

WHITE LAKE TOWNSHIP
COMMUNITY DEVELOPMENT DEPARTMENT

DATE: January 29, 2026

TO: Merrie Carlock, Chair
Planning Commission

FROM: Sean O'Neil, Community Development Director

SUBJECT: Edendale – Preliminary Site Plan



The Edendale preliminary site plan, that you considered on January 15, 2026, was sent to the Township Board for their consideration on January 20, 2026, with a recommendation for denial. During that meeting, the Township Board voted to remove five (5) of the proposed lots (taking the total count from 120 down to 115) and then referred the matter back to the Planning Commission for reconsideration. Therefore, the February 5, 2026 Planning Commission agenda will again show a request from Edendale to reconsider their request for preliminary site plan approval. Trustee Ruggles and I will give a further explanation of the Board's discussion and action, as well as answer any questions you may have.

Please find attached the applicant's revised layout (showing 115 lots), and a brief summary of what those changes yield in the way of density, open space, setbacks from Bogie Lake Road, and lots sizes along Cedar Island Road, which reflects the specific changes that the Board instructed them to make. I have also attached the DRAFT Township Board meeting minutes from January 20, 2026. Please let me know if you have any questions or require any additional information.

Thank you.

Sean O'Neil

From: Jim Eppink <jim@jeppink.com>
Sent: Tuesday, January 27, 2026 10:57 AM
To: Sean O'Neil; craigp@myphome.com
Cc: Hannah Kennedy-Galley
Subject: Edendale Crossing Updated Site Plan
Attachments: Edendale Crossing - Updated Site Plan 115 Residences 1-25-2026.pdf

Good morning, Sean :

Please see the attached updated Edendale Crossing site plan (dated 1-25-26). The plan accomplishes the directives of the Twp Board and adds the path extension to Cedar Island that you and I discussed. A summary of the updates is below and was added to the site plan as well. The lots at Cedar Island are now 77' wide, the density is down to 3.19, and the community open space is over 28%.

We'll deliver several printed copies to your office today and will be prepared to discuss with the Planning Commission on the 5th. In the meantime, Sean, please call with any thoughts or questions.

