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WHITE LAKE TOWNSHIP

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Community Development Department Report

July 2026

Dear Township Board Members,

During the month of June, the department continued its work on several projects. The staff is currently working on several Zoning Ordinance amendments that are now in final form and are moving forward for second reading this month. The Civic Center site work continues to progress. The Township Hall and Public Safety Building have drywall going up as well as other interior work. The remaining Stanley Park Phase I improvements have been finished up, and the park is open for vehicle traffic. The final site walk with the DNR occurred earlier this month and the only outstanding item is the replacement of the interpretive signs, that were installed incorrectly by the contractor. This is in process.

There are many active projects in the approval process. The Lasting Impressions project (White Lake Rd. & Coastal Pkwy) had their Final Site Plan approved by the Planning Commission in March and final engineering design is continuing. The old Calvary Lutheran church site (M-59 & Sunnybeach Blvd), referred to as 9101 Highland, has been razed, and they continue to work on their final engineering plans. They are planning to hold their preconstruction meeting this month. Edendale Crossing (Bogie Lake Rd & Cedar Island Rd.) is working on their Final Site Plan submittal. Tractor Supply is seeking approval for an addition within the garden center (east of the building) and that project is under review.

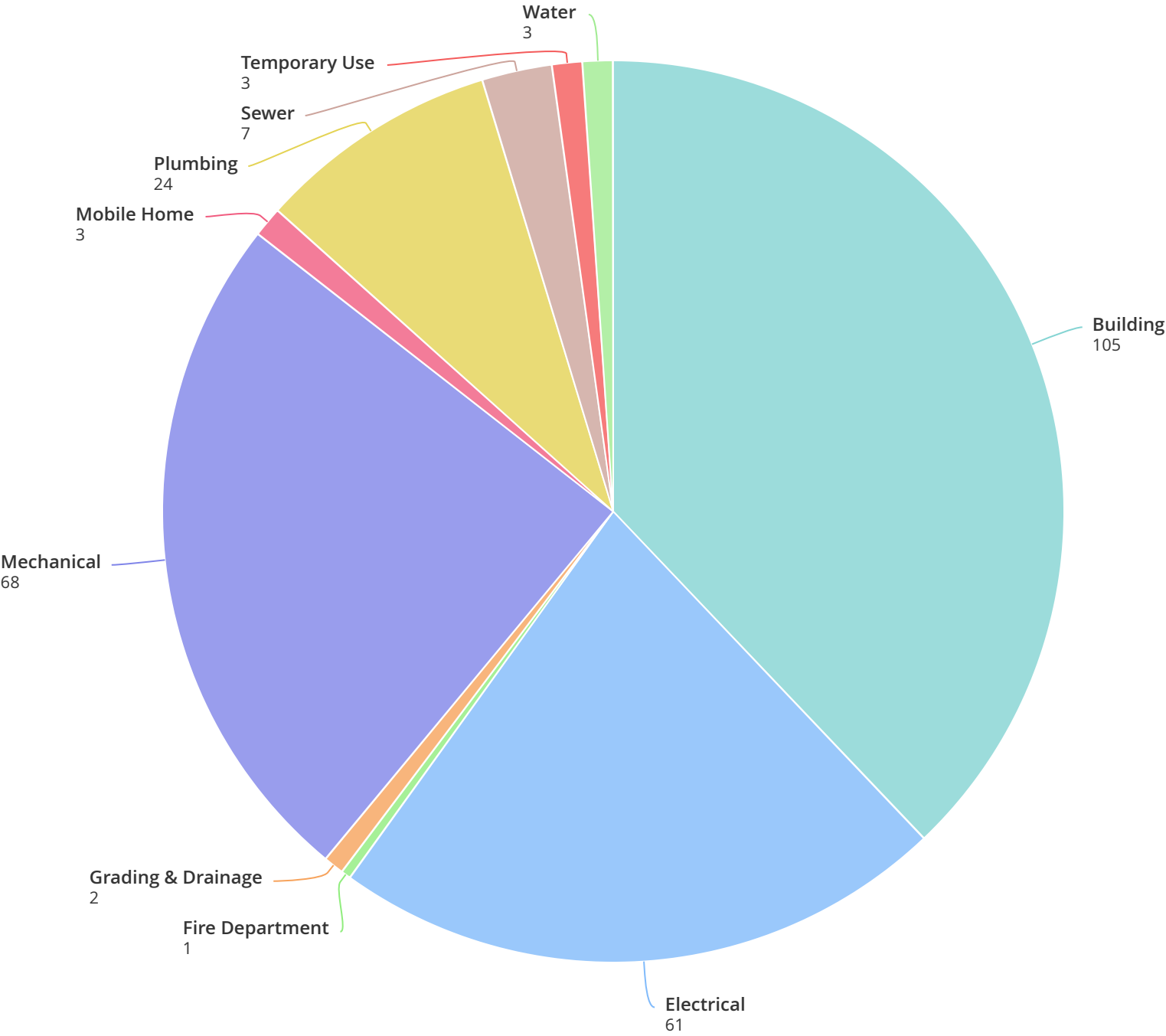
As for approved projects, construction continues at Eagles Landing, Elizabeth Trace, West Valley, Gateway Crossing (SW corner of M-59 & Bogie Lake Rd), and Oakland Harvesters (White Lake Rd & Coastal Pkwy). The Ginko Storage (White Lake Rd. & Coastal Pkwy) project held their preconstruction meeting, but site work has not yet begun. I believe they intend to now revise their plan prior to moving forward. Similarly, Walmart has not yet begun the site work for their approved building expansion project. Avalon is awaiting full approval of their engineering plans but will begin some grading and tree removal this month. Finally, Mack Industries (White Lake Rd, just south of Andersonville Rd) has not yet begun the 135,000 sqft expansion of an existing 14,000 sqft concrete structure and pipe production building.

Please find included in this report the permit and inspection activity report for building. If you have any questions or require any additional information from the Community Development Department, please contact us.

Respectfully,

Sean O'Neil

ISSUED PERMITS - JUNE 2026



PERMIT TYPE NAME TABLE VIEW

- Building
- Electrical
- Fire Department
- Grading & Drainage
- Mechanical
- Mobile Home
- Plumbing
- Sewer
- Temporary Use
- Water

To: White Lake Township Board

From: David Waligora, AICP

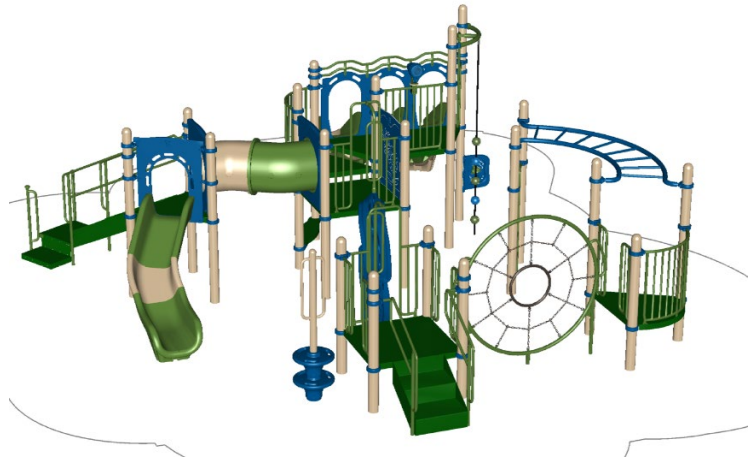
Date: July 9, 2026

RE: Parks and Recreation Monthly Board Update: June/Early July

Action Items

- Staff is requesting Board discussion and direction regarding the Stanley Park playground. Specifically, direction is requested on whether the Township should proceed with the Parks and Recreation Committee's June recommendation for the \$75,000 staff-recommended play structure shown below, or whether staff should continue exploring a larger playground structure that may require additional funding but could provide a broader range of play opportunities for children of different ages. Three additional design concepts at approximately the \$150,000 scale are included with this update to help illustrate what may be feasible with additional funding and to facilitate Board discussion.

