



Connect. Build. Thrive.

July 28, 2026

Sean O' Neil, Director
Community Development Department
Charter Township of White Lake
7525 Highland Road
White Lake, Michigan 48383

RE: White Lake Retail Building-9197 Highland Road - Preliminary Site Plan Review- 2nd Review

DLZ # 2645-8022-04

Dear Mr. O' Neil,

Our office has reviewed the above-mentioned plans prepared by R.A. Chiesa Architects, P.C and D&M Site Inc. and dated July 9, 2026. These plans were reviewed for general engineering feasibility and conformance with the Township Engineering Design Standards. We offer the following comments for your consideration:

Site Improvement Information-

- Reuse of existing 5,506 SF fast food service building.
- Reconfiguration of traffic patterns within existing parking lot, including removal of some traffic islands.
- Resurfacing and restriping of existing parking areas including 3 ADA accessible parking spaces.
- Water and sanitary sewer service as well as storm sewer are existing.

The following items should be noted with respect to Planning Commission review:

Please note that comments from our April 23, 2026 review are in *italics*. Responses to those comments are in **bold**. New comments are in standard font.

General

1. *Sheet AS-1-Plan shall be sealed by licensed Michigan design professional.* **Comment Remains, Electronic plans have not been signed and sealed.**
2. Comment addressed and removed from this list.
3. Comment addressed and removed from this list.
4. Comment addressed and removed from this list.
5. Comment addressed and removed from this list.

6. *Sheet 1- Please correct spelling of 'Highland' in two areas on this sheet.* **Comment remains; errors are on the parcel callouts for the subject property and the property to the east, see attached markups.**

Grading/Paving

1. *Provide a fire truck turning plan for a standard 40 foot long fire truck.* **Comment addressed, a turning radius has been provided on plan sheet AS-1 demonstrating acceptable access.**
2. *Sheet AS-1- Provide length dimension for drive through stacking space on this plan sheet.* **Comment addressed, the stacking space has been shown at 74 feet long.**
3. *Sheet AS-1- Provide dimensions for ADA spaces and associated loading zones.* **Comment addressed, additional dimensions have been provided and the parking spaces appear to meet minimum requirements.**
4. *Sheet AS-1- We recommend that the crosswalk striped area adjacent to the proposed ADA spaces be designated for pedestrian use only and not for pass through of vehicles in this area. It is recommended that a "Do Not Enter" and/or "No Vehicular Traffic" sign(s) be placed on both the west and east sides of this crossing. Applicant has indicated this is an existing condition and is intended to be left in similar condition. We understand the conditions exist but note that ADA access to the building is less than ideal. We defer further comment to Township Planning Department.*
5. *Sheet AS-1- Northernmost parking area- Space length measures to 18.5' B/C (NE area) and 18' 2" B/C (NW area). In addition, the following spaces do not appear to meet the requirements of WLT Zoning Ordinance 5.11 Q for parking space dimensions: a) Space with '9' on it; b) Space with '41' on it; c) Space with '24' on it. Existing dimensions have been provided and some areas are short of the 19 foot depth requirement, The shortest dimension shown is 18 foot of depth. We defer to Township Planning if this will require a waiver since this is existing conditions.*
6. *Sheet AS-1- The two-way drive just NE of the "Do Not Block intersection marking (white)" appears to be <24' in width. A minimum 24' width is required for a two-way drive (Zoning Ordinance 5.11 Q v).* **Comment addressed, dimensions have been provided and meet the minimum requirement of 24 feet wide.**
7. **Comment addressed and removed from this list.**
8. **Comment addressed and removed from this list.**

Sanitary Sewer

1. **Comment addressed and removed from this list.**
2. *Sheet 1- There are additional cleanouts for the sanitary sewer lead not shown. In addition, the existing sewer leads from the building are not correctly shown. We recommend the surveyor contact our office for the Wendy's/Tim Hortons's AB drawings.* **Comment addressed.**
3. *The condition of the existing 1000 gallon grease trap shall be evaluated and required maintenance performed. In addition, a 4' diameter monitoring manhole is required prior to discharge to the*

existing 8" diameter sanitary sewer along the M-59 frontage per Township Engineering Design Standards (Section E.8). A note has been added to the plan set indicating that the contractor will inspect the existing grease interceptor and provide maintenance as necessary. We defer to Township DPS if any further action is required.

Watermain

1. *We defer to the Township Fire Department regarding building fire suppression requirements.*
Comment remains for notation.
2. Comment addressed and removed from this list.
3. Comment addressed and removed from this list.
4. *The proposed ground sign relocation is proposed over the existing 16" diameter watermain. The sign will need to be shifted outside of the watermain influence and permission from WLT to work within the 20' wide watermain easement shall be required. The applicant has indicated this proposed sign is not part of this current application and will be submitted separately for review if that element moves forward.*

Stormwater Management

Pursuant to our 6/9/2026 meeting, DLZ investigated the origins of the existing storm system based on existing records. The onsite storm system discharges to a storm basin that was originally constructed by the Bell Tire development to the west. That storm system and the retention basin were designed to accommodate storm discharge from the subject property. The proposed improvements should not result in an increase in impervious area therefore we do not anticipate additional stormwater measures will be necessary. It is likely there is a stormwater agreement between property owners that may indicate the subject property owner has some responsibility to maintain the retention basin and portions of the offsite storm sewer.

1. *Sheet 1- The layout and diameter of the 6" PVC storm sewer lead from building is incorrect. Lead is shown as 8" diameter and in a different location per AB drawings for Wendy's/Tim Hortons plan. In addition, the diameters of some of the existing storm sewer shown are incorrect. We recommend the surveyor contact our office for the Wendy's/Tim Horton's AB drawings. Comment addressed, storm layout has been updated to match As-Built plans.*
2. Comment addressed and removed from this list.
3. Comment addressed and removed from this list.
4. Comment addressed and removed from this list.

