

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 26-01 TO ZONING ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF WHITE LAKE BY AMENDING SECTION VII.4 – USE MATRIX, ARTICLE 3.0 (ZONING DISTRICTS), ARTICLE 4.0 (USE STANDARDS), ARTICLE 5.0 (SITE STANDARDS), ARTICLE 6.0 (DEVELOPMENT PROCEDURES), ARTICLE 7.0 (ADMINISTRATION, APPEALS, AND ENFORCEMENT) 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: Amend SECTION VII.4 – USE MATRIX, by adding “S” into the appropriate column and row of the Use Matrix, to establish that “Nursery schools, group adult and child care centers” are permitted in the Pontiac Lake Gateway (PG) District by Special Land Use:

	PG
Nursery schools, group adult and child care centers	S

PART 2: Amend Article 3.0, Zoning Districts, Section 3.1.18.C, Special Land Uses, by adding the following as Paragraph vi:

vi. Nursery schools, group adult and child care centers

PART 3: Amend Article 3.0, Zoning Districts, Section 3.11.U, to provide additional clarity regarding setback requirements within multiple-family developments, to read as follows:

Structures located within a multiple-family development, including attached condominiums, row and townhouse dwellings, and the like, shall have a minimum setback of 25’ from the back of sidewalk or 25’ from back of curb for developments without sidewalks. **and similar developments, shall maintain a minimum setback of twenty-five (25) feet from the back of curb or back of sidewalk along any public or private street, internal roadway, or internal drive. Where sidewalks are not provided, the setback shall be measured from the back of curb.**

PART 4: Amend Article 4.0, Use Standards, Section 4.22, Group Adult or Childcare Center, Including Nursery School, by revising the introductory paragraph to read as follows:

Group adult or child care centers and nursery schools are permitted uses in the ~~RM-1 and RM-2 (Multiple Family), NB-O (Neighborhood Office), LB (Local Business), PD (Planned Development District), PB (Planned Business District), LM (Light Manufacturing), and ROP (Research Office Park)~~ **LB (Local Business), PD (Planned Development District), NMU (Neighborhood Mixed Use), RB (Regional Business), GB (General Business), PB (Planned Business District), and TC (Town Center) districts. Group adult or child care centers and**

nursery schools may be permitted as Special Land Uses in the RM-1 and RM-2 (Multiple-Family), NB-O (Neighborhood Office), LM (Light Manufacturing), ROP (Research Office Park), and PG (Pontiac Gateway) districts subject to the following conditions:

PART 5: Replace Article 5.4, SUBSTANDARD LOTS, in its entirety, to read as follows:

Intent

The purpose of this Section is to establish reasonable dimensional standards for legally created substandard lots containing or intended for single-family residential development. The Township recognizes that many existing single-family residential lots, particularly within older lake area subdivisions, were created prior to the adoption of current zoning standards and do not conform to current lot area and/or lot width requirements. The standards of this Section are intended to allow for the reasonable use, maintenance, expansion, and improvement of single-family homes on such lots while maintaining orderly development patterns.

A. Applicability

For purposes of this Section, a substandard lot shall mean a legally created lot that does not comply with the minimum lot area and/or minimum lot width requirements of the zoning district in which it is located. This Section shall apply only to substandard lots located in zoning districts where single-family dwellings are permitted and which contain an existing single-family dwelling or are intended to be developed with a single-family dwelling. The standards of this Section shall apply to the construction, expansion, alteration, and improvement of single-family dwellings on such lots.

B. Side Yard Setback Reductions for Substandard Lots

For substandard lots that do not meet minimum lot width requirements, side yard setbacks may be reduced to ten percent (10%) of the lot width, with a minimum of five (5) feet, whichever is greater.

C. Additional Relief

Where a proposed construction, expansion, alteration, or improvement cannot comply with the standards of this Section, the applicant may seek additional relief under Section 7.27 of this Ordinance, if applicable.

PART 6: Amend Article 5.0, Site Standards, Section 5.7, Accessory Buildings or Structures in Residential Districts, including the section title, to read as follows:

ACCESSORY BUILDINGS OR STRUCTURES

A. Separation from Principal Structure

No detached garage or accessory building or structure shall be located less than ten (10) feet from a principal building or structure unless it complies with all regulations applicable to principal buildings or structures.

