

Oakland Township Sentinel

Weekly Report – Sunday, May 2, 2021

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Recent and Upcoming Public Body Meetings and links to documents and videos

- Items in red are new since last week's report

Date	Time	Public Body	Agenda	Packet - 1	Packet - 2	Minutes - Draft	Minutes - Approved	Video	Open-Hours	Closed Hours
4/13	5:30	Township Board of Trustees	pdf	pdf	-	na	.pdf	None	0.1	0.9
4/13	7:00	Township Board of Trustees	pdf	pdf	-	na	.pdf	TRUE	1.2	0.0
4/14	7:00	Parks and Recreation Commission	pdf	pdf	-	.pdf		TRUE	3.2	1.3
4/20	7:00	Zoning Board of Appeals	pdf	pdf	-	.pdf		TRUE	1.3	0.0
4/20	7:00	Paint Creek Trailways Commission	Meeting	org)	org)	.pdf		None	tbd	tbd
4/21	7:00	Historic District Commission	pdf	pdf	-			TRUE	2.2	tbd
4/22	6:00	Safety Paths and Trails Committee	.pdf	none	none	.pdf		TRUE	1.3	0.0
4/27	7:00	Township Board of Trustees	.pdf	none				None	0.1	tbd
4/27	7:00	Township Board of Trustees	.pdf	.pdf				TRUE	0.8	0
5/4	7:00	Planning Commission	.pdf	.pdf						
5/6	6:00	Safety Paths and Trails Committee								
5/11	7:00	Township Board of Trustees								
5/12	7:00	Parks and Recreation Commission								
5/18	7:00	Zoning Board of Appeals	.pdf							
5/19	7:00	Historic District Commission								
5/20	7:00	Library Board								
5/25	7:00	Township Board of Trustees								
5/27	5:00	Older Person's Commission	/file							

If any of the above links do not work, you can still find the item on the township website here:

<http://www.oaklandtownship.org/index.php>

“High interest” upcoming agenda items

Planning Commission 5/4/2021

Planning Commission Considerations:

- a. Stoney Creek Crossing – Reconsideration of Preliminary Open Space Site Condominium. General location west of Rochester Road between Buell and Stoney Creek Roads.
- b. 2020/2021 Annual Report - Receive and Forward.

Stoney Creek Crossings Reconsideration:

Page numbers in parenthesis refer to the meeting packet pages at this link:

<https://www.ecode360.com/documents/OA3183/public/598153696.pdf>

Sandwiched between Stoney Creek and Buell Roads, this 143 single family home proposed Lombardo development has been returned to the Planning Commission or tabled since the original April 2020 recommendation to the Board to give it preliminary approval. Both PEA Engineering (page 28) and ASTI Environmental consultants (page 23) recommended approval of the preliminary plans and listed things to be done before final plans can be approved.

The Board wanted to find out when Road Commission for Oakland County (RCOC) will install traffic signals at Rochester / Stoney Creek and Rochester / Buell. Lombardo lawyers argue (pages 16-19) that it is illegal to require traffic signals outside the development as a condition for approval. In any case, they say, their traffic studies and analysis (pages 46-59) show only a 1.9% increase in traffic at the Stony Creek intersection and 5% increase at Buell Rd. intersection from this development. Further they point out that RCOC now plans a signal at Stoney Creek in 2-3 years (page 15) which matches when the first homes will be sold.

An RCOC November 2020 email letter (page 61) says they found Rochester and Stoney Creek among the top 50 worse intersections and this got their attention, suddenly. SEMCOG crash data for this intersection can be seen here as colored dots on a map

<https://maps.semcog.eorg/CrashLocations/>.

There are many deer crashes on Stony Creek near this intersection. I speculate that the elderly motorcyclist who lost control and was killed after hitting a turkey just west of this intersection contributed heavily to the rating.