Recommendation

The majority of our previous comments have been addressed. There are a few minor updates that should be made on the final plan set that gets signed and sealed. We are now recommending approval subject to



Township acceptance of deficiencies noted due to existing conditions. Please contact our office should you have any questions.

Sincerely,

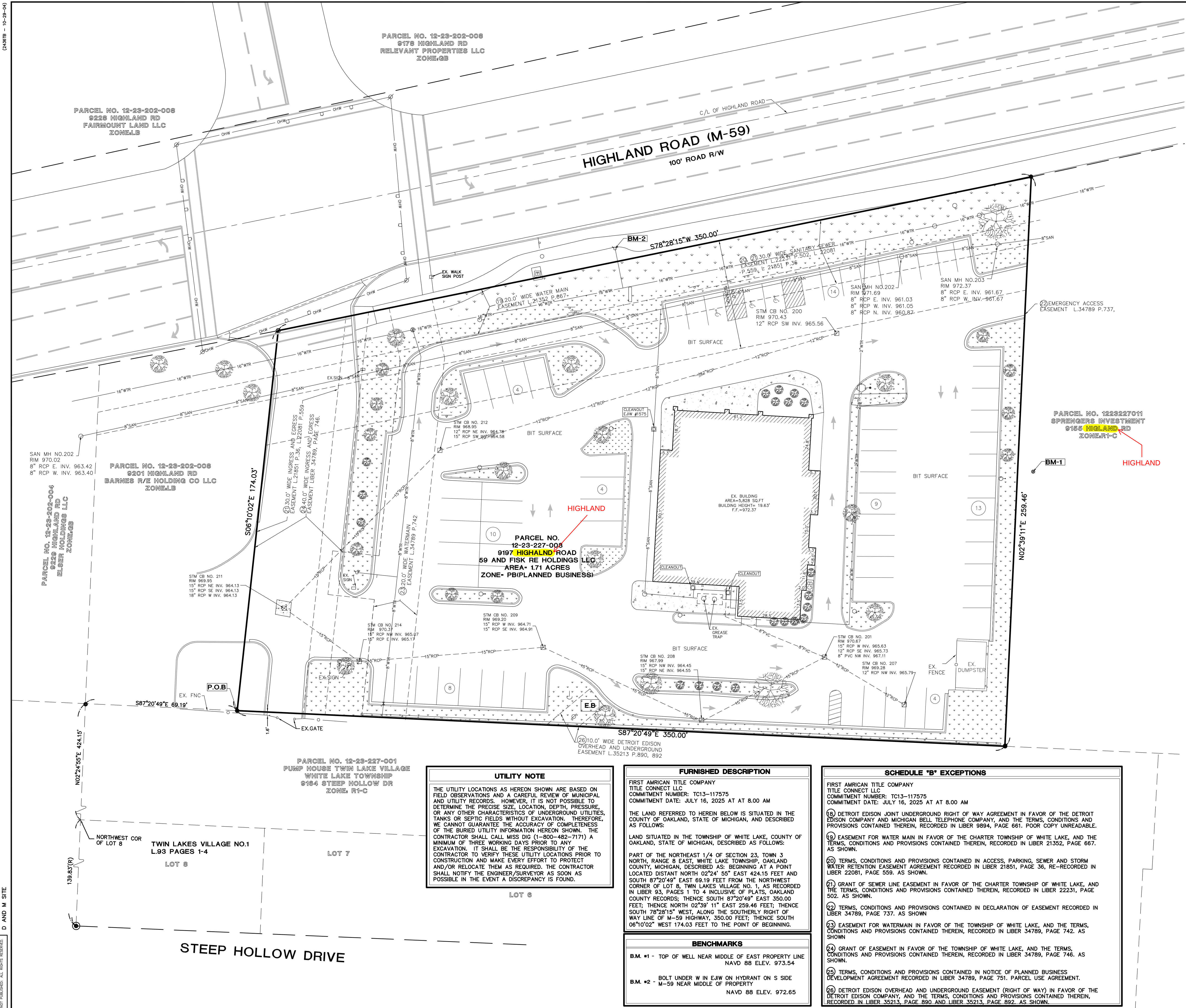
DLZ Michigan

Michael Leuffgen, P.E.
Department Manager

Victoria Loemker, P.E.
Senior Engineer

Cc: David Waligora, Community Development, White Lake Township, *via email*
Hannah Kennedy-Galley, Community Development, White Lake Township, *via email*
Paige Myers, Community Development, White Lake Township, *via email*
Aaron Potter, DPS Director, White Lake Township, *via email*
Jason Hanifen, Fire Marshall, White Lake Township, *via email*
Nick Spencer, Building Official, White Lake Township, *via email*
Matteo Passalacqua, Carlisle Wortman, *via email*

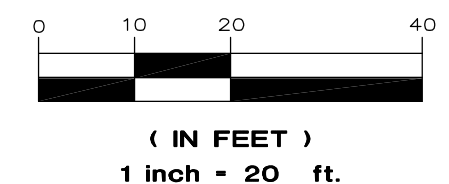
X:\Projects\2026\2645\802204 WLT 9197 Highland Redevelopment\9197 Highland Road Retail Building-PSP
Review.03\Review.03.docx



