	54					
SHELDON RD. (west side) Sneel to Mead Rd.	36 35	2	7392	+10 miles Boardwalk, trees	Connects to Park & Hopper School	1,24 x 640=79k, TC=1100		9	6	4	Creek Crossing, Church, Premier Academy, Creek Ravine Park	15	15	10	10	0	84	0	-22	-9	10	0	-21	63					
MEAD RD. (North side) Roch. RD./Corner park to Wonder Hill Rd.	36 35	1	9240	1.75 miles	Connects to 2-3 Parks	91x440=40Z TC=40	Ditch within Oakland Township used to partner with Rochester Hills	6	3	0	O'Connor Park	15	0	4	0	0	28	TBD	TBD	TBD	10	0	TBD						
IRON BELLE CONNECTION: Utilizing BHR/DNR existing Inter-park trails (Inter-park trails are rustic and ADA accessible)																													
BHRA SOUTH UNIT TO PAINT CREEK TRAIL (Greenlined to PCT) Same as line #27	18 19	1	11,088	10+ miles slope incl PCT	MORC Project that would use existing BHRA trails W. of Kern & new trails E. of Kern. Open Township connection. Bridge over retaining wall	2,91 x 640=186Z TC=940		12	6	6	Duckett Settlemen t Cemetery, Natural Features	15	15	10	0	0	79	15	-2	-18	10	0	5	84					
Stoney Creek Rd (North) Marshview park via BHRA	IB-1	7	1	4320	10+ miles with connection to PCT	48x440=310, TC=2640		6	9	0	Marshview BHRA	15	15	10	0	0	70	0	-2	-6	0	0	-8	62					
Trail TBD through BHRA North Unit to Addition Oaks County Park (or use existing trails)	IB-3 7	5 6 1	14362	21859 Heavy wooded, steep slopes, connection to PCT via Greenline Rd Trail	TBD. Connect 4 parks, Marshview, BHRA, Addition Oaks County's interested in this multi-use trail. Up Lake George to Polly Ann Lake Park.	NA	NA	Na	2	Natural Areas	15	15	0	10	0	0	42	15	-2	-12	10	0	11	53					
IRON BELLE ALTERNATE: BHRA/Paint Creek Trail/March View park/Addison Oaks/Cemetery Lake Park (Alternates or in addition to Iron Belle Connection, utilizing road ROW)																													
KERN ROAD: (East Side) Medellan Ct. to Gun	TA-05	30	1	1910 Silverbell	Inter-sub trail connecting to large future site on Kern 2017-7.	2 86x40=186Z TC=850		12	3	2	Eagle Creek Cemetery	15	15	0	10	10	77	0	-14	-15	0	0	-29	48					
KERN RD. TO PAINT CREEK TRAIL (Same as line #2)	IB-4 19	1	9293	Heavily wooded, steep slopes 2 bridges, retaining wall	Lined State land. DNR now owns property for bridge to PCT. Looks like BHRA is getting ready to construct bridge from PCT to Kern Road	86x40=31k, TC=850		6	3	6	Natural Features, cemetery	15	15	10	0	0	70	15	-2	-18	10	0	5	75					
BHRA/MARSHVIEW PARK CONNECTION	TI-06	18	1	2640	Parks & Rec inter-park trail	NA	prc project	prc project	prc project	prc project	prc project	prc project	prc project	prc project	prc project	prc project	prc project						0						
HARMON RD.: (West Side) Stoney Creek to Piedmore	IB-3	8	2640	+6 miles incl BHRA trees		33x440=207, TC=990		3	3	0	BHRA	15	15	0	8	0	44	0	-8	-6	10	0	-4	40					

DESIRABILITY / FEASIBILITY WORKSHEETS

DESCRIPTION							DESIRABILITY										FEASIBILITY									
PATH DESCRIPTION	2022 Section Number	Number of Segments	Length (ft)	Continuation Segment to Be Combined (in feet) or crossing paths etc.	Construction Notes	SPEC Status & Comments	Calculations: Population Served <i>Feet Adj</i> with a One Mile Radius: (660 per sq. mile) Plus actual traffic	(X3) Population on Adjacent Street: 0-1,000= 1, 1,000-2, 2,000-4, Over 2000=5	(X3) 24 hour Peak Hour Volume: Features within 500 Feet: Yes=5 No=0	(X3) Access Points to Park: to an Existing Creek or Regional Park Will Connect: Yes=5 No=0	(X2) Distance to Nearest Shopping Center: <2=2, <3=3, >5=5	(X3) Distance to Nearest School: Yes=5 No=0	(X3) Distance to Nearest Shopping Center: Yes=5 No=0	TOTAL Ranking	(X3) ROW Available with Permanent Easements=0	(K-2) Required Permanent Construction on a Project: Yes=5 No=0	(X-3) Challenges of Construction on a Project: Yes=5 No=0	(X2) Funding Sources Beyond MRC Budget: Yes=5 No=0	Total Rating Y Ranking							
PREPHONE RD: (North Side) Accession to Lake George	PJ-07	5	5069	1 mile	Bridge over Steep creek, boardwalk, heavily wooded	All DNR Property	-18x640=-117, TC=630	3	3	2	Creek Crossing BWR	15	15	0	0	0	46	15	-2	-9	10	0	14	60		
Lake GEORGE RD: (West Side) Predmore to Addition Oaks	PJ-02	5	4224	.8 mile	boardwalk slope mitigation, heavily wooded	Figure Northern link to multi-use trail at Asakis County park, which connects to Cranberry Lake Park & Devils Den State Park	20x640=135, TC=C1540	3	6	0	BWRA	15	15	0	10	0	49	15	-2	-9	10	0	14	63		
Lake GEORGE RD: (East Side) Park to Crickston Rd.		16	4963	1 mile	Boardwalk bridge	DNR-Owned land Possible parking lot in watershed	.17x640=112, TC=280	3	3	0	Watershed Ridge Park	15	0	0	4	0	25	0	-4	-6	10	0	0	25		
Lake GEORGE RD: (Side TBD) Crickston Rd. to Storey Creek Rd.		8	2640	.5 mile	Developer Owned land	Within 60' of Fox Preserve connection to The Fox Preserve park-waiting for trail connection in park	.17x640=112, TC=2770	3	9	0	NA	0	0	0	0	0	12	0	-2	0	10	0	8	20		
Lake GEORGE RD: (Side TBD) Storey Creek to Predmore Rd.		4	3576	.8 mile	Bridge over Creek	Existing path at School	.15x640=88, TC=C2770	3	9	0	Fox Preserve	15	15	0	8	10	60	0	-4	-3	10	0	3	63		
Behind Oakview School (adjacent) Lost Lake Park		9	1320	1320		This connection was eliminated upon expansion to the Fox Preserve	NA pre project	NA	NA	NA	Fox Preserve	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0		
KILNE RD: (East side) Addn Lake Park to Addition Oaks		4	2640	.5 mile	+10 miles incl Canberry Lake trails correction to addition oaks trails +2 miles Nature Reserve trails	County will install eventual NWY gate on Kilne Rd. into Addition Oaks South Fields	.47x640=303, TC=C1010	6	6	0	Asakis Park, Lost Lake Park?	15	15	0	10	0	52	0	-10	0	10	0	0	52		
Predmore Rd Last Lake Park (Kilne Rd.) to Cranberry Lake Park (North Side)		3	7406		Canberry Lake trails correction to addition oaks trails +2 miles Nature Reserve trails		.57x640=368, TC=C320	6	3	0	Lost Lake Park? Canberry Lake Park	15	15	0	10	0	49	0	-18	-6	10	0	-14	144		
PREPHONE RD: (South Side) Lake George to Klen		4	2904		The Fox Preserve Park		.15x640=88, TC=C320	3	3	0	Fox Preserve Oakview School	15	15	0	10	10	56	0	-10	0	10	0	0	56		
CENTRAL NORTH/SOUTH TRAIL		10	11,383	11,383	Some development held property	TBD Connects to Cranberry Lake Park (& addition Oakes) via existing township-held easement at Predmore Rd. To the Preserve it is to exist	TO BE DETERMINED																0			
ISLEY & DRAPER TWIN CONNECTOR (Via open land between Paris and Predmore)		12	7032	2.35 miles incl Charles Isley trails	TBD	Connects 2 parks	TO BE DETERMINED	9															0			
MADSON ROAD from Ball to Gun, then East to Windy Knoll		23	3696	+2 miles incl SC Ravine trees	Steep Slope, trees	Ravine area steeply down connection into Stony Creek Metro Park	.66x640=425, TC=C+70	6	3	0	Stony Creek Ravine	15	15	0	6	0	45	0	-16	-6	10	0	-12	33		
GUNN RD: (South Side) Rochester to Knob Creek drive		23	5280	+2 miles incl SC Ravine trees	Steep Slope, Bridge	Knob Creek allows access to Stony Creek Ravine Park, linking to Stony Creek metro park	.6x640=384, TC=C+1110	6	6	4	Foglers, pretty Creek crossing Stony Creek Ravine living friend school	15	15	0	10	10	66	0	-12	-6	0	0	-46	18		
BRANDER'S SILVERHILL FILL-IN (west side)	PJ-17	32	1320 +/- 400 = 1720	Over .4 miles wide slopes including connections Boardwalk	BOT voted 4/2023 to allow the removal of the existing road and bridge and voiced their opinion that there was little to no feasibility for a safety path connecting to the preserve. Four residents contacted in 2015 were not open to easements		1.51 x640=966, TC=C480	9	3	0	Gallagher Creek Park Nelson Delta Kelly	15	15	0	10	10	72	0	-8	-9	0	0	-17	55		

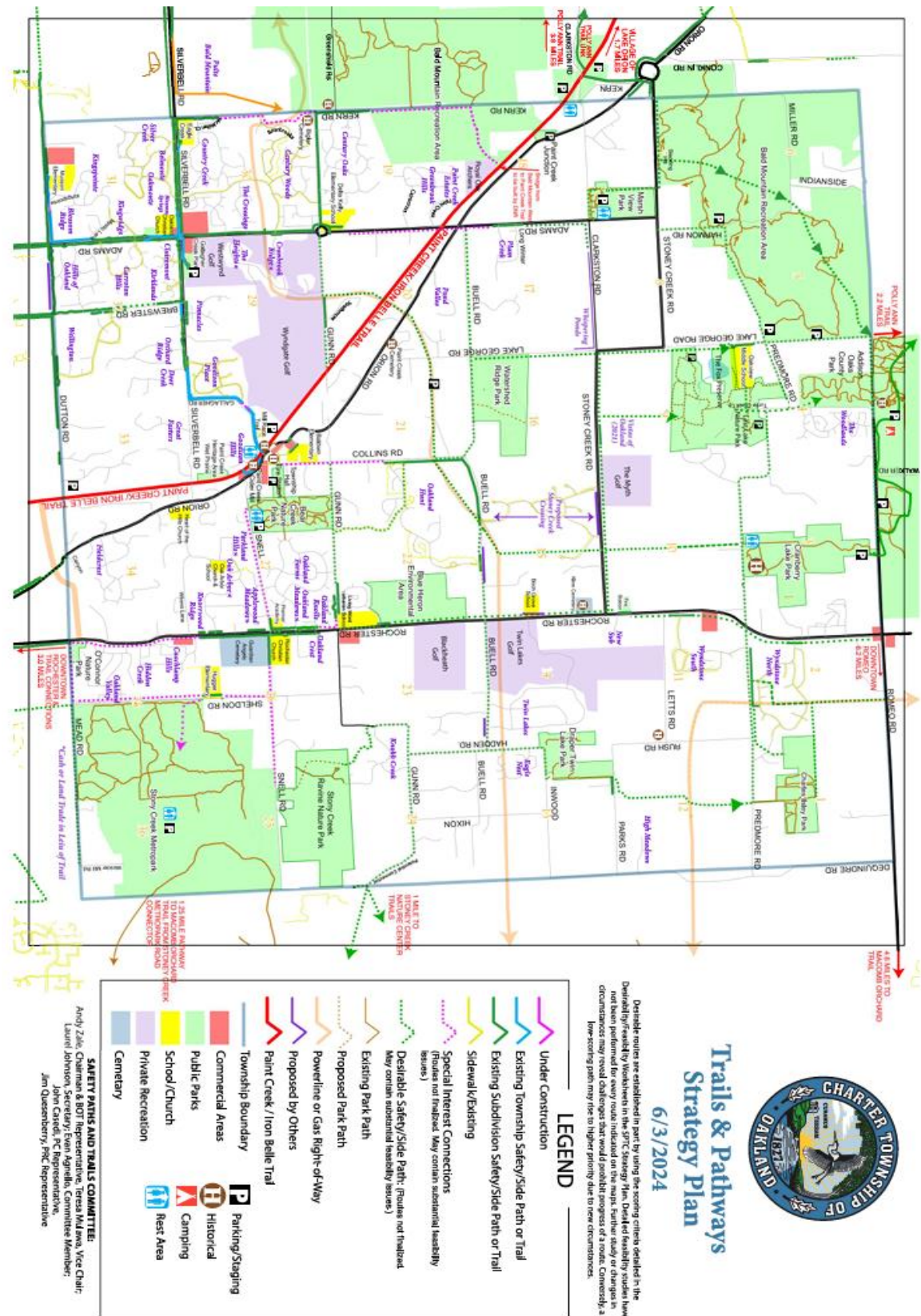
Desirability/Feasibility Worksheets: Updated 6/5/2024																					
DESCRIPTION					DESIRABILITY										FEASIBILITY						
PATH DESCRIPTION	2011 Section Number	Number of Segments	Length (incomplete of Segment to Be Completed (in Feet))	Construction Challenges: Slope, migration, bridges, tree replacement, etc.	SPFC Status & Comments	Characteristics: Average Population	(X2) 1/4 mile Traffic Count	(X2) 1/4 mile on adjacent Street	(X2) 1/4 mile Special Features within 500 Ft. Radius	(X2) 1/4 mile to a Park	(X2) 1/4 mile to an Existing Trail	(X2) 1/4 mile to a Plant or Creek or Trail	(X2) 1/4 mile to a Completed School	(X2) 1/4 mile to a Loop	TOTAL Ranking	(X2) Availability of ROW: Has Permanent Easements Required	(X2) Number of Permanent Construction Challenges	(X2) Number of Existing Permitted Sources	(X2) Feasible Y Ranking	TOTAL Ranking	
COMPLETED PATHS & COSTS AS OF 5/23/22 (With Engineering Fees)																					
ADAMS ROAD / MODERZ: East Side Adams connecting two existing paths between Dutton and Silverbell (N. Adams) (N to Vets. Memorial)	32	370	2-3 miles incl existing paths on Adams	Complete 2011: Approx \$35,000 8 ft path Property owner moves		15	15	4	0	15	0	6	0	0	55	0	-2	0	10	0	63
CIDER MILL CONNECTOR: Paint Creek Cider Mill to behind Prager bank to PCT	na	685	+10 miles incl PCT	SPFCR system renewal, existing well	Completed Fall 2016 \$85,700 + 20,500 = \$106,200 = 32,500 =	15	12	12	Cider Mill, Historical	0	15	15	10	0	79	0	-2	-6	10	0	81
SILVERBELL & SILVERBELL: East Side of Silverbell, Brewer to connection with Coventry Lane Path	14	32	4.5 miles incl existing paths at Silverbell and Adams	Slope mitigation SPT responsible for moving	Completed Fall 2016 \$49,800 + 32,500 = \$82,300 =	15	6	0	Gallagher Creek Park	15	15	0	8	0	59	0	-3	-3	10	0	63
RAGLE CREEK: North side of Silverbell from Eagle Creek Academy east to County Creek path	14	30	8.5 miles incl connections to existing Silverbell	Completed Spring 2017 \$17,000 + 40,000 = \$57,000 =		15	15	4	Eagle Creek Academy	15	15	0	8	10	82	0	-2	-3	10	0	87
GALLAGHER CREEK PARK PATH: North side of Silverbell from Gallagher Creek park	14	29	8.5 miles incl existing paths at Silverbell and Adams	Completed Fall 2018 \$12,000 + 45,000 = \$57,000 =		15	9	10	Gallagher Creek Park, Dutton, Silverbell, Forest	15	15	0	10	10	84	15	0	-12	10	0	97
DUTTON: North side of Dutton from Blossom Ridge entrance to Adams Road	14	31	Asphalt	Completed 2018 \$114,000 (used from "Blue Fund")		15	15	4	0	0	15	0	10	10	69	0	-2	-6	10	0	71
ADAMS ROAD: West side Lane to Dutton Road	14	31	Asphalt	Projected cost: \$208,000 & incl existing paths at Silverbell and Adams		15	15	4	0	0	15	0	10	10	69	0	-2	-6	10	0	71
OAKLAND CHRISTIAN Church: From Oakland Christian Church and Adams to Veterans (tribble memorial)	14	31	Asphalt	Projected cost: \$208,000 & incl existing paths at Silverbell and Adams		15	15	4	0	0	15	0	10	10	69	0	-2	-6	10	0	71
RENOVATION: West side of Adams from Oakland Christian Church to Veterans Memorial	14	31	wood boardwalk	430 foot boardwalk Removal	Completed Spring 2019 \$78,550 SPT responsible for trimming / pilings										0						
GALLAGHER ROAD: West side of Gallagher from Silverbell PCT Excluding a gap	14	28	concrete sidewalk, incl PCT & Asphalt, good condition p to silverbell	Requiring wll, slope mitigation, permanent permanent asphalt SPT responsible for concrete sidewalk	Completed 2022 \$850,000 + 46,000 = \$896,000 =	12	9	10	0	15	15	10	10	10	81	0	-2	-9	0	0	-11