B. Setbacks

1. Residential Districts (Except SF and AG parcels above 2 acres)

Accessory buildings or structures shall be set back a minimum of five (5) feet from side lot lines and five (5) feet from rear lot lines. Setbacks shall be measured to the nearest part of the structure, including overhangs and gutters. These requirements are subject to Section 5.7.A.

2. SF and AG Districts

Accessory buildings or structures in the Suburban Farm (SF) and Agricultural (AG) districts utilizing the height allowances permitted under Section 5.7.C.1 shall be set back a minimum of ten (10) feet from side lot lines and ten (10) feet from rear lot lines.

C. Height and Size

1. Residential Height Limits

Accessory buildings or structures shall not exceed fourteen (14) feet in wall height or eighteen (18) feet in building height. In Suburban Farm (SF) and Agricultural (AG) districts, on parcels at least two (2) acres in size, maximum wall height may be increased to sixteen (16) feet and maximum building height may be increased to twenty (20) feet.

2. Total Accessory Building Area

In all residential districts except Suburban Farm (SF) and Agricultural (AG), the combined ground floor area of all accessory buildings or structures on a lot shall not exceed 125% of the ground floor area of the principal building. Attached garages shall be excluded from this calculation. The Township's Assessing records shall be used to determine the ground floor area.

3. Maximum Ground Floor Area of One Accessory Building

No single accessory building or structure shall exceed 4,000 square feet of ground floor area, except in Suburban Farm (SF) and Agricultural (AG) districts on parcels at least five (5) acres in size.

D. Nonresidential Districts

Accessory buildings or structures in nonresidential districts shall comply with the development standards applicable to the zoning district in which the property is located.

Table 5.7- Residential Accessory Buildings or Structures Summary

Standard	Residential Districts	SF & AG Districts
Distance from Principal Building	Minimum 10 ft	Minimum 10 ft
Front Setback	Meets District Front Yard Setback	Meets District Front Yard Setback
Side Setback	Minimum 5 ft	5 ft, or 10 ft if utilizing height allowances for parcels ≥ 2 acres
Rear Setback ¹	Minimum 5 ft	5 ft, or 10 ft if utilizing height allowances for parcels ≥ 2 acres
Wall Height	Max 14 ft	Max 14 ft Max 16 ft (lot ≥ 2 acres)
Building Height	Max 18 ft	Max 18 ft Max 20 ft (lot ≥ 2 acres)
Total Accessory Building Area (All Combined) ²	$\leq 125\%$ of principal building ground floor area (attached garages excluded) per Assessing Records	N/A
Max Size (Single Building) ²	4,000 sq ft	Not limited if lot ≥ 5 acres

¹If the accessory building/ structure is adjacent to a water feature, a 25-foot setback is required per Section 3.11.Q.

² Zoning District Lot Coverage Standards Still Applicable

PART 7: Amend Article 5.0, Performance Standards, Section 5.18-A, Noise, to revise permitted noise levels, modify daytime and nighttime measurement periods, update listed zoning district classifications, and to add an exemption for temporary and infrequent maintenance-related to read as follows:

A. Noise: No operation or activity shall cause or create noise that exceeds the sound levels prescribed below, using a A-weighted decibel scale dB(a), when measured at the lot line of any adjoining use, based upon the following maximum allowable levels for each use district:

5.18.A Maximum Allowable Noise Level		
Zoning of Adjoining Land Use	Maximum Allowable Noise Level Measured in dB(A)	
	6 7 a.m. – 9 p.m.	9 p.m. – 6 7 a.m.
AG, SF, R1-A, R1-B, R1-C, R1-D, MHP, PD (single-family residential)	60	45
RM-1, RM-2 (multiple-family residential)	65	60 45
NB-O, LB, RB, GB, PB, ROS, NMU, TC, PG (office, commercial, recreation)	70	65 60
LM, E, ROP (industrial, extractive, research)	80	70 45

An approving body may request a predictive noise analysis as part of site plan approval (Planning Commission), special land use approval (Planning Commission), rezoning or planned development approval (Township Board) to document the compliance of anticipated or existing noise sources to this standard. The approving body shall have the sole discretion to decide whether or not a predictive noise analysis shall be required, based on review of the application and use in relation to adjoining properties and uses. It shall be the responsibility of the applicant to submit this noise analysis if requested by the approving body or official. The analysis and report shall be completed by a board-certified noise control engineer competent to conduct predictive noise analysis.