Thanks, I appreciate it - Jim

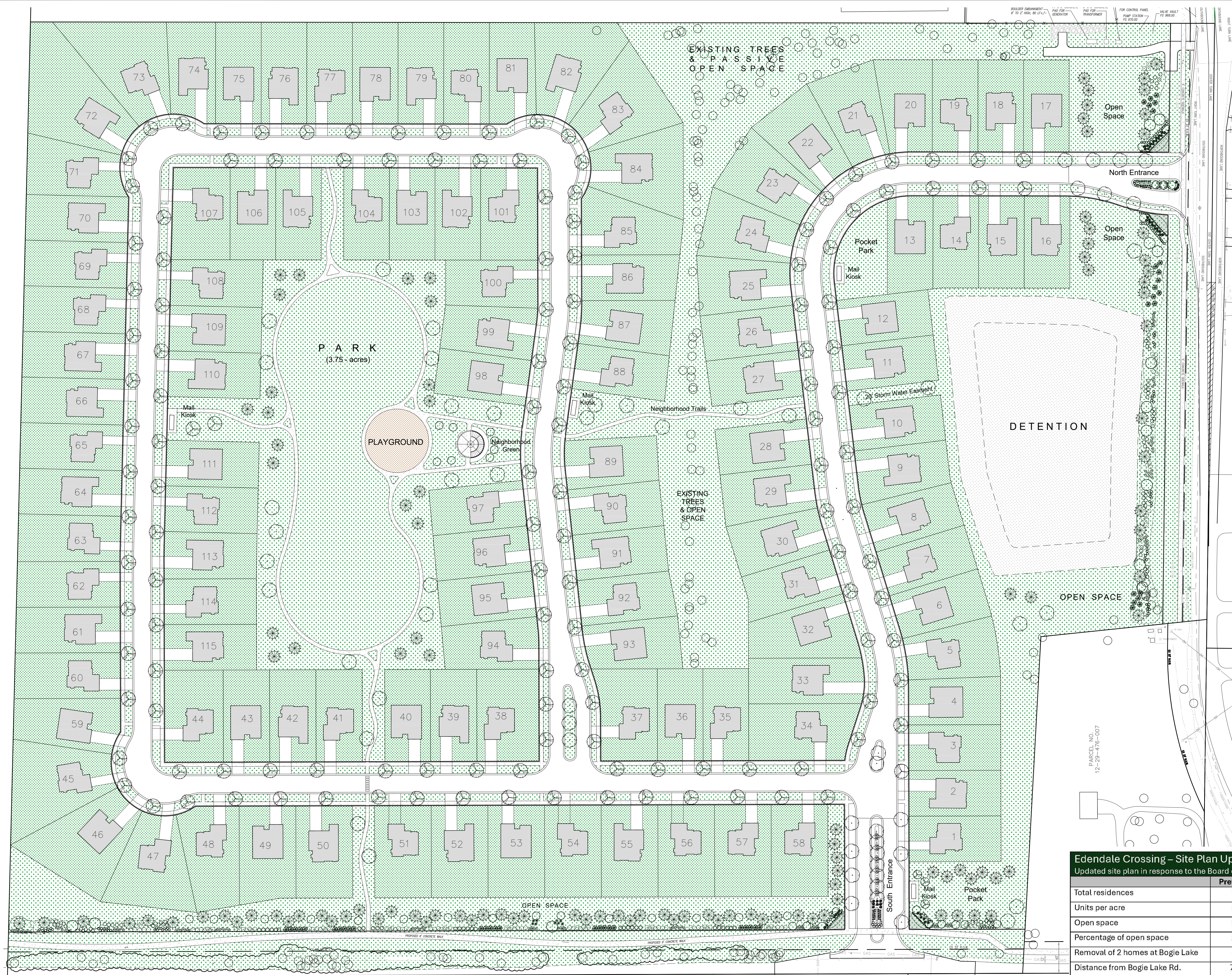
Edendale Crossing – Site Plan Update summary:

Updated site plan in response to the Board of Trustees direction and January 20th motion

	Previous Site Plan	Updated Site Plan
Total residences	120	115
Units per acre	3.3	3.19
Open space	9.77 acres	10.2 acres
Percentage of open space	27%	28.4%
Removal of 2 homes at Bogie Lake	-	Yes
Distance from Bogie Lake Rd.	73'	135'
Removal of 3 homes at Cedar Island	-	Yes
Lot width at Cedar Island Rd.	62'	77'
Path & Connection to Cedar Island	Did not have	Extended to Cedar Island

J EPPINK PARTNERS, INC.

27 South Squirrel Road
Suite 104
Auburn Hills, MI 48326
248-922-0789 - O
248-917-8646 - M



SITE DATA

Parcel Size :

45.47 acres Gross
36.02 acres Net

Current Zoning :

AG + R1-A

Proposed Zoning :

PD (Planned Dev.)

Master Plan Use :

Neighborhood Res.
Permits: small lot
single-family, duplex,
& multi family,
(R1D / RM1 / RM2)

Proposed Density :

115 Residences
3.13 DU / NET AC
(Total Site area less
road easements,
detention, & utility
easements
45.47 ac - 9.45 ac
= 36.02 ac / 115 = 3.13)

Proposed
Open Space :

10.21 acres
28.4% Open Space

Roads:

60' ROW (28' back of curb)

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J EPPINK PARTNERS, INC
Urban Design Studio

Landscape Architecture
Traditional Town Planning

27 Squirrel Road
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Auburn Hills, MI 48326
248.922.0789

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Project:

Edendale Crossing

Bogie Lake Road
White Lake Township, MI

Owner:

PH Homes

8255 Cascade Ave
Suite 110
Commerce Twp, MI 48382
248-242-6838

Sheet:

Preliminary Site Plan Summary

Issues / Revisions

Site Plan Update	12-15-25
Updated Site Plan	12-18-25
Updated Site Plan	01-25-26

Drawn by:

Checked By:

JTE

Date:

December 18, 2025

Scale:

Scale: 1" = 60'

Not for Construction

Sheet:

PSP-1.5