

Oakland Township Sentinel

Weekly Report

April 5, 2025

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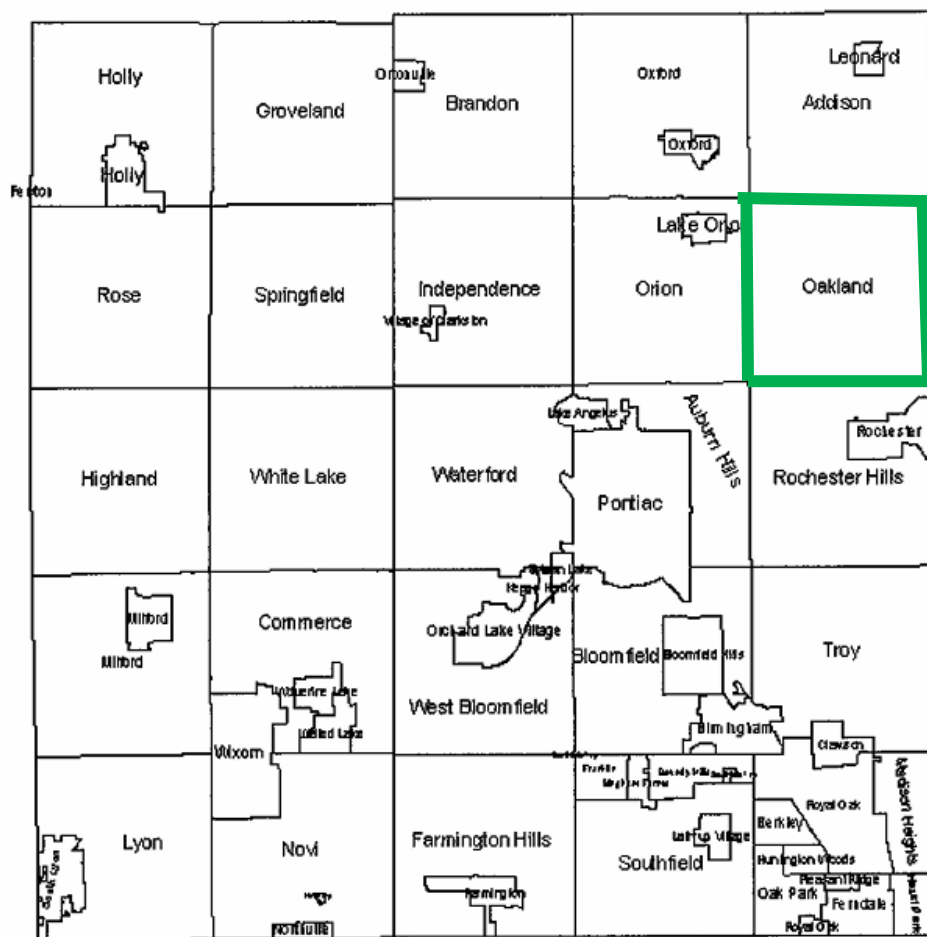
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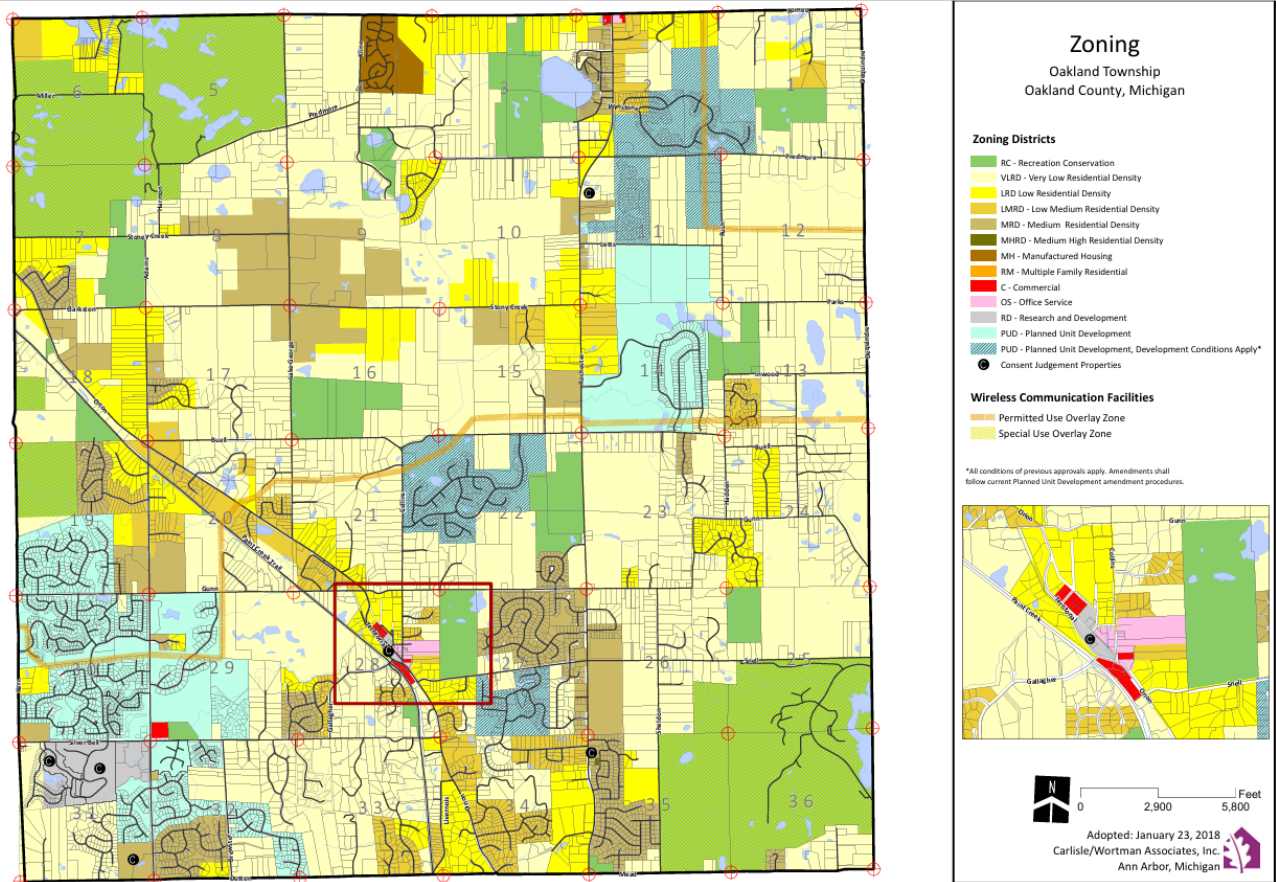
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OAKLAND COUNTY, MICHIGAN