LOCATION MAP

NOT TO SCALE

GRAPHIC SCALE



LEGEND	
	MONUMENT / SECTION CORNER
	FOUND PROPERTY IRON
	SET PROPERTY IRON
	EXISTING CATCHBASIN
	EXISTING MANHOLE/CATCHBASIN
	EXISTING MANHOLE
	EXISTING HYDRANT
	EXISTING VALVE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATERMAIN
	EXISTING FENCE LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND GAS LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING CENTERLINE
	EXISTING OVERHEAD ELECTRICAL WIRES
	EXISTING MAILBOX / NEWSPAPER BOX
	EXISTING SIGN
	EXISTING DECIDUOUS TREES
	EXISTING CONIFEROUS TREES
	EXISTING UTILITY POWER POLE
	EXISTING TELEPHONE RISER
	EXISTING TRAFFIC SIGN
	EXISTING GAS BOX
	EXISTING ELECTRIC TRANSFORMER

FLOODPLAIN INFORMATION	
WHITE LAKE TOWNSHIP OAKLAND COUNTY, MICHIGAN MAP NUMBER: 26125C0337F EFFECTIVE DATE: SEPTEMBER 29, 2006 FLOOD ZONE: X AREA OF MINIMAL FLOOD HAZARD	

ZONING INFORMATION	
ZONED-B-3 PLANNED BUSINESS SETBACKS: FRONT: -50' REAR: -TBD SIDE: -TBD	

UTILITY CONTACTS	
GAS DTE GAS COMPANY ONE ENERGY PLAZA DETROIT, MI 48226 (800) 338-0178	ELECTRIC CONSUMERS ENERGY COMPANY ONE ENERGY PLAZA JACKSON, MI 49201 (800) 477-5050
ZONING WHITE LAKE TOWNSHIP ZONING & PLANNING 7525 HIGHLAND ROAD WHITE LAKE, MI 48383 (248) 698-3300	WATER AND SEWER WHITE LAKE TOWNSHIP WATER AND SEWER DEPARTMENT 7527 HIGHLAND ROAD WHITE LAKE, MI 48383 (248) 698-7700

CERTIFICATION	
TO: FIRST AMERICAN TITLE, 59 & FISK RE HOLDINGS LLC, A MICHIGAN LIMITED LIABILITY COMPANY, TITLE CONNECT LLC, THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 9, 13, 14, 16, 17 OF THE TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/23/2025. DATE OF PLAN OR MAP: 05-12-26 BRIAN D. FERGUSON (P) #26454 401 BALSAM STREET P.O. 159 CARROLLTON, MI 48724 PHONE: (989) 752-6500 • FAX (989) 752-6600	

UTILITY NOTE
THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE SIZE, LOCATION, DEPTH, PRESSURE, OR ANY OTHER CHARACTERISTICS OF UNDERGROUND UTILITIES, TANKS OR SEPTIC FIELDS WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OF COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL MISS DIG (1-800-482-7171) A MINIMUM OF THREE WORKING DAYS PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE EVERY EFFORT TO PROTECT AND/OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND.

FURNISHED DESCRIPTION
FIRST AMERICAN TITLE COMPANY
TITLE CONNECT LLC
COMMITMENT NUMBER: TC13-117575
COMMITMENT DATE: JULY 16, 2025 AT 8.00 AM
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF OAKLAND, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS:
LAND SITUATED IN THE TOWNSHIP OF WHITE LAKE, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:
PART OF THE NORTHEAST 1/4 OF SECTION 23, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT LOCATED DISTANT NORTH 02°24' 55" EAST 424.15 FEET AND SOUTH 87°20'49" EAST 69.19 FEET FROM THE NORTHWEST CORNER OF LOT 8, TOWN LAKES VILLAGE NO. 1, AS RECORDED IN LIBER 93, PAGES 1 TO 4 INCLUSIVE OF PLATS, OAKLAND COUNTY RECORDS; THENCE SOUTH 87°20'49" EAST 350.00 FEET; THENCE NORTH 02°24' 11" EAST 259.46 FEET; THENCE SOUTH 78°28'15" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF M-59 HIGHWAY, 350.00 FEET; THENCE SOUTH 06°10'02" WEST 174.03 FEET TO THE POINT OF BEGINNING.

BENCHMARKS	
B.M. #1 - TOP OF WELL NEAR MIDDLE OF EAST PROPERTY LINE NAVD 88 ELEV. 973.54	
B.M. #2 - BOLT UNDER W IN E.U.W. ON HYDRANT ON S SIDE M-59 NEAR MIDDLE OF PROPERTY NAVD 88 ELEV. 972.65	

SCHEDULE "B" EXCEPTIONS
FIRST AMERICAN TITLE COMPANY
TITLE CONNECT LLC
COMMITMENT NUMBER: TC13-117575
COMMITMENT DATE: JULY 16, 2025 AT 8.00 AM
(18) DETROIT EDISON JOINT UNDERGROUND RIGHT OF WAY AGREEMENT IN FAVOR OF THE DETROIT EDISON COMPANY AND MICHIGAN BELL TELEPHONE COMPANY, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 9894, PAGE 661. POOR COPY UNREADABLE.
(19) EASEMENT FOR WATER MAIN IN FAVOR OF THE CHARTER TOWNSHIP OF WHITE LAKE, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 21352, PAGE 667. AS SHOWN.
(20) TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ACCESS, PARKING, SEWER AND STORM WATER RETENTION EASEMENT AGREEMENT RECORDED IN LIBER 21851, PAGE 36, RE-RECORDED IN LIBER 22081, PAGE 559. AS SHOWN.
(21) GRANT OF SEWER LINE EASEMENT IN FAVOR OF THE CHARTER TOWNSHIP OF WHITE LAKE, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 22231, PAGE 502. AS SHOWN.
(22) TERMS, CONDITIONS AND PROVISIONS CONTAINED IN DECLARATION OF EASEMENT RECORDED IN LIBER 34789, PAGE 737. AS SHOWN.
(23) EASEMENT FOR WATERMAIN IN FAVOR OF THE TOWNSHIP OF WHITE LAKE, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 34789, PAGE 742. AS SHOWN.
(24) GRANT OF EASEMENT IN FAVOR OF THE TOWNSHIP OF WHITE LAKE, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 34789, PAGE 746. AS SHOWN.
(25) TERMS, CONDITIONS AND PROVISIONS CONTAINED IN NOTICE OF PLANNED BUSINESS DEVELOPMENT AGREEMENT RECORDED IN LIBER 34789, PAGE 751. PLANNED BUSINESS AGREEMENT.
(26) DETROIT EDISON OVERHEAD AND UNDERGROUND EASEMENT (RIGHT OF WAY) IN FAVOR OF THE DETROIT EDISON COMPANY, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 35213, PAGE 880 AND LIBER 35213, PAGE 882. AS SHOWN.