Due to Desirability / Feasibility, Work Areas that provide prospects for new routes and to identify known issues. Scoring criteria was established by studying current and projected future conditions and to provide information

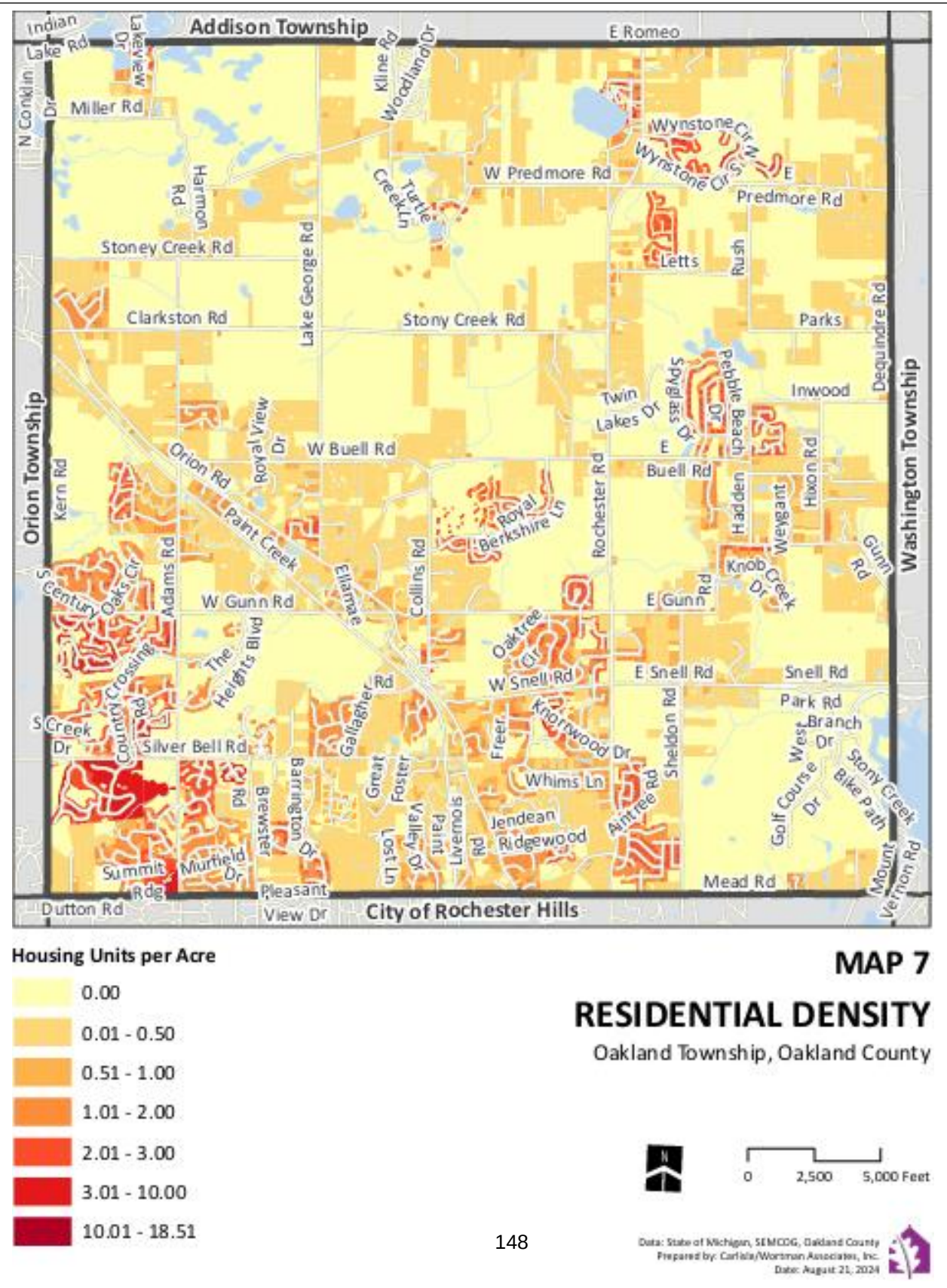
DESIRABILITY / FEASIBILITY WORKSHEETS

OAKLAND TOWNSHIP SAFETY PATH CRITERION / METHODOLOGY	
	Yellow Cells indicate that an alternative path exists
	Pink Cells indicate grouping of major paths that are broken down into several segments
	Orange Cells indicate path possibly to be developed built
	Purple Cells indicate possible connections to Iron Belle Trail
PATH DESCRIPTION COLUMNS: PEA Segment Number – These segment numbers reference current and potential safety paths from the 2013 PEA analysis and are shown on the Trails & Pathways Strategy Plan Map which is included in the township's Master Plan dated September 12, 2017 Section Location – The township is broken down into 36 segment blocks which are also shown on the Trails & Pathways Strategy Plan Map which is included in the township's Master Plan dated September 12, 2017. If a desired safety path designated which side of the road the safety path would be built, that section number is used. If the desired safety path lists the side of the road as TBD, then if the safety path straddles two blocks, both blocks will be included in the chart. Number of incomplete segments – Typically 1 unless the proposed safety path includes a portion where a path or sidewalk currently exists and would connect on either side of the existing path (then incomplete segments would be 2 or more) Length of segment to be built (in feet) – This is the length of path to be built, excluding any existing path sections Continuous length when completed and combined with existing paths – This is the total of the path to be constructed, plus the length of all of the paths / trails that it will connect to Construction challenges – List all challenges including boardwalks, slope mitigation, retaining walls, bridges, steep slopes, heavily treed, golf course crossing. If there would be more than one boardwalk or bridge needed, that should be noted in comments SPRC Status & comments – Included are cost estimates, any pertinent information regarding the proposed path, if there is a path along the opposite side of the street, it should be noted. Also, any parallel paths that exist that could be alternate route should be noted.	
DESIRABILITY COLUMNS: Calculations: Average Population Served Per Acre within a One-Mile Radius x 600 – Average population within a one-mile radius. (There are 600 acres per square mile). This column also includes actual traffic count. Information regarding the average population per acre was obtained from the 2010 census per Sprimog's website. The township was broken down into 33 sections. Data blocks that contained each section were identified and their respective population totals and acreage were added up to get a total population and total acreage per section. The total population divided by the total acreage was computed for each section. A one-mile radius (based on the center point of the proposed path) was then charted and the average population per acre for any of the sections that fell within the one-mile radius was added together and averaged. Average Population within a one-mile Radius – Based on the population within a one-mile radius calculated in the first column, points were assigned as shown and multiplied x3. 24 hour Traffic count on adjacent street – Traffic counts shown in the first column were determined based on information derived from the Road Commission of Oakland County's website based on traffic information from 2013 – 2024. Based on these traffic counts, points are assigned as shown and multiplied x3. Special features within 500 feet – Included as special features are shops, staging/parking lots, rest areas, churches, natural beauty, historical features, cemetery (golf courses were not considered a special feature). The number of features listed in column #5 were totaled, then multiplied x2. Description of special features – Special features are listed as well as any schools and/or parks that the proposed path would connect to Connects to a Park – If the proposed path allows it, along with existing paths, to connect to a park, 15 points were assigned. If not, then zero points were assigned Connects to an existing path or trail – If the proposed path allows it, along with existing paths, to connect to an existing path (even if it is a small sidewalk section), 15 points were assigned. If not then zero points were assigned. Connects to Paint Creek or Regional Trail – If the proposed path allows it, along with existing paths, to connect to the PCT or a Regional Trail, then 15 points were assigned. If not, then zero points were assigned Number of miles completed path will connect – Based on the number of miles the completed path would connect, points were assigned as shown, then multiplied x2. Connects to a School – If the proposed path allows it, along with existing paths, to connect to a school, 10 points were assigned. If not, then zero points were assigned Completes a loop – If the proposed path completes a loop, 10 points were assigned. If not, then zero points were assigned Total Desirability Ranking – This is the total of the points assigned for columns 2-6 and 8-11	
FEASIBILITY COLUMNS: Availability of ROW – If the entire proposed path falls within an existing ROW, 15 points were assigned, if not then zero points were assigned. The ROW map was from Oakland County property gateway: Property Gateway v. 7.4 (oakgov.com). Right-of-ways were assumed to exist for utilities (like the power line) and in Bald Mountain Recreation Area Number of permanent easements required – The ROW map from Oakland County property gateway was used to determine the number of properties along the proposed path that would be required to grant a permanent easement. One easement was assumed to be needed for the utility ROW as well as any paths proposed within Bald Mountain Recreation area Number of Construction Challenges – For each construction challenge listed under the description column #6, minus 3 points was assigned. The number of challenges were totaled and multiplied x3. Costing on a Paved Road – If the proposed path crossed a paved road or in order to connect a school or park over had to cross a paved road, zero points were assigned. If no crossing of a paved road was involved, 10 points were assigned Funding sources available beyond SPR mileage – If there were funding sources known and applied for, 10 points were assigned, if not zero points were assigned Total Feasibility Ranking – This is the total of the points assigned for columns 3-5 Total Overall Ranking – This is the total of both the desirability ranking and the feasibility ranking	