OAKLAND COUNTY, MICHIGAN
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 ELECTION DIVISION
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Some people confuse Oakland Township with Oakland County. Oakland County at one point consisted of twenty-five townships, each 6 x 6 miles. Oakland Township is one of them, outlined above in green. All or parts of some these original townships have become cities over the years. For example, what was once Avon Township is now two cities – Rochester and Rochester Hills. Confusion also sometimes results because mailing addresses in Oakland Township may be Rochester post office. Villages, in my view, are like “super HOA’s” that tax themselves for more services than the township they are still part of. An example is the Village of Lake Orion in Orion Township.



Oakland Township remains beautiful in part because of our 211 page 50 year plus old, zoning ordinance here: [431381679.pdf](https://www.oakland-ti.org/DocumentCenter/View/431381679). Without that, “anything goes anywhere,” is the rule as in townships with no zoning.

Planning Commission

Gas station, auto wash, restaurant with drive-through, outdoor seating, and multiple- family residential proposed as new allowed uses at Country Creek Commons PUD. Will be discussed May 6th at Planning Commission meeting / public hearing.

Don Mende, Oakland Township Planning Coordinator, is off work this week but kindly responded to my email asking for a sentence describing what the owners propose.

Mr. Mende wrote -

“The owner is requesting that additional uses be permitted at the Country Creek Shopping Center, which was approved as a PUD.