Crash Location

+

-

Q

Crash Location:

STONEY CREEK near PEBBLE CREEK

Summary:

1 occupant(s) in 1 vehicle(s)

Injuries:

Fatal: 1

Date and Hour:

04/06/2019 at 12:00

Key Factor(s):

Elderly, Motorcycle

View Crash Report for Id: 1690482

Severity

Fatal

Serious Injury

Minor Injury

Possible Injury

Property Damage

Crashes in Map View: 78

Fatal	Serious Injury	Minor Injury	Possible Injury	Property Damage
1	1	4	7	65
1.28%	1.28%	5.13%	8.97%	83.33%

County/Community/Jurisdiction

Oakland

Oakland Twp

4 jurisdictions selected

Year/Month/Weekday/Time

Multiple years selected

12 months selected

7 weekdays selected

24 hours selected

Road Characteristics/ Traffic Volume (AADT)

6 national functional classes selected

Investigated at Scene	Yes	Reported Date (Time)	04/06/2019 (12:46)	1st Investigator Name (Badge)	J. NAGY (1235)	2nd Investigator Name (Badge)		Photos	No
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Narrative

THE OPERATOR OF UNIT 1 (MOTORCYCLE) WAS TRAVELING WEST ON STONEY CREEK RD NEAR PEBBLE CREEK DR. WHILE TRAVELING WEST ON STONEY CREEK RD, WITNESS' REPORTED THAT A TURKEY FLEW ACROSS THE ROADWAY STRIKING THE OPERATOR CAUSING HIM TO LOOSE CONTROL. THE OPERATOR OF THE MOTORCYCLE LEFT THE ROADWAY TO THE RIGHT STRIKING THE GUARDRAIL. AS A RESULT THE OPERATORS WAS EJECTED FROM THE MOTORCYCLE. THE MOTORCYCLE CAME TO REST WEST OF PEBBLE CREEK.

Diagram

The meeting packet seems to contain most of the previous public body meeting records. Of course site plan drawings and other engineering documents required by the zoning ordinance can be inspected at Township Hall. Ask at the Building Department window. No appointment is needed. It is my opinion that you will not find more helpful public employees anywhere than those in our Oakland Township Hall.

Zoning Board of Appeals 5/18/2021

See more details on this under Zoning Board of Appeals below on page

7. New Business:

a. ZBA21-05 Peter Bolcato – A 30' front yard variance and to allow an accessory building in the front yard. 3031 Paint Creek Drive.

Board of Trustees

Board of Trustees - April 27, 2021 - Two Meetings

Special Meeting (length unknown 5:00 to 7?)

Link: No draft minutes yet; not legally due until 5/11 (8 business days)

The meeting was intended to be a closed session except for two opportunities for public comment. The agenda showed intent to go into closed session for three items, more may have been added. I was not there to hear the motion.

CLOSED SESSION:

1. To discuss a confidential legal opinion regarding two property transactions.
2. To discuss a confidential legal opinion regarding a land donation.
3. To discuss a confidential legal opinion regarding an employment contract interpretation.

Regular Meeting (45 minutes)

Link: No draft minutes yet; not legally due until 5/11 (8 business days)

Summary

- Supervisor Abbate read the statement below outlining retiring Substation Commander Lieutenant Charles Bernard's accomplishments in his 32 year career with Oakland County Sheriff's Department. Clerk Buxar suggested to Lt. Bernard that he return when meetings are in person for a proper send-off.

We would like to recognize Lieutenant Bernard for his 33 years of service in public safety. He was hired by the Oakland County Sheriff's Office in 1988. He has served in Corrective Services, Critical Response, Fugitive Apprehension, Auto Theft, Technical Services and Patrol Services. Lieutenant Bernard has been awarded several letters of appreciation from Sheriff Bouchard including an award for valuable proficiency and investigative tenacity during a four year investigation involving an elusive fugitive, an award for professionalism and hard work, the Sheriff's Distinguished Unit Citation, a Professional Excellence Citation, an Equivalency Award bar for auto theft, a commendation award and several awards for perfect attendance. He joined Oakland Township 5 years ago. We will miss him and his dedication to public safety. We wish him well on his retirement. The manager will present him with a certificate of our appreciation.