OAKLAND TOWNSHIP
SAFETY PATHS & TRAILS
STRATEGY PLAN MAP



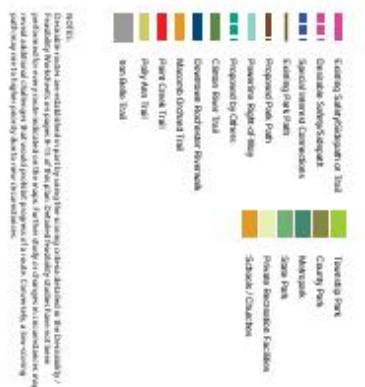
POPULATION DENSITY MAP



TRAFFIC COUNT MAP

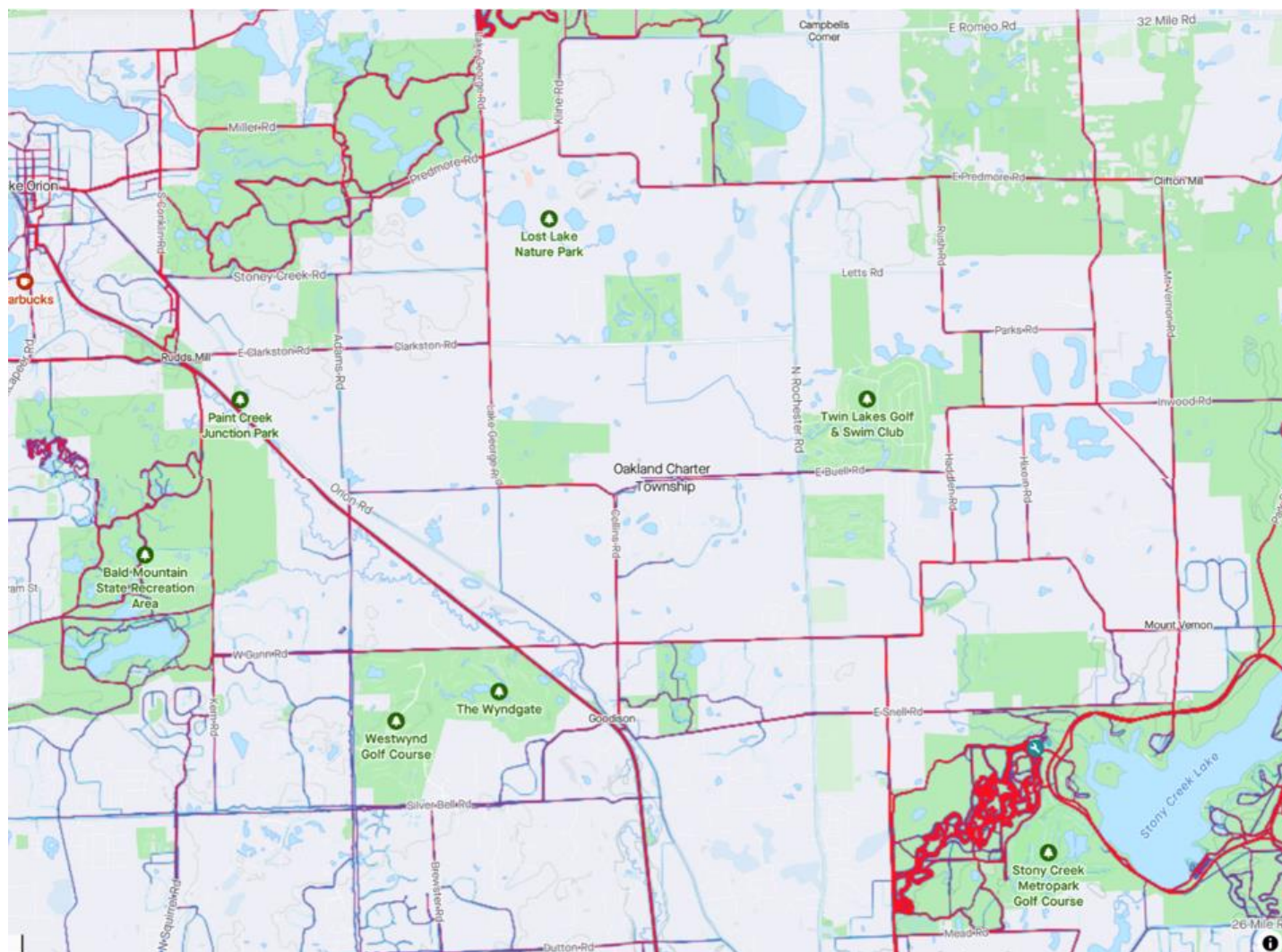


REGIONAL CONNECTIONS MAP



STRAVA HEAT MAP – ALL CYCLE SPORTS

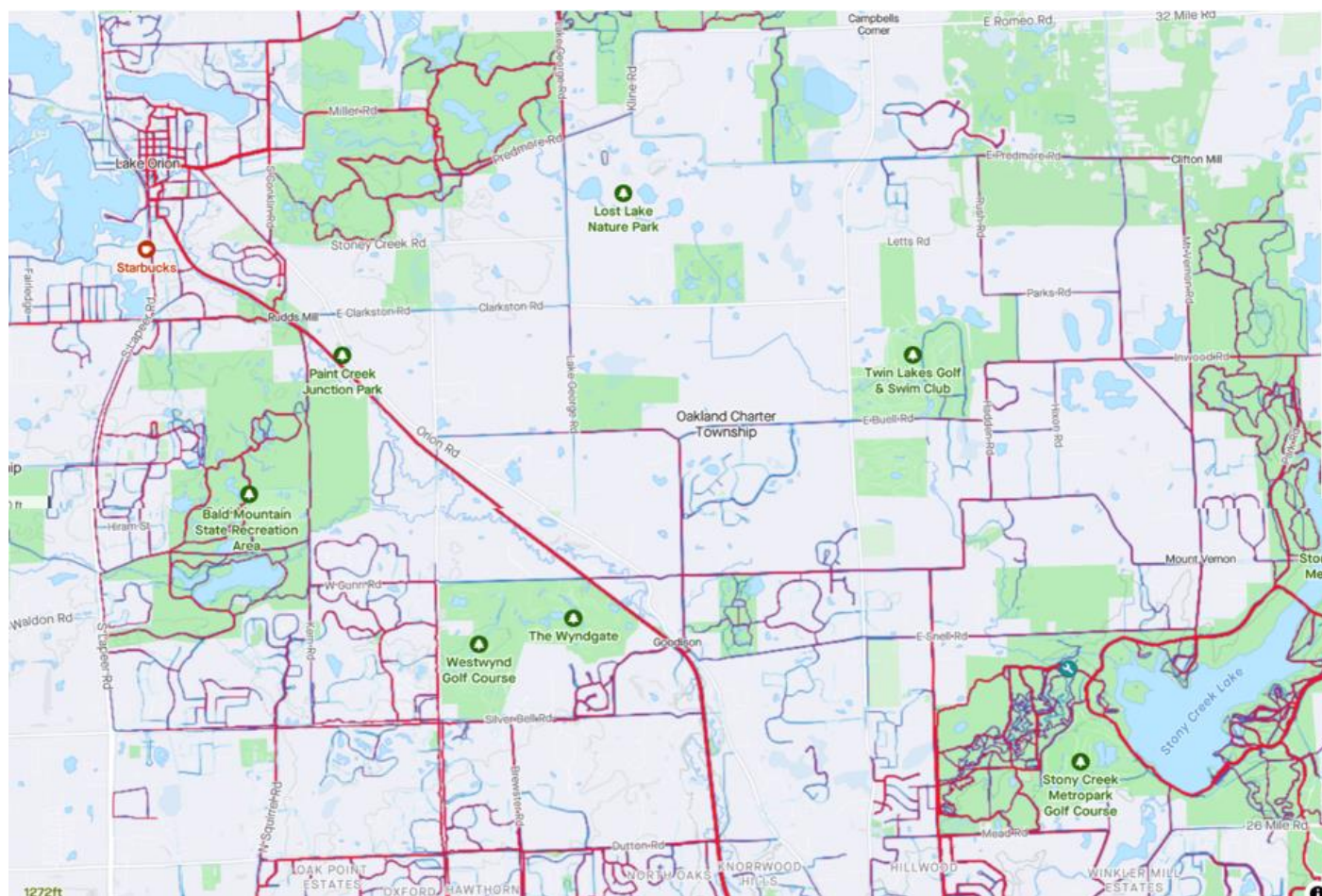
The Strava Heat map shows the level of activity on various roads and paths over the last year, and is updated monthly. Red shows paths in regular use. The darker the color red, the higher the level of activity on those paths. This map shows activity for all cycle riders, mountain bike riders, e-bike riders, gravel riders and velomobile riders.



OAKLAND TOWNSHIP
SAFETY PATHS & TRAILS

STRAVA HEAT MAP – ALL FOOT SPORTS

The Strava Heat map shows the level of activity on various roads and paths over the last year, and is updated monthly.. Red shows paths in regular use. The darker the color red, the higher the level of activity on those paths. This map shows activity for all hikers, walkers, runners and trail runners.



FUNDING OPPORTUNITIES

Oakland Township Safety Paths and Trails includes township-owned, non-motorized travel systems that are located in Oakland Township, but are not within township parks. In addition to completed paths, 32 miles of proposed pathways and 16 miles of proposed trails are under review by the Safety Paths and Trails Committee.

Resources and Strategies used to fund construction of Safety Paths & Trails

1. The vision to connect Oakland Township's existing trails, along with parks, schools businesses, and residential areas with trails and pathways became the basis for a millage that was approved by voters in 2006. The millage can pay 100% of costs for land for paths and trails, plus construct and maintain a township-wide network of paths and trails. The millage was renewed by the voters in 2016 at a tax rate of 17 cents per \$1000 of property value. For fiscal year 2024, revenue from the millage is estimated to be approximately \$312,000.
2. Trail development can be an expensive undertaking, and the township may need to pursue additional financial assistance. One of the goals is to include partners such as the Huron-Clinton Metroparks and the Road Commission of Oakland County to assist in obtaining potential grants.
3. Oakland Township encourages its citizens to ensure safe non-motorized routes through the donation of an easement. The township will prepare and process all the paperwork and pay for the legal recording. Plus, beyond community recognition, there is the potential for tax deductions and increased property values.
4. The Federal Government and the State of Michigan encourage non-motorized trail networks and have made more grant opportunities available to communities than ever before. Oakland Township and the Safety Path and Trails committee will continue to pursue grant opportunities such as:
 - a. [Oakland County Parks Community Park and Trail Capital Grant Program](https://www.oakgov.com/community/oakland-county-parks/get-involved/community-outreach-grant-programs/community-grant-program) – was created to assist local communities with planning, preliminary engineering/design and construction costs directly related to park improvement and trail projects located in Oakland County. Oakland Township and the Safety Path and Trails committee were successful in obtaining a grant from this program in the amount of \$63,750 to assist in completing the 200 foot gap in the pathway along Gallagher Road. <https://www.oakgov.com/community/oakland-county-parks/get-involved/community-outreach-grant-programs/community-grant-program>



- b. **Michigan Natural Resources Trust Fund** – State grants are available to local units of government for acquisition of land and development of recreation facilities. Applications are evaluated on established criteria such as natural resource access and conservation, proximity to population clusters, applicant’s committed matching funds, and priority projects of the trust fund board, such as trails, regional significance, public access to lakes and rivers, wildlife habitat and hunting access. A Department of Natural Resources approved 5-year recreation plan is required to be eligible. For development projects, the minimum grant is \$15,000 and the maximum is \$400,000. <https://www.michigan.gov/dnr/buy-and-apply/grants/rec/mnrtrf>
- c. **Land and Water Conservation Fund** – The Land and Water Conservation Fund is a federal appropriation to the National Park Service, who distributes funds to the Michigan Department of Natural Resources for development of outdoor recreation facilities. The focus of the program is for protection of natural and cultural resources, access to recreation, maintenance and sustainability of recreation facilities, education and partnerships. Trail development has also been a common goal for recreation providers in recent years. A Department of Natural Resources approved 5-year recreation plan is required to be eligible. The minimum grant is \$30,000 and the maximum is \$500,000. <https://www.michigan.gov/dnr/buy-and-apply/grants/rec/lwcf>
- d. **Transportation Alternatives Program & Safe Routes to Schools** – Is a federal program to make it safe, convenient, and fun for children, including those with disabilities, to bicycle and walk to school. The maximum grant is \$300,000 / school in funds to help build sidewalks and crosswalks around the school. <https://saferoutesmichigan.org/>
- e. **People for Bikes Community Grant Program** - The People for Bikes mission is to put more people on bikes more often. The program funds projects in three categories: Infrastructure, Policy and Participation. <https://www.peopleforbikes.org/grants>
- f. **Michigan Health Endowment Fund** – The mission of the Health fund is to improve the health of Michigan residents, with special emphasis on the health and wellness of children and seniors. The fund’s priority is to support efforts with outcomes that lead to creation or promotion of policies expanding access to a healthier built environment. Supporting the community engagement component of a community’s master plan ensures that health-related factors such as safe walking paths, parks, and recreational areas are integrated into the plan.

BUILDING A SAFETY PATH OR TRAIL

There are many steps involved in planning and building a safety path or trail:

1. Choose the best route and construction techniques economically
2. Obtaining easements & permits
3. Use due diligence in following established guidelines (ASHTO, ADA, municipal and local government requirements, WRC, Road Commission, DNR, utilities, HDC, tree ordinance, etc.)
4. Obtain funding (grants, millage, developer contributions to Safety Paths Fund)
5. Choose contractor and monitor construction
6. Maintain existing routes

Challenging terrain such as hills and wetlands often demand structures beyond a simple trail or safety path such as:



Types of safety paths & trails



The "classic" **SHARED USE PATH** offers separation and protection from traffic and accommodates a wide variety of uses. Receiving access permission from all affected homeowners can be challenging, and the cost for building the path can be high, especially in difficult terrain.



A paved **WALKING PATH** is essentially a sidewalk. While wide enough to meet Americans with Disabilities Act requirements, a walking path cannot accommodate a high volume of users.



The hybrid **WALKING PATH AND BIKE SHARROW OR PAVED SHOULDER** system allows a wide variety of users and is less expensive than shared use paths. A disadvantage is that cyclists may be reluctant to share the road with automobile traffic.



PAVED SHOULDERS AND BIKE SHARROWS are intended for roads with speeds up to 30 mph and can often use existing configurations. These options are typically less expensive, but do not account for pedestrian traffic and may not offer the same level of safety as other options.

COLLABORATION AND PARTNERSHIP

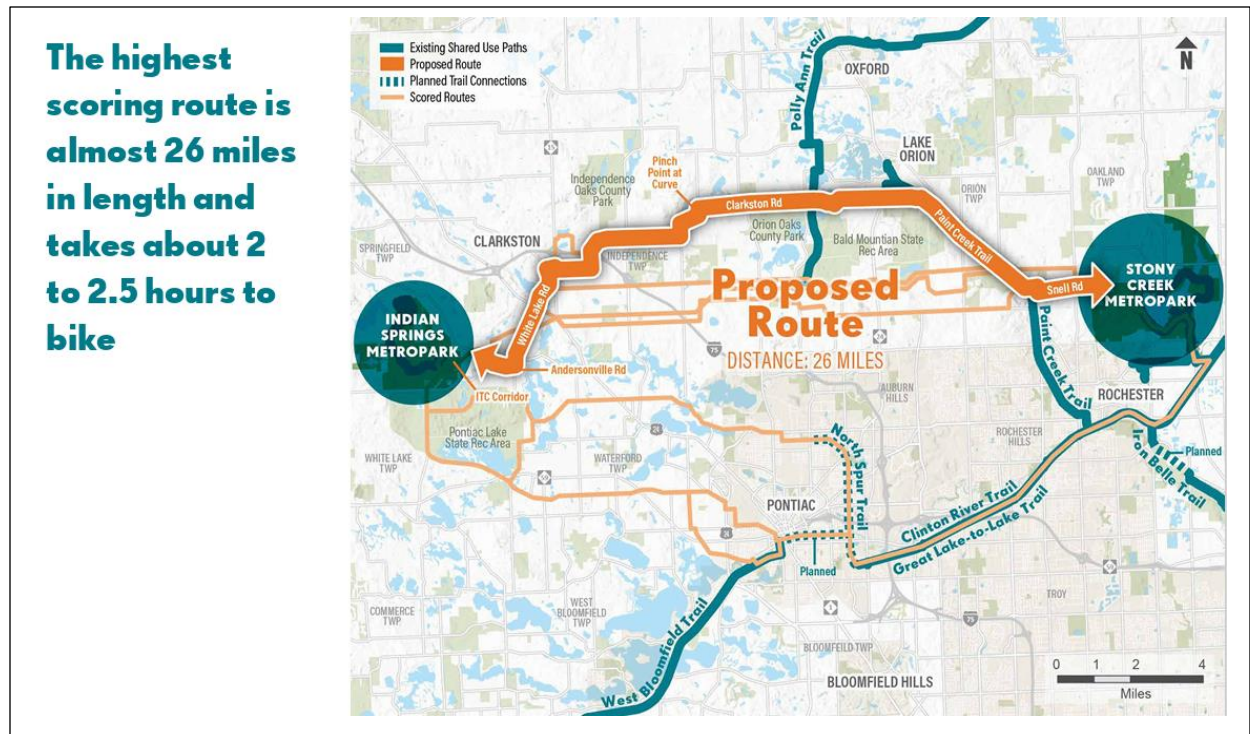
In our continued efforts to connect Oakland Township with safety paths and trails, it is important to encourage all interested parties to become our partners in our endeavor to make these desired connections a reality. We thank those persons and entities who have assisted in creating some of our paths within the township.

1. [Paint Creek Trail](#) - The Paint Creek Trail was the first non-motorized rail-to-trail in the State of Michigan. In 1983, 10.5 miles of railroad was purchased for \$450,000. Half of the money came from the Michigan Land Trust (now Michigan Natural Resources Trust Fund) and the other half came from the four original trails communities. The Paint Creek Trail now connects through Rochester via the 16 mile Clinton River Trail and to the 23.5 mile Macomb Orchard Trail (all the way to the city of Richmond). The Charter Township of Orion recently completed construction of a new bridge and pathway, the Polly Ann Connector, near Clarkston and Kern Roads that allows trail users to easily connect from the Paint Creek Trail to the 36 mile Polly Ann Trail.
2. [Addison Oaks County Park](#) – In 2012, Addison Oaks added a 2.5 mile “Connector Trail” that links the main park to Addison Oaks-East and Cranberry Lake Park. This has provided access to Addison Oak’s 20+ mile trail system for hiking, horseback riding, mountain biking and winter fat tire biking. Oakland County’s Natural Resources Trust Fund Grant provided much of the funding for this project.



3. [Public Support](#) - Continued public support for pedestrian and bicycle facility development through the renewal of the Safety Path and Trails Network millage is crucial in determining the non-motorized transportation success of Oakland Township.
4. [Homeowners support through easements](#) - Critical to growth of the path & trail system is a landowner’s consent for an easement permitting the Township to use needed land to locate a path/trail - OR actual donation of the required land.

5. **Huron-Clinton Metroparks (HCM)** – the Metroparks are teaming up with partners and communities to work towards connecting all 13 Metroparks with non-motorized trails. These trail networks will enable more connections to state, county, local and metro parks, and neighboring communities in the region. The Safety Paths and Trails committee is currently exploring installing a safety path along E. Snell Road to the border of Stony Creek Metropark. The HCM would then extend the path into Stony Creek Metropark and their extensive trail system. This path is an important part of the goal to connect Stony Creek to Indian Springs Metroparks and would provide Oakland Township residents safe access into Stony Creek Metropark.



6. **Subdivision Developers** - Oakland Township’s design standards require subdivision developers to include “Adequate pedestrian and bicycle circulation... including external on the border of the development adjacent to road rights-of way.” This standard supports growth of a path/trail system, linking subdivisions with schools, parks, other residential areas, and allows the SPTC to work with developers in creating a community benefit. Paths in subdivisions are maintained by their Homeowner’s Association.

MAINTENANCE

For all safety paths and sidewalks owned by Oakland Township, the Township is responsible for maintaining these paths and sidewalks. Each year, funding is set aside to repair and maintain these safety paths. In 2023, the Safety Path and Trails Committee prepared a maintenance guideline to be used to maintain the safety and long-term durability of the Township owned pathways and boardwalks. This guideline also provides a timeline for expected maintenance tasks and a suggested monthly maintenance task schedule. The schedule will provide the Township a framework for procuring services each year to maintain their pathways. Annual maintenance tasks occurs periodically between April and November, and includes inspection of paths and boardwalks, debris cleanup, mowing, clearing vegetation, trimming bushes/tree limbs near paths and weed whipping the path edge. The long-term maintenance schedule for asphalt and concrete paths include periodically sealing/repairing cracks, repairing distressed or failing joints, replacing sections of path due to pavement failure, addressing root heave conditions, applying fog seal on asphalt paths, and constructing an asphalt overlay when an asphalt path approaches 18-20 years old. It is expected to cost \$4 per linear foot to seal asphalt cracks less than 1 inch, \$7 per linear foot to seal cracks greater 1 inch and \$3.75 per square foot plus labor to replace a section of an asphalt path. It is expected to cost \$8 per square foot to replace a section of a concrete path and \$35 per joint expansion repair. The average cost is expected to be \$250 per tree root removal. The long-term maintenance schedule for boardwalks includes periodic inspection of decking and railing and replacing any heaved or cracked boards, repairing decking surface due to any settling or heaving, power washing, inspection of substructure and repairing as needed. It is expected to cost \$55 per linear foot to replace wood railings and \$15-\$20 per square foot to replace decking floor boards. The Safety Path and Trails Committee anticipates using more aluminum, composite and/or pressure treated wood for future boardwalks to reduce future repair costs. Most maintenance work is conducted in house by Township staff. More extensive repair work will be performed by external contractors. The budget for all maintenance repairs for 2024-2026 ranges from \$20,000 to \$34,000. As the safety path system ages, it is expected that the funds needed for contracted repairs will increase and is currently estimated to average \$59,000 per year for the following three year period 2027-2030.

