


WHITE LAKE TOWNSHIP

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: June 8, 2026

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O'Neil, Community Development Director 

SUBJECT: Zoning Ordinance Amendments

As you may recall, the Community Development Department has been working on several amendments to the Zoning Ordinance. These amendments, which have been broken out by the Planning Commission into two separate "parts" (#2026-001 & #2026-002) for ease of reference, were presented to the Planning Commission on June 4th. After holding the required public hearing, the Planning Commission has recommended approval of part #2026-001 and recommended denial of part #2026-002. These amendments are now ready for Township Board consideration.

Please find attached the two amendments in "parts," which the Planning Commission has requested the Board act on as separate agenda items. Please also find attached the minutes from the June 4th Planning Commission Meeting. I look forward to discussing these amendments with you on June 16th. Please contact me if you have any questions.

Thank you.

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
JUNE 4, 2026**

CALL TO ORDER

Commissioner Seeley called the meeting to order at 6:30 P.M. He then led the Pledge of Allegiance.

ROLL CALL

Present:

Mona Sevic

T. Joseph Seward

Pete Meagher

Robert Seeley, Vice Chair

Merrie Carlock, Chairperson

Debby Dehart

Absent:

Scott Ruggles, Township Board Liaison

Others:

Sean O'Neil, Community Development Director

David Waligora, Senior Planner

Michael Leuffgen, DLZ

Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

It was MOVED by Commissioner Meagher, seconded by Commissioner Seeley to approve the agenda as presented. The motion carried with a voice vote: (6 yes votes).

APPROVAL OF MINUTES

A. May 7, 2026

It was MOVED by Commissioner Seward, seconded by Commissioner Sevic to approve the minutes as amended (corrected date on page 1). The motion carried with a voice vote: (6 yes votes).

CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)

None.

PUBLIC HEARING

A. Zoning Ordinance Amendments

I. Final site plan ordinance amendments

II. Special land use/Noise/Substandard lot/Accessory structures/ZBA powers/Multi Family setbacks/Minimum driveway spacing ordinance amendments

Senior Planner Waligora reviewed the edits made to the ordinance amendments with the Planning Commission.

Chairperson Carlock opened the public hearing at 6:40 P.M.

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Mary Earley, 5925 Pine Ridge Court, stated the Planning Commissioners are doing a fine job and final site plan approval should remain in their authority.

Chairperson Carlock closed the public hearing at 6:41 P.M.

Chairperson Carlock stated she did not see a reason to remove the authority of final site plan approval from the Planning Commission.

Commissioner Seward stated this change is driven by one project and is concerned about the reasoning for the proposed change. He was shocked to learn that some Board members were not aware that the Planning Commission had the final site plan approval authority. He is not in favor of language changing to give the Township Board final site plan approval.

Commissioner Dehart stated that the proposed changes to the final site plan approval would eliminate the Township's "One Stop Ready" status.

Commissioner Sevic agreed with her fellow Commissioners' comments and added there is a lot of work done by the Commissioners before approving or denying site plans.

Commissioner Seeley added that consideration of the Master Plan and zoning ordinance is considered when the Commission votes on plans.

Commissioner Dehart stated that the Commissioners are not elected, and do not have a political affiliation when considering plans.

Chairperson Carlock re-opened the public hearing at 7:01 P.M.

Michael Powell, 4700 Cornerstone, stated the Planning Commission worked on the language to grant the Planning Commission final site plan approval in the early 2000's. He said when the Township Board had the authority for final site plan approval, developers did not like working within the Township. Approval from the Township Board was long and difficult. To rectify this, language to the ordinance was amended to prevent undue influence from the Township Board on the final site plan approval process. This took the politics out of the process, and the site plan process ran smoother.

He added there is merit to adding an appeal process to the existing ordinance, as there isn't an appeal process to final site plan denial now.

It was MOVED by Commissioner Seward, seconded by Commissioner Seeley to separate the ordinance Zoning Ordinance Amendments 26-001 and 26-002 when presented to the Board for consideration. The motion carried with a roll call vote: (6 yes votes). (Sevic/yes, Seward/yes, Carlock/yes, Dehart/yes, Seeley/yes, Meagher/yes).

It was MOVED by Commissioner Seward, seconded by Commissioner Seeley, to recommend the Township Board approve Zoning Ordinance Amendment 26-001. The motion carried with a roll call vote: (6 yes votes). (Meagher/yes, Seeley/yes, Dehart/yes, Carlock/yes, Seward/ yes, Sevic/yes).

**It was MOVED by Commissioner Seward, seconded by Commissioner Seely, to recommend the Township Board deny Zoning Ordinance Amendment 26-002. The motion carried with a roll call vote: (6 yes votes).
(Seward/yes, Seeley/yes, Meagher/yes, Dehart/yes, Sevic/yes Carlock/yes)**

CONTINUING BUSINESS

None.