- Approved 7/0 to recommend to the State to grant liquor licenses for catering to Shamrock at the corner of Collins and Orion.
- Approved 6/1 (Giannangeli – Nay) accepting an offer of \$215,000 for the vacant parcel on Sheldon Rd. There were two other offers of \$200,000 and \$216,000. All three had acceleration clauses. The person offering \$216,000 was present and pointed out that his offer had an acceleration clause that made his maximum offer \$221,000. Clerk Buxar pointed out that the winning offer had an acceleration clause of \$1,000 above highest offer up to \$255,000.
- Reappointed 3 to Historic District Commission (HDC) for three more years 2021-2024. See chart below.
- Decided to accept applications for one HDC opening (created by the untimely death of Bruce Parkinson) for two more weeks before deciding. Historic District Commissioner John Sanderson recommended a thorough process to select a candidate, including interviews and provided the Board a document summarizing his thoughts, as expressed at the meeting.

Candidates for Appointment or Re-appointment to Historic District Commission			
Reappointed for three years on 4/27/2021	Address	HDC Service	Packet Pages
Phillips, David A.	4252 Sheldon Rd.	2013-2021	71-72
Bargy, Ron	257 Beach Dr.	2018-2021	73-77
Bowen, Robert	3842 Century Oaks	2018-2021	87-88
Seeking first Time Appointment - Decision Postponed on 4/27/2021			
Campbell, Tricia	531 W. Snell Rd.	none	84
Gilboe, Nancy Wollensak	3830 E. Clarkston Rd.	none	80-82
Henderson, Donald	336 S. Rochester Rd.	none	70
Jarzyna, Peter	3360 Weygant Dr.	none	79
Matyas, Allen G.	3192 Landview Dr.	none	78
Medler, Victoria M	2410 Pebble Creek Dr.	none	83
Werner, Sheila	4795 Gallagher Rd.	none	85-86

Fire Department

Still no comprehensive plan 5-1/2 years after first mention in Board minutes

Board minutes 8/25/2015

“1. Chief Strelchuk – 10-Year Strategic Operating Plan

MOTION by Langlois, supported by Reilly to form a subcommittee regarding a 10-Year Strategic Operating Plan for the Fire Department consisting of Trustees Ferriolo, Giannangeli and Buxar.

Motion carried unanimously”

Board Minutes 3/27/2018

“11. Discussion on Subcommittees MOTION by Ferriolo, supported by Buxar to disband all subcommittees and to utilize them in the future with specific tasks and a specific time to report back to the Board on accomplishment of those tasks.

Motion carried unanimously.”

. Board Minutes 2/12/2019

BOARD REPORTS & CORRESPONDENCE

Trustee Giannangeli – gave a brief summary of the research on the operations and challenges facing our Fire Department. He along with Trustee Buxar have had several profitable meetings with the Fire Chief, Assistant Chief and Township Manager.

Historic District Commission

April 22, 2021 Meeting Held

Read draft minutes when they come out. Lots of things going on.

- HDC members honored Bruce Parkinson 10/24/1951 – 3/26/2021, HDC valued member 2004-2021, with their comments and a slide presentation by Barb Barber.
- Approved a historic district name change for 575 Letts from Anderson to Flumerfelt-Anderson Historic District based on owner research that this was owned by a Flumerfelt (maiden name of wife of Mr. Anderson)
- Formed a subcommittee to research possibilities for logging wheel restoration with white oak.
- Approved \$1,000 for contractor to clean up Kline cemetery overgrowth along Rochester Road that obscures it from view. Directed Barb Barber to consider Eagle Scout projects for additional restoration projects on the cemetery. Commented on restricted vehicle access and that Clerk Buxar had done some exploration of the possibility of adding 20 feet to the property.
- Discussed the benefits of Eagle Scout projects to save money and alert people to the existence of our wonderful Cranberry Lake Farm and other historic sites.
- Supported Barb Barber's decision to allow a wedding at 3 PM on same day as Down-on-the-Farm. A wedding tent will be up during Down-on-the-farm. Commissioners saw the tent's presence during Down-on-the-Farm as a selling tool for additional weddings.
- Discussed progress on a sign at Cranberry Lake Farm describing haymaking with the recently restored (Scout Project) John-Deere Side Delivery Hay Rake.
- Barb Barber discussed a large number of planned projects and solicited commissioners to volunteer to help
- Considered several proposed historic artifact donations from residents including several from Commissioner Col. Mark Gerhard
- Discussed restoration of their farm wagon. This lead to discussion of need for another barn for storage and preservation of historic farm implements