*



ACCOMPLISHMENTS



Modetz / Adams Connection:

Completed in July of 2010, this path connects two pathways on the east side of Adams Road, between Dutton and Silverbell. It is an excellent example of how private citizens and SPTC can work together for the betterment of the community. John and Mary Modetz saw that users of the subdivision-built pathway on either side of their property had to veer onto Adams Road to continue on the safety path. Recognizing an unsafe situation, they generously offered the easement for a safety path.

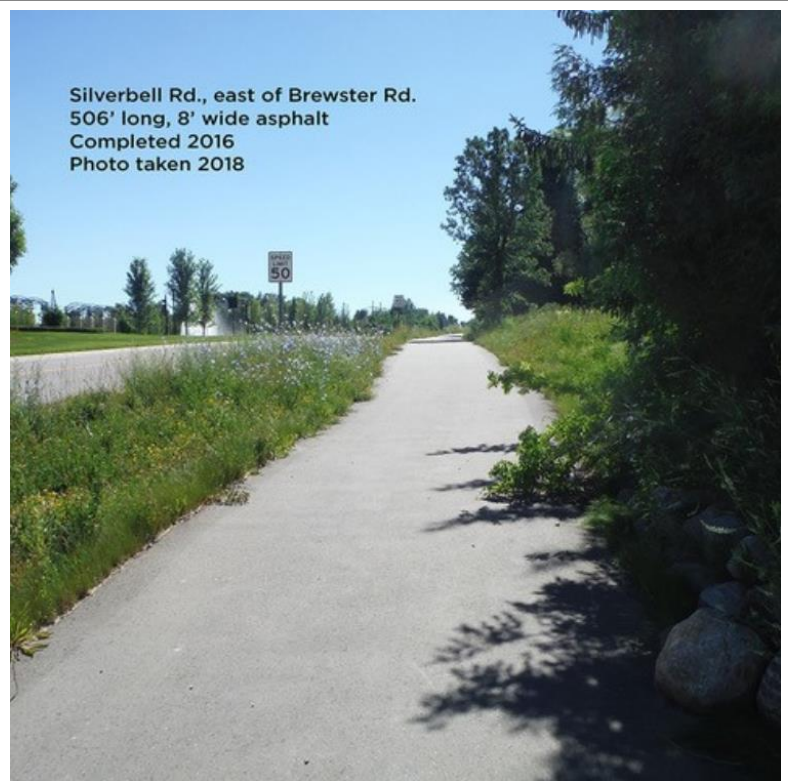
The Cider Mill Connector:

Completed in September of 2016, this trail offers a safe alternative to using a very busy vehicular bridge on Gallagher Road to reach Goodison and the Cider Mill Building. The Cider Mill connector runs from the Paint Creek Trail behind Flagstar Bank to the pedestrian bridge on Orion Road and then to the Paint Creek Cider Mill. Many thanks to Flagstar Bank for their generous donation of the easement for this trail.



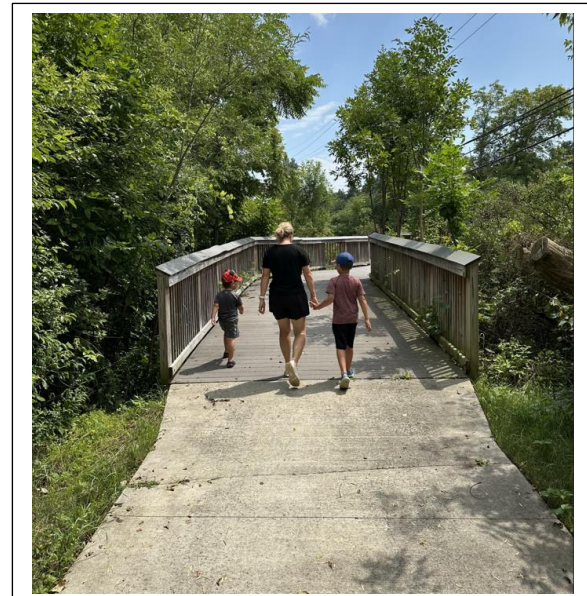
Silverbell / Brewster Link:

Completed in the fall of 2016, this path along the south side of Silverbell Road, from Brewster to the Coventry Lane path connects about 6.25 miles of existing safety paths in one of the highly populated areas of the township. Many thanks to property owners, Steve and Laura Benequisto, for allowing the easement on their property and recognizing the need for safe routes for their neighbors.



Eagle Creek Boardwalk:

Completed in 2017, this 230-foot boardwalk along the north side of Silverbell Road just east of Kern Road, provides a link to the popular paths along Silverbell and Kern.



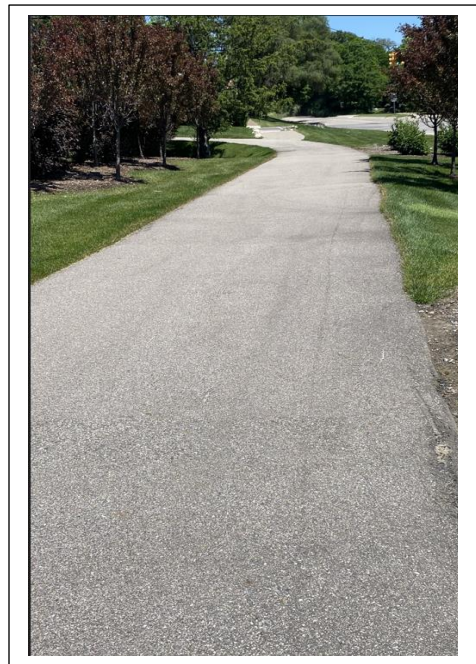
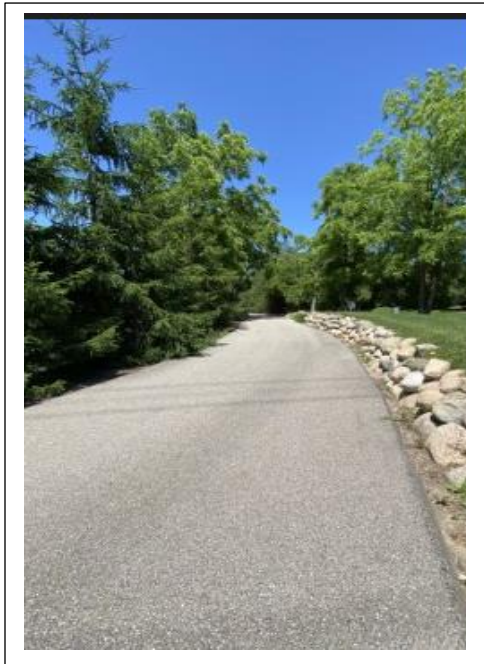
Gallagher Creek Park Path:

Completed in 2018, this sidewalk is on the north side of Silverbell Road, running from Adams Road to Gallagher Creek Park. It was built in conjunction with improvements to the crosswalk access at Silverbell and Adams Roads and the path resurfacing around Oakland Christian Church.



Dutton / Adams Road Path:

Completed in 2018, this path runs along the north side of Dutton from the Blossom Ridge entrance to Adams, and then north (along the west side of Adams) to Mystic Lane.



Adams / Silverbell Road Path:

Completed in 2019. This path around Oakland Christian Church at the southwest corner of Adams and Silverbell Roads was in disrepair. It was resurfaced along with improvements to the crosswalks and signalization.



Adams Road Boardwalk:

Completed in 2019. This 430-foot boardwalk runs south of Silverbell Road along the west side of Adams Road. A portion of the decking was removed and replaced, and all of the horizontal and top railings were removed and replaced according to code.





Gallagher / Silverbell Road Path:

Completed in 2022, this 1.1 mile long path connects some of the township's most densely populated neighborhoods to the Paint Creek Trail and the village of Goodison.



Addison Oaks / Cranberry Lake Park Connection:

Completed in 2012, this path connects Cranberry Lake Park to Addison Oaks. The "Connector Trail" by Addison Oaks County Park is a 2.5 mile network of trails and boardwalks that stretches from Lake George Road through Addison Oaks and along the north side of Romeo Road to the crosswalk at Cranberry Lake Park. Funded through Oakland County, through a Natural Resources Trust Fund Grant, this trail system links the natural and historical resources of three parks: Bald Mountain Recreation Area, Addison Oaks and Cranberry Lake. This project exemplifies how strategic partnerships can greatly enhance trail and park connections.



Future Path:

The Mackley family, recognizing the need for a north/south connection between township parks has contributed the easement for future path or trail development.



SAFETY PATHS & TRAILS COMMITTEE

At the end of 2007, a Safety Paths and Trails Committee (SPTC) was established to make recommendations to the township board of trustees concerning the planning, analysis and implementation of this non-motorized system. The SPTC acts as an advisory committee to the Board of Trustees and includes a representative from the Board of Trustees, Parks and Recreation Commission and the Planning Commission. The SPTC is always looking for informed citizens to serve on the Committee. The SPTC welcomes all comments, recommendations, suggestions and ideas concerning current and future safety paths and trails within Oakland Township and encourages the public to attend its meetings. Most meetings are televised live via the Oakland Township Government Television Live Stream and recordings of past meetings can be accessed through the township's website, www.oaklandtownship.org. The Safety Paths and Trails committee generally meets on the first Wednesday of the month to accomplish the following:

1. Establish systematic desirability and feasibility criteria to aid in the selection of potential projects
2. Work with professional engineering consultants to consider safety paths and trails design, cost, and construction location
3. Work with engineering and legal consultants and township staff to secure necessary easements from private landowners
4. Recommend safety paths and trails projects to the board of trustees

5. Establish policies and guidelines which will help direct the implementation and maintenance of safety paths and trails
6. Gain an understanding of how our township's safety paths and trails system fits into the larger regional and state trail planning and funding vision
7. Review how safety paths and trails groups operate in other communities, and study what policies, procedures and tools they use
8. Review/update our township's trail and safety path information online and in township newsletters

Committee Members:

Andrew Zale,
Chairperson,
Board of Trustees
Representative

Teresa Mulawa,
Vice Chair,
Citizen Member

Laurel Johnson,
Secretary,
Citizen Member

John Casadei,
Planning Commission
Representative

Jim Quesenberry,
Parks & Recreation
Representative

Evan Agnello
Committee Member

Shane Smith
Committee Member





Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

MEMORANDUM

TO: Oakland Township Board of Trustees

FROM: Shana Kot, Community Planner
Doug Lewan, Principal, AICP, PCP

DATE: February 3, 2025

RE: Response to Comments Received on the Master Plan Update

On January 28, 2025, CWA received feedback on the Master Plan update. Outlined below is a comprehensive list of comments received from Trustee Langlois. We truly appreciate Trustee Langlois' time reviewing the Master Plan. Comments are categorized by page number, and our responses to each comment are provided below.

- vi - spelling error on Figure 4 title

CWA Response: Corrected to the proper spelling of "highest."

- vii - Table 21 title says Oakland County. Should that be Oakland Township?

CWA Response: Yes- the title of Table 21 has been fixed to say Oakland Township (here in the Table of Contents, as well as the table itself).

- vii - Map 8. I think it would be clearer to include 'National Functional Classification' in the title, both here and on page 7-5

CWA Response: Both pages now reflect the term 'National Functional Road Classification' as opposed to the acronym NFC.

- I-1 Suggests that brainwriting results are included in appendices

CWA Response: The brainwriting activity results have been added to the appendices.

- I-1 Third paragraph mentions brainwriting exercise in appendix but it was not included in the update

CWA Response: The brainwriting activity results have been added to the appendices.

- I-2 Do we want to include this detail on brainwriting when it has been omitted from appendix?

CWA Response: The brainwriting activity results have been added to the appendices.

- I-3 Refers to SPTC 2024 Strategy Plan as being 'newly adopted'. Aren't we adopting it with the Master Plan?

CWA Response: The term 'adopted' has been replaced with the term 'updated.' The SPTC plan should be adopted separate from the comprehensive master plan.

- I-4 Last sentence of paragraph 1 - shouldn't it say they were completed or accomplished instead of 'taking place'?

CWA Response: 'Taking space' has been replaced with the term 'accomplished.'

- Item 3 should say "Purchased" at the beginning

CWA Response: The word 'purchased' has been added.

- 1-3 Climate - No updates since 2015?

CWA Response: This section was not to be amended as part of this master plan update.

- 1-4 - 1-5 Any updates on CRWC activities? Also, their website says 5 counties, not 4

CWA Response: Revised to say five (5) counties.

- 1-5 paragraph 4 . The RAP lists 8 BUI's (we listed 6). Should we include them all ? Also, I don't think the term 'currently in progress' makes sense grammatically.

CWA Response: The list of specific BUIs has been removed due to the fact that there are ongoing additions/deletions by CRWC. An additional line has been added to say: "The most current information on restoration progress can be found on the Clinton River Watershed Council's website, provided below."

- Page 1-5 also says 4 counties instead of 5 and mentions 72 communities. CRWC website says 71

CWA Response: Changed both items to match CRWC website.

- Page 1-5 also references Stony Creek but it looks like the RAP only deals with the entire Clinton River, not just a prticular section or area

CWA Response: This text correctly refers to Stony Creek as a sub-watershed and states that it has been a focus point for remediation by the CRWC, which is accurate.

- 2-4 the link at the bottom of the page didn't work for me

CWA Response: The link has been fixed.

- 2-6 should the struck-out word 'small' be deleted?

CWA Response: Yes- it has been deleted.

- 5-1 the link at the bottom of the page didn't work for me

CWA Response: The link has been fixed.

- 5-1 a line of text appears to be missing from the blue box

CWA Response: The text has been reformatted to read properly.

- 5-3 paragraph 2 needs to be updated from 2017

CWA Response: This section was not to be amended as part of this master plan update.

- 6-1 Info in blue box says lots greater than one acre are the majority. This does not sound right at all. What is the source for this? It seems to contradict Table 21

CWA Response: It is true that this language was inaccurate. It has been fixed to match Table 21 in conveying that most single-family lots in the Township range between 14,000 to 43,559 square feet (not over one acre). The source is Oakland County Community Development.

- 6-4 Table 20 title should be Oakland Township, I think

CWA Response: Table 20 is properly titled.

- 6-6 Table 21 title should be Oakland Township, I think

CWA Response: The title of Table 21 has been fixed.

- 7-5 Title would be clearer if not abbreviated

CWA Response: The acronym 'NFC' has been replaced with 'National Functional Road Classification.'

- 7-18 paragraph 3 - Should it reference that Clarkston Road is partially paved?

CWA Response: This text has been updated to acknowledge the recently paved portion of Clarkston Road.

- 7-21 paragraph 5. Isn't SPTC plan being updated with this? Will their inclusion as a supplement to Parks plan also be considered an update?

CWA Response: The Master Plan includes the SPTC plan as a reference, but the two are not updated as a pair. The SPTC should process a separate plan for approval.

- 8-3 through 8-15 Has PRC reviewed?

CWA Response: The full Master Plan was forwarded to PRC for comment and no feedback was received. Comments were received by the SPTC.

- 8-13 there's a typo in the PCT link and the Parks Master Plan date should be 2020-2024

CWA Response: The typo and link have been fixed.

- 11-5 What is meant by 'resource center' in Objective C?

CWA Response: A safety resource center may be provided however the Township sees fit. An in-person safety resource center could be made available in the Sheriff's office, for example. A virtual safety resource center is another viable option. The Township website could have an area dedicated to informing residents on topics such as personal safety measures, awareness of scams, and emergency preparedness.