PROJECT LOG	
FILE: 2025-429	START DRAWING: 12/19/25
PROJECT MGR: JDM	UPDATED PER CLIENTS COMMENTS: 05-12-26
DESIGNED BY: FR	
DRAWN BY: FR/JP	
CHECKED BY:	
SCALE: 1" = 20'	
SHEET: 1 OF 1	

GRAND MANAGEMENT AND DEVELOPMENT- JASON KISHMISH
30201 ORCHARD LAKE ROAD
FARMINGTON HILLS, MI 48354
(248) 594-5639

**9197 HIGHLAND ROAD
WHITE LAKE, MI.**
SECTION 23, T3N-R8E
WHITE LAKE TOWNSHIP
OAKLAND COUNTY, MICHIGAN
ALTA/NSPS LAND TITLE SURVEY

D&M SITE INC.
Surveying, Inspection, Testing, Engineering
401 BALSAM STREET PO BOX 159, CARROLLTON, MICHIGAN 48724
PHONE (989) 752-6500 • FAX (989) 752-6600



Carlisle | Wortman
ASSOCIATES, INC.

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

July 27, 2026

**Amended Site Plan / Planned Business Review
for
White Lake Charter Township, Michigan**

Applicant:	Ronald Chiesa
Project Name:	59 & Fisk Holdings/ 9197 Highland Rd
Plan Date:	February 26, 2026
First Revision	May 4, 2026
Second Revision	July 9, 2026
Location:	South of Highland Road, at the southern point of Fisk Road. Parcel ID: 12-23-227-008
Action Requested:	Amended Site Plan / Planned Business Approval

PROJECT NARRATIVE

The applicant is requesting preliminary site plan approval to renovate an existing 5,506 sqft multi-tenant retail space along the M-59 corridor in the Planned Business district. Improvements include the expansion of the existing drive thru facilities by adding two drive-thru lanes and a canopy to the east side of the building. The west side drive thru is proposed to remain as-is. Drive-in or drive-thru window service, restaurants are permitted uses in the PB zoning district.

The PB Planned Business District is primarily a commercial district intended to permit, with Township approval, private and/or public development in a coordinated and cohesive arrangement which may be more difficult to achieve under more conventional, piecemeal development designed to conform with standard zoning requirements. It is further intended that the PB District be located along major thoroughfares, such as M-59.

For PB developments, the Planning Commission holds a public hearing and recommends approval, conditional approval, or denial of the site plan to the Township Board. The Township Board then reviews the application and grants approval if the Board determines that the plan satisfies all requirements for preliminary plan approval. Development agreements are required for review prior to final site plan review by the Planning Commission. The Planning Commission approves or denies the final site plan and recommends approval or denial of the development agreement to the Township Board. The Township Board has final authority over the approval of the development agreement.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Senior Associate*
Richard K. Carlisle, *Past President/Senior Principal*

Items to be Address: None.

SITE DESCRIPTION

Lot Area:	1.71 Acres (74,487.6 sqft)
Frontage:	Approx. 350 feet along Highland Road (M-59)
Address:	9197 Highland Road
Current Use:	Vacant Building

