

**WHITE LAKE TOWNSHIP
INTER-OFFICE MEMORANDUM
COMMUNITY DEVELOPMENT DEPARTMENT**

DATE: June 11, 2026

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O'Neil, AICP
Community Development Director

SUBJECT: 9391 Highland Rezoning Request

Location: Property identified as Parcel Number 12-23-202-001, located at 9391 Highland Road,. The subject site contains approximately 11.64 acres and is located on the south side of Highland Road (M-59), east of Fisk Road.

Request: **Applicant requests to rezone the property from PB Planned Business to LB Local Business or any other appropriate zoning district.**

The rezoning request was considered by the Planning Commission at their regular meeting on May 21, 2026, at which time the **Planning Commission recommended approval of rezoning to parcel to LB Local Business**. Please find enclosed the following related documents:

- ❑ Draft minutes of May 21, 2026, Planning Commission meeting.
- ❑ Review letter prepared by David Waligora, Senior Planner, dated May 14, 2026.
- ❑ Rezoning application information submitted by the applicant.

Please place this matter on the next available Township Board agenda. Do not hesitate to contact me should you require additional information.

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
MAY 21, 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

Scott Ruggles, Township Board Liaison

Others:

Sean O'Neil, Community Development Director

David Waligora, Senior Planner

Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

Director O'Neil stated that Jax Kar Wash has formally withdrawn their request. The Zoning Ordinance amendment item was moved to New Business.

It was MOVED by Commissioner Seward, seconded by Commissioner Sevic to approve the agenda as amended. The motion carried with a voice vote: (7 yes votes).

APPROVAL OF MINUTES

A. May 7, 2026

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

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

None.

PUBLIC HEARING

A. 9391 Highland Road Rezoning

Location: Property identified as Parcel Number 12-23-202-001 (9391 Highland Road), located south side of Highland Road, West of Fisk Road, consisting of approximately 11.64 acres.

Request: **Applicant requests to rezone the property from PB (Planned Business) to LB (Local Business).**

Senior Planner Waligora reviewed his report. The Planning Division staff recommends approval of the rezoning request.

Commissioner Dehart asked staff if the parcel can be divided if it is rezoned. Senior Planner Waligora confirmed.

Commissioner Meagher asked staff if this rezoning was consistent with the Master Plan. Senior Planner Waligora confirmed; the Master Plan calls for this corridor to be commercial.

Chairperson Carlock opened the public hearing at 6:45 P.M. Seeing none, she closed the public hearing at 6:46 P.M.

**It was MOVED by Commissioner Meagher, seconded by Commissioner Ruggles to recommend the Township Board approve the rezoning request for the property identified as Parcel Number 12-23-202-001 (9391 Highland Road), from PD (Planned Development) to (LB) Local Business. The motion carried with a roll call vote: (7 yes votes)
(Meagher/yes, Dehart/yes, Carlock/yes, Seeley/yes, Seward/yes, Ruggles/yes, Sevic/yes).**

CONTINUING BUSINESS

A. ~~Jax Kar Wash~~

~~Location: Property located on the northwest corner of Bogie Lake Road and Highland Road (M59). Identified as parcel ID 12-20-276-034. Consisting of approximately 1.88 acres. Currently zoned PB (Planned Business).~~

~~Requests: 1) **Final site plan approval**
2) **Planned development agreement**~~

~~Applicant: BMW KAR WASH, LLC~~

NEW BUSINESS

A. Draft Zoning Ordinance Amendments Discussion

Senior Planner Waligora reviewed his memo with the proposed ordinance language amendments. Amendments regarding lots of legal non-conformity, accessory structures, noise, and final site plan authority were discussed.

**It was MOVED by Commissioner Seward, seconded by Commissioner Seeley to direct staff to draft language to add that the Township Board to take authority and consider approval of final engineer plans. The motion failed (4 no votes)
(Meagher/yes, Seeley/yes, Dehart/no, Ruggles/no, Sevic/no, Seward/yes, Carlock/no).**

LIAISON'S REPORT

Commissioner Ruggles stated that the Board discussed options regarding the sale of the current Township Hall property. The liquor license for Rockin the Farm was approved. A purchase for three new dispatch consoles for the new Public Safety building were approved. The rental ordinance was rescinded. There was a special meeting today; there was an approval of the public safety dispatch technology design.

Commissioner DeHart shared that one case was heard at the ZBA last month; it was approved.