- 12-7 I don't think the Goodison Plan was ever formally adopted. Also, in paragraph 4, I am not aware of any efforts to 'expand public and community uses' so perhaps this statement should be reviewed

CWA Response: The Goodison Plan was formally adopted by the Board of Trustees on 9/23/2014. CWA has been informed that while there are no specific efforts to expand public and community uses currently, such efforts remain a valid general goal.

Sincerely,


CARLISLE/WORTMAN ASSOC., INC.
Douglas J. Lewan, AICP
Principal


CARLISLE/WORTMAN ASSOC., INC.
Shana Kot
Community Planner

Resolution 25-04
Adoption of the Charter Township of Oakland
5-Year Master Plan Update

Whereas, the Oakland Township Planning Commission has the responsibility and is empowered by the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended) to make and adopt a Master Plan for the physical development of the Township and to amend the Plan as needed; and

Whereas, the Oakland Township Board of Trustees created the Planning Commission for the purposes stated in Public Act 33 of 2008, as amended; and

Whereas, the Planning Commission has prepared a Master plan for the Township in compliance with Public Act 33 of 2008, as amended, including relevant charts, tables, maps and text; and

Whereas, the Planning Commission solicited public comment throughout the plan preparation process and, notices having been duly posted and published in accordance with Public Act 33 of 2008, as amended, conducted a public hearing on **December 3, 2024** at the Oakland Township Hall to receive public comments on the proposed Master Plan; and

Whereas, the Oakland Township Board of Trustees finds the updated Master Plan necessary for the appropriate development and preservation of physical areas of the Township

Now, Therefore, Be it Resolved, the Oakland Township Board of Trustees has asserted by resolution, its right to approve or reject the proposed Master Plan; and hereby adopts the Master Plan

Be it Further Resolved, copies of the Master Plan shall be provided to Oakland County, adjacent communities and registered public utility and railroad companies.

Motion by: _____ Supported by: _____

Roll Call Vote:

Ayes: _____

Nays: _____

Absent: _____

I, Dave Mabry, Clerk, Charter Township of Oakland do certify that the foregoing is a true and original copy of a resolution adopted by the Board of Trustees of the Charter Township of Oakland at their regular meeting held on Tuesday, February 11, 2025.

Date: _____

Dave Mabry, Clerk,
Charter Township of Oakland

**CHARTER TOWNSHIP OF OAKLAND
COUNTY OF OAKLAND, STATE OF MICHIGAN**

ORDINANCE NO. _____

ADOPTED: _____, 2024

EFFECTIVE: _____, 2024

**COMPATIBLE RENEWABLE ENERGY ZONING ORDINANCE
TEXT AMENDMENTS**

An amendment to the Charter Township of Oakland Zoning Ordinance to regulate the development of certain energy facilities within the Township through a compatible renewable energy ordinance pursuant to 2023 PA 233, as may be amended, MCL 460.1221 *et. seq.*; to provide for severability; to repeal all ordinances or parts of ordinances in conflict therewith; and to provide an effective date.

**THE CHARTER TOWNSHIP OF OAKLAND
OAKLAND COUNTY, MICHIGAN**

ORDAINS:

**SECTION I
AMENDMENT TO ZONING ORDINANCE TO CREATE A COMPATIBLE
RENEWABLE ENERGY ORDINANCE**

The Charter Township of Oakland Zoning Ordinance is amended to add the following new Article creating a Compatible Renewable Energy Ordinance to read as follows:

ARTICLE V - SPECIAL LAND USES

SECTION 16-530 COMPATIBLE RENEWABLE ENERGY ORDINANCE.

16-530.01 DEFINITIONS.

Words used herein shall have the following definitions:

1. “Affected local unit” means a unit of local government in which all or part of a proposed energy facility will be located.
2. “Aircraft detection lighting system” means a sensor-based system designed to detect aircraft as they approach a wind energy facility and that automatically activates obstruction lights until they are no longer needed.
3. “Applicant” means an applicant for a Township permit.

4. “Certificate” means a certificate issued for an energy facility by the Michigan Public Service Commission under MCL 460.1226(5).

5. “Compatible renewable energy ordinance” means an ordinance that provides for the development of energy facilities within the local unit of government, the requirements of which are no more restrictive than the provisions included in section MCL 460.1226(8). A local unit of government is considered not to have a compatible renewable energy ordinance if it has a moratorium on the development of energy facilities in effect within its jurisdiction.

6. “Construction” means any substantial action taken constituting the placement, erection, expansion, or repowering of an energy facility.

7. “Dark sky-friendly lighting technology” means a light fixture that is designed to minimize the amount of light that escapes upward into the sky, aligning with the compliance recommendations set forth by the International Dark-Sky Association.

8. “Energy facility” means an energy storage facility, solar energy facility, or wind energy facility. An energy facility may be located on more than one (1) parcel of property, including noncontiguous parcels, but shares a single point of interconnection to the grid.

9. “Energy storage facility” means a system that absorbs, stores, and discharges electricity with a nameplate capacity of fifty (50) megawatts or more and an energy discharge capacity of 200 megawatt hours or more. Energy storage facility does not include either of the following:

- (i) Fossil fuel storage.
- (ii) Power-to-gas storage that directly uses fossil fuel inputs.

10. “Independent power producer”, or “IPP”, means a person that is not an electric provider but owns or operates facilities to generate electric power for sale to electric providers, this state, or local units of government.

11. “Light intensity dimming solution technology” means obstruction lighting that provides a means of tailoring the intensity level of lights according to surrounding visibility.

12. “Light-mitigating technology system” means an aircraft detection lighting system, a light intensity dimming solution technology, or a comparable solution that reduces the impact of nighttime lighting while maintaining night conspicuity sufficient to assist aircraft in identifying and avoiding collision with the wind energy facilities.

13. “Local unit of government” or “local unit” means a county, township, city, or village.

14. “Maximum blade tip height” means the nominal hub height plus the nominal blade length of a wind turbine, as listed in the wind turbine specifications provided by the wind turbine manufacturer. If not listed in the wind turbine specifications, maximum blade tip height means the actual hub height plus the actual blade length.

15. “Nameplate capacity” means the designed full-load sustained generating output of an energy facility. Nameplate capacity shall be determined by reference to the sustained output of an energy facility even if components of the energy facility are located on different parcels, whether contiguous or noncontiguous.

16. “Nonparticipating property” means a property that is adjacent to an energy facility and that is not a participating property.

17. “Occupied community building” means a school, place of worship, day-care facility, public library, community center, or other similar building that the applicant knows or reasonably should know is used on a regular basis as a gathering place for community members.

18. “Participating property” means real property that either is owned by an applicant or that is the subject of an agreement that provides for the payment by an applicant to a landowner of monetary compensation related to an energy facility regardless of whether any part of that energy facility is constructed on the property.

19. “Person” means an individual, governmental entity authorized by this state, political subdivision of this state, business, proprietorship, firm, partnership, limited partnership, limited liability partnership, co-partnership, joint venture, syndicate, business trust, labor organization, company, corporation, association, subchapter S corporation, limited liability company, committee, receiver, estate, trust, or any other legal entity or combination or group of persons acting jointly as a unit.

20. “Repowering”, with respect to an energy facility, means replacement of all or substantially all of the energy facility for the purpose of extending its life. Repowering does not include repairs related to the ongoing operations that do not increase the capacity or energy output of the energy facility.

21. “Solar energy facility” means a system that captures and converts solar energy into electricity, for the purpose of sale or for use in locations other than solely the solar energy facility property, and with a nameplate capacity of fifty (50) megawatts or more. Solar energy facility includes, but is not limited to, the following equipment and facilities to be constructed by an electric provider or independent power producer: photovoltaic solar panels; solar inverters; access roads; distribution, collection, and feeder lines; wires and cables; conduit; footings; foundations; towers; poles; crossarms; guy lines and anchors; substations; interconnection or switching facilities; circuit breakers and transformers; energy storage facilities; overhead and underground control; communications and radio relay systems and telecommunications equipment; utility lines and installations; generation tie lines; solar monitoring stations; and accessory equipment and structures.

22. “Wind energy facility” means a system that captures and converts wind into electricity, for the purpose of sale or for use in locations other than solely the wind energy facility property, and with a nameplate capacity of one hundred (100) megawatts or more. Wind energy facility includes, but is not limited to, the following equipment and facilities to be constructed by an electric provider or independent power producer: wind towers; wind turbines; access roads; distribution, collection, and feeder lines; wires and cables; conduit; footings; foundations; towers; poles; crossarms; guy lines and anchors; substations; interconnection or switching facilities; circuit breakers and transformers; energy storage facilities; overhead and underground control;

communications and radio relay systems and telecommunications equipment; monitoring and recording equipment and facilities; erosion control facilities; utility lines and installations; generation tie lines; ancillary buildings; wind monitoring stations; and accessory equipment and structures.

16-530.02 APPLICATION TO CONSTRUCT AN ENERGY FACILITY.

An electric provider or IPP that proposes to obtain a certificate from the Michigan Public Service Commission to construct an energy facility within the Township shall follow the following application process:

1. At least sixty (60) days before the public meeting provided for in MCL 460.1223, an electric provider or IPP shall offer in writing to meet with the Township Manager, or the Manager's designee, to discuss the site plan. The offer to meet must be delivered by email and certified mail and must also be sent to the Township Board in care of the Township Clerk in this same manner. The Manager or Manager's designee must respond within thirty (30) days from the offer to meet.
2. Within thirty (30) days following the meeting described in paragraph 1, the Township Supervisor shall notify the electric provider or IPP planning to construct the energy facility that the Township has a compatible renewable energy ordinance. If all affected local units with zoning jurisdiction provide similar timely notice to the electric provider or IPP, then the electric provider or IPP shall file for approval of a permit with the Township.
3. To file for approval of a permit the electric provider or IPP must submit a complete application to the Township Clerk. The application form to be used shall be adopted by resolution of the Township Board. The application shall contain the items set forth in MCL 460.1225(1), except for (1)(j) and (s). The application may also require other information to determine compliance with this Compatible Renewable Energy Ordinance. By resolution, the Township may establish an application fee and escrow policy to cover the Township's reasonable costs of review and processing of the application, including but not limited to staff, attorney, engineer, planning, environmental, or other professional costs.

16-530.03 APPLICATION REVIEW.

Renewable Energy Facilities may only be permitted in the following Zoning Districts: Very Low Residential Density Zone (VLRD). The following regulations are intended to ensure the interests of the landowner and the Township are achieved harmoniously with no negative effect to the long-term viability of the subject property or those surrounding it. In the VLRD Zoning Districts where this special land use is permitted, facilities for the capture, storage, and distribution of renewable energy for commercial purposes are subject to the standards set forth herein.

The application shall be processed as a special land use in accordance with section 16-501 (“Special Land Use Procedures”) and subject to the provisions of this Article. The Planning Commission shall make a recommendation to the Township Board for approval or denial of the application. The Board of Trustees shall make a final decision for approval or denial on the application within one hundred twenty (120) days after receiving a complete application. This deadline may be extended by up to one hundred twenty (120) days if jointly agreed upon by the Township Board and the applicant. In consideration of the application the Board of Trustees must approve the application and issue a permit for the requested construction if it complies with the following standard:

1. For a solar energy facility, all of the following:

- (i) The following minimum setback requirements, with setback distances measured from the nearest edge of the perimeter fencing of the facility:

<u>Setback Description</u>	<u>Setback Distance</u>
Occupied community buildings and dwellings on nonparticipating properties	Three hundred (300) feet from the nearest point on the outer wall
Public road right-of-way	Fifty (50) feet measured from the nearest edge of a public road right-of-way
Nonparticipating parties	Fifty (50) feet measured from the nearest shared property line

- (ii) Fencing for the solar energy facility complies with the latest version of the National Electric Code as of November 29, 2024 or any applicable successor standard approved by the Michigan Public Service Commission as provided in MCL 460.1226(8)(a)(ii).
- (iii) Solar panel components do not exceed a maximum height of twenty-five (25) feet above ground when the arrays are at full tilt.
- (iv) The solar energy facility does not generate a maximum sound in excess of fifty-five (55) average hourly decibels as modeled at the nearest outer wall of the nearest dwelling located on an adjacent nonparticipating property. Decibel modeling shall use the A-weighted scale as designed by the American National Standards Institute.
- (v) The solar energy facility will implement dark sky-friendly lighting solutions, aligning with the compliance recommendations set forth by the International Dark-Sky Association.
- (vi) The solar energy facility will minimize glare, to the greatest extent possible, which is visible off site including but not limited to, persons on neighboring lots or persons traveling on public or private roads.
- (vii) The solar energy facility will comply with any more stringent requirements adopted by the Michigan Public Service Commission as provided in MCL

460.1226(8)(a)(vi).

2. For a wind energy facility, all of the following:

- (i) The following minimum setback distances, measured from the center of the base of the wind tower:

<u>Setback Description</u>	<u>Setback Distance</u>
Occupied community buildings and residences on nonparticipating properties	Two and one-tenths (2.1) times the maximum blade tip height to the nearest point on the outside wall of the structure
Residences and other structures on participating properties	One and one-tenths (1.1) times the maximum blade tip height to the nearest point on the outside wall of the structure
Overhead communication and electric transmission, not including utility service lines to individual houses or outbuildings	One and one-tenths (1.1) times the maximum blade tip height to the center line of the easement containing the overhead line
Public road right-of-way	One and one-tenths (1.1) times the maximum blade tip height to the center line of the public road right-of-way
Nonparticipating property lines	One and one-tenths (1.1) times the maximum blade tip height

- (ii) Each wind tower is sited such that any occupied community building or nonparticipating residence will not experience more than thirty (30) hours per year of shadow flicker under planned operating conditions as indicated by industry standard computer modeling.
- (iii) Each wind tower blade tip does not exceed the height allowed under a Determination of No Hazard to Air Navigation by the Federal Aviation Administration under 14 CFR part 77.
- (iv) The wind energy facility does not generate a maximum sound in excess of fifty-five (55) average hourly decibels as modeled at the nearest outer wall of the nearest dwelling located on an adjacent nonparticipating property. Decibel modeling shall use the A-weighted scale as designed by the American National Standards Institute.
- (v) The wind energy facility is equipped with a functioning light-mitigating technology. To allow proper conspicuity of a wind turbine at night during construction, a turbine may be lighted with temporary lighting until the permanent lighting configuration, including the light-mitigating

technology, is implemented. The Township may grant a temporary exemption from the requirements of this subparagraph if installation of appropriate light mitigating technology is not feasible. A request for a temporary exemption must be in writing and state all of the following:

- (A) The purpose of the exemption.
 - (B) The proposed length of the exemption.
 - (C) A description of the light-mitigating technologies submitted to the Federal Aviation Administration.
 - (D) The technical or economic reason a light-mitigating technology is not feasible.
 - (E) Any other relevant information requested by the Township.
- (vi) The wind energy facility meets any standards concerning radar interference, lighting, subject to subparagraph (v), or other relevant issues as determined by the Township.
 - (vii) The wind energy facility will comply with any more stringent requirements adopted by the Michigan Public Service Commission as provided for in MCL 460.1226(8)(b)(vii). Before adopting such requirements, the commission must determine that the requirements are necessary for compliance with state or federal environmental regulations.

3. For an energy storage facility, all of the following:

- (i) The following minimum setback requirements, with setback distances measured from the nearest edge of the perimeter fencing of the facility:

<u>Setback Description</u>	<u>Setback Height</u>
Occupied community buildings and dwellings on nonparticipating properties	Three hundred (300) feet from the nearest point on the outer wall
Public road right-of-way	Fifty (50) feet measured from the nearest edge of a public road right-of-way
Nonparticipating parties	Fifty (50) feet measured from the nearest shared property line

- (ii) The energy storage facility complies with the version of NFPA 855 “Standard for the Installation of Stationary Energy Storage Systems” in effect on November 29, 2024 or any applicable successor standard adopted by the Michigan Public Service Commission as provided for in MCL 460.1226(8)(c)(ii).
- (iii) The energy storage facility does not generate a maximum sound in excess of fifty-five (55) average hourly decibels as modeled at the nearest outer wall of the nearest dwelling located on an adjacent nonparticipating

property. Decibel modeling shall use the A-weighted scale as designed by the American National Standards Institute.

