

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
DECEMBER 4, 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:

Pete Meagher
Scott Ruggles, Township Board Liaison
T. Joseph Seward
Debby Dehart
Merrie Carlock, Chairperson

Absent:

Mona Sevic
Robert Seeley, Vice Chair

Others:

Sean O'Neil, Community Development Director
Matteo Passalacqua, Carlisle Wortman
Kristin Kolb, Township Attorney
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

A. September 18, 2025

It was MOVED by Member Meagher, seconded by Member 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)

None.

PUBLIC HEARING

A. Edendale Crossing

Property Northwest corner of Bogie Lake Road and Cedar Island Road. Identified as parcel IDs: 12-29-476-016 through 12-29-476-024 (nine adjacent parcels total) Consisting of approximately 45.7 acres. Currently zoned R1-A (Single Family Residential) and AG (Agricultural).

Requests:

1) Preliminary site plan approval recommendation

2) Rezoning approval recommendation (R1-A & AG to PD (Planned Development)).

Applicant: PH Communities, LLC

Director O'Neil briefly reviewed the process for tonight's request regarding how it is processed by the Township. The Public Hearing is for the rezoning, which runs concurrently with the site plan approval process.

Mr. Passalacqua reviewed his letter.

Mr. Leuffgen reviewed the highlights of interest from his review letter.

Member Meagher asked Mr. Leuffgen about the extension of the water main on the western side of the property. Mr. Leuffgen said it is due to the ordinance's to be able to provide water connection for future use.

Jim Eppink, J Eppink Partners, spoke on behalf of the applicant. There are nine adjacent lots that would be combined into one parcel. He added that the Master Plan for the sites is designated as Neighborhood Residential. Preservation of trees and natural features are a point of concern. The sanitary sewer will be extended more than a mile from the southeast corner of the site. There will be a sidewalk pathway that will connect the development to the school complex. He added that multifamily would not be supported on the site, therefore all the lots will be single family products. He said the RCOC required a left-hand turn lane into the entrance of Bogie Lake, and to be extended north and south so the entire stretch of Bogie Lake Road becomes safer. Cedar Island will be paved past the project's entrance.

Meagher stated the absence of a greenbelt on the west boundary does not help screen the IT Corridor. Mr. Eppink stated that the ITC Corridor is 240' wide, and the homes that are adjacent to it would most likely not be buffered, even with dense plantings. Those lots will be extended with better landscaping.

Member Seward asked Mr. Eppink why the driveway is not going to be aligned with Mayfield Dr. Mr. Eppink said it was due to the water main loop, and the costs of the improvements to Cedar Island, the sewer, and the sidewalk extension. It would not make sense financially. The RCOC also may be installing a round-about at Cedar Island Road and Bogie Lake Road in the future.

Member Seward asked Mr. Eppink why the water isn't extended to the western edge of the site. Mr. Eppink said the sites to the west are newer and operating well.

Member Seward asked Mr. Eppink why the lots are not acre lots along Bogie Lake Road. Mr. Eppink said other than two lots on Bogie Lake Road, the majority on the frontage are 240' from the road and heavily landscaped.

Chairperson Carlock asked Director O'Neil if there required amount of park space in a Planned Development. Director O'Neil said around 20%.

Chairperson Carlock asked Mr. Eppink if the park would be maintained by the HOA. Mr. Eppink confirmed.

Chairperson Carlock opened the public hearing at 7:55 P.M.

Rob Paociotti, 6289 Caya Way, opposed the density proposed at the applicant's request. He also presented a petition with over 100 signatures opposing the project.

Gene Kula, 1203 Cedar Meadows Dr, opposed the applicant's request, stating it was not in line with the Master Plan's use for the area.

Alan Cartwright, 1225 Elliot Court North, shared concerns about traffic safety in the area. He added the left-hand turn lane does not suffice the issue of cars turning onto Cedar Island. He stated the utility and sidewalk extensions are not a community benefit and would be required anyway for development with the same proposed density.

Mary Earley, 5925 Pine Ridge Court, stated her opposition to the project, and stated the plan design was bad. The developers' need for money does not override the Township's character of being a great place to live. She stated issues with parking, the number of waivers requested, lighting, and the density.