Uses include gas, auto wash, restaurant with drive-through, outdoor seating, and multiple- family residential.

The owner has provided a narrative outlining his request. If the uses were added and a prospective tenant was found, a site plan would then be required for review and approval.”

An alert reader told me about this possible issue, that she had heard on the “grapevine.” When I went to Township Hall personnel told me Don Mende, Planning Coordinator, instructed them to hand out the document on next page. This will soon be mailed to property owners within three hundred feet.

CHARTER TOWNSHIP OF OAKLAND
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
PLANNED UNIT DEVELOPMENT AMENDMENT

The Charter Township of Oakland Planning Commission will be holding a Public Hearing for the purpose of receiving public comments for a Planned Unit Development Amendment request for parcels 10-30-476-007, & 010 to allow additional uses (general location – northwest corner of Silverbell and Adams Roads – Country Creek Commons). The public hearing will be held at 7:00 p.m. on May 6, 2025 at the Oakland Township Hall 4393 Collins Road, Rochester, Michigan 48306. Any interested person may appear and comment in person or by agent or attorney upon a scheduled agenda item during the public hearing to be held at the date, time and location above. Written comments may be submitted to the Charter Township of Oakland at the address above prior to the scheduled Public Hearing date. Documents pertaining to any request on the agenda are available for review during normal business hours at the Oakland Township office or at the hearing. Necessary and reasonable aids to individuals with disabilities will be provided at the meeting with seven days notice.

The parcels mentioned in the notice are now a bank and a vacant 1.3-acre lot north of the bank. I have outlined the approximate boundaries of the combined two properties in red below from a Google Earth map.



I assume our Planning Commission will be reviewing the applicants proposals versus our zoning ordinance, especially Section 16-524 , **“PUD, Planned Unit Development”**

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

Cell Phone Tower Lawsuit

I have not found time to get documents showing details. Verizon is suing us over our rejection of their proposed tower on Clarkston Rd.

Fire Department

Do not put your Township Sheriff Dept. and Fire Personnel in Unnecessary Danger Like these People Did! – Have Working Smoke Alarms in Your House!

[12 Hurt, Including 4 Cops, In Oakland County House Fire: Fire Chief | Farmington, MI Patch](#)

Paint Creek Cider Mill Concessionaire / Restaurant – Final Contract Negotiations with Cannelle Paint Creek LLC

At 9:00 AM on Monday March 31, all seven members of our Board of Trustees met to deal the following this single agenda in a special meeting. See the half hour video here: [Board of Trustees - March 31, 2025](#). See the board -packet with lease agreement here: [753140220.pdf](#)

Copied from draft minutes:

“Consideration of approving the lease agreement with Cannelle Paint Creek LLC, for an approximate 1,564 square foot space in the Paint Creek Cider Mill building, 4480 Orion Road.

“Motion by Giannangeli, seconded by Elder, to approve the lease agreement between the Charter Township of Oakland and Cannelle Paint Creek LLC for approximately 1,564 square feet for 5 years, with final details to be worked out with the township manager in conjunction with the full agreement of the lease subcommittee, and authorize the township manager to sign it.”

This was approved 7/0.

According to the January 14, 2025, Board minutes (Agenda 14, Page 6), a three-member subcommittee of Supervisor Buxar, Trustee Elder and Treasurer Giannangeli was established *“...to work with the Township Manager in negotiations.”*

One assumes that the contract reviewed on March 31, 2025 was the product of those verbal negotiations as understood by our Township Attorney, The Kelly Firm.

The full board had some revisions they would like to see; so, the contract was “approved” temporarily pending final approval.

I thought a very significant comment was made by Treasurer Giannangeli who wanted to make sure the contract restricted use to a restaurant and did not allow something like a tobacco shop or liquor business.

It did not look like the contract had been subjected to computer-assisted grammar and spelling checked as numerous misspellings, wrong word and punctuation errors were identified, with Clerk Dave Mabry leading the pack in this effort. I assume the Kelly Firm of Cannelle’ provided the lease copy.

Trustee Casadei’s comments summarized what I hope will come true. That this will contribute to Goodison becoming even more of a “gathering place” as our Master Plan envisions.