If the board decided not to add additional funding, a motion accepting the Park Committee's June recommendation to purchase the Playcraft preferred option shown below at \$75,000 is desired.



- The Board should also discuss the timing of the playground installation. The most recent proposed plan was to incorporate the necessary site work for the playground area into the Phase 2 Stanley Park improvements, which would result in overall cost savings to the Township. Alternatively, the Township could choose to install the playground, at whatever scale is deemed appropriate, this fall, by hiring private contractors for soil removal, grading, and any required concrete pathway additions, however this option is anticipated to cost more.

June Update

Stanley Park continued to be the primary focus of Parks and Recreation activity during June and early July. At the end of June, Sean O'Neil, David Waligora, Rik Kowall, and Brian Barrik met at Stanley Park to discuss Phase 2 preparations and identify items that should be included in the next round of park improvements. A draft bid package for Phase 2 work is being prepared and will be reviewed by the Parks and Recreation Committee at its August meeting.

Staff installed a Horse Pal at Stanley Park as a chemical-free fly mitigation tool. The device is located at the end of the drive in the center turnaround, where it is outside of any planned walkway or drive aisle, near the edge of the woodlands, and in an open area consistent with the manufacturer's placement recommendations.

Staff will continue monitoring the collection container, but the device has already removed approximately 3 to 4 inches of flies from the park. This is a positive early result for user experience at Stanley Park, as each trapped biting fly represents one less fly impacting park users and, when captured before reproduction, may also help reduce future breeding-cycle pressure in the area.



Stanley Park Playground

As you may know, the Township received both a \$75,000 grant/donation from Kroger for new playground equipment at Stanley Park as well as a playground structure "grant/coupon" for a 2026 price reduction. At the June Parks and Recreation Committee meeting, the Committee reviewed playground equipment options and passed a motion to proceed with the staff-recommended play structure, which was designed to fit within the \$75,000 amount. Since that meeting, some have asked whether the Township should consider a larger play structure that would be more universally age-based, allowing children of a broader range of ages to use the playground. The structure selected at the June meeting is geared more toward older children, and at the time of the Committee's recommendation, members were not aware that additional funding may be available to support a more age-inclusive structure.

July Update

On July 1, Stanley Park was opened to vehicular traffic. The Community Development Department is working daily to address needs for signage, establish a routine cutting schedule and address issues as they arise.

On July 8, the Parks and Recreation Committee conducted a walk-through of Stanley Park. The Committee was generally pleased with how the park has turned out and was supportive of considering a larger-scope playground if funds are available. During the walk-through, members also identified several items for staff to review further, including concerns that the railing gaps on the fishing dock may be large enough for children to pass

through, the need for larger DNR signs, and the placement of garbage cans so they do not interfere with wheelchair-accessible bench areas. The Committee also discussed the potential benefit of an accessible kayak launch as a long-term goal, the addition of picnic tables, and the need to develop a strategy for managing invasive plants, including several patches of phragmites and poison ivy located along the interior side of the pathway. The Committee did not express significant concern regarding the current condition of the beach area and was supportive of allowing it to remain grass.

On July 9, David Waligora met with the playground designer to discuss the possibility of a larger playground structure at Stanley Park, with Brian Barrik also in attendance. The purpose of the meeting was to determine whether the previously selected playground concept could be expanded or revised to better serve a wider age range.

Upcoming Work

Staff is looking to replace the trash cans at Stanley Park with covered metal receptacles that will match the aesthetic of the park benches within the next three to four weeks. The Parks and Recreation Committee will meet in August to discuss the Phase 2 bid package from Beckett & Raeder to present to the Board at its August meeting.

Stanley Park-1
SITE PLAN 3D

ADA ACCESSIBILITY GUIDELINES - ADAAG CONFORMANCE

ELEVATED	ACCESSIBLE	RAMP ACCESSIBLE	GROUND	TYPES
17	13/9	0/0	14/6	12/3

Mixed
Types

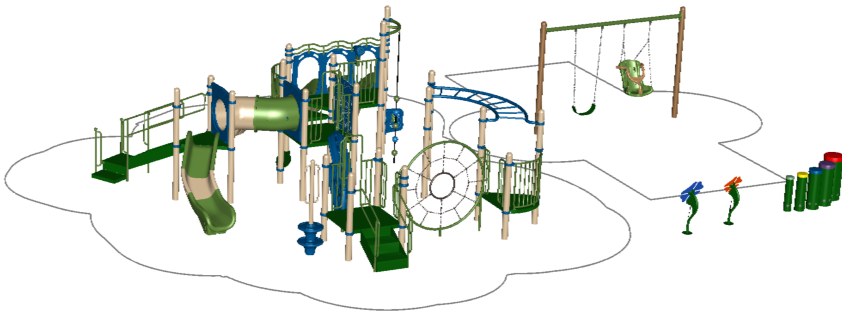
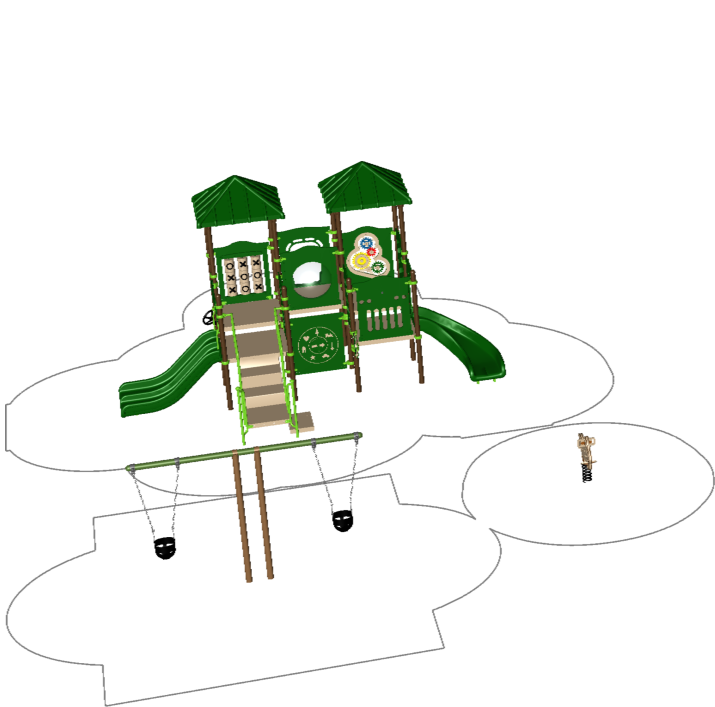
FOR KIDS
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GENERAL NOTES

This Preliminary Site Plan is based on measurements that were provided in the initial planning phase. All dimensions must be verified prior to the submission of a purchase order. Playcraft Systems will not be held responsible for any discrepancies between actual dimensions and dimensions submitted in the planning phase.

The Minimum Use Zone for a play structure is based on the product design at the time of proposal. Components and structure designs may be subject to change which may affect dimensions. Therefore, before preparing the site, we strongly recommend obtaining final drawings from the factory (available after the order is placed and included in the Assembly Manual).

WARNING: Accessible safety surfacing material is required beneath and around this equipment that has a critical height value (Fall Height) appropriate for the highest accessible part of this equipment. Refer to the CPSC'S Handbook For Public Playground Safety, Section 4: Surfacing.