NEW BUSINESS

A. Mack Industries

Location: Property located at 8275 White Lake Road. Identified as parcel ID 12-01-176-004. Consisting of approximately 93.20 acres. Currently zoned LM (Light Manufacturing).

Requests: 1) Preliminary site plan approval

2) Final site plan approval 2) Planned development agreement

Director O'Neil reviewed the planning review comments with the Planning Commission.

Scott Salizder, general contractor representing the applicant, was present. The use of the site is a concrete manufacturing facility. There will be production of concrete manholes, pipe, and a batch plant to mix concrete.

Mr. Leuffgen reviewed his engineering comments with the Planning Commission.

It was MOVED by Commissioner Seward, seconded by Commissioner Seeley, to recommend the Township Board approve the preliminary site plan for Mack Industries, identified as Identified as parcel ID 12-01-176-004 (8275 White Lake Road), with the following waivers:

- **Accepting the parking requirements as is**
- **Loading zones not being striped out**
- **Waiver of a traffic study**

subject to all existing landscaping remaining, and for all of staff and consultant's comments to be addressed, and for the applicant to make a contribution of \$150,000 for pathways along M-59 (unless it is determined by the staff or consultants that a greater amount is needed). The motion carried with a roll call vote: (6 yes votes).

(Seward/yes, Seeley/yes, Sevic/yes, Carlock/yes, Dehart/yes, Meagher/yes).

It was MOVED by Commissioner Seward, seconded by Commissioner Seeley to approve the final site plan for Mack Industries, identified as Identified as parcel ID 12-01-176-004 (8275 White Lake Road), subject to the same stipulations as laid out in the preliminary site plan approval motion, and to the Township Board approving the preliminary site plan. The motion carried with a roll call vote: (6 yes votes).

(Seward/yes, Sevic/yes, Dehart/yes, Carlock/yes, Meagher/yes, Seeley/yes).

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LIAISON'S REPORT

Commissioner Dehart stated the ZBA met last week, and considered five cases. Four were approved, one was denied.

Commissioner Carlock stated Phase one construction at Stanley Park will be completed shortly.

DIRECTOR'S REPORT

Director O'Neil updated the Planning Commission with updates on current developments in the Township.

OTHER BUSINESS

None.

COMMUNICATIONS

None.

NEXT MEETING DATE: June 18th, 2026

ADJOURNMENT

It was MOVED by Commissioner Seeley, seconded by Commissioner Sevic to adjourn at 8:33 P.M. The motion carried with a voice vote: (6 yes votes).

**CHARTER TOWNSHIP OF WHITE LAKE
COUNTY OF OAKLAND
AMENDMENT 26-002 TO ZONING ORDINANCE**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF WHITE LAKE BY AMENDING ARTICLE 6.0 (DEVELOPMENT PROCEDURES), ONLY AS PROVIDED FOR HEREIN.

NOW HEREBY the Charter Township of White Lake ordains the following amendments to the White Lake Charter Township Zoning Ordinance:

PART 1: Article 6.0, Development Procedures, Section 6.8, Site Plan Review and Approval, to assign the Township Board as the approving body for Final Site plans, to read as follows:

A site plan shall be submitted for all new construction, structural alteration, or substantial change in use, as determined by the Director of the Community Development Department, for all principal permitted uses in the AG; SF; NB-O; LB; RB; GB; PB; PD; ROS; LM; E; ROP; TC; PG; NMU; RM-1; RM-2; R1-A, R1-B,

R1-C, and R1-D (except individual single-family homes on an established lot or unit), for all Special Land Uses in every district, and for any other use which requires an off-street parking lot.

An application for site plan approval shall be filed with the Director of the Community Development Department at least twenty-one (21) days prior to the next regularly scheduled meeting of the Planning Commission. Nothing in this section shall be construed to guarantee an application will be considered by the Planning Commission within 21 days of filing unless all staff and consultant reviews have been received. A fee may be established by the Township Board to cover the cost of processing such site plans. When the required number of copies of the application and the site plan drawing are received, the matter will be scheduled for review by the Township and their consultants. Once all comments and reviews of the staff and consultants indicate the plans are ready for Planning Commission consideration, they will be forwarded to the Planning Commission for their next regular meeting with a recommendation for preliminary approval, conditional approval, or denial.

The Planning Commission will review the Preliminary Site Plan and will forward it on to the Township Board with a recommendation for approval, approval with conditions, or denial. Following the review and recommendation by the Planning Commission of the Preliminary Site Plan, the plan will be reviewed by the Township Board. The Township Board will either approve, approve with conditions, or deny the Preliminary Site Plan.

Following approval of the Preliminary Site Plan by the Township Board, the Planning Commission will review the Final Site Plan and **will forward it on to the Township Board with a recommendation for approval, approval with conditions, or denial.**

Following ~~Planning Commission~~ **Township Board** approval of the Final Site Plan, Final Engineering Plans must also be submitted for review by the Township and their consultants. The following chart lists the items required on all site plans and the stage(s) at which the information is required.