Here is “Exhibit” B which is not in the packet. You will need to expand it to see it. It shows what areas is shared and which are for Cannelle exclusive use. This was not in the meeting packet. Township Manager Joe Merucci sent it to me.

[illegible]

Safety Paths and Trails Committee (SPTC)

Link to video of April 2, meeting [Safety Paths & Trails - April 2, 2025](#) (1:16)

Safety Paths & Trails Committee Members:

Highlighted members were present.

Emily Campbell, Board of Trustees Representative (Term Expires 11/2028)

Laurel Johnson, Committee Member (Term Expires 05/2025)

Evan Agnello, Committee Member (Term Expires 5/2026)

Shane Smith, Committee Member (Term Expires 6/2027)

Andrew Zale, Chairperson (Term Expires 5/2028)

Teresa Mulawa, Vice-Chairperson, Planning Commission Representative
(Term Expires 9/2027)

Jim Quesenberry, Parks & Recreation Representative (Term Expires 11/2028)

Officers Elected

Officers were elected - Andy Zale – Chairman, Teresa Mulawa – Vice Chairman, Evan Agnello – Secretary.

Snell Road Sidewalk

This previous February 24th meeting reviewed the Snell Road Sidewalk and made some key statements of fact/opinion:

‘It is currently anticipated that no boardwalk or bridges are needed.’

“There would be some retaining walls.”

“The path should be able to be 7-8 feet wide in most areas, allowing ample room for two bicycles to pass each other.”

“The spot just east of Heron where the culvert is, PEA believes we can put a sidewalk over the culvert, so a bridge would not be needed.” (PEA estimates a bridge would have been \$500,000) The sidewalk will have to be narrower here to fit.” (Andy Zale said five feet on March 11 BOT, tape minute)

At the February 24th meeting, public comment was heard from residents:

Bill McGivern – 920 E. Snell Road

Barbara Barber – Snell Road north side

Andy Zale – 3338 Proctor Lane

John Giannangeli – 5846 Murfield Drive

We do not know what they said as there is no video nor summary of their comments in the minutes. I am working on getting a written summary of their views from Barbara Barber and Bill McGivern.

I believe it is being called a “sidewalk” because it does not meet AASHTO [AASHTO Association - About](#) for width and perhaps other requirements for a Safety Path. I have not verified all details of this “sidewalk” designation. The SPTC Master Plan 2024 gives some info on page 21 [2024 Safety Paths & Trails Strategy Plan.pdf](#)