Stanley Park-1
SW VIEW

R5

FOR KIDS
AGES
5-12



STRUCTURE # R502118BA
PROJECT # R351F9EDA
DATE 7/10/2026

Stanley Park-1
SW VIEW

R35

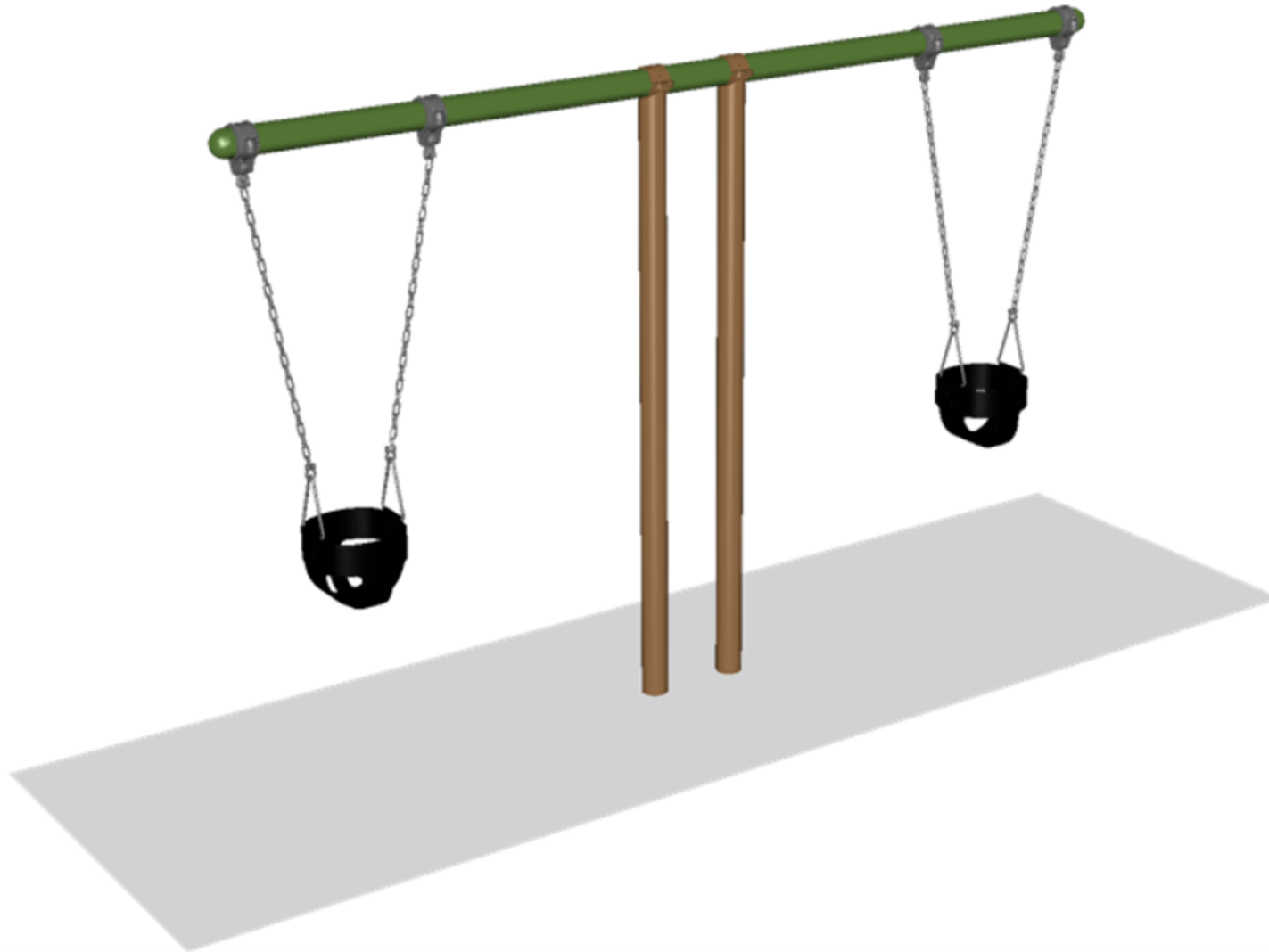
FOR KIDS
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2-5