PART 2: Amend Article 6.0, Development Procedures, Section 6.8-F, to assign the Township Board as the approving body for Final Site plans and provide additional clarity in the written ordinance, to read as follows:

~~Criteria for Preliminary and Final Site Plan Approval – The Preliminary Site Plan shall be reviewed by the Planning Commission and approved by the Township Board, and the Final Site Plan shall be reviewed and approved by the Planning Commission upon finding that:~~

Criteria for Preliminary and Final Site Plan Approval – The Planning Commission shall review all Preliminary and Final Site Plans and forward a recommendation for approval, approval with conditions, or denial to the Township Board. The Township Board shall take final action on all Preliminary and Final Site Plans, upon finding:

- i. The applicant has submitted the required information, and it is insufficiently complete and understandable form to allow an accurate description of the proposed uses(s) and structure(s) in terms of density, location, area, height, bulk, placement, setbacks, performance, characteristics, parking, and traffic circulation.
- ii. There is proper relationship between major thoroughfare and proposed service drives, driveways and parking areas so as to encourage the safety and convenience of pedestrian and vehicular traffic and points of access to public thoroughfares have been minimized.
- iii. The location of buildings, outside storage receptacles, parking areas screen walls and utility areas is such that the adverse effects of such uses will be minimized for the occupants of that use and the occupants of surrounding areas.

- iv. Provisions have been made for proper development of roads, easements and public utilities and to protect the general health, safety and welfare of the Township.
- v. The development of the site is such that it does not serve as a physical barrier or detriment to the development of adjacent land.
- vi. The extent to which natural features and characteristics of the land will be preserved has been addressed.
- vii. The use proposed for the site is a use permitted in the district and complies with all applicable requirements of the White Lake Township Zoning Ordinance and any other applicable code or ordinance.
- viii. The proposed use is consistent with the Township's Master Plan and the Highland Road Corridor Plan as amended.

PART 3: Amend Article 6.0, Development Procedures, Section 6.8.G.i, Site Plan Review and Approval, to assign the Township Board as the approving authority for Final Site Plans, to read as follows:

Final Site Plan Approval has been granted by the ~~Planning Commission~~ **Township Board**, and

PART 4: Amend Article 6.0, Development Procedures, Section 6.8-H.ii Site Plan Review and Approval, to assign the Township Board as the approving body for Final Site plans, to read as follows:

The ~~Planning Commission~~ **Township Board** shall review and have the authority to grant Final Site Plan Approval, once the site plan is determined to be in compliance with the applicable standards of the Zoning Ordinance. ~~Planning Commission~~ **Township Board** approval of a Final Site Plan shall not be made prior to Preliminary Site Plan Approval by the Township Board, and receipt of a report from all appropriate Township departments, Township Planner, Township Engineer, and/or Township Attorney.

PART 5: Amend Article 6.0, Development Procedures, Section 6.8.I, Site Plan Review and Approval, to assign the Township Board as the approving body for Final Site plans, to read as follows:

Approval Valid for Two (2) years

Upon approval of a final site plan by the ~~Planning Commission~~ **Township Board**, a building permit shall be requested by the applicant within twenty-four (24) months, or the site plan shall be declared invalid. The ~~Planning Commission~~ **Township Board** may grant a twelve (12) month extension based upon confirmation by the Director of the Community Development Department or his/her designee that there have been no Ordinance

changes affecting the site plan since the time of original approval. Upon receipt of a building permit, reasonable construction shall be commenced within six (6) months and shall be completed within twenty-four (24) months, or the site plan and building permit shall be declared to be invalid, unless the applicant requests an extension.

REMAINDER OF ORDINANCE

Except as expressly amended by this Ordinance Amendment, the balance of the Charter Township of White Lake Zoning Ordinance, as amended, shall remain unchanged and in full force and effect.

SAVINGS CLAUSE

This Ordinance Amendment does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired, or any liability, penalty, forfeiture, or punishment pending or incurred prior to the effective date of this Ordinance Amendment.

SEVERABILITY

Should any section, subsection, sentence, clause, phrase, or portion of this Ordinance Amendment be declared unconstitutional, invalid, or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance Amendment, which shall continue in full force and effect.

PUBLIC HEARING AND ADOPTION

A public hearing on this Ordinance Amendment was held before the Planning Commission of the Charter Township of White Lake at a regular meeting held on June 4, 2026. Following receipt of the Planning Commission's recommendation, this Ordinance Amendment was adopted by the Township Board of the Charter Township of White Lake at a meeting duly called and held on the ____ day of _____, 2026, and ordered to be published as prescribed by law.

EFFECTIVE DATE

This Ordinance Amendment shall become effective seven (7) days after publication as prescribed by law.

STATE OF MICHIGAN)

) ss.

COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of White Lake, Oakland County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of an Ordinance Amendment adopted by the Township Board of the Charter Township of White Lake at a regular meeting duly called and held on the ____ day of _____, 2026.

Anthony L. Noble, Clerk
Charter Township of White Lake