Aerial image of the site

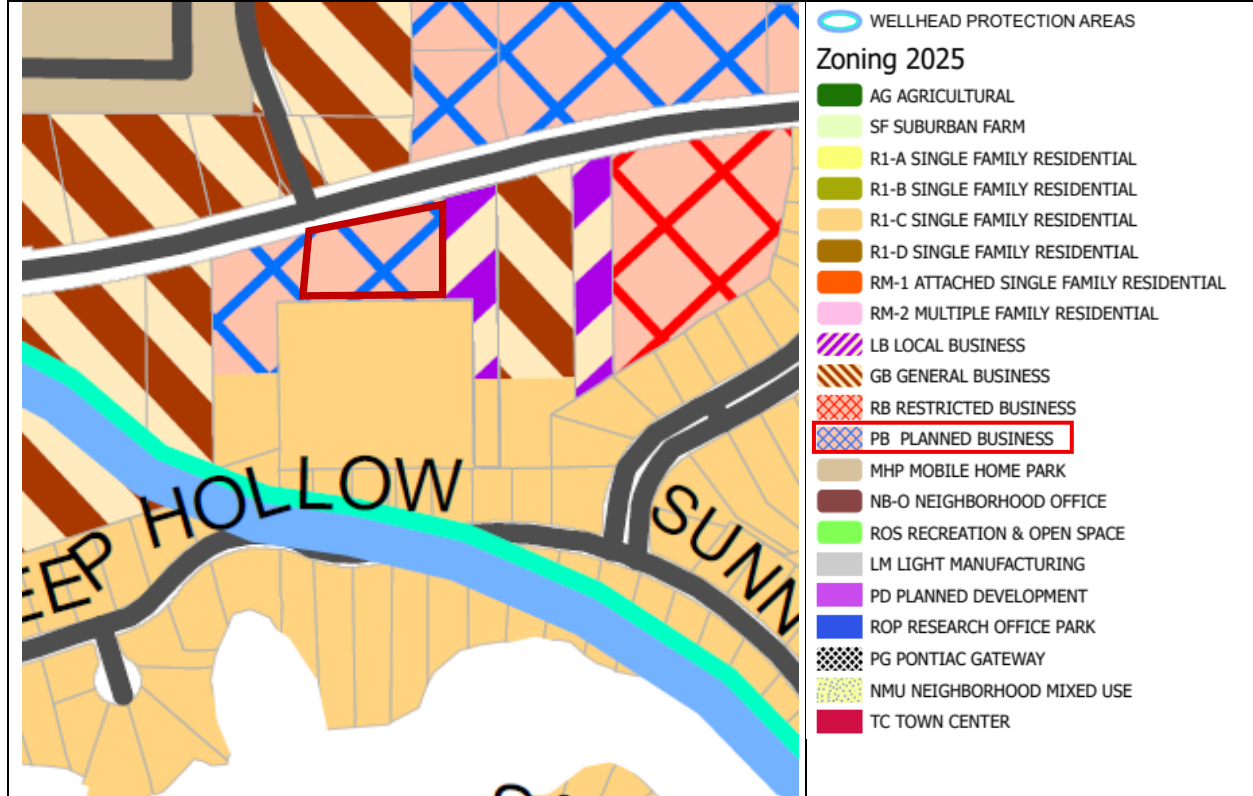


Source: NearMap September 2025

	North	East	South	West
Surrounding Zoning	<i>GB, General Business</i>	<i>LB, Local Business</i>	<i>R1-C, Single Family Residential</i>	<i>PB, Planned Business</i>
Surrounding Land Uses	<i>Office/Commercial</i>	<i>Commercial</i>	<i>Community Service</i>	<i>Commercial</i>
Future Land-Use Map	<i>Commercial Corridor</i>	<i>Commercial Corridor</i>	<i>Neighborhood Residential</i>	<i>Commercial Corridor</i>

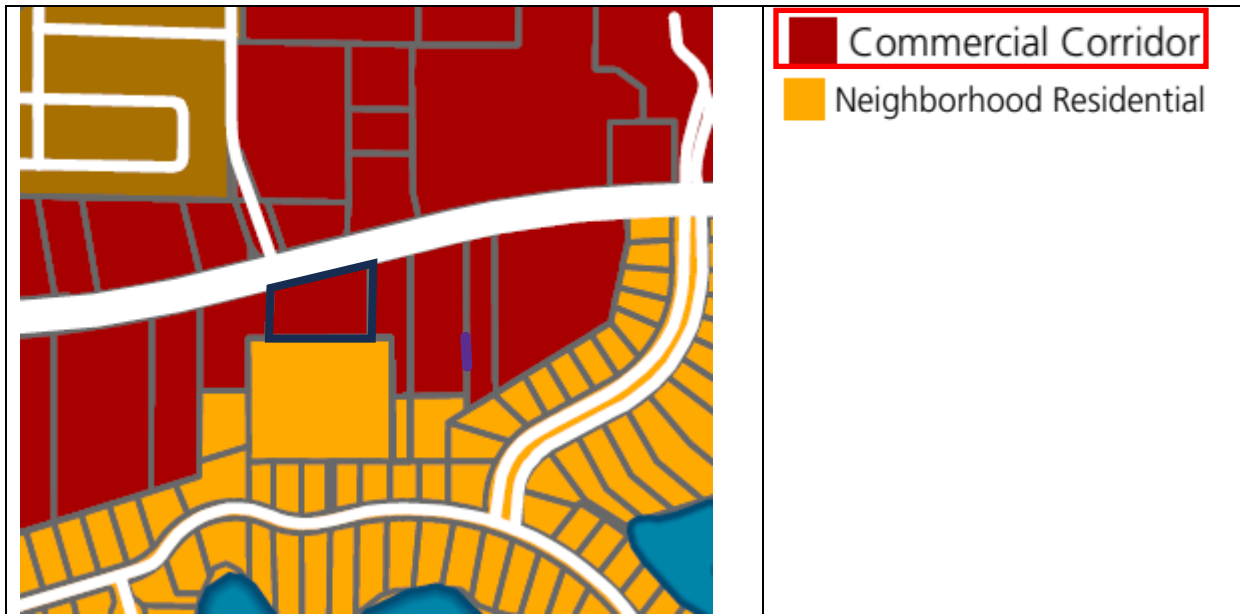
Current Zoning	PB, Planned Business <i>The PB Planned Business District is primarily a commercial district intended to permit, with Township approval, private and/or public development in a coordinated and cohesive arrangement which may be more difficult to achieve under more conventional, piecemeal development designed to conform with standard zoning requirements. To that end it becomes possible to permit greater flexibility in the types of land uses, land use arrangements and development requirements than would otherwise apply. It is further intended that the PB District be located along major thoroughfares, such as M-59, as opposed to locations in residential neighborhood areas where conflicts of land uses may arise more easily.</i> <i>Development standards, as approved in a development plan, in this district shall result in a project that is superior to one constructed under standard zoning requirements and shall be mutually acceptable to the applicant(s) and the Township. Therefore, any PB Plan shall be substantially consistent with the Township Master Plan, desirable principals of land use planning, zoning ordinance standards and other applicable development requirements. In order to achieve these objectives, approval of a PB development requires approval of both a Site Plan and PB Agreement which sets forth specific physical, functional, amenity and design features and other related requirements considered essential to the development.</i>
-----------------------	---

Current Zoning Map



Future Land Use	Commercial Corridor <i>Description: "Provides regional goods and services to residents and non-residents. Includes large box stores and drive thrus."</i> <i>Example of Uses: "Large grocery, outlet, mixed-use, restaurants"</i>
------------------------	--

Future Land Use Map



The zoning and Master Plan compatibility of the development is assessed in the Planned Business portion of this review.