DIRECTOR'S REPORT

WHITE LAKE TOWNSHIP
PLANNING COMMISSION
MAY 21, 2026

Director O'Neil gave the Planning Commission a brief update ongoing Township projects.

OTHER BUSINESS

Commissioner Sevic stated the Fisk Farm Festival is looking for volunteers. The festival will be held on the 2nd weekend of September.

COMMUNICATIONS

None.

NEXT MEETING DATE: June 4th, 2026

ADJOURNMENT

It was **MOVED** by Commissioner Seeley, seconded by Commissioner Meagher to adjourn at 8:15 P.M. The motion carried with a voice vote: (7 yes votes).

memo

To: White Lake Planning Commission

From: David Waligora, AICP

Date: May 14, 2026

RE: Rezoning of 9391 Highland Rd (12-23-202-001) from PB- Planned Business to LB – Local Business

REZONING REQUEST

Applicant Brendel's Holdings LLC is requesting rezoning of Parcel ID 12-23-202-001, located at 9391 Highland Road, from PB Planned Business to LB Local Business. The subject site contains approximately 11.64 acres and is located on the south side of Highland Road (M-59), east of Fisk Road.

The applicant states the rezoning request is intended to “more accommodate more local business and align with adjoining parcels.”

Applicant: Brendel's Holdings LLC
Address: 1995 Hill Rd
White Lake, MI

EXISTING CONDITIONS

Address: 9391 Highland Road

Parcel ID: 12-23-202-001

Size: 11.64 acres

Existing Zoning: PB Planned Business

Requested Zoning: LB Local Business

Existing Land Use: Vacant

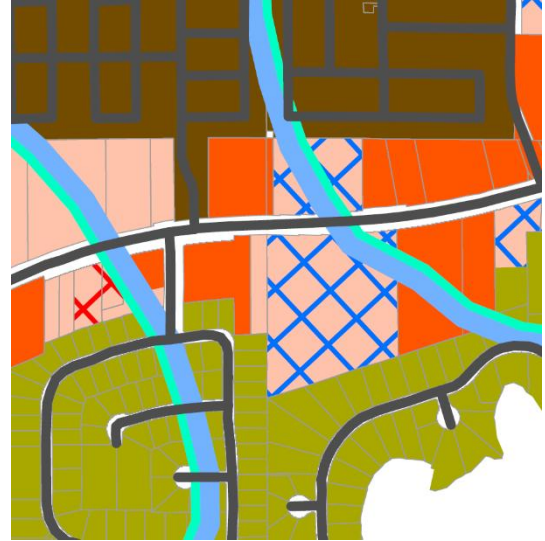
Location: South side of Highland Road (M-59), west of Fisk Road



ZONING DISTRICT COMPARISON

Existing PB Planned Business District

The PB Planned Business District is intended to accommodate larger scale coordinated commercial development under unified planning and design standards. The district requires a minimum site size of 10 acres, a 50-foot front setback, and development standards substantially determined by the Planning Commission. At this time, the parcel does not have an approved planned business development concept associated with the site.



The property is adjacent to LB Local Business zoning to the west, GB General Business zoning to the east and portions of the north, and PB Planned Business zoning to the north.

The northeast corner of the property appears to be located within the Wellhead Protection Area.

Proposed LB Local Business District

The LB Local Business District is intended to accommodate local-serving commercial uses. The district requires:

- **Minimum lot size:** 1 acre
- **Minimum lot width:** 120 feet
- **Front setback:** 25 feet
- **Side setback:** 10 feet minimum / 30 feet total
- **Rear setback:** 20 feet

The LB district permits a broad range of retail and service commercial uses intended to serve nearby residential areas and surrounding neighborhoods. Staff notes there is substantial overlap between uses permitted within the PB and LB districts.

Compared to the existing PB district, the LB district may accommodate smaller scale and more conventional commercial development patterns along the corridor.

Commercial Corridor	Provides regional goods and services to residents and non-residents. Includes large box stores and drive thrus.	Large grocery, outlet, mixed-use, restaurants	Varies based on development	PB, GB, LB, PD, TC, NMU
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A clip of the Future Land Use Map is shown to the right, which includes the subject parcel in the Commercial Corridor (red).

SECTION 7.13 – CRITERIA FOR AMENDMENT OF THE OFFICIAL ZONING MAP

Pursuant to Section 7.13 of the White Lake Township Zoning Ordinance, the following criteria shall be considered when evaluating requests to amend the Official Zoning Map.