STRUCTURE # R351F9EDA
PROJECT # R351F9EDA
DATE 7/10/2026

Stanley Park-1
SW VIEW

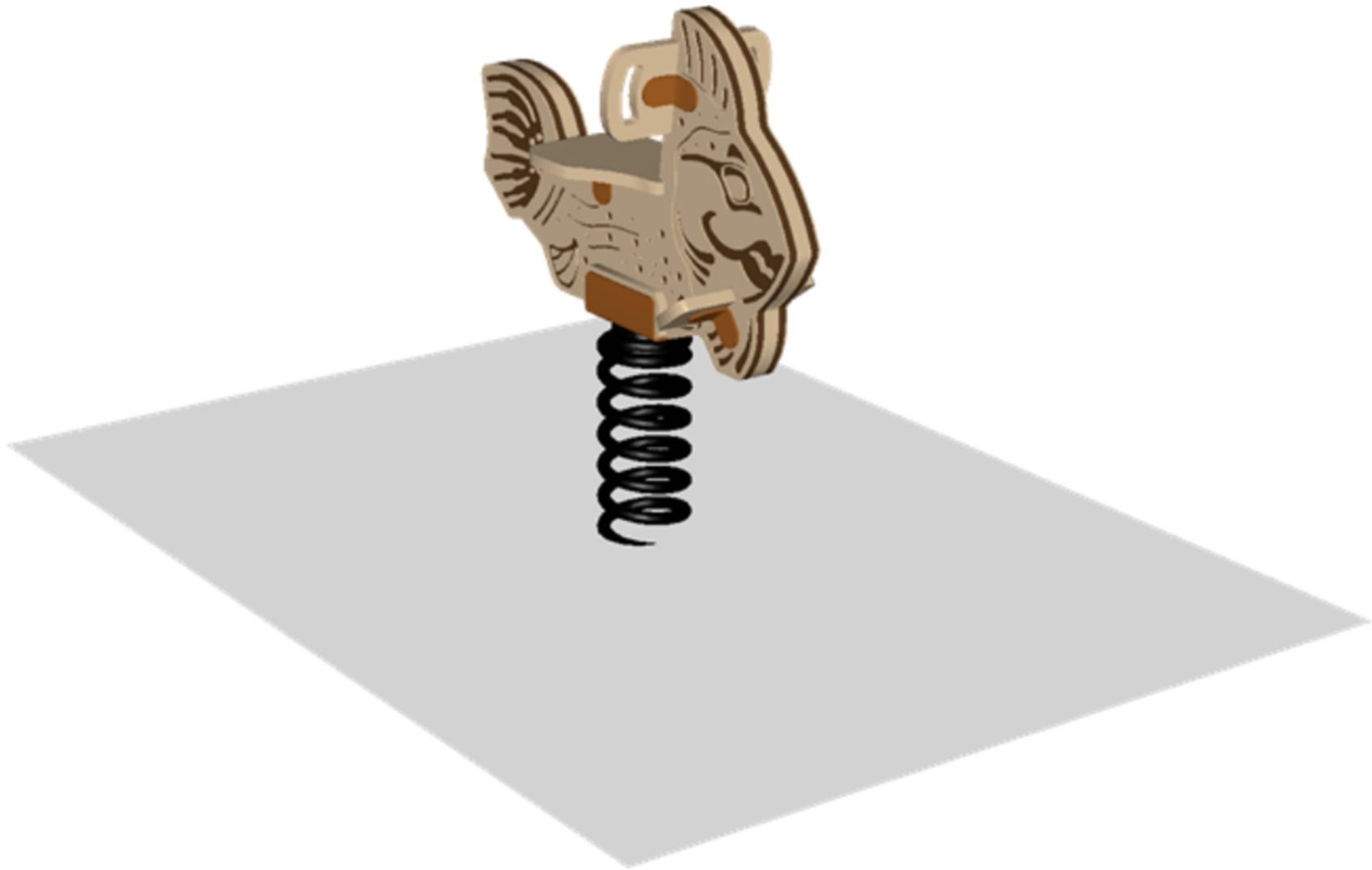
FOR KIDS
AGES
2-5



STRUCTURE # 2
PROJECT # R351F9EDA
DATE 7/10/2026

Stanley Park-1
SW VIEW

FOR KIDS
AGES
2-5



STRUCTURE # 3
PROJECT # R351F9EDA
DATE 7/10/2026

Stanley Park-2
SITE PLAN 3D

ADA ACCESSIBILITY GUIDELINES - ADAAG CONFORMANCE

ELEVATED	ACCESSIBLE	RAMP ACCESSIBLE	GROUND	TYPES
15	11/8	0/0	14/5	12/3

Mixed
Types

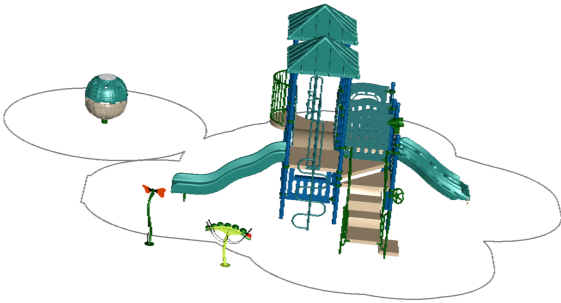
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Stanley Park-2
SW VIEW

R5

FOR KIDS
AGES
5-12



STRUCTURE # R502118BA
PROJECT # R35PC5488
DATE 7/10/2026

Stanley Park-2
SW VIEW

R35

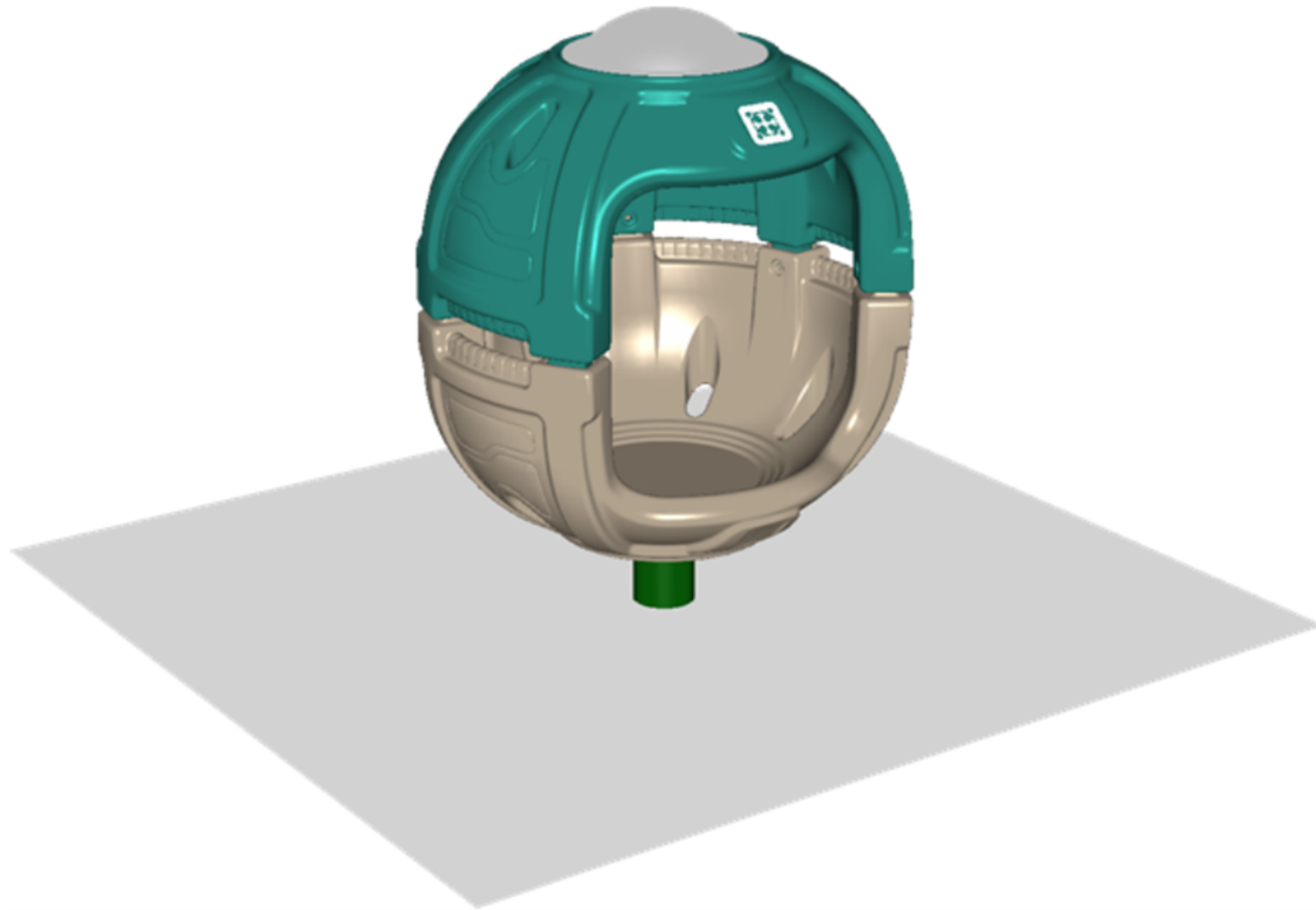
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STRUCTURE # R35PC5488
PROJECT # R35PC5488
DATE 7/10/2026

