WHITE LAKE TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 17, 2026

CALL TO ORDER
Commissioner 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
Robert Seeley, Vice Chair
Merrie Carlock, Chairperson
Debby Dehart

Absent:
Scott Ruggles, Township Board Liaison
Mona Sevic

Others:
Sean O'Neil, Community Development Director
David Waligora, Senior Planner
Matteo Passalacqua, Carlisle Wortman
Kyle Gall, DLZ
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA
It was MOVED by Commissioner Seward, seconded by Commissioner Seeley to approve the agenda as presented. The motion carried with a voice vote: (5 yes votes).

APPROVAL OF MINUTES
A. August 20, 2026

It was MOVED by Commissioner Seeley, seconded by Commissioner Seward to approve the minutes as presented. The motion carried with a voice vote: (5 yes votes).

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

Karen Law, 3332 Duffield Road, spoke on behalf of a neighbor regarding data center risks, requesting proactive ordinance updates addressing closed-loop cooling requirements, noise and light pollution safeguards, investigation of utility rate impacts on residents, and continuation of the existing moratorium on data center proposals.

Director O'Neil responded that a moratorium on data centers has been in effect since earlier in 2026 and runs through February 2027, and that draft ordinance amendments are anticipated around October 1, 2026, followed by Planning Commission discussion, a public hearing, and Township Board consideration prior to the moratorium's expiration.

PUBLIC HEARING
None.

CONTINUING BUSINESS

A. Edendale Crossing
located on the northwest corner of Bogie Lake Road and Cedar Island Road. Identified as parcel IDs:12-29-476-016 thru 12-29-476-024. Consisting of approximately 45.7 acres. Currently zoned as PD (Planned Development). Applicant: PH Communities, LLC
Request: 1. Consideration of Final Site Plan Approval
2. Consideration of Planned Development Agreement

Mr. Passalacqua and Mr. Gall presented the project history, including a December 4, 2025 public hearing, a revised preliminary site plan submitted December 19, 2025 (units reduced from 125 to 120; open space increased from 24% to 27%), a Commission recommendation of denial of that preliminary plan, and Township Board approval of the preliminary site plan on February 17, 2026, subject to resolution of outstanding consultant comments.

For the final site plan under review, unit count was further reduced to 115, open space increased to 28.5%, a service drive and additional pedestrian path were added, and the school pathway was revised to terminate at the school property line. Consultants recommended landscaping waivers along the north and west property lines and requested extension of brick/masonry treatment to side elevations, along with documentation memorializing the applicant's commitment to the off-site school pathway.

Mr. Eppink, representative for the project, presented revised elevations and described a completed lot combination, sanitary sewer extension, and Road Commission-approved center turn lane extension as proposed community benefits.

Commissioners raised questions regarding site/landscape plan consistency, the approval process for requested landscaping waivers, pathway termination details, and whether the sanitary sewer extension should be credited as a community benefit given it is required infrastructure for the project's density.

It was MOVED by Commissioner Seward, seconded by Commissioner Seeley to recommend denial of the Edendale Crossing final site plan, citing concerns with density inconsistent with

the Master Plan, traffic congestion, and insufficient weight given to the proposed sanitary sewer extension as a community benefit. The motion carried with a roll call vote: (4 yes votes) (Seward/yes, Carlock/yes, Seeley/yes, Dehart/yes, Meagher/no)

It as MOVED by Commissioner Seward, seconded by Commissioner Meagher to recommend approval of the Edendale Crossing Planned Development Agreement to the Township Board, contingent upon: (1) Township Board approval of the final site plan; (2) resolution of all outstanding staff and consultant review comments; (3) inclusion of masonry/brick veneer, at minimum, on side building elevations; and (4) specific enumeration of all proposed community benefits directly within the Development Agreement, rather than by reference to the Community Impact Statement. The motion carried with a roll call vote: (4 yes votes) Seward/yes, Meagher/yes, Seeley/no, Dehart/yes, Carlock/yes).

B. BP Gas Station - 8320 Highland Rd
Location: 8320 Highland Road, White Lake, MI 48386. The property is currently zoned GB (General Development). Identified as parcel number 12-13-454-019.
Request: **Special Land Use Approval**

Senior Planner Waligora stated this request was previously tabled approximately four weeks prior due to concerns regarding sound generated by proposed EV charging stations near an adjacent single-family residence. He reported that the applicant has since proposed relocating the charging stations approximately 113 feet from the property line, substantially reducing the prior sound concerns based on his observation of a comparable installation. It was clarified that the existing perimeter fence was originally approved and constructed as wood (not masonry as previously believed) and is showing wear; the applicant voluntarily offered to replace it with a vinyl fence meeting current landscaping standards (minimum 6 feet). He also identified a 50-foot utility easement (containing a 12-inch water main) near the site and recommended a condition against equipment or permanent structures within the easement.