Tony Madaffer, 1293 Bogie Lake Road, stated he is a proponent of White Lake growing, but he took issue with the layout. It is too dense and reminiscent of a trailer park. He has lived here for 35 years, and the traffic will be troublesome.

Steve Woodard, 953 Schyler, said he was a participant in giving community feedback for the project. He was expecting bigger acreage lots. He reiterated the trailer park look to the plan, and the proposed density is too large. He stated his opposition to the current layout of the project.

Sheri Meador, 2032 Carleton Court, moved to White Lake from Canton. She stated White Lake has a small town that feels less traffic. She stated White Lake will grow, but there are too many homes in the development, and the traffic is already problematic. She had no issue with houses going on the site, just in a less dense capacity. She added that the schools are packed as is with very large class sizes.

Clark Koby, 3133 N Mistwood Court, said his sub has bigger acreage lots that create a lot of space in between homes. The plan needs improvement before it is approved.

Chairperson Carlock closed the public hearing at 8:16 P.M.

Mr. Eppink stated the community did a wonderful job on its Master Plan, and that property was specifically targeted in the plan. Multiple family was suggested in the plan, but the applicant felt it wasn't appropriate. The plan proposes 16 units over what would be allowed for R1-D zoning. He added he is working with the school district closely. He reiterated that the plan was consistent with the Master Plan.

Member Meagher stated that the audience was clear about their issue with the density of the project.

Member Dehart stated she had issues with the proposed Planned Development zoning as the Planning Commission rezoned several of the included lots to R1-A not long ago.

Member Ruggles said that during the Master Plan process, he brought this area of the Township to the Planning Commission's attention. The property will not remain farmland forever, but the intention was

to develop the property as a mixed-use area with an attention to keeping a lot of green space in the area.

Member Seward stated the plan does not meet the intent of the Master Plan or the ordinance. He was not opposed to the Planned Development rezoning.

It was MOVED by Member Meagher, seconded by Member Seward, regarding Edendale Crossing, identified as parcel IDs: 12-29-476-016 through 12-29-476-024 (nine adjacent parcels total) to recommend the Township Board approve the rezoning request to Planned Development, subject to all staff and consultants' comments being addressed and a recommendation for preliminary plan approval to the Township Board. The motion carried with a roll call vote: (4 yes votes) (Meagher/yes, Ruggles/yes, Carlock/yes, Dehart/no, Seward/yes).

It was MOVED by Member Meagher, seconded by Member Seward, regarding Edendale Crossing, identified as parcel IDs: 12-29-476-016 through 12-29-476-024 (nine adjacent parcels total), to recommend the Township Board deny the preliminary site plan. The motion carried with a roll call vote: (5 yes votes) (Meagher/yes, Dehart/yes, Carlock/yes, Seward/yes, Ruggles/yes).

B. Jax Car Wash

Property located on the northwest corner of Bogie Lake Road and Highland Road (M-59). Identified as parcel ID 12-20-276-034. Consisting of approximately 1.88 acres. Currently zoned PB (Planned Business).

Requests:

1) Preliminary site plan approval recommendation

2) Planned business approval

Applicant: BMW KAR WASH, LLC

Mr. Passalacqua reviewed his letter.

Mr. Leuffgen highlighted his review letter for the Planning Commission.

Member Ruggles asked Director O'Neil how many car washes are at the intersection of Bogie Lake Road and Highland Road. Director O'Neil said two, but he was unsure if one was still in business. The proposed car wash would make three.

Member Dehart shared concerns about the proposed entrance to the site. The traffic north of Highland Road to get to the Taco Bell in the area is unsafe.

Todd Gesund, owner of Jax Car Wash, was present to speak. He explained the amenities the car wash would provide. There would be three lanes with pay stations, interior restrooms for customers, hand towel drying, and an interior mat drying room.

Jim Butler, PEA Group, said the plan was reviewed by RCOC and there would be a right in, right out porkchop at Bogie Lake Road.

Chairperson Carlock opened the public hearing at 9:10 P.M.

Steve Woodard, 953 Schuyler, stated his concerns with the driveway, and traffic stacking issues. He suggested flipping the circulation of the site for additional traffic safety. He wanted more information about the water reclamation.

Clark Koby, owner of Wash Me Car Wash, said he keeps his prices low and his customers appreciate it. He stated his concern wasn't about the driveway itself, but the entrance of off Bogie Lake Road needed to change. The intersection is dangerous, and stacking cars will add to the issue.