Item to be Addressed: None.

PLANNED BUSINESS

Standards for PB projects are outlined in Section 6.7 of the zoning ordinance. This portion of the report will review those standards to identify any potential issues with the proposed development.

Required information

The site plan does provide adequate information for review with the exception of a clear landscaping plan outlining required waivers as well as information regarding access easements.

Design Standards

Pedestrian pathways are recommended along all frontage streets and sidewalk connections to all uses within the development, to parking lots and to sidewalks fronting the road right-of-way. A sidewalk exists along the M-59 frontage. Most of the sidewalk's placement is within the right-of-way however portions

that are not must have an easement granted to the Township for access if they do not already exist. The response letter dated June 9, 2026 states *“Any easements that are needed, shall be provided”*. There is a proposed pedestrian connection from the sidewalk to the building onsite which provides pedestrian access to the parking lot and building.

Access to the site and utility assessments will be evaluated later in this report.

Compatibility to Master Plan

As noted earlier in this report, the proposed project area is designated as Commercial Corridor on the 2024 Master Plan Future Land Use map. Examples of uses in this district specifically list large box stores and drive-thru's.

Land Use

Drive-thru facilities indicate some form of fast food or fast casual food service will likely be operated at the site. These uses are permissible in the PB district.

Dimensional and Density Standards

No parallel plan was provided to show the development of the site under a specific zoning district. However, with the exception of the proposed drive-thru expansion to the east, the principal structure footprint is relatively unaltered. No dimensional or density deviations are being proposed from the original approved site plan so a parallel plan is not necessary.

Community Benefit

A community benefit is required as part of any PB or PD development. The response letter dated July 9, 2026 states *“The existing vacant site in the PB District will be utilized as a two-tenant use with drive-thrus. The site has existing pedestrian access across the frontage with a new internal site access walk provided for pedestrian circulation. The site use complies with the Master Plan. The proposed fast casual restaurant and financial center are allowed uses in the district which will add services for the community.”*

The Planning Commission will need to determine if the proposed community benefit is sufficient for the proposed PB development.

Items to be Addressed:

- 1) *A draft development agreement will be required during site plan review.*
- 2) *The Planning Commission will need to determine if the proposed community benefit of redeveloping a vacant site is sufficient for the proposed PB development.*
- 3) *Easements will need to be granted to the Township for portions of the safety path along M-59 on the applicant's property will be required.*

COMMUNITY IMPACT STATEMENT

Section 3.1.16 and 6.6 of the zoning ordinance outline the need for a Community Impact Statement (CIS) for Planned Business projects. A waiver may be requested from providing a CIS if a development is not perceived to have a noticeable impact on Township services or residents. A Community Impact Statement (CIS) was not provided with the application however the response letter dated July 9, 2026 states *“The existing vacant site in the PB District will be utilized as a two-tenant use with drive-thrus. The site has existing pedestrian access across the frontage with a new internal site access walk provided for pedestrian circulation. The site use complies with the Master Plan. The proposed fast casual restaurant and financial center are allowed uses in the district which will add services for the community.”*

The applicant has requested a waiver from providing a CI stating that the repurpose of the property will not have a noticeable impact on Township services or residents and that site’s proposed use is consistent with previous approved uses.

Items to be Addressed: *Planning Commission to consider whether or not to grant a waiver from providing a Community Impact Statement.*

NATURAL RESOURCES

Topography:	The site has already been developed however no topographic information was provided.
Wetlands:	No wetland information was provided in the site plan however EGLE wetland mapper confirms no wetlands are present on the lots.
Woodland:	There are no major woodlands on site.
Soils:	Soil information was not provided in the site plan.
Water:	Site does not contain any natural water bodies. Sheet AS-1 states the site is located in a minimal flood hazard zone.

Items to be Addressed: *Any concerns cited by Township Engineering.*

AREA, WIDTH, HEIGHT, SETBACKS

Lot calculations and setbacks are provided on Sheet AS-1. Standard bulk and lot regulations for the PB zoning district are set forth in Section 3.1.16 and Section 3.11.

Planned Business District Standards

Planned Business	Required	Proposed PB	Compliant
Building Setbacks			
Front	60 feet	69.5 feet	Yes
Side	TBD	East – 57 feet / West – 181 feet	TBD
Rear	TBD	65.8 feet	TBD
Wetland	N/A	N/A	N/A
Building Height			
	35 feet or 2 stories	21 feet / 1 story	Yes
Lot Standards			
Minimum Lot Area	10 acres	1.71 net acres	No (see note below)
Minimum Lot Width	TBD	350 feet (M-59)	TBD
Maximum Lot Coverage	TBD	15.3%	TBD
Maximum Depth to Width	4 to 1	Less than 4 to 1	Yes

A minimum lot area of 10 acres is required in the PB District. While the lot area does not meet the minimum requirement, the original site plan was approved and no modifications to the lot size are proposed.

Items to be Addressed: None.

ACCESS & CIRCULATION

Vehicle Access & Circulation

Access to public roads in the Township are either the jurisdiction on Michigan Department of Transportation (MDOT) or Road Commission of Oakland County (RCOC). The Planning Commission may waive standards for access per Section 6.4.F however permits will be required from RCOC for the proposed access points. Below is a review of the proposed access points per the standards of the zoning ordinance.