The Commission discussed EV charging station operating hours and safety concerns regarding unattended nighttime charging. A resident at the previous meeting had raised a complaint regarding loud late-night music at the station; the applicant committed to reducing volume or discontinuing music by approximately 7:00 p.m.

It was MOVED by Commissioner Meagher, seconded by Commissioner Seeley, to recommend approval of the Special Land Use request for the BP gas station to install electric vehicle charging stations, subject to: (1) EV charging station hours of operation coinciding with the gas station's existing hours of operation (Monday-Friday 5:00 a.m.-12:00 a.m., Saturday 7:00 a.m.-12:00 a.m., Sunday 8:00 a.m.-10:00 p.m.), including if those hours change in the future; (2) replacement of the existing wood fence along the residential buffer with a vinyl fence meeting current landscaping standards; and (3) resolution of all outstanding staff and consultant review comments, including confirmation that no equipment encroaches on

the utility easement. The motion carried with roll call vote: (5 yes votes) (Meagher/yes, Dehart/yes, Seeley/yes, Carlock/yes, Seward/yes)

C. Discussion of the 2027-2032 Capital Improvement Plan (CIP)
1. Discussion of Parks
2. Discussion of Fire Department

Director O'Neil introduced the CIP discussion, incorporating Fire Department and Department of Public Works (DPW)/Utilities sub-discussions. The Police Department was unable to attend and will present its CIP items at the October 1, 2026 meeting.

Chief Feichtner presented on proposed capital projects, including a brush truck replacement (approximately $90,000), additional water tanker trucks, a potential ladder truck, replacement of Fire Station 2 (potentially relocating into the current Dublin Senior Center) and Fire Station 3 (Ormond Road), annual structural firefighting gear purchases, and engine replacement (current engines are 14 years old; replacement cost estimated at $1.0-$1.1 million each). A Fire Department strategic planning workshop is scheduled for September 29, 2026, after which CIP priorities may be adjusted. No formal action was taken.

Director Potter presented on sanitary sewer and water system asset management plans, including recent completion of approximately 3 miles of sewer relining, the Western Outlet sanitary sewer extension (connected to the Edendale Crossing discussion under Item 8A), a future pump station near Lakeland High School, pump station control panel rehabilitation, water system improvements including iron filtration at the Twin Lakes well house, replacement of aging water mains, a proposed interconnection between north and south water pressure districts, the water meter replacement program, water tower maintenance, acquisition of a mini-excavator, a proposed emergency interconnection with Waterford Township, and the need for a permanent DPW maintenance facility. Commissioners asked questions regarding funding sources and long-term equipment replacement savings. No formal action was taken; the discussion was informational.

NEW BUSINESS

A. Conceptual Discussion for Sunset Cove Lakefront Condominium
located at 8300 Pontiac Lake Rd. Identified as parcel ID: 12-13-451-011. Consisting of approximately 3.31 acres. Currently zoned as PG (Pontiac Gateway).
Applicant: Michael Zeer

The applicant was unable to attend due to a reported family emergency. No action was taken.

LIAISON'S REPORT

Director O'Neil provided the Township Board liaison report. The Township Board met on Tuesday and: approved the transfer of funds within the approved budget for the new Township Hall project due to construction delays; approved a proposal from Beckett & Raeder to proceed with Phase 2 design of a Stanley park, appointing a three-member Trustee subcommittee (Trustees

Ruggles, Voorheis, and Smith); and approved items related to special assessment districts, dark web monitoring services, and weed control.

Commissioner Dehart stated the Zoning Board of Appeals met earlier the same evening regarding a variance request for an addition. It was approved.

Senior Planner Waligora provided a Parks Committee update, noting ongoing subcommittee review of the Stanley Park Phase 2 playground scope, remediation of a ground bee colony at Stanley Park, a forthcoming grant funding opportunity for park improvements, and cancellation of the Parks Committee's regular monthly meeting.

PLANNING CONSULTANT'S REPORT
None.

DIRECTOR'S REPORT
Director O'Neil reported that the Township is pursuing a full rewrite of the Zoning Ordinance to move away from its current proprietary codification platform, at an estimated cost of $15,000-$16,000, with the proposal to be brought to the Township Board in October 2026. Staff confirmed that no sound engineering consultant has yet been retained regarding data center noise standards. Staff also raised, for future consideration, a possible change to the Planning Commission's regular meeting night beginning in 2027 with the move to the new Township Hall; Commissioners expressed a preference for Wednesday.

OTHER BUSINESS
None.

COMMUNICATIONS
None.

NEXT MEETING DATE: October 1, 2026

ADJOURNMENT
It was MOVED by Commissioner Meagher, seconded by Commissioner Seeley, to adjourn at 8:50 P.M. The motion carried with a voice vote: (5 yes votes).