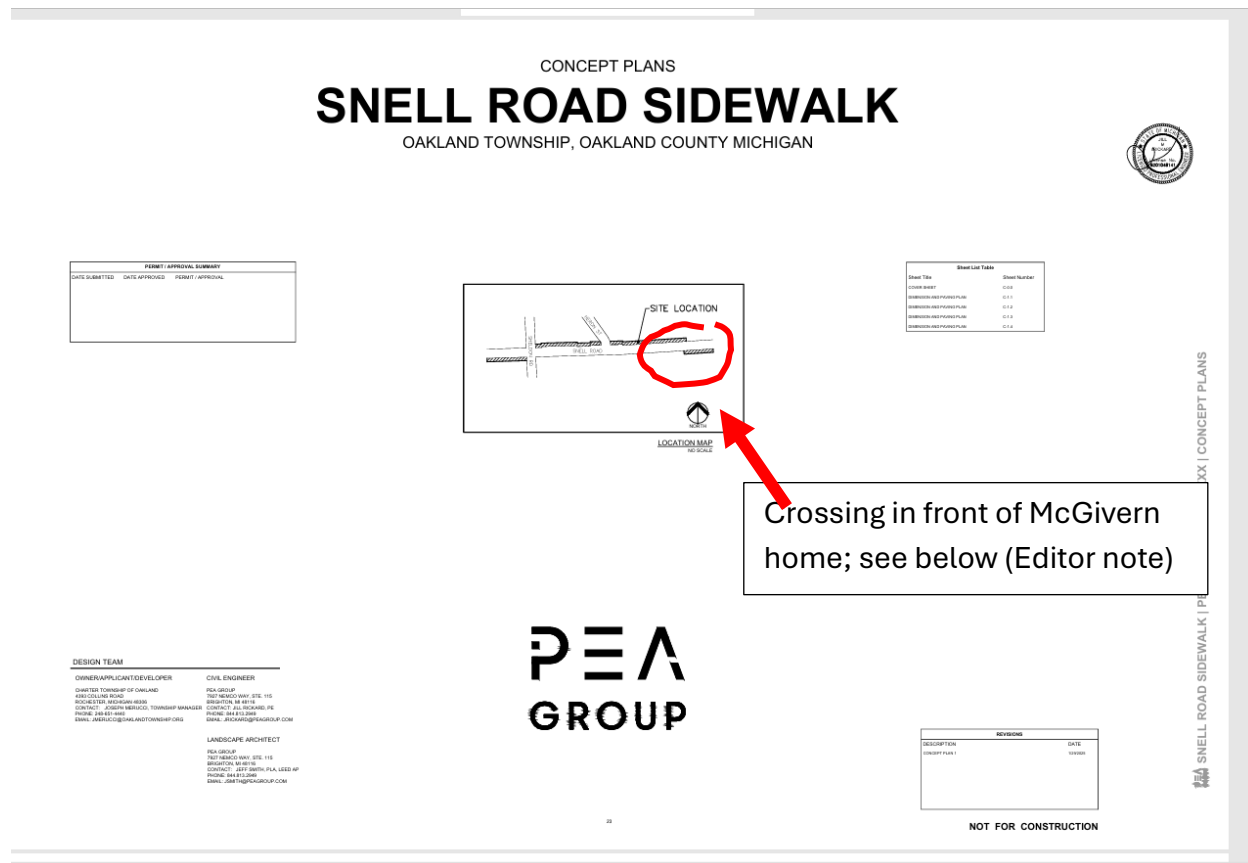
At March 11 Board of Trustees meeting this was on the agenda –

“1. Consideration of authorizing PEA Engineers to complete the contract for the design, engineering, and production of bidding documents for the East Snell Road safety path and authorize the expenditure of up to \$110,000.00 in additional funding.”

This item was tabled, and more information was requested from SPTC.

Discussion of the Snell Road Sidewalk occupied most of the SPTC April 2 meeting. What follows is a summary.

SPTC has gathered information requested by the Board of Trustees at the March 11 Meeting when they tabled SPTC's request for approval to spend \$110,000 on final detailed engineering plans to be drawn up. See the current concept plans on pages 23-31 of meeting packet here: [753135998.pdf](https://www.oakland-twp.org/753135998.pdf)



Vice Chairperson, Teresa Mulawa, has forwarded information to our Board of Trustees, including two letters from Huron-Clinton Metroparks, interviews with running and biking club members and trail photos of Sheldon Trails. I have asked for these via FOIA,

Teresa Mulawa discussed the Sheldon trails within Stony Creek Metropark based on her personal visit and talking to running and biking club members.

See next page for map from this link: [2021 Shelden Trails Map](#).

Her conclusion and that of other members was that reaching the six-mile path ringing the lake cannot be done satisfactorily from Shelden because:

She maintains that the trail from Shelden Road to golf road (Junction 16 to 18, to 40, then 41,34,35) is not as good as Paint Creek Trail and has defects of mud, loose gravel, and some larger stones.

The Vice Chairperson maintains that even if one considered this path above to be OK, once you arrive at 36, neither the golf club road nor the interior path from 36 to 37 to 7 to 38 to 6 to 5 is safe and useable for all users.

The Vice Chairperson pointed out that the golf club road has no sidewalk so one must travel on the side of road or off road on the berm. Witnesses say the traffic is fast and reckless. The road has hills that would be challenging for the casual biker.

The Vice Chairperson maintains that the path from 36 to 37 to 7 to 38 to 6 to 5 is too difficult for all desired users. Indeed, the park map designates the section from 37 to seven is rated as “Difficult” by its black color on the park map.