Older Person's Commission (OPC)

Website: <https://opcseniorcenter.org/>

Governing Board minutes page <https://opcseniorcenter.org/about/governing-board>

Most recent meeting minutes available (2/25/2021)

<https://opcseniorcenter.org/docman/governing-board/1438-minutes-of-the-opc-governing-board-meeting-of-02-25-2021/file>

Agenda for next OPC Governing Board meeting - Thursday, May 27, 2021 at 5:00 p.m. <https://opcseniorcenter.org/docman/opc-documents/1427-agenda-04-22-21/file>

Oakland Township Governing Board Members and email contact information

Dominic Abbate, dabbate@oaklandtownship.org

William Jandeska, not listed

Parks, Recreation & Land Preservation

Parks and Recreation Commission, Monthly Meeting (4/14/2021)

See minutes with just the right level of detail at this link:

<https://www.ecode360.com/documents/OA3183/public/599523818.pdf>

Programs easy to find here.

The website below provides an enormous amount of information on available Parks, Recreation and Land Stewardship programs you can attend or volunteer for. It lists 128 events at present. I highly recommend creating an account so you can browse through everything. You need an account to sign up. I had no idea that this amazing resource existed until a few days ago. I had intended to volunteer for Land Stewardship events, like the garlic mustard pull coming up but procrastinated until now.

[Oakland Township Parks and Recreation > Home \(recdesk.com\)](#)

Cam Mannino's Latest Post in Natural Areas Notebook:

<https://oaklandnaturalareas.com/2021/04/29/footnote-stony-creek-ravine-nature-parks-golden-haze/>

Dr. Ben VanderWeide's Email Invitation to Volunteer for Removal of Invasive Plant Species – Pre-registration Required

Hi Stewardship Folks,

Garlic mustard is already flowering, so we're getting ready for our garlic mustard workdays each Tuesday in May! These workdays are a great way to see new areas of our parks.

Garlic mustard and dame's rocket push out the native plants that our wildlife need. We need your help to remove these invasive plants from our parks! Workdays last from 9 am to 12 pm, but will be cancelled if the weather is bad. All volunteers must sign a waiver (with minor's waiver signed by a guardian), and minors under 14 must also be accompanied by a guardian. Please pre-register at <https://oaklandtownship.recdesk.com/Community/Home>. All participants will need to follow social distancing and other safety rules. Workdays may be cancelled due to weather or COVID-19.

- Tuesday, May 4, 9 am to 12 pm. Bear Creek Nature Park, 740 West Snell Rd.
- Tuesday, May 11, 9 am to 12 pm. Watershed Ridge Park, 1880 West Buell Rd (small gravel parking lot just west of the yellow maintenance building).
- Tuesday, May 18, 9 am to 12 pm. Charles Ilsley Park, 1479 East Predmore Rd.
- Tuesday, May 25, 9 am to 12 pm. Paint Creek Trail. Meet at the Paint Creek Cider Mill, 4480 Orion Rd.

We hope to see you at one of our workdays in May!

Ben

Benjamin VanderWeide
Natural Areas Stewardship Manager
Oakland Township Parks and Recreation
4393 Collins Rd, Rochester, MI 48306
P: 248-651-7810 Fax: 248-601-0106
www.oaklandtownship.org

Visit our blog! www.oaklandnaturalareas.com

Paint Creek Trailways Commission

Highlights of 4/20 Meeting

See complete minutes here:

<https://paintcreektrail.org/wordpress/wp-content/uploads/2021/04/April-20-2021-Draft-Meeting-Minutes.pdf>

- **Discussion does not lead to adoption of a resident suggestion of additional signage in light of biker/hiker accident**

PUBLIC COMMENT: Ms. Ford read an email received from Ms. Bonnie Abiko, 1327 Wagon Wheel Lake, Rochester, who is attending virtually, relative to her accident with bikers on the trail and advocating for right of way signage on the actual trail between the signs posted at the crossroads. .