Chairperson Carlock closed the public hearing at 9:15 P.M.

Mr. Butler said flipping the site would require issues with circulation meeting the ordinance setbacks. The site is topographically challenging as well. He suggested making the porkchop deliberate by design. He said there is an internal reclamation system for the water that will reclaim up to 35 – 45% of the water that will be reused.

It was MOVED by Member Meagher, seconded by Member Ruggles, regarding Jax Car Wash, identified as parcel ID 12-20-276-034, to recommend the Township Board approve the preliminary site plan, subject to all staff and consultant review comments being addressed and for the Township Board to consider safety issues about the development's ingress/egress from Bogie Lake Road. The motion carried with a roll call vote: (4 yes votes).

(Ruggles/yes, Seward/yes, Carlock/yes, Dehart/no, Meagher/yes).

CONTINUING BUSINESS

None.

NEW BUSINESS

A. The Avalon

Properties located on the northwest corner of Highland Road (M-59) and Hill Road
Identified as parcel IDs 12-20-101-003 & 12-20-126-006. Consisting of an approximate combined 110.02 acres. Currently zoned PD (Planned Development)

Requests:

1) Final site plan approval

2) Planned development agreement approval recommendation

Applicant: White Lake Hill, LLC

Mr. Passalacqua reviewed his letter.

Mr. Leuffgen reviewed his letter. He added further engineering plans will need to be submitted by the applicant and reviewed before a pre-construction meeting can be held.

Member Ruggles asked how many phases there will be. Director O'Neil said it is being approved as one phase, but with several construction phases within in.

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Director O'Neil said the PDA was drafted by the Township Attorney, and it expedites the review process for the agreement. He explained that the deviations are summarized as a narrative in the draft document.

Mark Ksassb, 31550 Northwestern Highway, was present on behalf of the project. He presented color renderings of the housing products. He added the intent is to start infrastructure construction in Spring 2026. The Community Benefit will be a dog park dedicated to the Township. He added the buffer on the northern, western, and eastern portions of the site was increased to 50'.

Jim Gailbraith, 31550 Northwestern Highway, stated there is a sister site he and Mr. Kassab developed in Commerce Township that has done very well. There will be more of the ranch style products on this site.

**It was MOVED by Member Meagher, seconded by Member Dehart, regarding The Avalon, identified as parcel IDs 12-20-101-003 & 12-20-126-006, to approve the final site plan, subject to all staff and consultant comments being addressed and the Township Board's approval of the PDA. The motion carried with a roll call vote: (4 yes votes)
(Meagher/yes, Dehart/yes, Carlock/yes, Seward/no, Ruggles/yes)**

**It was MOVED by Member Meagher, seconded by Member Ruggles, regarding the Avalon, as parcel IDs 12-20-101-003 & 12-20-126-006, to recommend the Township Board approve the Planned Development agreement, subject to all staff and consultant comments being addressed and approval of the document by the Township attorney. The motion carried with a roll call vote: (4 yes votes).
(Meagher/yes, Dehart/yes, Carlock/yes, Seward/yes, Ruggles/yes).**

OTHER BUSINESS

A. Approval of 2026 Meeting Dates

It was MOVED by Member Meagher, seconded by Member Seward, to approve the 2026 Planning Commission meeting dates with the omissions of January 1, 2026, and July 2, 2026, dates. The motion carried with a voice vote: (5 yes votes)

LIAISON'S REPORT

Member Ruggles said the Township Board met last month and approved the 2026 Township budget. The Board also approved the sale of the used tanker truck. The Township Tree Lighting festival will be tomorrow, December 5 at Fisk Farm, starting at 6 P.M.

COMMUNICATIONS

Director O'Neil stated that there are a few remaining items from the Phase One construction at Stanley Park that will need to be bonded for. Awards for Stanley Park Phase Two MNTRF will be announced later this month. The new Senior Planner, David Waligora, will be starting at the Township next month.

NEXT MEETING DATE: January 15, 2026

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ADJOURNMENT

It was MOVED by Commissioner Seward, seconded by Commissioner Meagher to adjourn at 10:15 P.M. The motion carried with a voice vote: (5 yes votes).