There is an existing shared access drive to the retail development directly east of the site. The access drive from M-59 appears to be completely on the site's property, however it is also the sole access of the property directly west of the site. The drive also proceeds further south and is the sole access point to the lot directly to the south. The shared access agreement between these three parcels should be provided for Township review. The response letter July 9, 2026 states *"The project site was previously approved as designed so the shared access agreement should already be on file with the Township. If it is not found to be already on file the necessary documents shall be provided. This will be coordinated with the Township as needed."*

The site is accessed via a single two-way drive on M-59. The access point is on the south side of the M-59 intersection at Fisk Road and is signalized. There are no proposed changes to the drive. Distances provided

on Sheet AS-1 indicate that standards for same side and opposite side offset from other drives do not meet current standards. While we defer to Township Engineering for any concerns, we note that the access drive is signalized, deceleration lanes into the access drive exist to the west, and the opposite side drive to the west is an entrance only access drive.

No traffic study was provided with the application.

Non-Motorized Access and Circulation

Sections 5.20 and 5.21 provide requirements for site sidewalks and pathways. Existing sidewalks run along M-59. The widths of these walkways are not provided. The applicant shall be required to repair/replace any broken sections of concrete within the frontage sidewalks adjacent to the site along M-59 as determined by the Township Engineering Consultant.

Existing concrete along the perimeter of the building is proposed to remain with improvements proposed for ADA access and curbing.

Public Transit

Public Transit access is available via the SMART Bus Highland Road Route 759. The line runs east/west between Oakland University and Bogie Lake Road along Highland Road (M-59). The route operates from approximately 6:00am until 11:00pm on weekdays and 9:00am until 6:00pm on Saturdays.

White Lake Township is also served by the Western Oakland Transportation Authority which provides schedule transportation for Township residents with specific needs.

Items to be Addressed:

- 1) *Township Engineering concerns.*
- 2) *Township Public Safety concerns.*
- 3) *Access easements for all properties owners whose sole access is the drive on the west end of the applicant's site shall be granted to the Township and adjacent property owners if one is not already on record.*
- 4) *Planning Commission to determine if existing access drive is sufficient per the ability to waive access requirements per Section 6.4.F.*

PARKING & LOADING

Section 5.11 outlines requirements for off-street parking. Sheet AS-1 provides parking and stacking calculations for a fast food and bank tenant in the building. Two existing parking lot islands are to be removed to accommodate the new canopy drive and additional parking along the rear lot line. Notes indicate the majority of the sites asphalt is to be milled and resurfaced. New concrete is proposed for the loading zone behind the building.

Fast food parking requires 33 parking spaces and 8 stacking spaces. Standard and stacking parking requirements have been met.

Bank operations require 22 parking spaces and 12 stacking spaces. This standard has been met.

There will be one loading space at the south side of the building that will be 10 feet wide and 50 feet long which is compliant with standards.

Per Section 5.11.Q.xi, parking spaces shall be delineated by dual stripes, two feet apart centered on the dividing lines and painted white.

Items to be Addressed: None.

ESSENTIAL SERVICES & UTILITIES

The site is served by water or sewer. Sheet 1 provides the existing utility layout. We defer to Township engineering to assess the current utility systems.

A circulation plan was provided for emergency vehicles on Sheet AS-1. We defer to Township Public Safety to determine the feasibility of site design and hydrant placement.

Items to be Addressed:

- 1) Any cited concerns of Township Engineering.
- 2) Any cited concerns of Township Public Safety.

LANDSCAPING & SCREENING

It appears the site will retain much of the existing landscaping however no landscaping plan was provided. Sheets AS-1 and AS-2 provide landscaping notes and highlight some additional plantings.

The response letter dated July 9, 2026 states *"The site has a 6'h. screen wall at the south property line which meets the ordinance for screening and an existing 8'+ greenbelt at the east property line adjoining a similar use, multitenant retail building. The existing landscaping plant material is to remain all areas unless noted otherwise. All plant material is to be inspected, trimmed and replaced as needed. We have added 76 new shrubs to the internal areas of the site. We also have added 8 new trees along the Highland Rd. frontage for a total of 11, which meets the ordinance"*

Tree counts along the M-59 greenbelt do appear to meet standards however no shrubs are proposed. The existing screen wall along the south property line does meet current standards with the exception that it terminates approx. 20 feet before the access drive to the adjacent property. Ten existing trees run along the west greenbelt and six existing trees run along the east greenbelt. There are no shrubs provided along either east or west greenbelt.

Due to a lack of calculations, this report can only approximate that the north, east, and west greenbelts will require waivers from shrub plantings and a waiver from the tree count requirement along the east property line.

Interior landscaping requirements are one large deciduous, small ornamental deciduous, or evergreen tree and five shrubs for every 300 square feet of required interior landscaping area. No interior

landscaping requirements were provided. The site plan provides additional shrubs along the new drive thru and rear of the building.

Per Section 5.19.G, approximately 1,400 sqft of parking lot landscaping is required. It is unclear if this standard is met, however existing parking lot island trees are proposed to remain.

Proposed plant species and sizes are compliant with standards.

Items to be Addressed: *The Planning Commission will need to determine if the landscaping information presented in the site plan application is acceptable.*

PERFORMANCE STANDARDS

The performance standards are outlined in Section 5.18. The applicant has provided a photometric site plan on Sheet AS-3 which states all outdoor area lighting (parking lot lighting fixtures) is existing and planned to remain. The response letter dated April 30, 2026 states two new light poles will be installed east of the new canopy and will meet ordinance standards.

We cite the following issues with the current lighting:

- The plan violates the max footcandle limit of 0.2 at residentially zoned lot lines to the south. This property do not appear to be used as residential.
- The existing parking lot permitter light poles appear to violate the max height allowance of 16 feet when within 25 feet of a lot line.
- The site's general average footcandle is 1.5 fc. The standard states the average footcandle measurement should be .5 fc.