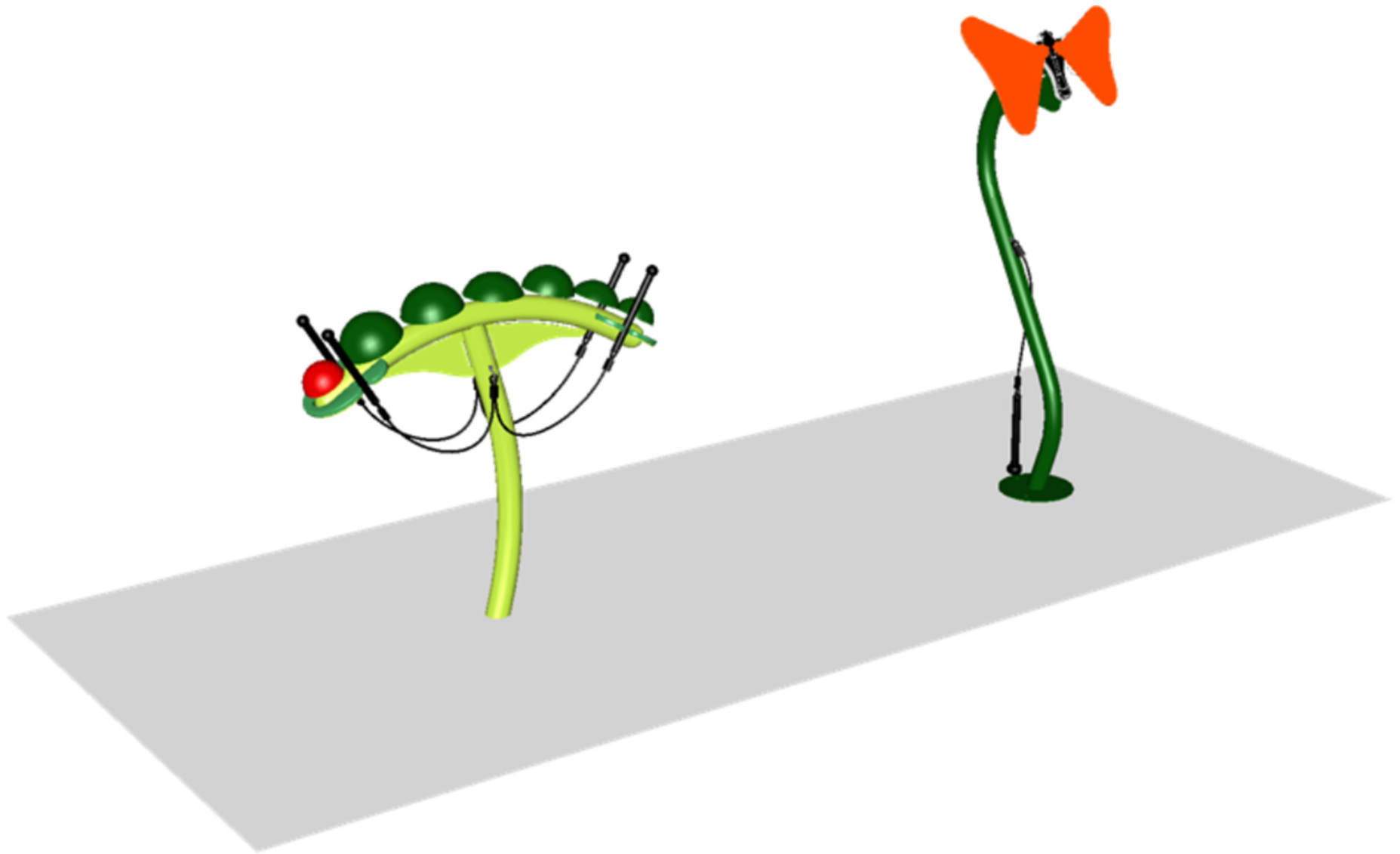
Stanley Park-2
SW VIEW

FOR KIDS
AGES
2-5



STRUCTURE # 2
PROJECT # R35PC5488
DATE 7/10/2026

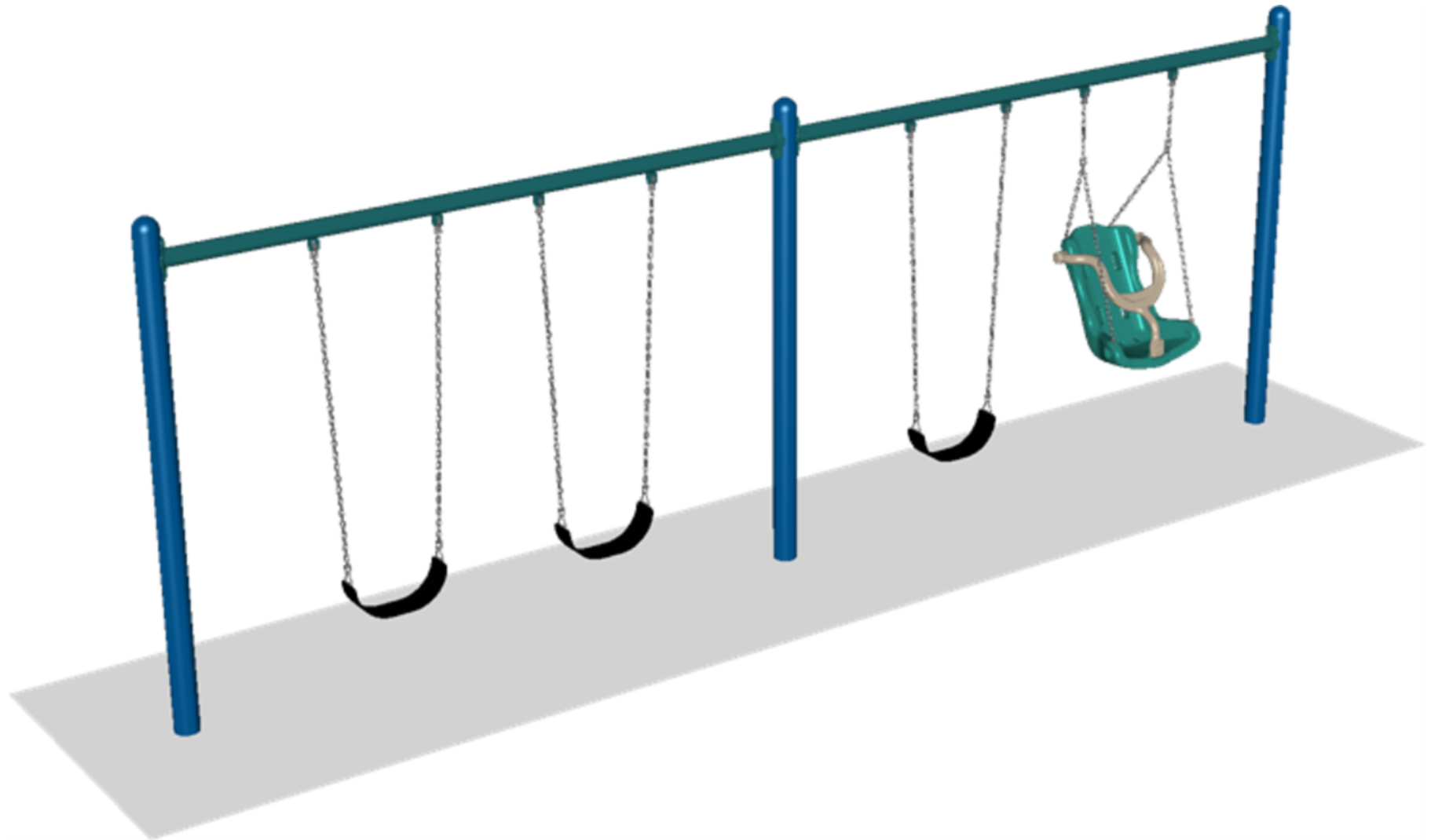
Stanley Park-2
SW VIEW



STRUCTURE # 3
PROJECT # R35PC5488
DATE 7/10/2026

Stanley Park-2
SW VIEW

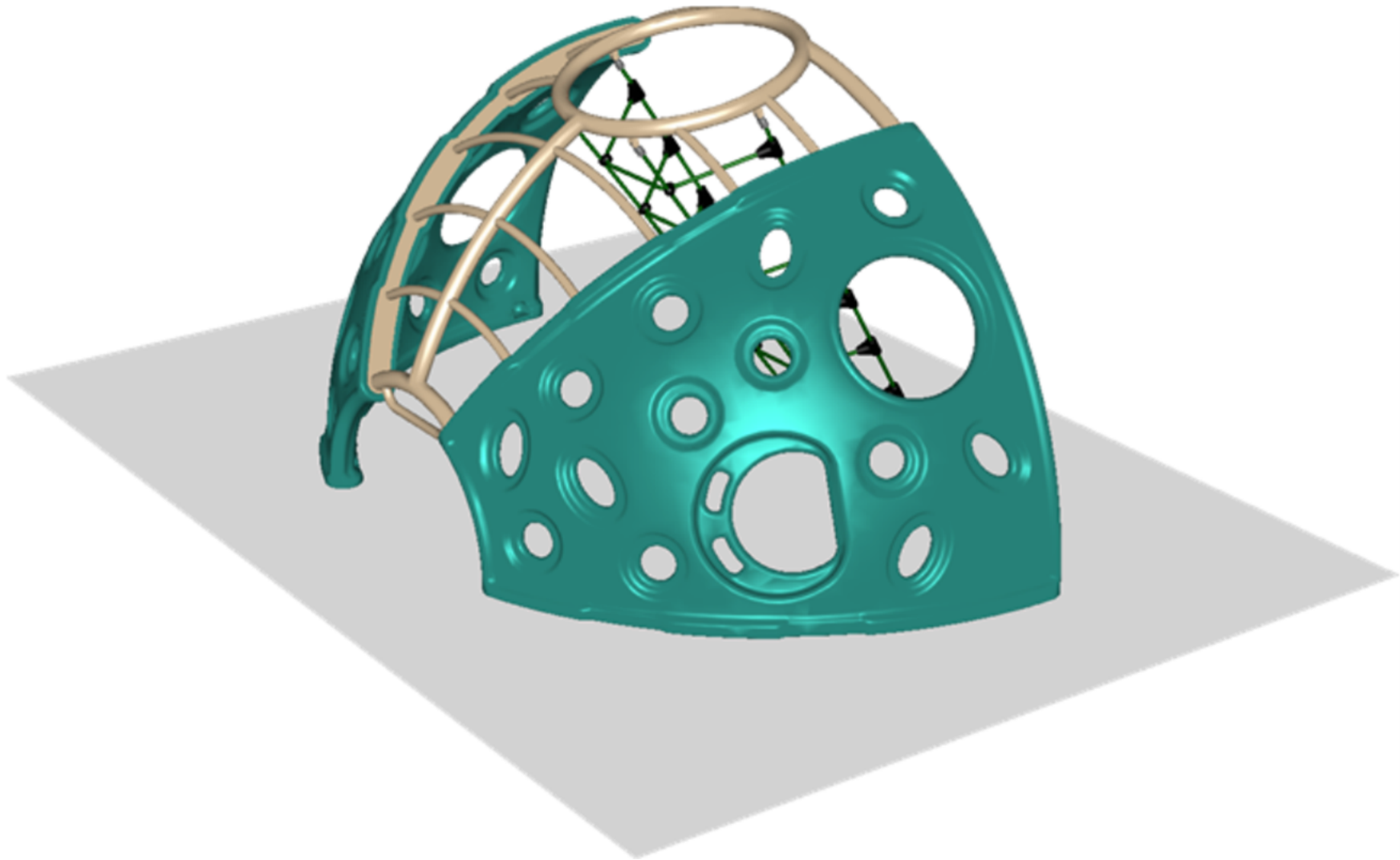
FOR KIDS
AGES
5-12



STRUCTURE # 5
PROJECT # R35PC5488
DATE 7/10/2026