- (iv) The energy storage facility will implement dark sky-friendly lighting solutions, aligning with the compliance recommendations set forth by the International Dark-Sky Association.
- (v) The energy storage facility will comply with any more stringent requirements adopted by the Michigan Public Service Commission as provided in MCL 460.1226(8)(c)(v).

16-530.04 ISSUANCE AND COMPLIANCE WITH PERMIT.

1. Upon approval of an application the Township shall issue the permit to the electric provider or IPP. Construction of the proposed energy facility must begin within five (5) years after the date the permit is issued and any challenges to the grant of the permit are concluded. The Township Board may extend this timeline at the request of the electric provider or IPP without requiring a new application.

2. The permit shall require the electric provider or IPP to remain in compliance at all times with the standards identified for approval of the permit and all documentation submitted with and affirmations made in the application, including, but not limited to, the site plan, decommissioning plan, fire response plan, emergency plan, and Chapter 210 Floodplain and Wetlands Protection and Chapter 389 Tree Protection, Preservation and Removal of the Township's Code of Ordinances. No changes may be made to the permit by the electric provider or IPP if the changes are outside the footprint of the previously approved site plan without the written agreement of the Township. The energy facility must further comply with all local ordinances, state and federal laws and regulations except as otherwise provided in Section MCL 460.1231. The Township shall not revoke a permit except for material noncompliance with the permit by the electric provider or IPP.

3. A permit may be transferred to another electric provider or IPP upon the filing with the Township of an attestation by the transferee that it accepts the terms of the permit and acknowledges that it is subject to this Ordinance.

16-530.05 HOST COMMUNITY AGREEMENT.

The permit holder shall enter into a host community agreement with the Township within ninety (90) days after issuance of the permit. The host community agreement shall require that, upon commencement of any operation, the energy facility owner must pay the Township Two Thousand Dollars (\$2,000.00) per megawatt of nameplate capacity located within the Township. The payment shall be used as determined by the Township for police, fire, public safety, or other infrastructure, or for other projects as agreed to by the Township and the permit holder within said ninety (90) days.

16-530.06 INTERPRETATION.

The provisions contained in this Article are intended to meet the definition of a Compatible Renewable Energy Ordinance pursuant to 2023 PA 233, as may be amended, MCL

460.1221 *et. seq.* and shall only be interpreted in a manner consistent with such intent.

SECTION II
SEVERABILITY

The provisions of this ordinance are hereby declared to be severable. If any clause, sentence, word, section or provision is hereafter declared void or unenforceable for any reason by a court of competent jurisdiction, it shall not affect the remainder of such ordinance which shall continue in full force and effect.

SECTION III
REPEAL

All ordinance or parts of ordinances in conflict herewith are hereby repealed.

SECTION IV
EFFECTIVE DATE

This ordinance shall take effect on the later of _____, 2024 or eight (8) days after publication after adoption, which publication shall occur in a newspaper of general circulation in the Township within fifteen (15) days after adoption.

CHARTER TOWNSHIP OF OAKLAND

Dave Mabry, Clerk

(_____) _____

OAKLAND COUNTY SHERIFF'S OFFICE

OAKLAND TOWNSHIP SUBSTATION



Budgeted Amendment Request

To: Township Manager Joseph Merucci

Date: 01/22/2025

Mr. Merucci,

I am requesting a budget amendment for an approved 2024 project that has continued into 2025. The renovation of the employee entrance to the substation is nearing completion and only partial payment has been made. I spoke with Dan Hosie and he advised that there would need to be a budget amendment to carry the unused amount forward to the 2025 budget.

The following budget amendments are being requested at this time:

Charter Township of Oakland <u>Proposed Budget Amendments - For FY25</u>		<u>2025 Budget</u>	<u>Previous Amendments</u>	<u>Proposed Amendment</u>	<u>Amended Budget</u>
<u>Police Fund -207</u>					
25-05)	207-901-975.000 BUILDING IMPROVEMENTS	\$17,500	\$0	\$38,000	\$55,500
<i>Transfer unused portion of 2024 budgeted amount to 2025 for approved project</i>					
25-05)	207-931-699.000 TRANSFER IN - RESERVE (BUDGET ADJ)	\$0	\$24,500	\$38,000	\$62,500

Respectfully,

Lieutenant Stephen Dooley #474
Oakland Township Substation Commander



HISTORIC DISTRICT COMMISSION

MEMORANDUM

January 31, 2025

TO: Joe Merucci, Township Manager
Oakland Township Board of Trustees

FROM: Barbara Barber, Preservation Planner
Historic District Commission

RE: HDC Requested Budget Pull Forward 2024 CIP to 2025 #270-901-975.020 Threatened
Twp Structures Amendment

Dear Board of Trustees,

At the January 15, 2025 HDC meeting. There was discussion to transfer forward unused 2024 CIP funds into the Garling Barn account for 2025.

Background information:

Budgeted project costs estimated to be \$145,000. So far all expenditures thru Jan 2025 are \$143,375.75 with a remaining \$1,625.

To complete the project barn drop, foundation, steel beam, sill plate and sill beam, and final site grading we expect to expend an estimated \$42,750 from the allocated 2025 budget amounts of \$42,000 leaving a negative balance unless a budget amendment is approved. ($\$143,376 + \$42,750 = 186,126$ **over the estimated cost of \$145k.

The HDC is requesting a budget amendment to add \$85,000 to continue the project of replacing the barn roof and vertical siding restoration for 2025. Those two projects are only estimates and we foresee the costs to be much less than \$85,000.

Please see the financial report attached to this memo.

Thank you.

**OAKLAND COUNTY
WATER RESOURCES COMMISSIONER****MEMORANDUM**

TO: Joseph Merucci, Manager, Township of Oakland

FROM: Michael Walsh, P.E., Civil Engineer III

SUBJECT: Crossings Water Storage Project Update

DATE: February 7, 2025

Bids were received for the Crossings Water Storage Project on January 31, 2025. The bid tabulation is attached for reference. The E&L Construction Group, Inc. (E&L) of Flint, Michigan has been determined to be the lowest, responsive, and responsible bidder at a Total Contract Price of \$7,565,165 and has been recommended for award by the Engineer, OHM Advisors, Inc. The Engineer's recommendation for award is attached for reference.

The Oakland County Water Resources Commissioner intends to award the construction contract to E&L the week of February 10, 2025 and to issue notice to proceed to E&L on or near March 14, 2025. Final completion of construction is anticipated to be by June 2027.

The Total Estimated Project Cost presented to the Oakland Township Board of Trustees at their meeting on May 14, 2024 was \$15 million. The low bid received is less than what was originally anticipated and results in a new Total Estimated Project Cost of \$12.3 million including an estimated Total Construction Cost of \$10.9 million and incurred and remaining costs for the Study/Design of the project of \$1.4 million.

The County will finance construction of the project by issuing bonds with a financing period of 30 years in the amount of approximately \$9 million (subject to final adjustments), and the remaining \$1.9 million of the Total Construction Project Cost will be defrayed using system funds billed to southwest district retail customers. Likewise, the estimated \$1.4 million for the Study/Design of the project will be defrayed using system funds billed to southwest district retail customers. The competitive sale of the bonds is scheduled for February 19, 2025.

Project: Crossings Water Storage
Owner: Oakland County Water Resource Commissioner's Office
Bid Opening: 1/31/2025

				E&L Construction Group, Inc		F.H. Paschen, S.N. Nielsen & Associates LLC		Sorenson Gross Company		L.D'Agostini & Sons, Inc.		Weiss Construction Co LLC	
				Greg Krueger		Kenneth Swartz		Sahar Abdallah		Michael D'Agostini		David Weiss	
				810.744.4300		313.739.2121		810.767.4821		586.781.5800		313.567.4500	
				gregk@eandlgroup.com		kswartz@fhpaschen.com		sabdallah@sgcompany.com		miked@ldagostini.com		jweiss@weissconstruction.com	
Item No.	Description	Qty.	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Color Audio-Video Route Survey	1	LS	\$ 3,337.00	\$ 3,337.00	\$ 1,000.00	\$ 1,000.00	\$ 3,134.00	\$ 3,134.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
2	Mobilization – Max. 5%	1	LS	\$ 91,282.00	\$ 91,282.00	\$ 250,000.00	\$ 250,000.00	\$ 390,678.00	\$ 390,678.00	\$ 399,530.15	\$ 399,530.15	\$ 475,000.00	\$ 475,000.00
3	Soil Erosion and Sedimentation Control	1	LS	\$ 6,383.00	\$ 6,383.00	\$ 11,500.00	\$ 11,500.00	\$ 7,849.00	\$ 7,849.00	\$ 7,500.00	\$ 7,500.00	\$ 25,000.00	\$ 25,000.00
4	Property Protection Fence	1200	LF	\$ 7.00	\$ 8,400.00	\$ 3.20	\$ 3,840.00	\$ 25.00	\$ 30,000.00	\$ 10.00	\$ 12,000.00	\$ 15.00	\$ 18,000.00
5	Project Sign	1	LS	\$ 987.00	\$ 987.00	\$ 2,000.00	\$ 2,000.00	\$ 1,635.00	\$ 1,635.00	\$ 6,500.00	\$ 6,500.00	\$ 5,000.00	\$ 5,000.00
6	Allowance No. 1: Utility Allowance	1	LS	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00
7	Allowance No. 2: Permit Fees Allowance	1	LS	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00
8	Water Storage Tank	1	LS	\$ 2,241,015.00	\$ 2,241,015.00	\$ 1,956,473.00	\$ 1,956,473.00	\$ 2,248,030.00	\$ 2,248,030.00	\$ 2,250,000.00	\$ 2,250,000.00	\$ 2,600,000.00	\$ 2,600,000.00
9	Site Work - Miscellaneous	1	LS	\$ 498,319.00	\$ 498,319.00	\$ 1,323,427.00	\$ 1,323,427.00	\$ 76,308.00	\$ 76,308.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
10	Site Work - Detention Pond	1	LS	\$ 41,782.00	\$ 41,782.00	\$ 36,000.00	\$ 36,000.00	\$ 79,578.00	\$ 79,578.00	\$ 150,000.00	\$ 150,000.00	\$ 125,000.00	\$ 125,000.00
11	Site Work - Electrical	1	LS	\$ 220,376.00	\$ 220,376.00	\$ 108,655.00	\$ 108,655.00	\$ 122,262.00	\$ 122,262.00	\$ 240,000.00	\$ 240,000.00	\$ 160,000.00	\$ 160,000.00
12	Storm Drain Pipe, ASTM C76 Class V, 12-inch	236	LF	\$ 84.00	\$ 19,824.00	\$ 72.00	\$ 16,992.00	\$ 83.00	\$ 19,588.00	\$ 120.00	\$ 28,320.00	\$ 120.00	\$ 28,320.00
13	Storm Drain Pipe, PVC SDR 26, 8-inch	105	LF	\$ 86.00	\$ 9,030.00	\$ 74.00	\$ 7,770.00	\$ 83.00	\$ 8,715.00	\$ 90.00	\$ 9,450.00	\$ 80.00	\$ 8,400.00
14	Storm Drain Pipe, PVC SDR 26, 6-inch	53	LF	\$ 79.00	\$ 4,187.00	\$ 68.00	\$ 3,604.00	\$ 55.00	\$ 2,915.00	\$ 115.00	\$ 6,095.00	\$ 60.00	\$ 3,180.00
15	Drainage Structure, 4-foot Dia.	4	Each	\$ 4,341.00	\$ 17,364.00	\$ 3,740.00	\$ 14,960.00	\$ 3,270.00	\$ 13,080.00	\$ 3,500.00	\$ 14,000.00	\$ 5,000.00	\$ 20,000.00
16	Sump Pump Dischare Inlet	1	Each	\$ 4,062.00	\$ 4,062.00	\$ 3,500.00	\$ 3,500.00	\$ 1,308.00	\$ 1,308.00	\$ 1,500.00	\$ 1,500.00	\$ 2,000.00	\$ 2,000.00
17	Storm Cleanout	2	Each	\$ 1,091.00	\$ 2,182.00	\$ 940.00	\$ 1,880.00	\$ 654.00	\$ 1,308.00	\$ 2,000.00	\$ 4,000.00	\$ 3,000.00	\$ 6,000.00
18	MDOT Plain Rip-Rap	20	Ton	\$ 128.00	\$ 2,560.00	\$ 110.00	\$ 2,200.00	\$ 109.00	\$ 2,180.00	\$ 200.00	\$ 4,000.00	\$ 225.00	\$ 4,500.00
19	Water Service, Type K Copper, 1-inch	20	LF	\$ 122.00	\$ 2,440.00	\$ 105.00	\$ 2,100.00	\$ 88.00	\$ 1,760.00	\$ 250.00	\$ 5,000.00	\$ 140.00	\$ 2,800.00
20	Water Main, DIWM CL 54, 12-inch, OC (Open Cut)	280	LF	\$ 296.00	\$ 82,880.00	\$ 255.00	\$ 71,400.00	\$ 401.00	\$ 112,280.00	\$ 500.00	\$ 140,000.00	\$ 300.00	\$ 84,000.00
21	Water Main, DIWM CL 54, 16-inch, OC (Open Cut)	21	LF	\$ 643.00	\$ 13,503.00	\$ 554.00	\$ 11,634.00	\$ 1,363.00	\$ 28,623.00	\$ 1,000.00	\$ 21,000.00	\$ 600.00	\$ 12,600.00
22	Gate Valve and Well, 12-inch	4	Each	\$ 13,347.00	\$ 53,388.00	\$ 11,500.00	\$ 46,000.00	\$ 9,811.00	\$ 39,244.00	\$ 20,000.00	\$ 80,000.00	\$ 8,000.00	\$ 32,000.00
23	Gate Valve and Well, 16-inch	1	Each	\$ 26,694.00	\$ 26,694.00	\$ 23,000.00	\$ 23,000.00	\$ 21,802.00	\$ 21,802.00	\$ 32,000.00	\$ 32,000.00	\$ 16,000.00	\$ 16,000.00
24	Water Main Connection, 12-inch to Ex. 12-inch	3	Each	\$ 2,669.00	\$ 8,007.00	\$ 2,300.00	\$ 6,900.00	\$ 6,541.00	\$ 19,623.00	\$ 12,000.00	\$ 36,000.00	\$ 10,000.00	\$ 30,000.00
25	Water Service Connection, 1-inch	1	Each	\$ 3,946.00	\$ 3,946.00	\$ 3,400.00	\$ 3,400.00	\$ 2,180.00	\$ 2,180.00	\$ 5,000.00	\$ 5,000.00	\$ 4,000.00	\$ 4,000.00
26	Fire Hydrant Assembly, Complete	3	Each	\$ 9,981.00	\$ 29,943.00	\$ 8,600.00	\$ 25,800.00	\$ 7,631.00	\$ 22,893.00	\$ 15,000.00	\$ 45,000.00	\$ 9,000.00	\$ 27,000.00
27	Booster Station	1	LS	\$ 2,367,538.00	\$ 2,367,538.00	\$ 2,093,257.00	\$ 2,093,257.00	\$ 2,698,964.00	\$ 2,698,964.00	\$ 2,250,000.00	\$ 2,250,000.00	\$ 3,828,665.00	\$ 3,828,665.00
28	Existing Well House Improvements	1	LS	\$ 356,706.00	\$ 356,706.00	\$ 365,350.00	\$ 365,350.00	\$ 532,313.00	\$ 532,313.00	\$ 680,000.00	\$ 680,000.00	\$ 650,000.00	\$ 650,000.00
29	Architectural Steel Gate & Hardware, Complete	1	LS	\$ 13,236.00	\$ 13,236.00	\$ 8,500.00	\$ 8,500.00	\$ 7,696.00	\$ 7,696.00	\$ 10,000.00	\$ 10,000.00	\$ 8,000.00	\$ 8,000.00
30	Architectural Steel Fence	1005	LF	\$ 174.00	\$ 174,870.00	\$ 104.26	\$ 104,781.30	\$ 115.00	\$ 115,575.00	\$ 110.00	\$ 110,550.00	\$ 106.00	\$ 106,530.00
31	MDOT CL II Sand	20	Ton	\$ 30.00	\$ 600.00	\$ 26.00	\$ 520.00	\$ 33.00	\$ 660.00	\$ 100.00	\$ 2,000.00	\$ 45.00	\$ 900.00
32	MDOT 21AA Limestone	190	Ton	\$ 49.00	\$ 9,310.00	\$ 42.00	\$ 7,980.00	\$ 38.00	\$ 7,220.00	\$ 60.00	\$ 11,400.00	\$ 65.00	\$ 12,350.00
33	MDOT 6A Open-Graded Crushed Aggregate	20	Ton	\$ 58.00	\$ 1,160.00	\$ 50.00	\$ 1,000.00	\$ 55.00	\$ 1,100.00	\$ 110.00	\$ 2,200.00	\$ 51.00	\$ 1,020.00
34	HMA MDOT 5E1	60	Ton	\$ 244.00	\$ 14,640.00	\$ 235.00	\$ 14,100.00	\$ 180.00	\$ 10,800.00	\$ 200.00	\$ 12,000.00	\$ 235.00	\$ 14,100.00
35	HMA MDOT 3C	100	Ton	\$ 116.00	\$ 11,600.00	\$ 200.00	\$ 20,000.00	\$ 169.00	\$ 16,900.00	\$ 200.00	\$ 20,000.00	\$ 200.00	\$ 20,000.00
36	Concrete Sidewalk	429	SFt	\$ 84.00	\$ 36,036.00	\$ 11.66	\$ 5,002.14	\$ 20.00	\$ 8,580.00	\$ 12.00	\$ 5,148.00	\$ 10.00	\$ 4,290.00
37	Grass Paver	637	Syd	\$ 84.00	\$ 53,508.00	\$ 123.71	\$ 78,803.27	\$ 143.00	\$ 91,091.00	\$ 120.00	\$ 76,440.00	\$ 85.00	\$ 54,145.00
38	Tank Overflow Splashpad	1	LS	\$ 1,500.00	\$ 1,500.00	\$ 9,997.86	\$ 9,997.86	\$ 8,721.00	\$ 8,721.00	\$ 15,000.00	\$ 15,000.00	\$ 11,000.00	\$ 11,000.00
39	General Landscaping/Restoration	1	LS	\$ 71,786.00	\$ 71,786.00	\$ 31,091.77	\$ 31,091.77	\$ 40,858.00	\$ 40,858.00	\$ 95,000.00	\$ 95,000.00	\$ 60,000.00	\$ 60,000.00
40	Landscaping - Trees	1	LS	\$ 43,871.00	\$ 43,871.00	\$ 44,542.72	\$ 44,542.72	\$ 51,971.00	\$ 51,971.00	\$ 50,000.00	\$ 50,000.00	\$ 35,000.00	\$ 35,000.00
41	Exterior Generator	1	LS	\$ 516,913.00	\$ 516,913.00	\$ 409,315.00	\$ 409,315.00	\$ 464,141.00	\$ 464,141.00	\$ 460,000.00	\$ 460,000.00	\$ 610,000.00	\$ 610,000.00
42	Allowance No. 3: SCADA Allowance	1	LS	\$ 469,500.00	\$ 469,500.00	\$ 469,500.00	\$ 469,500.00	\$ 469,500.00	\$ 469,500.00	\$ 469,500.00	\$ 469,500.00	\$ 469,500.00	\$ 469,500.00
	Base Bid				\$ 7,565,165.00		\$ 7,628,276.06		\$ 7,813,563.00		\$ 7,998,133.15		\$ 9,806,300.00
Total Bid Submitted				\$ 7,613,371.00		\$ 7,628,276.00		\$ 7,841,292.00		\$ 7,990,603.00		\$ 9,806,300.00	
Difference				\$ (48,206.00)		\$ 0.06		\$ (27,729.00)		\$ 7,530.15		\$ -	
Apparent Rankings, Low Bidder to High Bidder				1		2		3		4		5	

