

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
JULY 17, 2025**

CALL TO ORDER

Chairperson Carlock called the meeting to order at 6:30 P.M. She then led the Pledge of Allegiance.

ROLL CALL

Present:

T. Joseph Seward

Pete Meagher

Mona Sevic

Robert Seeley, Vice Chair

Debby Dehart

Merrie Carlock, Chairperson

Scott Ruggles, Township Board Liaison

Others:

Sean O'Neil, Community Development Director

Josh Husted, Ordinance Officer

Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

MOTION by Commissioner Seward, seconded by Commissioner Ruggles, to approve the agenda as presented. The motion carried with a voice vote: (7 yes votes).

APPROVAL OF MINUTES

A. April 17, 2025

Chairperson Carlock noted a clerical error on page 1.

MOTION by Commissioner Seeley, seconded by Commissioner Seward, to approve the minutes as amended. The motion carried with a voice vote: (7 yes votes).

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

Ethan Klein, 225 Oxbow Lake Road, spoke to give an update regarding Class II Animals in single-family residential areas zoning districts outside of SF and AG.

Mary Earley, 5925 Pine Ridge Court, spoke against farm animals in single-family residential zoning districts.

PUBLIC HEARING

None.

CONTINUING BUSINESS

None.

NEW BUSINESS

None.

OTHER BUSINESS

A. 1490 Union Lake Road Conceptual Presentation

Director O'Neil briefly explained the applicant's concept to the Planning Commission. He added that variances will be required to build on the property. The property is zoned Neighborhood Office, and sewer and water are available in the area.

Ammar Alkhafaji, Investors Group, presented the concept to the Planning Commission. He said the site has many hardships due to the topography and shape of the lot. His proposal was four high-end condos within a three-story building. A sidewalk would be added to connect the residential area to the commercial uses across the street. The units will be 1,200 sq ft in size, and high-end finishes will be used. He proposed two-car garages and first first-floor laundry.

Commissioner Ruggles asked Mr. Alkhafaji how long he had owned the property. Mr. Alkhafaji said his group has had ownership since around 2018.

Commissioner Seeley said the proposed use is an improvement over what is currently there, but the residents will have a say during the public hearing as well.

Commissioner Dehart asked Mr. Alkhafaji if the product would be a rental or ownership product. Mr. Alkhafaji said it will be a rental product with one-year lease terms.

Commissioner Sevic asked Mr. Alkhafaji if the condos will be maintenance-free for tenants. Mr. Alkhafaji confirmed.

The Planning Commission gave feedback regarding architectural styles, beautification, and community benefits.

Director O'Neil stated there will be zoning and variance challenges for the property.

DIRECTOR'S REPORT

Director O'Neil introduced the new Ordinance Officer, Josh Husted. Culver's will be opening in the fall. West Valley is currently under construction. The Civic Center construction is continuing forward, and curbing and paving will be done in the fall. Construction at Stanley Park is underway; the cinderblock building has been demolished. Construction work should be complete by October. Rockin' the Farm is tomorrow, July 18, at Fisk Farm; doors open at 6 P.M.

COMMUNICATIONS

Commissioner Ruggles said his golf team won at the Police Foundation Golf Outing.

NEXT MEETING DATE: August 21, 2025

ADJOURNMENT

MOTION by Commissioner Seward , seconded by Commissioner Meagher , to adjourn at 7:30 P.M. The motion carried with a voice vote: (7 yes votes).

DRAFT