



Carlisle | Wortman

ASSOCIATES, INC.

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August 5, 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

MODIFIED WAIVERS / MODIFICATIONS / DETERMINATIONS

Per conversations with Township staff and legal counsel, it is appropriate that the waivers, modifications, and determinations listed in this memo be utilized as opposed to the ones provided in our review dated July 27th, 2026.

Waivers / Modifications / Determinations

- 1) Original:** The Planning Commission will need to determine if the proposed community benefit of redeveloping a vacant site is sufficient for the proposed PB development.
Comment: This determination is no longer necessary as PB developments in the Township do not expire and per the similar use of the property from its initial use, the original approved community benefit is still applicable.
- 2) Original:** Planning Commission to consider proposed exterior construction materials.
Comment: Still applicable.
- 3) Original:** Planning Commission to consider waiving 30% window coverage requirement along facades Facing M-59.
Comment: This waiver is not applicable in that no modifications to window sizes are being proposed. Due to the lack of expiration on PB developments, window coverage as shown does not require a waiver.

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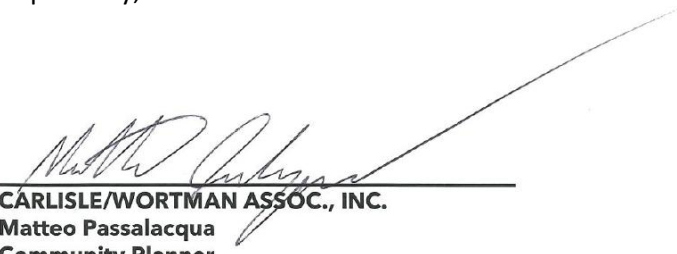
August 5, 2026

- 4) **Original:** Planning Commission to consider whether or not to grant a waiver from providing a Community Impact Statement.
Amended: Planning Commission to consider if an updated Community Impact Statement is necessary.
Comment: A CIS was provided and approved as part of the original PB site plan. The proposed use of the site is not substantially different from its original use and therefore an updated CIS may not be necessary.
- 5) **Original:** Planning Commission to determine if existing access drive is sufficient per the ability to waive access requirements per Section 6.4.F.
Comment: This is no longer needed as the terms of the access location are described in the original, and still valid, development agreement.
- 6) **Original:** The Planning Commission will need to determine if the landscaping information presented in the site plan application is acceptable.
Comment: Unless they have matched the original landscaping plan, this consideration is still valid.
- 7) **Original:** The site's general average footcandle measurement exceeds the .5 fc standard. Planning Commission will need to determine if this is acceptable.
Comment: The site's current average fc measurement is 1.5. We do not cite concerns with this proposal.
- 8) **Original:** 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.
Comment: The residential lot line to the north is zoned residential but effectively functions as a Township utility. We cite no concern with the spillover into the residential zoned (but not used) lot and height of the existing light poles.

Potential Site Plan Conditions for Approval (Unchanged)

- 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