STONY CREEK METROPARK SHELDEN TRAILS

4300 Main Park Road, Shelby Township, MI 48316 | Park Office: (586) 781-4242 | Ski Center: (586) 781-9166 | METROPARKS.COM



- CROSS-COUNTRY SKIING
- FIRST AID
- FOOD
- GOLF
- HANDCYCLING
- HIKING
- MOUNTAIN/FAT TIRE BIKING
- REPAIR STATION
- RESTROOMS
- SKI RENTAL
- TRAILHEAD

- INTERSECTION
- PICNIC SHELTERS
- ROADS & SIDEWALKS
- PAVED HIKE-BIKE TRAIL
- ALTERNATE ROUTE

DOUBLE TRACK TRAILS

- No biking in winter
- EASY
- MODERATE
- DIFFICULT
- RIDGELINE

SINGLE TRACK TRAILS

- One directional trails
- GROOM
- BEACH
- BEE LINE
- ROLLER COASTER

- SHORTCUT
- SNAKE
- BACK NINE
- PINES
- CONNECTOR (Two directions/half)

Check website for trail closures due to muddy conditions.



GOLF CENTER & SKI CENTER
Seasonal ski trails on golf course only open in winter.

The Clinton River Area Mountain Biking Association assists with maintenance of the Shelden Trails.



Mr. McGivern's 16.3-acre property at 920 E. Snell



Red lines are approximate route of the proposed sidewalk at the McGivern property. On engineering drawings it goes over boulder at far end. Chairperson Andy Zale agreed to talk to the Road Commission for Oakland County to understand fully the crossing options they will allow. Pedestrians being able to see cars in the dip by Stony Creek is the safety issue.

Opening on SPTC in May.

Teresa Mulawa reported that Laurel Johnson does not intend to ask for re-appointment. If you are interested; apply using the form at this link: [Memo](#)
From the back of that form:

SAFETY PATH AND TRAILS COMMITTEE: Generally meets on the first Wednesday of the month at 6:00 PM at the Oakland Township Hall, 4393 Collins Road, Rochester, Michigan. Members are appointed by the Township Board. The Committee is a recommending body to the Township Board regarding matters utilizing the Trail System Millage funds.

To see more of what this committee does; see their webpage:

[The Safety Paths & Trails Committee](#)

Taxes

**Last week we showed how to calculate your tax from a millage.
Let us see if you got it. This week's test is three steps.**

Step 1 - Look up your taxable value.

Step 2 - Use the tax rates below set in July 2024 for your December 2024 tax bill to calculate your taxes in \$\$ for some of the eleven millages.

		2023		2024		2024	2024		Reduction
		TAX LEVY		Headlee		Suggested	Estimated		Maximum from MAX
				Rollback		Levy	Revenue		Allowed Allowed
Allocated	Operating	0.0000	X	0.9974	=				0.8098
Voted	Older Persons	0.3150	X	0.9974	=	0.3141	609,542		0.3141
Voted	Library	0.4598	X	0.9974	=	0.4586	889,959		0.4586
Voted	Parks	0.6941	X	0.9974	=	0.6922	1,343,283		0.6922
Voted	Library	0.1146	X	0.9974	=	0.1143	221,810		0.1143
Voted	Fire	0.9256	X	0.9974	=	0.9231	1,791,367		0.9231
Voted	Police	1.6253	X	0.9974	=	1.6210	3,145,711		1.6210
Voted	Historic District	0.1078	X	0.9974	=	0.1075	208,614		0.1075
Voted	Land Preservation	0.6121	X	0.9974	=	0.6105	1,184,736		0.6105
Voted	OPC Transportation	0.0000	X	0.9974	=	0.0000	-		0.0826
Voted	Trail System	0.1612	X	0.9974	=	0.1607	311,854		0.1607
Total Millage Rate		5.0155				5.0020	9,706,877		5.8944 0.0000