The Planning Commission may modify site lighting requirements however additional information is required for their consideration of existing lighting.

If there is a speaker system, then it needs to meet the requirements of Section 5.18.A. in the Zoning Ordinance.

Items to be Addressed:

- 1) *The site's general average footcandle measurement exceeds the .5 fc standard. Planning Commission will need to determine if this is acceptable.*
- 2) *Footcandle measurements at residential lot lines and exiting light pole height do not meet current standards. If proposed to remain, the Planning Commission will need to consider a waiver.*

SIGNAGE

Sheet AS-1 proposes the relocation of the monument sign along M-59 closer to the access drive. Signage is reviewed and approved administratively by the Township. We recommend the new sign compliment the building architecture and exterior construction materials.

Items to be Addressed: *Standards of Section 5.9 should be reviewed prior to making application for site signage.*

ARCHITECTURE & LAYOUT

With the exception of the proposed drive thru canopy, the building footprint is to remain as-is. The existing brick veneer is to remain as well as the soldier coursing. EIFS is proposed along the top half of east, west, and south elevations. The north elevation proposes using wood veneer and cornice details over the two tenant entrances. The proposed changes add some architectural detail to the front façade.

Window coverage percentages for the front façade are not provided on the site plan however the response dated April 30, 2026 states *"The new glass & frame system for the front facade is limited to the existing glass locations of the building. We have area limitations based on the existing construction and have provided 27% glazing area or 45 sf less than the ordinance requirements. The new vision glass will be tinted for energy purposes. (The Glass is Not Reflective)"*. 30% coverage is the standard for facades facing M-59.

A note on Sheet A-2 states rooftop mechanical equipment will be screened by the building's parapet.

The building's north, east, and south facades share similar architectural features with varied articulation. Proposed exterior building materials are horizontal siding, painted CMU block, brick, and painted metal coping. While brick is proposed, it is not the dominant material.

The west elevation or side of the building is visible from the street and should provide additional architectural cues or be screened from site via landscaping.

Items to be Addressed:

- 1) *Planning Commission to consider proposed exterior construction materials.*
- 2) *Planning Commission to consider waiving 30% window coverage requirement along facades facing M-59.*

SUMMARY

The applicant intends to redevelop and exiting site within the Township. Section 1.8 of the zoning ordinance states *"No building or structure or part thereof, shall hereafter be erected, constructed, reconstructed or altered and maintained, and no new use or change shall be made or maintained of any building, structure or land, or part thereof, except in conformity with the provisions of this Ordinance, and the Township Building Code."* It is the intent of this section to require that all sites proposed for redevelopment be brought into conformance with current standards.

For reference, the site was originally approved by the Township Board in March of 2004. The site appears to have been vacated in 2020/2021.

Listed below are potential conditions should the Planning Commission approve the site plan. Also included are waivers and determinations the Planning Commission will need to address.

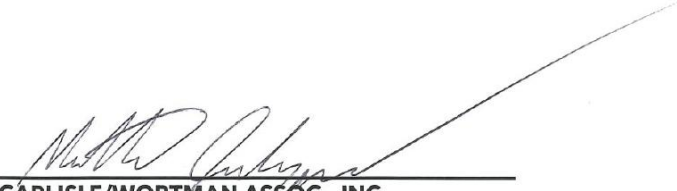
Waivers / Modifications / Determinations

- 1) *The Planning Commission will need to determine if the proposed community benefit of redeveloping a vacant site is sufficient for the proposed PB development.*
- 2) *Planning Commission to consider proposed exterior construction materials.*
- 3) *Planning Commission to consider waiving 30% window coverage requirement along facades Facing M-59.*
- 4) *Planning Commission to consider whether or not to grant a waiver from providing a Community Impact Statement.*
- 5) *Planning Commission to determine if existing access drive is sufficient per the ability to waive access requirements per Section 6.4.F.*
- 6) *The Planning Commission will need to determine if the landscaping information presented in the site plan application is acceptable.*
- 7) *The site's general average footcandle measurement exceeds the .5 fc standard. Planning Commission will need to determine if this is acceptable.*
- 8) *Footcandle measurements at residential lot lines and exiting light pole height do not meet current standards. If proposed to remain, the Planning Commission will need to consider a waiver.*

Potential Site Plan Conditions for Approval

- 1) *Township Engineering concerns.*
- 2) *Township Public Safety concerns.*
- 3) *A draft development agreement will be required to be executed.*
- 4) *Easements will need to be granted to the Township for portions of the safety path along M-59 on the applicant's property will be required.*
- 5) *Access easements for all property owners whose sole access is the drive on the west end of the applicant's site shall be granted to the Township and adjacent property owners if one is not already on record.*

Respectfully,



CARLISLE/WORTMAN ASSOC., INC.
Matteo Passalacqua
Community Planner



Fire Department
Charter Township of White Lake

7420 Highland Road
White Lake, MI 48383
Office (248) 698-3993
www.whitelaketwp.com/fire

Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 07/29/2026

Project: 9197 Highland Rd

Job Number: 25149-6

Date on Plans: 07/09/2026

The Fire Department has the following comments with regards to the 3rd review of preliminary site plans for the project known as 9197 Highland Rd.

1. The access drive and parking lot shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.
2. The required turning radius shall accommodate the largest Fire Department apparatus (40') and provide a turn radius profile showing apparatus movement on future plans.
3. The angle of approach/Departure to and from White Lake roads shall not exceed 8 degrees.

The Fire Dept. has no further comments at this time.

Jason Hanifen
Fire Marshal
Charter Township of White Lake
(248)698-3993
jhanifen@whitelaketwp.com

Plans are reviewed using the International Fire Code (IFC), 2021 Edition and Referenced NFPA Standards.