(Editor Note: here is a link to the letter)

[April-20-2021-Additional-Meeting-Materials.pdf \(paintcreektrail.org\)](#)

Ms. Ford indicated she has had communications with Ms. Abiko at the office as well as the email. Right of way markers are in the kiosks and staff will be on the trail during pop-up events to provide information to users about etiquette and right of way. She will be working with Draft Paint Creek Trailways Commission Minutes of April 20, 2021 Meeting 2 Ascension Hospital about bike helmets for kids. We will also continue with educational material on social media and the website. The two new trail maps also include the right of way markers on them. Ms. Gamage thanked Ms. Abiko for her email and suggested the Commission consider sending a letter sharing this story with local community bike shops to make them aware of what happened and to post it or make their biker teams aware of it. Ms. Buxar concurred. Ms. Abiko added she sent another story about speeding bikes, but Ms. Ford did not receive it. Ms. Abiko summarized that her friend was riding the trail and witnessed an older gentleman walking on the trail who proceeded to turn left onto another trail, and she nearly collided with him and fell off her bike. Ms. Abiko indicated to her friend the walker had the right of way – but bikers need to accommodate, adapt and slow down their speeding to pedestrian traffic. Ms. Ford

then read an email from Judith Holman, 28 Williamsburg Rd., Evanston, IL, sister of Ms. Abiko, about the accident Ms. Abiko experienced and suggesting cyclists have a separate path to travel on. Another email was received from Luda Tcherniak, which Ms. Ford read, referring to maintenance needed from Dequindre to Lake Orion, and suggested a company be hired for annual upkeep and maintenance. Mr. Mabry commented that although these sound pretty serious, he believes they are relatively isolated in his experience – he's been using the trail as a runner for many years and has not experienced anything like this; the bikers have been very courteous and he's never had a problem like this.

Planning / Zoning / Building

Township Takes Birch Grove Academy to Court to Stop Unapproved Land-Use.

Birch Grove Academy apparently Disputes Need for Special Land-Use Zoning Approval from Township.

County District Court records show case 2021-187654-AW was filed by Oakland Township 4/27/2021 against Birch Grove Properties.

According to Township Planning Coordinator, Don Mende, and Building Director, Tim Berger, building permits for school buildings are issued by the State and not by Oakland Township.

This is the result of this 1937 law <http://legislature.mi.gov/doc.aspx?mcl-Act-306-of-1937>. aimed at making sure municipalities without competent building departments don't allow unsafe schools to be built. In the spring of 1937 the worst school fire killed 295 people. The previous worst fire was 175 killed in Cleveland in 1908.

But there is much more to school safety than the building itself, such as traffic flow in and out. There is also the idea that the location matters. That's why we have a zoning ordinance.

Past private schools in Oakland Township have sought and received Special Land-Use Approval, before commencing building in areas zoned residential. This is required by our Zoning Ordinance Sections 16-500, 16-501, 16-512

<https://www.ecode360.com/documents/OA3183/public/431381679.pdf>

During the Special Land-Use Approval Process the township considers much more than the adequacy of plans for the building. Here are 8 items for general consideration from 16-501, aimed at protecting both students (in this case) and the community.

1. The proposed special land use shall be of such location, size and character that it will be in **harmony** with the appropriate and orderly development of the surrounding neighborhood and/or vicinity and applicable regulations of the zoning district in which it is to be located.
2. The proposed use shall be of a nature that will make **vehicular and pedestrian traffic** no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic, with particular attention to minimizing pedestrian-vehicle interfacing.
3. The location, size, intensity, site layout, physical, structure, and amenities, and periods of operation the proposed use shall be designed and established in a manner that **eliminates any possible nuisance** emanating there from which might be noxious to the occupants of any other nearby permitted uses, whether by reason of traffic, dust, noise, odors, glare, fumes, vibration, smoke or lights.
4. The proposed use shall be such that the proposed location and height of buildings or structures and location, nature and height of walls, fences and landscaping **will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.**
5. The proposed use shall **relate harmoniously** with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular service and facilities in specific areas of the Township.
6. The proposed use is so designed, located, planned and to be operated so that the **public health, safety and welfare will be protected.**
7. The proposed use **shall not cause substantial injury to the value of other property** in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district.
8. The **site plan standards established in Article 6.**

Then 16-512 has these requirements for schools to protect students and the community.