Note: Key Construction bid determined to be non-responsive, and has been accordingly removed from the bid tabulation

Original Value Exceeded 5% Maximum Limit, Amount Modified to 5%

Total Amount Value Updated per Unit Price and Quantity



ARCHITECTS. ENGINEERS. PLANNERS.

February 6, 2025

Mr. Michael Walsh, P.E.
Civil Engineer III
Oakland County Water Resources Commissioner
One Public Works Drive, Building 95 West
Waterford, Michigan 48328

RE: Oakland Township – Crossings Water Storage,
Bid Results and Recommendations

Dear Mr. Walsh:

Sealed bids for the Oakland Township – Crossings Water Storage project were received and publicly read aloud virtually via Microsoft Teams by the Oakland County Water Resources Commissioner at approximately 10:30 am on Friday, January 31, 2025, at the Oakland County Water Resources Commissioner office. Proposals with bid bonds were received from six (6) bidders and opened. One (1) bid was opened but was later deemed non-responsive and discarded. Bid results from the five (5) remaining responsive bidders ranged from \$7,565,165 to 9,806,300 as reflected on the attached bid tabulation.

Contractor	Bid Total
E&L Construction Group, Inc*	\$7,565,165
F.H. Paschen, S.N. Nielsen & Associates LLC	\$7,628,276
Sorenson Gross Company	\$7,841,292
L. D'Agostini & Sons, Inc.	\$7,990,603
Weiss Construction Co LLC	\$9,806,300
Key Construction **	N/A

* Recommended Bid Award

** Non-responsive Bid

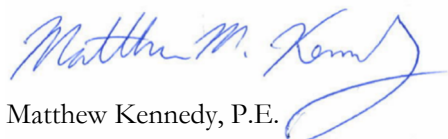
The lowest, responsive, and responsible bidder was E&L Construction Group, Inc. from Flint, Michigan. They provided all the required information including the bid form, bond surety, statement of qualifications, safety records, financial records, and other documents. These items have been reviewed by OHM Advisors, and references have been contacted for past and ongoing projects.

OHM Advisor's opinion is that E&L Construction and their subcontractors are qualified to perform this work, based on references and information included with the bid documents and a pre-award meeting.

Based on the submitted information, OHM Advisors recommends that the Oakland Township – Crossings Water Storage contract be awarded to E&L Construction in the amount of \$7,565,165.

Should there be any questions, please contact me at (734) 466-4432.

Sincerely,
OHM Advisors



Matthew Kennedy, P.E.

Encl: Tabulation of Bids Received on January 31, 2025
cc: Jennifer Drinan, OHM Advisors

REQUEST FOR ACTION

CHARTER TOWNSHIP OF OAKLAND BOARD OF TRUSTEES

To: Oakland Township Board of Trustees **Date:** Feb 4, 2025
From: Barb Barber, Historic Preservation Planner **Date of Consideration:** Feb 11, 2025
Oakland Township Historic District Commission
Action Requested: Approval to support General Funds for Bigler Cemetery monument restoration

Current Action X **Emergency** **Future**

Budgeted: Yes, HDC budget \$15,000 in account 270-901-975.010 Publicly Owned Structures/ Land. The total cost for 171 cemetery monuments is \$48,620 with an attached quote from Carter's Cemetery Preservation, Inc. Please see the attached Memorandum requesting General Funds for this work (pg 9).

Township Manager's Approval/Review _____

BACKGROUND INFORMATION

The Charter Township of Oakland Historic District Commission requested proposals for the historic Bigler Cemetery to have all the cemetery markers cleaned, leveled, and repaired. Bigler Cemetery is owned by Oakland Township. The cemetery site is maintained by Oakland Twp and protected by township Ordinance 37A as a Local Historic District "Bigler Cemetery Historic District." The cemetery includes the graves of families who were very influential in the settlement of Oakland Township and Lake Orion. These include members of the Jesse Decker family, Bigler, Brewster, and Perry families. Philip Bigler, along with James Coleman and Ezra Brewster, is one of the three veterans of the War of 1812 buried here. Bigler joined Jesse Decker, Jacob Bigler, Samuel Munson, and John McAlvey in establishing Decker Settlement in 1825. Bigler served as supervisor, director of the poor, assessor, and director of highways. He purchased nine land patents in Oakland Township owning 920 acres. In 1831, he brought a blooded horse to the township to breed superior stock. Bigler and his wife Mary Polly Decker had eleven children with only seven surviving to adulthood. The age of the cemetery markers date back to 1825, when Bigler buried his infant daughter Rocksina on July 29, 1825.



JUSTIFICATION

The HDC is concerned about losing our historic cemetery markers due to deterioration. The repairs are beyond volunteer capability and the need to hire an experienced professional in cemetery headstone restoration is important to save the grave markers. Oakland Township owns two historic cemeteries: Kline Presbyterian Historic District located at Rochester and Stony Creek Road, and Bigler Cemetery Historic District located at Kern and Gunn Road. A third historic cemetery called Paint Creek Cemetery Historic District is owned by a private association. However, the Township has budgeted for the maintenance of all three of these cemeteries for several decades. The HDC used millage funds for Kline Cemetery restoration in 2024 for a cost of \$3,800, which was the first time HDC funds were utilized for cemetery maintenance. Please see the attached

General Ledger report showing funding allocations for the cemeteries since 2004 all from the General Fund. The majority of the funds were used for Paint Creek Cemetery totaling \$49,470.00 since 2004.

PROJECT OR IMPROVEMENT TASKS

The project will restore and protect the grave markers at Bigler Cemetery Historic District from further deterioration. This project requires an experienced cemetery conservationist trained in dealing with historic materials. Clean, level, and repair approximately 171 markers in historic cemetery. *See attached cost for each of the markers.*

COSTS

A project cost \$48,620. The HDC had budgeted \$15,000 however, after discussions at the October 2024 HDC meeting, the cost (or contribution) of the Bigler monument restoration is being requested from the General Fund. Please see the Memo attached with the meeting minutes from October 2024. The memo is dated November 1, 2024. Carter's Cemetery Preservation restored Kline Cemetery monuments in 2024, the only bid received in the RFP process. Skilled cemetery preservation contractors are hard to find in Southeast Michigan.

PROJECT TIME TABLE

Spring 2025 and goal for completion by July 29, 2025, the 200 year death date of the first grave Rocksina Bigler. A Michigan Historical Marker is planned to be installed and dedicated on this date.

RESOLUTION/MOTION

I move to approve Carter's Cemetery Preservation proposal for \$48,620 (forty-eight thousand, six hundred, twenty dollars) for retrieval of buried headstones, repairs, resetting, restoration, cleaning of 171 markers at Bigler Cemetery to be paid with funds from the General Fund in the amount of _____ and any remaining funds from HDC capital improvement account 270-901-975.010 _____.

Yes:

No:

Absent:

Attachments:

1. Carter's Cemetery Preservation quote for Bigler Cemetery
2. Black Staining example image
3. Memo November 1, 2024 HDC Minutes Funding request
4. GL General Fund 101 Activity Report for Cemetery funding since 2004
5. Excerpt Cemetery Regulation Act 251

BIGLER CEMETERY QUOTE

October 15, 2024

Stone #	Name	Material	Style	Size	Action	Quote
1	Bowlby	Granite	Monument on base	Medium	Clean, Level	\$255.00
2	Bowlby	Granite	Slab	Small	Clean, Level	\$170.00
3	Bowlby	Granite	Slab	Small	Clean, Level	\$170.00
4	Martha M	Marble	Tablet	Medium	Clean, Level, Repair	\$212.50
5	Anna	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
6	Ada Ellen	Marble	Monument on base	Medium	Clean, Level	\$212.50
7	Tilghman	Marble	Tablet	Medium	Clean, Level	\$212.50
8	Stowell	Granite	Monument on base	Large	Clean, Level	\$255.00
9	Stowell	Granite	Monument	Small	Clean, Level	\$212.50
10	Stowell	Granite	Monument	Small	Clean, Level	\$212.50
11	Hannah Bigler	Granite	Monument on base	Medium	Clean, Level	\$255.00
12	Bigler Small 1 Left	Granite	Tablet	Small	Clean, Level	\$170.00
13	Bigler Small 2 Left	Granite	Tablet	Small	Clean, Level	\$170.00
14	Bigler Mother	Granite	Tablet	Small	Clean, Level	\$170.00
15	Miles Bigler	Granite	Tablet	Small	Clean, Level	\$170.00
16	B.J. Bigler	Marble	Slab	Medium	Clean, Level	\$212.50
17	?? Bigler	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
18	Joseph Bigler	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
19	Charles S Bigler	Marble	Tablet on base	Medium	Clean, Level, Repair	\$510.00
20	Bigler Monument	Marble	Monument on base	Large	Clean, Level	\$255.00
21	Frankie	Granite	Tablet	Small	Clean, Level	\$170.00
22	Fred	Marble	Tablet	Small	Clean, Level	\$170.00
23	Mother	Granite	Tablet	Small	Clean, Level	\$170.00
24	Father	Granite	Tablet	Small	Clean, Level	\$170.00
25	Frank E Phelps	Granite	Monument on base	Large	Clean, Level	\$297.50
26	Gates	Granite	Monument - Rock	Large	Clean, Level	\$255.00
27	Onesella E.	Marble	Tablet	Medium	Clean, Level, Repair	\$340.00
28	Sherman	Limestone	Monument on base	Large	Clean, Level	\$255.00
29	Mary	Granite	Slab	Small	Clean, Level	\$170.00
30	Riley	Granite	Slab	Medium	Clean, Level	\$170.00
31	Dalgleish	Granite	Slab	Medium	Clean, Level	\$170.00
32	Porritt	Marble	Obelisk	Large	Clean, Level	\$340.00
33	Leigh D.	Marble	Tablet	Small	Clean, Level	\$170.00
34	Charles	Marble	Tablet	Small	Clean, Level	\$170.00
35	Stowe	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
36	Giddings	Marble	Obelisk	Large	Clean, Level, Repair	\$510.00
37	Dutton	Granite	Monument on base	Medium	Clean, Level	\$255.00
38	Dutton Left	Granite	Tablet	Small	Clean, Level	\$170.00
39	Dutton Right	Granite	Tablet	Small	Clean, Level	\$170.00
40	Joseph Porritt	Granite	Monument on base	Large	Clean, Level	\$255.00

BIGLER CEMETERY QUOTE
October 15, 2024

41	Porritt Left 1	Granite	Tablet	Small	Clean, Level	\$170.00
42	Porritt Left 2	Granite	Tablet	Small	Clean, Level	\$170.00
43	L.P.	Marble	Tablet on base	Small	Clean, Level	\$170.00
44	Isaac Porritt	Marble	Obelisk	Medium	Clean, Level, Repair	\$510.00
45	Jane Porritt	Marble	Tablet	Medium	Clean, Level	\$255.00
46	J.P.	Marble	Tablet on base	Small	Clean, Level	\$255.00
47	C.W.P.	Marble	Tablet	Small	Clean, Level	\$170.00
48	Robert Porritt	Granite	Obelisk	Medium	Clean, Level	\$340.00
49	John	Granite	Tablet	Small	Clean, Level	\$170.00
50	Lucy	Granite	Tablet	Small	Clean, Level	\$170.00
51	Robert	Granite	Tablet	Small	Clean, Level	\$170.00
52	Hannah	Granite	Tablet	Small	Clean, Level	\$170.00
53	Porritt	Granite	Obelisk	Large	Clean, Level, Repair	\$340.00
54	Porritt Left 1	Granite	Tablet	Small	Clean, Level	\$170.00
55	Porritt Babies	Granite	Tablet	Small	Clean, Level	\$170.00
56	Porritt	Granite	Monument on base	Large	Clean, Level	\$255.00
57	Isaac	Granite	Tablet	Small	Clean, Level	\$170.00
58	Baby	Granite	Tablet	Small	Clean, Level	\$170.00
59	Susan	Marble	Tablet	Medium	Clean, Level	\$255.00
60	Joseph W. Lane	Marble	Tablet	Medium	Clean, Level	\$255.00
61	Jonathan Jenks	Marble	Tablet	Medium	Clean, Level	\$255.00
62	"His Wife"	Marble	Tablet on base	Medium	Clean, Level, Repair	\$510.00
63	Van Riper	Marble	Monument on base	Medium	Clean, Level	\$255.00
64	Father	Granite	Tablet	Small	Clean, Level	\$170.00
65	Mother	Granite	Tablet	Small	Clean, Level	\$170.00
66	Julia Van Riper	Granite	Slab	Medium	Clean, Level	\$255.00
67	Died Nov 28	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
68	McCarl	Granite	Slab	Medium	Clean, Level	\$170.00
69	Arthur Shannon	Granite	Tablet	Small	Clean, Level	\$170.00
70	"1862"	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
71	Unknown	Marble	Tablet on base	Medium	Clean, Level, Repair	\$510.00
72	Adam Terry	Marble	Tablet	Medium	Clean, Level	\$255.00
73	Sarah McCarl	Marble	Tablet on base	Large	Clean, Level, Repair	\$340.00
74	Hauxwell	Granite	Monument on base	Medium	Clean, Level	\$255.00
75	Hauxwell Left 1	Granite	Tablet	Small	Clean, Level	\$170.00
76	Hauxwell Left 2	Granite	Tablet	Small	Clean, Level	\$170.00
77	Libbie	Granite	Tablet	Small	Clean, Level	\$170.00
78	William	Granite	Tablet	Small	Clean, Level	\$170.00
79	William Hauxwell	Granite	Slab	Small	Clean, Level	\$170.00
80	Unknown	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
81	Mary	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
82	Hauxwell	Granite	Monument on base	Large	Clean, Level	\$255.00