Stanley Park-2
SW VIEW

FOR KIDS
AGES
5-12



STRUCTURE # 6
PROJECT # R35PC5488
DATE 7/10/2026

Stanley Park-3
SITE PLAN 3D

ADA ACCESSIBILITY GUIDELINES - ADAAG CONFORMANCE

ELEVATED	ACCESSIBLE	RAMP ACCESSIBLE	GROUND	TYPES
15	11/8	0/0	16/5	16/3

Mixed
Types

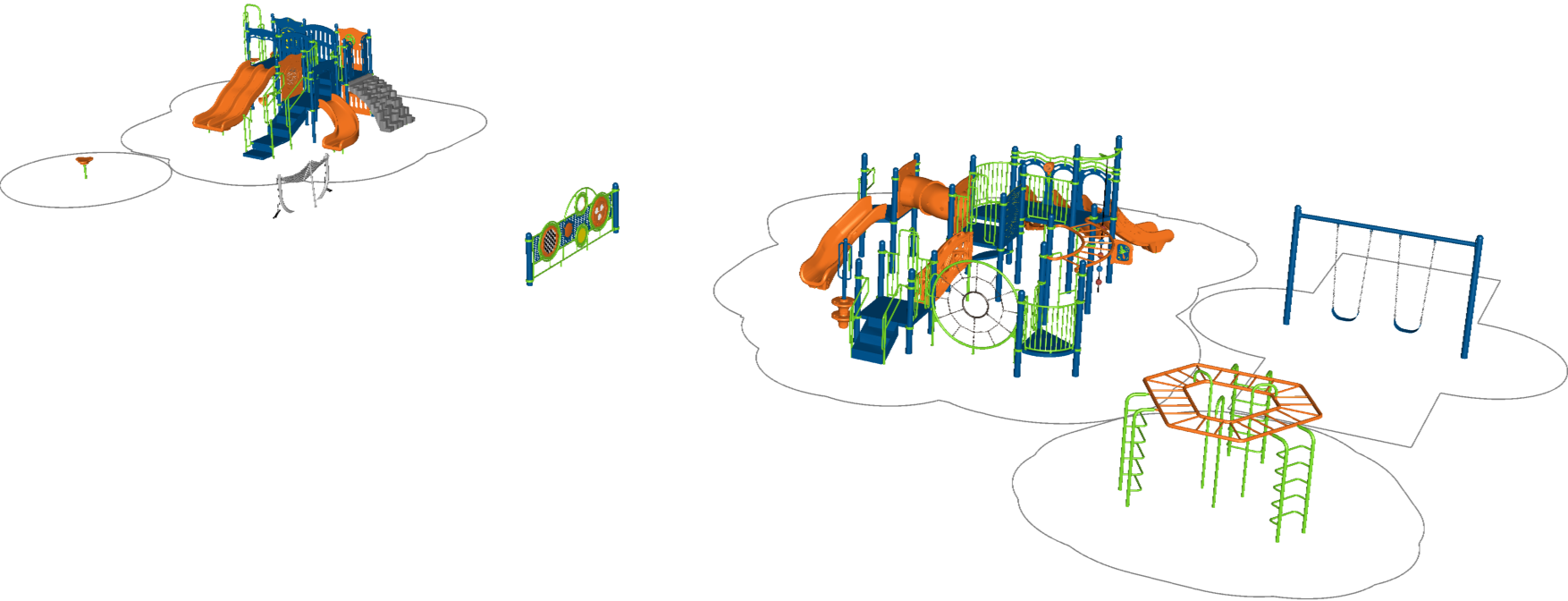
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Stanley Park-3
SE VIEW