16-512 EDUCATIONAL FACILITY

Upon approval of an educational facility special land use pursuant to Section 16-500, the following regulations and conditions shall apply to such special land use in addition to site plan requirements under this and other applicable Township ordinances and any other conditions specifically made part of the approval under subsection 16-502.

Minimum Regulations and Conditions. To the extent allowed by law, the applicant shall provide documentation acceptable to the Township Board that the proposed use shall meet the following standards:

1. All outdoor play areas shall be located in the rear or side yards only and shall be enclosed with a fence six (6) feet in height, or four (4) feet in height if adjoining a right-of-way. Provided, however, the Township Board may permit chain link or wrought iron fences up to six (6) feet in height adjoining a right-of-way upon a finding that such fences are necessary for the safety of pupils of the facility.
2. All required state and local licenses, charters, permits and similar approvals shall be issued prior to occupancy for any educational purposes and shall be maintained in good standing.
3. The Township Board may establish standards to limit routine noise generated by an Educational Facility to no more than 60 decibels at the property line, taking into account the nature of the facility, the surrounding uses and zoning and the probable frequency of objectionable noise levels that may be generated by the use.
4. Off street parking shall be arranged so the area for bus loading and unloading of students will not be in the path of vehicular traffic.
5. Sidewalks shall be required connecting the off-street parking area to the main entrance of the educational facility, and to any trails and/or safety paths in accordance with Section 16-338.
6. An Educational Facility with a Place of Public Assembly shall comply with the special land use standards for Place of Public Assembly set forth in Section 16-523 and 16-512.

Whomever is making decisions for Birch Grove Academy apparently dispute these requirements.

As you can see in the photos below, a drive entrance has been installed across from entrance to Twin Lakes Golf Club and prefab building modules are already on site.

Signs on site 4/28/21. One sign appears to have blown off the posts and was on the ground



Looks like construction is well under way with modular units on site and driveway apron installed. Building Director, Tim Berger has issued a STOP WORK order.





Summary of zoning requirements applicable to this property at 2878 North Rochester Road (from Zoning Ordinance 16)

16-406.02 DISTRICT PROVISIONS. The following is a list of uses permitted by right, special land uses, site and building placement standards, and building form standards applicable to the MRD District.

A. PERMITTED USES

- ◆ Accessory Building and Structure, when accessory to a principal use
- ◆ Accessory Use, when accessory to permitted uses
- ◆ Adult Family Day Care Home
- ◆ Adult Foster Care Family Home
- ◆ Adult Foster Care Small Group Home
- ◆ Agriculture, farms and farm buildings
- ◆ Child Foster Family Home
- ◆ Day Care Facility
- ◆ Dwelling, Single-Family
- ◆ Home Occupation subject to 16-323
- ◆ Public and quasi-public uses, subject to 16-317
- ◆ Utility and public service buildings, subject to 16-317

B. SPECIAL LAND USES

- ◆ Accessory Use, to a special land use, subject to 16-503
- ◆ Bed & Breakfast, subject to 16-505
- ◆ Cemetery, Private subject to 16-507
- ◆ Day Care, Group subject to 16-509
- ◆ Educational Facility, subject to 16-512
- ◆ Golf Course, subject to 16-514
- ◆ Independent Living for the Elderly, subject to 16-529
- ◆ Mining, gravel and mineral, subject to 16-519
- ◆ Place of Public Assembly, subject to 16-523
- ◆ Planned Unit Development, subject to 16-524

C. SITE AND BUILDING PLACEMENT STANDARDS

Minimum Lot Area w/o Sewer:	26,000 square feet
Minimum Lot Width w/o Sewer:	120 feet
Minimum Lot Width Corner w/o Sewer:	120 feet
Minimum Lot Area w/ Sewer:	19,500 square feet
Minimum Lot Width w/ Sewer:	110 feet
Minimum Lot Width Corner w/ Sewer:	120 feet
Maximum Lot Coverage:	25%
Maximum Building Height/Stories:	35 feet/2.5
Minimum Setbacks:	
Front:	40 feet
Corner Front:	40 feet
Side:	20 feet
Rear:	35 feet

Table 16--402.02 and the footnotes set forth therein provide additional standards that are applicable.