BIGLER CEMETERY QUOTE
October 15, 2024

83	Susan	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
84	Hauxwell	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
85	Unknown	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
86	Unknown	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
87	Catharine M.	Marble	Tablet	Medium	Clean, Level	\$255.00
88	Simon Walton	Marble	Tablet	Large	Clean, Level	\$255.00
89	Polly	Marble	Tablet	Large	Clean, Level	\$255.00
90	Philip Bigler	Marble	Tablet on base	Medium	Clean, Level, Repair	\$510.00
91	Porritt	Marble	Obelisk	Large	Clean, Level	\$340.00
92	George	Marble	Tablet	Small	Clean, Level	\$170.00
93	Alice	Marble	Tablet	Small	Clean, Level	\$170.00
94	Mother	Marble	Tablet	Small	Clean, Level	\$170.00
95	Father	Marble	Tablet	Small	Clean, Level	\$170.00
96	William Van Riper	Granite	Monument on base	Medium	Clean, Level	\$255.00
97	Peter Van Riper	Granite	Monument on base	Medium	Clean, Level	\$255.00
98	Harmon Van Riper	Granite	Obelisk	Large	Clean, Level	\$340.00
99	Richard	Granite	Tablet	Small	Clean, Level	\$170.00
100	Father	Granite	Tablet	Small	Clean, Level	\$170.00
101	Mother	Granite	Tablet	Small	Clean, Level	\$170.00
102	Jane	Granite	Tablet	Small	Clean, Level	\$170.00
103	Unknown	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
104	James Coleman	Granite	Slab	Medium	Clean, Level	\$212.50
105	Maria	Granite	Tablet	Medium	Clean, Level	\$170.00
106	Young	Granite	Monument on base	Large	Clean, Level	\$255.00
107	Ella M.	Granite	Tablet	Small	Clean, Level	\$170.00
108	David Young	Granite	Slab	Medium	Clean, Level	\$212.50
109	Mother	Granite	Tablet	Small	Clean, Level	\$170.00
110	Father	Granite	Tablet	Small	Clean, Level	\$170.00
111	A villa May	Granite	Obelisk	Small	Clean, Level	\$340.00
112	Coon	Granite	Monument on base	Large	Clean, Level	\$255.00
113	George	Granite	Slab	Small	Clean, Level	\$170.00
114	Hummer	Granite	Monument on base	Large	Clean, Level	\$255.00
115	Barba	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
116	Philip	Marble	Tablet	Medium	Clean, Level	\$255.00
117	Mary	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
118	Unknown	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
119	Hummer	Granite	Monument on base	Large	Clean, Level	\$255.00
120	Mother	Granite	Slab	Small	Clean, Level	\$170.00
121	Father	Granite	Slab	Small	Clean, Level	\$170.00
122	Edith E.	Marble	Obelisk	Small	Clean, Level	\$340.00
123	Coon	Granite	Monument on base	Large	Clean, Level	\$340.00
124	Coon Right Joseph	Granite	Slab	Small	Clean, Level	\$170.00

BIGLER CEMETERY QUOTE
October 15, 2024

125	Coon Left Susan	Granite	Slab	Small	Clean, Level	\$170.00
126	Isaac Coon	Granite	Obelisk	Medium	Clean, Level	\$510.00
127	I.C.	Marble	Tablet	Small	Clean, Level	\$170.00
128	S.C.	Marble	Tablet	Small	Clean, Level	\$170.00
129	E.C.	Marble	Tablet	Small	Clean, Level	\$170.00
130	E.C.	Marble	Tablet	Small	Clean, Level	\$170.00
131	S.C.	Marble	Tablet	Small	Clean, Level	\$212.50
132	S.A.C.	Marble	Tablet	Small	Clean, Level	\$212.50
133	Thurstin	Granite	Monument on base	Large	Clean, Level	\$255.00
134	Father	Granite	Slab	Medium	Clean, Level	\$170.00
135	Mother	Granite	Slab	Medium	Clean, Level	\$170.00
136	Unknown	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
137	Cornelia	Marble	Tablet	Medium	Clean, Level	\$255.00
138	Phillips	Marble	Obelisk	Medium	Clean, Level	\$510.00
139	Unknown	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
140	Thurston	Marble	Obelisk	Large	Clean, Level	\$340.00
141	Thurston left	Marble	Tablet on base	Small	Clean, Level	\$212.50
142	Washington	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
143	Diademia	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
144	Jesse R	Marble	Monument on base	Medium	Clean, Level	\$255.00
145	Sara C.	Marble	Tablet on base	Medium	Clean, Level	\$255.00
146	Lorenzo	Marble	Tablet	Medium	Clean, Level	\$255.00
147	Annjulina	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
148	Truman	Marble	Tablet	Medium	Clean, Level	\$212.50
149	Unknown	Marble	Tablet	Small	Clean, Level	\$170.00
150	Unknown	Marble	Tablet	Small	Clean, Level	\$170.00
151	Unknown	Marble	Tablet	Small	Clean, Level	\$170.00
152	Orpha	Marble	Tablet	Medium	Clean, Level	\$212.50
153	Russell M Thurston	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
154	Hannah	Marble	Tablet	Medium	Clean, Level	\$212.50
155	Ezra	Marble	Tablet on base	Medium	Clean, Level, Repair	\$510.00
156	Brewster	Granite	Monument on base	Large	Clean, Level	\$255.00
157	Unknown	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
158	Brewster	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
159	Lucretia Farrand	Granite	Slab	Medium	Clean, Level	\$212.50
160	Allen Brewster	Granite	Slab	Medium	Clean, Level	\$212.50
161	Unknown	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
162	Guy Brewster	Granite	Slab	Medium	Clean, Level	\$212.50
163	Unknown	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
164	Unknown	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
165	Susannah Davis	Marble	Tablet	Medium	Clean, Level	\$212.50
166	Unknown	Marble	Tablet	Medium	Clean, Level	\$212.50

BIGLER CEMETERY QUOTE
October 15, 2024

167	Unknown	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
168	Crawford	Sandstone	Monument	Large	Clean, Level	\$340.00
169	Unknown	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
170	Unknown	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00
171	Street	Marble	Tablet	Medium	Clean, Level, Repair	\$510.00

Total: \$48,620



Black staining needs to be safely removed. Base needs repair, monument needs to be straight.



HISTORIC DISTRICT COMMISSION

MEMORANDUM

November 1, 2024

TO: Joe Merucci, Township Manager
Oakland Township Board of Trustees

FROM: Barbara Barber, Historic Preservation Planner
Historic District Commission

RE: Bigler Cemetery Headstone Restoration quote 2025 Reimbursement Request

The HDC received a restoration quote for Bigler Cemetery 171 headstones, markers, and monuments. The cemetery is in poor condition and requires intervention to retain the markers. Carter's Cemetery Preservation quoted the job at \$48,620. They can start with a crew spring of 2025. There are options to extend the project multiple years, however, the costs could possibly increase as expenses rise.

Excerpt from the October 16, 2024 Draft HDC minutes:

BIGLER CEMETERY MI HISTORICAL MARKER

The MI Historical Marker text was still being formulated for a two-sided sign. The Commissioners would like to include more pertinent local history by utilizing the information from the three signs and condensing it into two signs.

Carter Cemetery Preservation submitted a cost estimate proposal to restore 171 markers at Bigler Cemetery. The cost for restoration of the headstones was discussed with ideas to carry the project out multiple years, and also to request additional funds from the general fund since historically, cemetery maintenance expenditures are within the township's general fund budget. Barb Barber stated the current HDC Operating 2025 budget did allocate \$15,000 for the project. One idea was to increase the HDC account by \$3,000 and request an additional \$30,000 from the general fund pending BoT approval. Barb Barber said she would send a memo to the BoT with the HDC request.

MOVED BY GERHARD to make a recommendation to the BoT. Commissioner Berklich stated the HDC budget is limited and suggested the entire costs should come from the general fund. Commissioner Gerhard suggested it would be appropriate to negotiate these expenses with the BoT. There was no vote on the motion.

Commissioner Derry stated the HDC is administrating this project which also involves costs.

MOVED BY BERKLICH to request from the BoT the amount of \$48,000 to repair and restore the Bigler headstones and monuments {for 2025 budget}. SECONDED BY GERHARD.
MOTION PASSED 6/0.

Thank you.

12/30/2024

GL ACTIVITY REPORT FOR CHARTER TOWNSHIP OF OAKLAND
FROM 101-567-932.000 TO 101-567-932.000
TRANSACTIONS FROM 04/01/2000 TO 09/30/2023

Date	JNL	Type	Description	Reference #	Debits
Fund 101 GENERAL FUND					
04/22/2004	AP	INV		00000862	1,100.00
08/06/2004	AP	INV	JULY 04 LAWN MOWING	00002034	105.00
09/09/2004	AP	INV	LAWN SERVICE AUGUST 04	00002406	105.00
03/31/2005	AP	INV		00004663	1,200.00
09/22/2005	AP	INV		00006414	110.00
04/06/2006	AP	INV	MOWINGS, MARKER REPAIRS, FALL CLEANUP	00008304	1,400.00
08/17/2006	AP	INV	LAWN MAINT	00009699	260.00
10/05/2006	AP	INV		00010159	130.00
03/31/2007	AP	INV	CEMETERY MAINT	00011970	2,150.00
03/31/2008	AP	INV	LAWN, FENCING REMOVE TREE, REPAIRS	00014978	2,400.00
07/17/2008	AP	INV	CLEARING AND ASH/HAZ TREE REMOVAL	00015901	6,995.00
05/21/2009	AP	INV	PAINT CREEK CEMETERY ASSOCIATION	00018789	2,300.00
12/03/2009	AP	INV	BIGELO CEMETARY	3229	900.00
01/07/2010	AP	INV	REMOVE TREES IN FRT OF CEMETERY	5998	700.00
03/30/2010	AP	INV	REMOVE UNWANTED VEG FROM FENCE	3337	1,200.00
03/31/2010	AP	INV	KLINE CEMETERY	3337	1,200.00
05/25/2010	AP	INV	PAINT CREEK CEMETARY ASSOC	05102010	2,300.00
02/17/2011	AP	INV	HDC CARVED WOOD SIGNS-BIGLER CEMENTARY	019321 DEPOSIT	130.00
04/23/2012	AP	INV	2012 DONATION	2300	2,300.00
04/22/2013	AP	INV	PC CEMETARY, LAWN MOWINGS, MARKER REPAIR	040913	2,400.00
05/23/2014	AP	INV	PAINT CREEK CEMETERY DONATION - GOUNDS M	051214	2,425.00
08/07/2014	AP	INV	LAWN MAINT/FLOWERS/MOWING	10237	129.00
10/29/2014	GJ	JE	Lawn Maint - Cemetery	23960	520.00
04/15/2015	AP	INV	ANNUAL DONATION TO PAINT CREEK CEMETERY	040715	2,425.00
06/18/2015	AP	INV	LANDSCAPE IMPROVEMENTS - BIGLER & KLINE	11444	485.00
05/10/2016	AP	INV	8 MOWINGS AND FALL CLEAN-UP FOR CEMETERY	042616	2,500.00
05/16/2017	AP	INV	2017 CEMETERY MAINTENANCE	06/27/17	2,500.00
04/30/2018	AP	INV	PAINT CREEK CEMETARY MOWINGS/CLEAN UP -	2018	2,500.00
08/13/2019	AP	INV	2019 PAINT CREEK CEMETERY MOWING/CLEAN U	06072019	2,500.00
07/14/2020	AP	INV	GRASS CUT - CEMETERY	06302020-2	600.00
07/14/2020	AP	INV	GRASS CUT - CEMETERIES	05312020-1	400.00
08/11/2020	AP	INV	2020 CONTRIBUTION	04262020	2,500.00
08/31/2020	GJ	JE	Lawn Maint - Cemetery	27105	
04/01/2021	GJ	JE	Lawn Maintenance - Cemetery	27432	2,500.00
05/10/2022	AP	INV	CONTRIBUTION TO PAINT CREEK CEMETERY	04282022	2,500.00
03/28/2023	AP	INV	2023 GROUNDS MAINTENANCE - PAINT CREEK C	032823	2,000.00
05/14/2024	AP	INV	PAINT CREEK CEMETERY ASSOCIATION - 2024	2024 CEMETERY	2,000.00
Cumulative Net Debits and Credits:					57,869.00

Cemetery Regulation act

Public Act 251 of 1968

12

ADMINISTRATIVE RULES, CEMETERY COMMISSION

R 456.151 Grounds.

Rule 51. (1) A cemetery grounds shall be maintained with a general cemetery care program at required intervals to assure an acceptable appearance.

(2) A cemetery grounds including maintenance service areas shall be kept free of trash and debris. Trash receptacles shall be provided.

(3) A pond, lake, waterway, fountain and other body of water on a cemetery shall be kept reasonably free of trash and odors.

(4) A cemetery's trees and shrubs shall be trimmed at regular intervals.

(5) An undeveloped cemetery property shall be screened by fencing or shrubs, or it shall be mowed or maintained in an attractive manner.

(6) A cemetery road shall be kept accessible and in reasonably good repair as the normal operation of the cemetery dictates.

(7) A grave which has settled shall be refilled its soon as reasonably possible.

(8) A grave marker or a monument shall be reset and trimmed as necessary.

(9) A dangerous condition in the cemetery shall be corrected immediately.

History: 1954 ACS 63, Eff. Aug. 14, 1970; 1979 AC.

R 456.152 Facilities.

Rule 52. (1) The name of the cemetery shall appear near the entrance on a permanent type sign, at least 3 square feet in size, and if the office is not located on the grounds, the location of the office shall be noted on the sign.

(2) A cemetery fence shall be kept in good repair.

(3) Identifying features or section markers of durable material shall be placed permanently in the ground to identify the named or numbered sections of the cemetery which shall coincide with a cemetery map.

(4) A grave shall be located by a permanent lot survey marker which shall be located in the ground within a reasonable distance of the grave and coinciding with a cemetery section on the map. Each grave in a single grave section shall be located by a permanent numbered grave marker.

(5) A lot survey marker shall be kept reasonably visible under normal weather conditions.

(6) A cemetery's grave decorations rules shall be posted or made available in printed form.

(7) Maintenance equipment not in use shall be stored in the maintenance service areas.

History: 1954 ACS 63, Eff. Aug. 14, 1970; 1954 ACS 79, Eff. Apr. 11, 1974; 1979 AC.

R 456.153 Buildings.

Rule 53. A building, including a mausoleum, shall be kept in good repair.