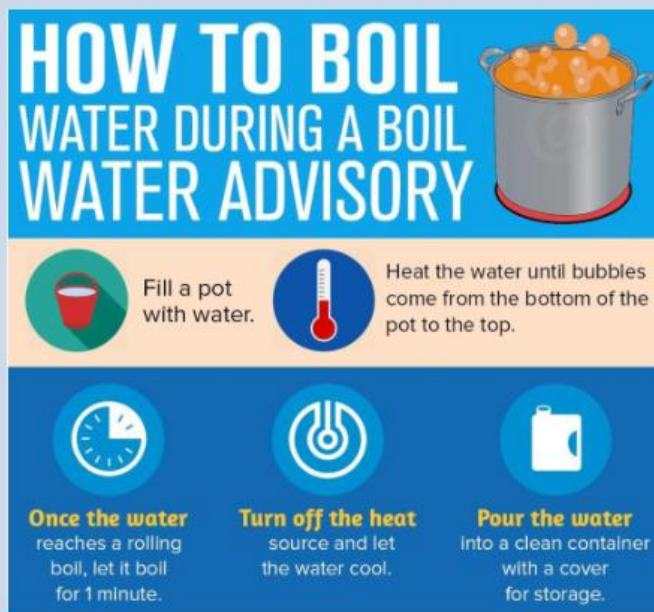
Step 3 – Check your tax statement to see if you got the right answers.

Water

Boil water advisory in Oakland Valley and Coachlamp Subdivisions

BOIL WATER ADVISORY

A precautionary [boil water notice is in effect April 3rd, 2025](#), for the South Pressure District of the Southeast Oakland Township water system. This generally includes the Oakland Valley and Coachlamp subdivisions.



See notice next page.



1323378

ATTENTION WATER CUSTOMERS
THIS IS A PRECAUTIONARY BOIL WATER NOTICE

Municipality: Oakland Township

Area Affected: Oakland Valley and Coachlamp Subdivisions

Date Issued: Thursday, April 3rd, 2025

What Happened?

Due to emergency water system maintenance in your neighborhood, you may be temporarily without water service.

What this Means to You:

Whenever a water system loses pressure for any significant length of time, precautionary measures are recommended because a loss of pressure can lead to bacterial contamination in the water system. Bacteria generally are not harmful and are common throughout our environment. Although no contamination has been detected, as a precaution, all water customers in the affected area are advised to boil water used for drinking and cooking. Boiling the water before using it will kill bacteria and other organisms that may be in the water. Drinking water should be boiled for at least one minute and allowed to cool before consumption. Boiled, bottled or disinfected water should be used for drinking, making ice, washing dishes, brushing teeth, and preparing food until further notice.

Once the water sample test results are in compliance with Michigan Department of Environment, Great Lakes and Energy (MI EGLE) guidelines, you will be notified that the **Precautionary Boil Water Notice** has ended.

For Additional Information:

Pontiac Customers: Please call the Water Maintenance Team of the Oakland County Water Resources Commissioner's Office at **248-858-4310** (Monday-Friday; 7 a.m. to 3:30 p.m.) or 248-624-6366 (outside of normal business hours). Please visit our website at www.oakgov.com/water/boilFAQs to view frequently asked boil water questions and answers.

All Other Customers: Please call the Water Maintenance Team of the Oakland County Water Resources Commissioner's Office at **248-356-6299** (Monday-Friday; 7 a.m. to 3:30 p.m.) or 248-624-6366 (outside of normal business hours). Please visit our website at www.oakgov.com/water/boilFAQs to view frequently asked boil water questions and answers.

Number of Residential Connections: 273

Number of Commercial Connections: 0

(Number of Food Service Connections: 0)

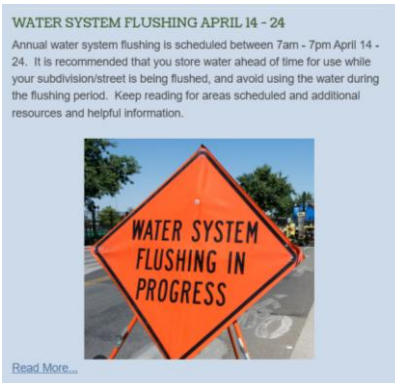


One Public Works Drive • Building 95 West • Waterford, MI 48328-1907
 Phone: 248.858.0958 • Fax: 248.858.1066 • www.oakgov.com/water

I first noticed this on the township website Thursday April 4 AM

A second water issue - Do not Use Water During Water System Flushing; See when your street is scheduled below.