R5

FOR KIDS
AGES
5-12

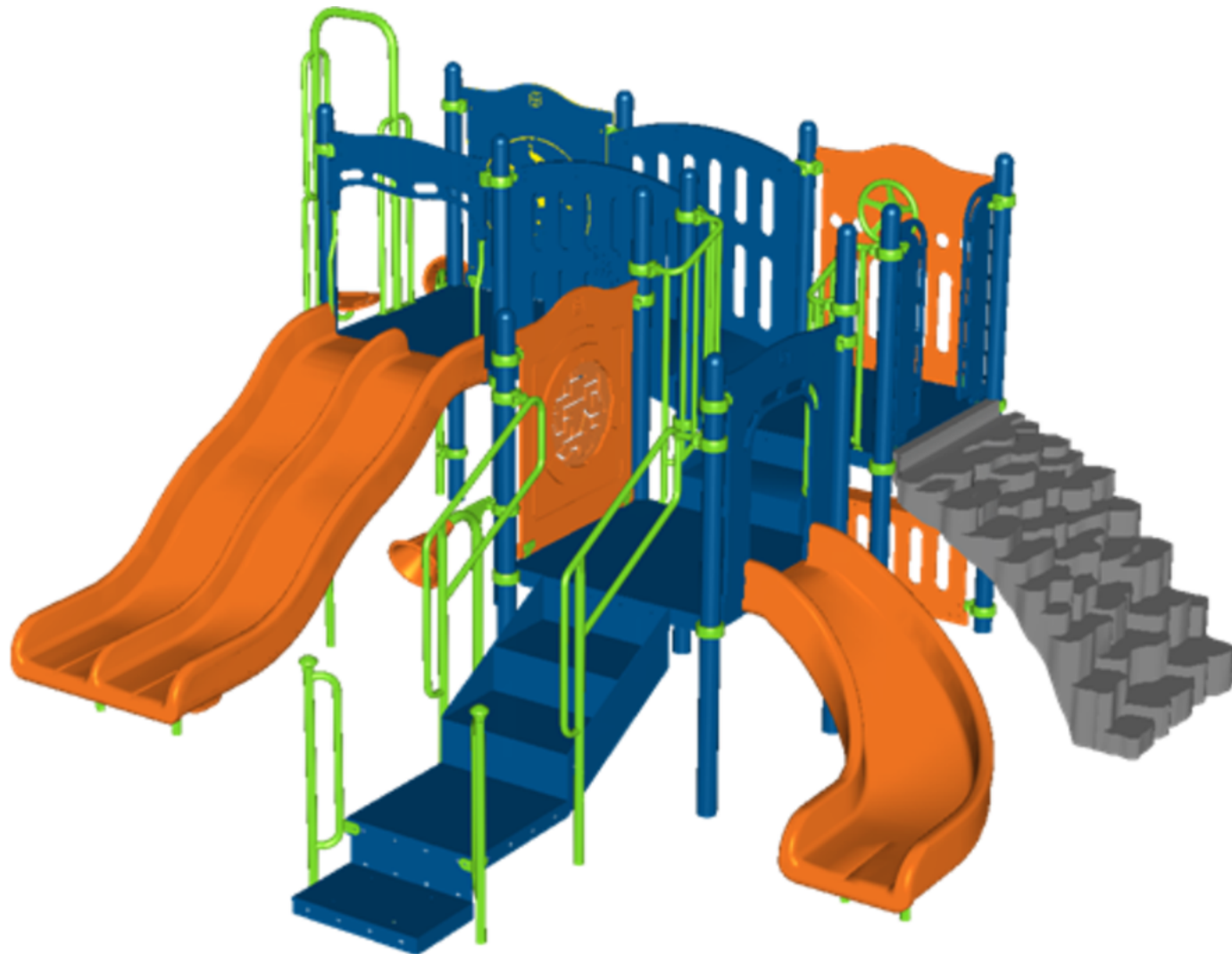


STRUCTURE # R502118BA
PROJECT # R356D989A
DATE 7/12/2026

Stanley Park-3
SE VIEW

R35

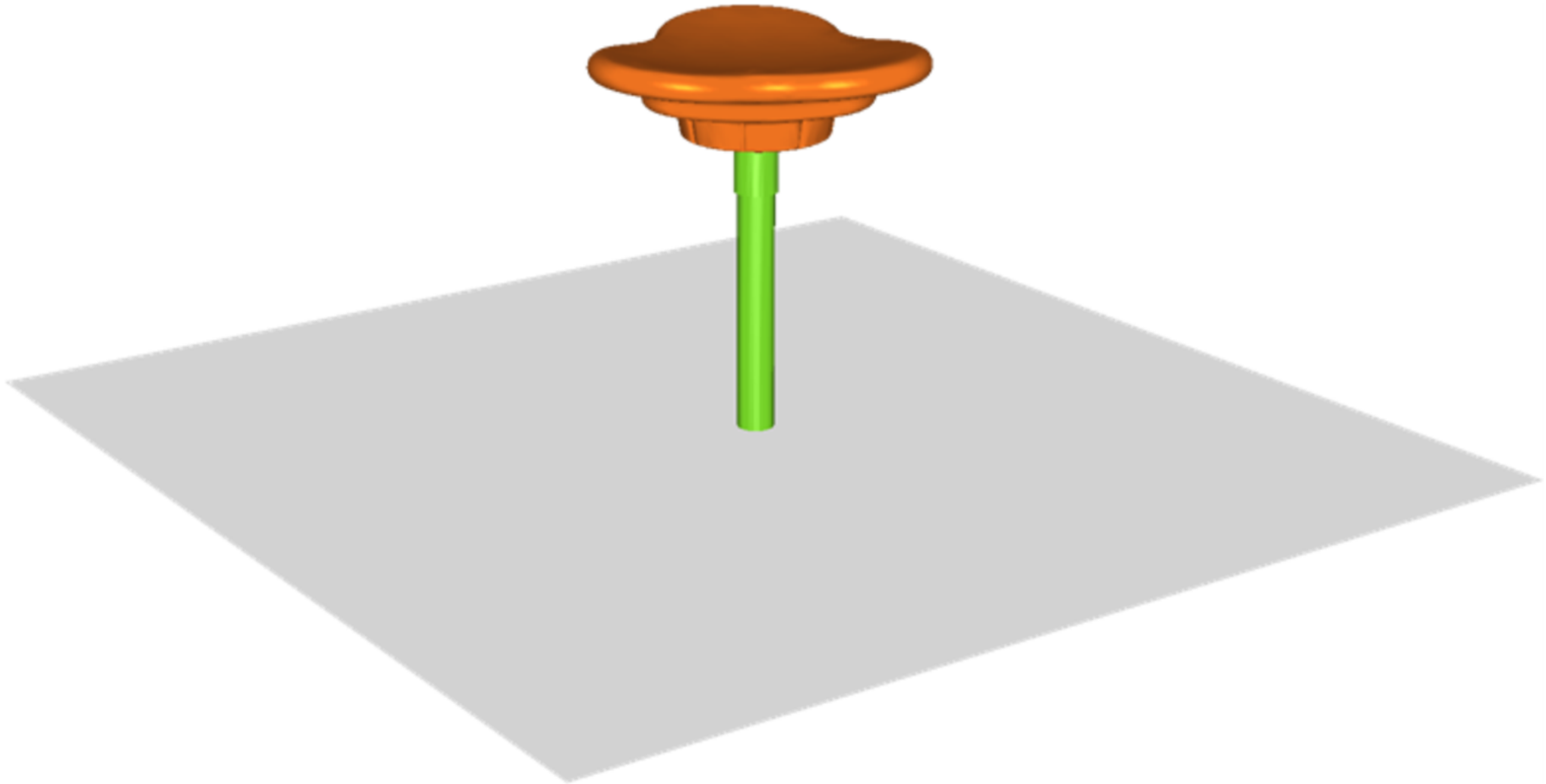
FOR KIDS
AGES
2-5



STRUCTURE # R356D989A
PROJECT # R356D989A
DATE 7/12/2026

Stanley Park-3
SW VIEW

FOR KIDS
AGES