Road Commission for Oakland County

Dust control on Collins and Buell on 4/28

I happened upon a County Road Commission truck spraying dust control chemicals

<https://www.rcocweb.org/DocumentCenter/View/8560/2021-Chloride-Instruction-Mailing-final>

on Collins Road just north of Burr Oak Lane. This service is not provided as a Road Commission basic service from gasoline taxes. Either the individual homeowners or the township must pay. Our Township funds several applications each year on 44 miles of dirt roads at a 2021 cost of \$75,000. This is one of many items paid for from the Township General Fund.

RCOC applying brine to Collins, just north of Burr Oak Lane



Road Commission Cutting Down Trees 4/26/21 along Lake George Rd – Just South of Clarkston Road



It looks like these trees were in the path of an enlarged drainage ditch. I assume it is needed for the new Jensam Development at that corner (156 homes on 247 acres). Read about it here in our March 2020 article:

<https://oaklandsentinel.files.wordpress.com/2020/03/156-home-jensam-development-coming-to-247-acres-on-clarkston-road.pdf>

The consent agreement was approved by a close 4/3 vote on 10/22/2019

Roll Call Vote: Ayes: Bailey, Ferriolo, Giannangeli, Mangiapane

Nays: Buxar, Langlois, Reilly

.

Tamarack Lane Bridge / Culvert Weight Restriction to be Posted

After a recent inspection, Road Commission for Oakland County will be “imposing” load limits. It’s unclear to me exactly why the “limits” were posted. One resident with considerable professional expertise in this area said, ***“The load limits are generous – the only thing that shouldn’t cross is an Abrams Main Battle Tank (72 tons).”***

Gross Vehicle Weight (in tons)		
36T (72,000 lbs.)	55T (110,000 lbs.)	65T (130,000 lbs.)
Single truck or bus.	Truck and trailer or tractor and semi-trailer.	Tractor, semi-trailer and trailer.

The bridge below is in reality a culvert, as seen traveling southwest on Tamarack Lane. Tamarack Lane is a beautiful road off Cayuga Trail which is south off Predmore east of Lost Lake Nature Park.



Tamarack Lane Bridge / Culvert looking southwest on Tamarack Lane



West end of Tamarack Lane bridge/culvert. This is the west branch of Stony Creek.



Aerial view from google earth

The complete letter from RCOC can be seen in Township Manager Adam Kline's Memo to the Board of Trustees here on pages 93-95.

<https://www.ecode360.com/documents/OA3183/public/598911010.pdf>

His memo brought this to our attention. RCOC notified the Rochester School Supt. but this bridge / culvert is in Lake Orion School district so the Sentinel sent a copy to Lake Orion Supt. Ben Kirby.

Zoning Board of Appeals (ZBA)

Homeowner requests variance; to be heard at 5/18 meeting

7. New Business:

- a. ZBA21-05 Peter Bolcato – A 30' front yard variance and to allow an accessory building in the front yard. 3031 Paint Creek Drive.



Events Calendar

[PRC Spring 21 Newsletter.pdf](#)

The website below provides an enormous amount of information on available Parks, Recreation and Land Stewardship programs you can attend or volunteer for. It lists 128 events at present. I highly recommend creating an account so you can browse through everything. This is how you sign up.

[Oakland Township Parks and Recreation > Home \(recdesk.com\)](#)

Sunday, May 2, Yoga Ages 12+ – Cranberry Lake Farm

Oakland Township Parks and Recreation 2021 Spring Fitness and Wellness Programs Registration at: oaklandtownship.recdesk.com

The health of our community is our priority. Our team of staff and instructors are trained in safety protocol that follow CDC guidelines and are equipped with Personal Protection Equipment and gear (PPE). Face masks must be worn for all indoor classes and maintain 6 foot social distancing. Face masks must be worn outdoors where social distancing cannot be maintained.