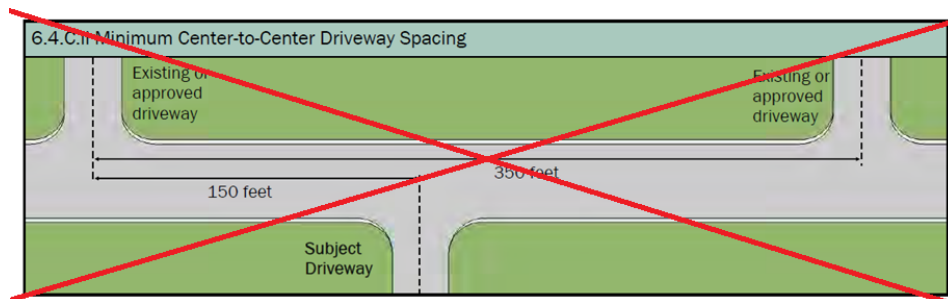
Temporary and infrequent noises associated with routine landscaping, permitted construction or property maintenance activities, such as lawn maintenance, tree trimming, refuse collection, snow removal, shall be exempt from the noise standards of this Section between the hours of 7:00 a.m. and 9:00 p.m.

PART 8: Amend Article 6.0, Development Procedures, Section 6.4.C, Minimum Driveway Spacing, Subsections i and ii, to remove the driveway spacing table, graphic, and related references, to read as follows:

- i. Same Side of Road: For sites with insufficient frontage to meet the minimum driveway spacing standards in Table 6.4.C.i, a waiver will be considered by the Planning Commission only after the Applicant has demonstrated that both alternative access (per Section 6.4.B.vi) and access restriction (per Section 6.4.B.vii) have been seriously considered and incorporated in the site plan where feasible.

6.4.C.i Minimum Center-to-Center Driveway Spacing by Speed Limit ¹					
25 mph	30 mph	35 mph	40 feet mph	45 mps mph	>=50 mps mph
130 feet	185 feet	245 feet	300 feet	350 feet	455 feet
¹ If unposted, assume 25 mph in commercial or residential area and 55 mph in rural area, unless safe operation indicates lower speed.					

- ii. Opposite Side of Road: The 350-foot minimum offset ~~shown in the following figure~~ may be reduced to 300 feet for speed limits of 35-40 mph, or to 250 feet for speed limits of 25-30 mph. Driveways expected to serve a relatively high volume of entering left turns, or an unusually high number of entering large vehicles, may require a greater opposite-side spacing, as determined by the Planning Commission and/or the agency having jurisdiction over the road.



PART 9: Amend Article 7.0, Administration, Appeals, and Enforcement, Section 7.23.A, Nonconforming Structures, to establish an exception for expansions authorized by the Zoning Board of Appeals, to read as follows:

No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity, **except as may be authorized by the Zoning Board of Appeals in accordance with Section 7.36(B)(vi).**

PART 10: Amend Article 7.0, Administration, Appeals, and Enforcement, Section 7.27.A, Nonconforming Lots, to revise the standards applicable to legally created nonconforming and substandard lots and reference Section 5.4, to read as follows:

~~Where the owner of a nonconforming lot cannot reasonably acquire sufficient land to enable him to conform to the requirements of this Ordinance relating to lot area, lot width, or both, such nonconforming lot may be used by such owner as a building site, provided that all front, side, and rear setback and open space requirements are met.~~

Where the owner of a legally created nonconforming or substandard lot cannot reasonably acquire sufficient land to enable the lot to conform to the minimum lot area and/or lot width requirements of this Ordinance, such lot may be used as a building site, provided that all applicable setback and open space requirements of this Ordinance are met, including any modified setback provisions applicable to substandard lots pursuant to Section 5.4.

PART 11: Add Article 7.0, Administration, Appeals, and Enforcement, Section 7.36.B.vi, Powers of the Zoning Board of Appeals Concerning Administrative Review and Variances, to authorize the enlargement, extension, or structural alteration of lawful nonconforming single-family residential structures through the variance process, to read as follows:

Permit the enlargement, extension, or structural alteration of lawful nonconforming single-family residential structures, including dimensional modifications approved through the variance process and in accordance with the standards of Section 7.37.

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