This from our Township website



(Note: Twin Lakes, Knorwood Knolls, Oakland Valley, and Coachlamp Subdivisions will be scheduled at a later date.)

April 14	Oakland Farms, Oakland Knolls, Oakland Hills, Knorwood Pines, Knorwood Ridge, Oak Arbor, Deer Point, Park Hill, St. Johns Church, Oakland Crest, Guardian Angel Cemetery
April 15	Oakland Farms, Oakland Knolls, Oakland Hills, Knorwood Pines, Knorwood Ridge, Oak Arbor, Deer Point, Park Hill, St. Johns Church, Oakland Crest, Guardian Angel Cemetery
April 21	Country Creek, Woods of Country Creek, Country Creek Commons, Village of Country Creek, The Crossings, Century Woods, Plum Creek
April 22	Country Creek, Woods of Country Creek, Country Creek Commons, Village of Country Creek, The Crossings, Century Woods, The Heights, Wyngate Club House, Pinnacle
April 23	Kirklands, Cloisters, Claremont, Kingsridge, Silvercreek, Carrolton, Century Oaks, Silverbell Road, Trout Creek, Belmonte, Blossom Creek, Blossom Springs
April 24	Goodison Place, Orchard Ridge, Wynridge, Wellington, Collins Road, Oakland Hunt, Wynstone

Flushing Information:
 After flushing is complete, your water may be temporarily discolored. You may want to flush your own water service piping. It is suggested this be done from a faucet or valve before the water enters your water softener, such as from an outside hose bib. Additionally, it might be a good time to flush your water heater tank.

For more information, visit the [Water Resource Commission's webpage](#) for FAQs and more.

The link suggested above gives you lots of information on flushing, including how to flush your home lines. [Water System Flushing | Oakland County, MI](#)

A third water issue - Plan for Correcting Violations (only one well of the required two is in service) at Twin-Lakes Wells

Last week we reported that the Board agreed to have Manager Joe Merucci sign an Administrative Compliance Agreement with Michigan EGLE (Energy, Great Lakes and Environmental) to restore compliance with Michigan Clean Water act by replacing Well 1 that failed August 24, 2024 with a new Well 3. We showed the steps to be completed and timelines from that agreement.

Studying the letter from EGLE to WRC in the Board Meeting packet for this issue [753138574.pdf](#), pages 74-79, made me question how diligent our Water Resource Commission has been in remedying the situation. EGLE, in their letter of November, asked WRC for four reports. I have entered a FOIA request for the WRC responses to 1,2,3 requested by EGLE in packet page 71 of March 25, 2025 Board meeting. [753138574.pdf](#) and copied below.

The items listed below are not deficiencies but must be completed by the dates indicated to avoid a potential deficiency or significant deficiency violation. During the review of this emergency incident and a routine review of the Twin Lakes waterworks system, the below items were identified:

1. Provide a Drinking Water Emergency Report (Report) with details on the discovery of the emergency; which well was operating when the emergency occurred; all corrective actions taken during the emergency, including those to isolate WL001; and steps that will be taken to prevent and/or minimize effects on the system during a similar event. Please submit the revised Report by December 2, 2024.
2. Update the Emergency Response Plan (ERP). The most recent ERP on file with EGLE is from 2017. The ERP should be updated annually or as necessary (as changes occur in personnel, contact information, or other factors). Please provide a copy of the most recent/updated ERP by January 17, 2025.
3. Develop a supplemental contingency plan that identifies alternate drinking water sources available while Twin Lakes is without a functional redundant well that can provide firm capacity. This plan should evaluate different secured source(s) that can adequately provide the necessary capacity, as necessary, should WL002 experience issues that cause loss of pressure, flow, and/or capacity. Please submit a copy of the contingency plan and any associated agreements by December 16, 2024.

Our community wells are owned by Oakland Township (a change in 2017) and serviced by WRC per an agreement signed that year.

The End