All Levels Yoga (Outdoor)

Adults 12+

Cranberry Lake Farm, 388 West Predmore, Oakland, MI 48363

Sundays, May 2 - June 6, 2021

9:30am-10:30am

Slow Flow Yoga (Outdoor)

Adults 12+

Cranberry Lake Farm, 388 West Predmore, Oakland, MI 48363

Sundays, May 2 - June 6, 2021

11:00am-12:00pm



Up Dog Yoga, Red Lotus Yoga and Oakland Township Parks and Recreation are teaming up to bring you **in-person** yoga! The “All Levels” classes will accommodate all skills levels with an option to modify. The “Slow Flow” class will be more of a challenge with longer holds and postures. Maximum 15 participants per class.

Residents: \$30

Non-Residents: \$45

Register by April 25

Tuesday, May 4 Garlic Mustard (Invasive Species) Pull, Bear Creek Nature Park, 9-12, FREE

Celebrate Spring, Pull Garlic Mustard!

Garlic mustard and dame's rocket push out the native plants that our wildlife need. We need your help to remove these invasive plants from our parks! Workdays last from 9 am to 12 pm, but will be cancelled if the weather is bad. All volunteers must sign a waiver (with minor's waiver signed by a guardian), and minors under 14 must also be accompanied by a guardian. Please pre-register at oaklandtownship.recdesk.com. All participants will need to follow social distancing and other safety rules. Workdays may be cancelled due to COVID-19.

Tuesday, May 4, 9 am to 12 pm. Bear Creek Nature Park, 740 West Snell Rd.

Tuesday, May 11, 9 am to 12 pm. Watershed Ridge Park, 1880 West Buell Rd.

Tuesday, May 18, 9 am to 12 pm. Charles Ilsley Park, 1479 East Predmore Rd.

Tuesday, May 25, 9 am to 12 pm. Paint Creek Trail. Meet at the Paint Creek Cider Mill, 4480 Orion Rd.

This update from Dr. Benjamin

Vanderweide, Natural Areas Stewardship Manager

We are planning to hold all of the garlic mustard workdays in May at this point. Folks do need to pre-register at <https://oaklandtownship.recdesk.com/Community/Home> to make sure we keep the group size at 10 or less. We'll be following COVID precautions, including masking and distancing, during the workdays.

Wednesday, May 5 – Weekly Bird Walk, 8:30 AM– Bear Creek Nature Park, 1479 East Predmore, FREE

See this link also:

[Birding Walks | Natural Areas Notebook \(oaklandnaturalareas.com\)](https://oaklandnaturalareas.com)

May 8, 12-1:30 PM, First of four Beekeeping Classes, Cranberry Lake Farm, \$5 for all four, Local Beekeeper Preston Zale



Beekeeping CLASSES



Cranberry Lake Farm Historic District

388 W. Predmore Rd. Oakland Twp. Meet in the Hen House (long red building)

Beekeeping \$5 per person – includes all four sessions!

Saturday from 12:00 to 1:30 PM on May 8, June 12, July 10, Aug 14

The location is Cranberry Lake Farm Historic District

388 W. Predmore Rd. Oakland, MI 48363

Please wear a mask when inside the Hen House

Limited number of 15 to attend so we have adequate social distancing

Meet your local beekeeper Preston Zale “We will cover the basics of bees and bee health, beehives and maintenance, and of course, harvesting honey. Our meetings will be held indoors the Hen House with optional trips to visit the hives.”

Preston began his hobby of beekeeping just by helping another local beekeeper eight years ago. He says his interest in bees is part of his lifelong love of nature, and maybe a way to finally use his Biology degree. Preston found the whole process so interesting that the following year he started one hive of his own, which is the beginning of our local beekeeper and owner of Popz Beez honey.

Register by calling 248-608-6807 or emailing bbarber@oaklandtownship.org

We have four classes scheduled and you should try to attend all, if possible, as you will learn how to start your own hives and finish with how to harvest the honey. The dates are the second Saturdays of the month (listed above).

If you know of others interested, please share this information with them!

Thank you for your interest in our beekeeping program. Helping the bees helps everyone!



For previous reports and our “Encyclopedia of Oakland Township” visit our website at

<https://oaklandtownshipsentinel.org/>

Comments, suggestions and respectful (no attacking anyone’s motive or personal attributes) letters to the editor are always welcome. Send them to me at

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Bob Yager

Editor

Oakland Township Sentinel