

**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.

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).