2-5

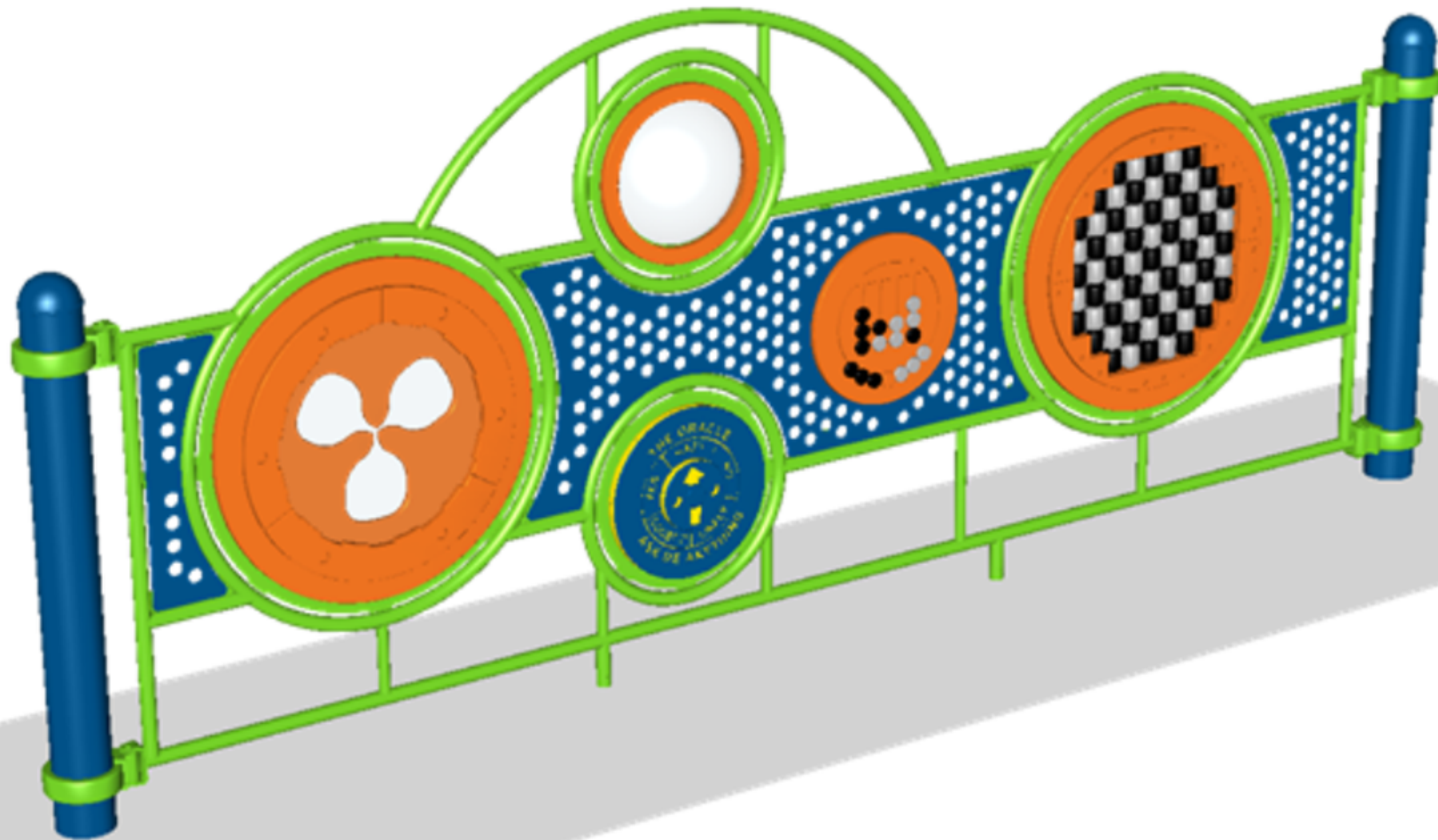


STRUCTURE # 2
PROJECT # R356D989A
DATE 7/12/2026

Stanley Park-3
SW VIEW

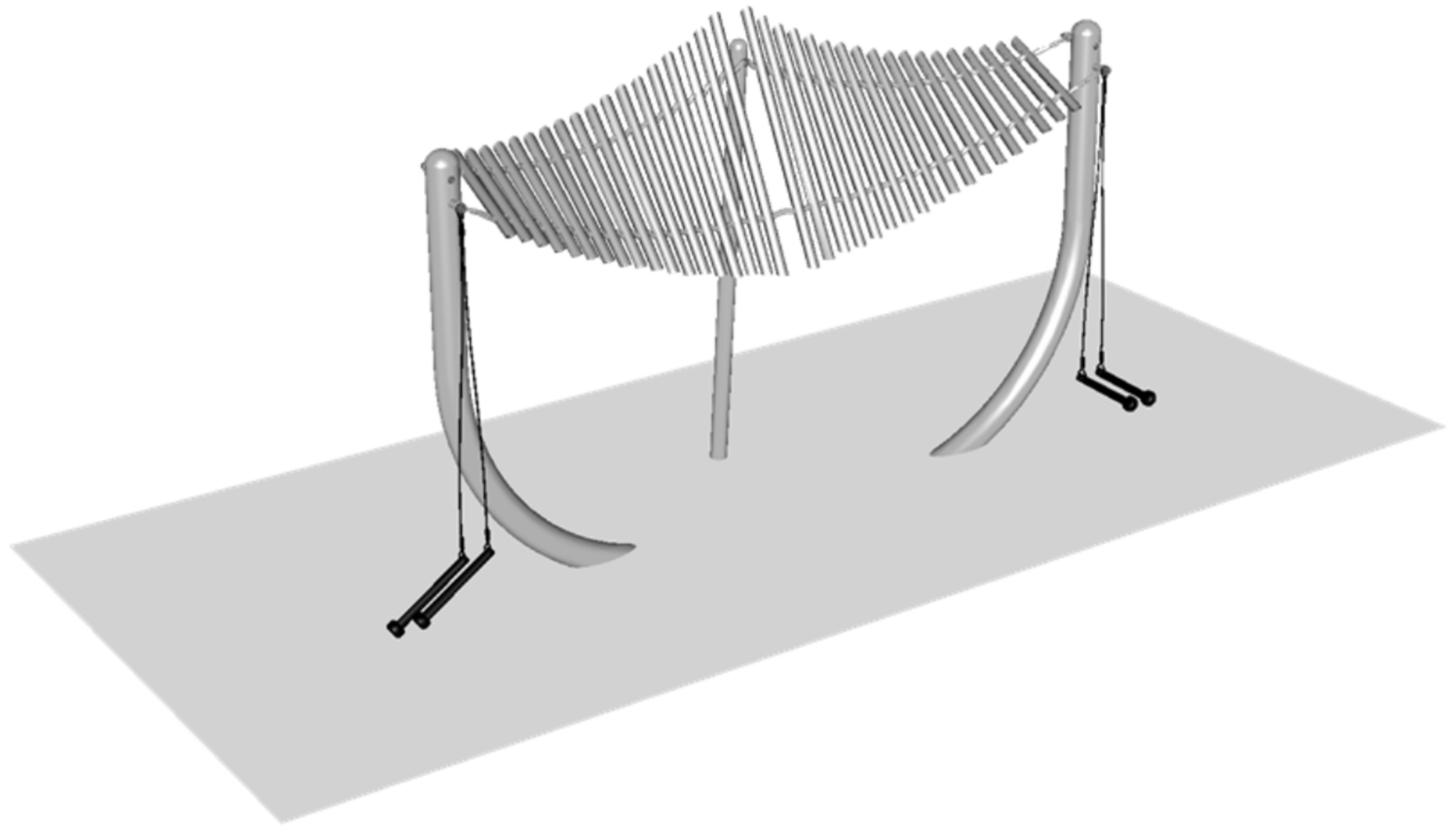
R5

FOR KIDS
AGES
2-12



STRUCTURE # 4
PROJECT # R356D989A
DATE 7/12/2026

Stanley Park-3
SW VIEW



STRUCTURE # 3
PROJECT # R356D989A
DATE 7/12/2026