A. Whether the Requested Zoning is Consistent with the Township Master Plan

The subject property is located along the Highland Road (M-59) corridor, which contains a mixture of commercial zoning districts and commercial land uses. The requested LB zoning classification appears generally consistent with the established commercial character of the corridor.

Staff notes the applicant indicates the rezoning is intended to align with adjoining commercially zoned parcels.

B. Whether the Requested Zoning is Compatible with Surrounding Zoning and Land Uses

The property is located within an established commercial corridor along M-59. The requested LB district appears compatible with existing surrounding commercial zoning patterns and commercial development within the area.

The requested LB district appears compatible with the scale and character of surrounding commercial development along the corridor.

C. Whether There is a Demonstrated Need for the Requested Zoning in the Township

The applicant indicates the current PB zoning does not adequately accommodate the desired local business uses proposed for the property.

Staff notes the LB district is intended to accommodate local-serving retail and commercial uses, while the PB district is generally intended for larger coordinated planned business developments requiring additional unified site planning considerations.



D. Whether the Current Zoning Classification is Reasonable

The current PB zoning classification is not necessarily inappropriate for the site given its size and location along the M-59 corridor. However, staff notes the parcel may also reasonably function under the LB district due to the surrounding commercial context and the nature of nearby development.

E. Whether the Requested Rezoning Would Have Adverse Impacts on Public Facilities or Adjacent Properties

The property fronts directly onto Highland Road (M-59), a major commercial corridor designed to accommodate commercial traffic volumes and business activity.

At this time, staff is not aware of any specific adverse impacts associated with the proposed rezoning itself. Any future development would still require applicable site plan review and compliance with Township development standards, including landscaping, lighting, access management, stormwater, parking, and performance standards.

STAFF COMMENTS

Staff notes the requested rezoning would replace a large-scale coordinated commercial zoning district with a more conventional commercial zoning classification commonly utilized along the Highland Road corridor.

Staff further notes many commercial uses permitted within the PB district are also permitted within the LB district, although the PB district is generally intended for larger planned commercial developments.

PUBLIC HEARING

Public hearing notices were mailed in accordance with the Michigan Zoning Enabling Act and Township Ordinance requirements. Township records indicate 38 owner/occupant notices were mailed for the May 21, 2026 public hearing.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request for Parcel ID 12-23-202-001 from PB Planned Business to LB Local Business based upon the findings outlined within this staff report and the determination that the request appears generally consistent with the Future Land Use Plan, established commercial character of the Highland Road corridor, and surrounding zoning pattern.

SUGGESTED MOTION

Motion to recommend approval to the Township Board of the request to rezone Parcel ID 12-23-202-001, located at 9391 Highland Road, from PB Planned Business to LB Local Business, based upon the findings outlined within the staff report dated May 14, 2026, and the determination that the request is consistent with Section 7.13, Criteria for Amendment of the Official Zoning Map, of the White Lake Township Zoning Ordinance.

PROPOSED REZONING STATEMENT REQUEST
EXISTING USE : PB - PLANNED BUSINESS
PROPOSED ZONING REQUEST: LB - LOCAL BUSINESS

REZONING IS REQUESTED TO MORE ACCOMMODATE MORE LOCAL BUSSINESS,
AND ALIGN WITH ADJOINING PARCELS

OWNER:
BRENDDEL'S HOLDINGS LLC
MAILING ADDRESS: 1995 HILL RD WHITE LAKE MI 48383-2223

SITE ADDRESS : 9391 HIGHLAND RD WHITE LAKE MI 48386-2309

PARCEL DESCRIPTION: (AS PER OAKLAND CO. PROPERTY PROFILE)

THAT PART OF W 1/2 OF W 1/2 OF NE 1/4 LYING SOUTH OF M-59 HWY,
OF SECTION 23,T3N, R8E, WHITE LAKE TOWNSHIP, OAKLAND CO., MI

EXCEPTING THERFROM BEGINNING AT THE CENTER OF SECTION SECTION 23,T3N, R8E,
THENCE N 87-32-34 E, 682.18 FT,
THENCE NORTH, 1555.38 FT,
TH S 72-30-00 W, 714.50 FT,
TH SOUTH, 1369.77 FT TO BEG

PARCEL ID # 12-23-202-001

