

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION**

**REPORT OF THE
COMMUNITY DEVELOPMENT DEPARTMENT**

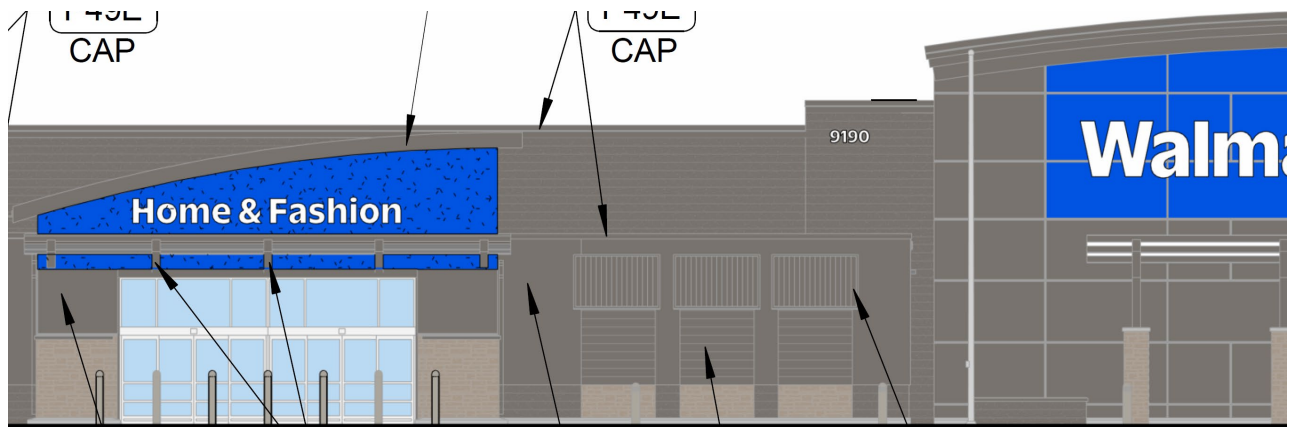
TO: White Lake Township Planning Commission

FROM: David Waligora, AICP, Senior Planner

DATE: January 9, 2026

RE: Site Plan Review Amendment for Proposed Walmart Color Alteration

Issue: The existing Walmart store located at 9190 Highland Rd, White Lake, MI is requesting approval of a request to review and approval an amended color scheme, which is part of a company wide corporate branding. Attached to this memo is a digital Material Sample Board which lists the various proposed colors. The predominant color is a “Dark Gray/Cool Charcoal”. Below is a clip from the board and the applicant’s provided existing conditions picture.



Last Action: Walmart last came before the Planning Commission at the April 17, 2025, Planning Commission meeting, for a site plan amendment for the remodel of the west side of the building, which was approved. During that time, the color alteration was not expressly included in the Planning Commission's approval.

Architecture: Section 6.8.E. of the Township's Zoning Ordinance contains architectural character requirements for the M-59 Corridor. Specifically, Section 6.8.E.i. states that "exterior building materials shall be composed primarily of high quality, durable, low maintenance material, such as masonry, stone, brick, glass or equivalent material."

Finding

Staff offers no objections to the proposed color amendment, conditioned on the following.

1. The applicant adequately responded to any questions or concerns arising from the Planning Commission meeting.

Please let me know if you have any questions.

Commissioner Seeley closed the public hearing at 7:32 P.M.

MOTION by Commissioner Seward, seconded by Commissioner Dehart, to recommend denial of the preliminary site plan as requested by White Lake Motors, identified as 12-13-455-024 (8285 Highland Road), due to the inconsistencies with the Master Plan, the plan is significantly different than what was proposed a year ago. The motion carried with a voice vote: (4 yes votes). (Seward/yes, Dehart/yes, Sevic/yes, Seeley/yes, Meagher/no).

MOTION by Commissioner Meagher, seconded by Commissioner Dehart, to postpone the special land use requested by White Lake Motors, identified as 12-13-455-024 (8285 Highland Road). The motion carried with a voice vote: (5 yes votes). (Meagher/yes, Dehart/yes, Seeley/yes, Seward/yes, Sevic/yes)

MOTION by Commission Meagher, seconded by Commissioner Seward, to postpone approval of the final site plan requested by White Lake Motors, identified as 12-13-455-024 (8285 Highland Road). The motion carried with a voice vote: (5 yes votes). (Sevic/yes, Seward/yes, Seeley/yes, Dehart/yes, Meagher/yes).

CONTINUING BUSINESS

None.

NEW BUSINESS

A. Walmart

located on the north side of Highland Road, east of Fisk Road. Identified as 12-14-476-015 (9190 Highland Road). Consisting of approximately 13.11 acres

Requests: **Amended final site plan approval and approval recommendation of the amended PBD agreement**

MOTION by Commissioner Seward, seconded by Commissioner Dehart, to excuse Commissioner Sevic due to her employment with the applicant. The motion carried with a voice vote: (5 yes votes). (Seward/yes, Dehart/yes, Seeley/yes, Meagher/yes, Sevic/yes)

Staff Planner Littman reviewed his letter.

Commissioner Meagher asked staff for clarification regarding parking. Staff Planner Littman said the applicant is requesting a total of 630 parking spaces. Director O'Neil said the parking issue is procedural, and there is a development agreement that will reflect the parking changes.

Commissioner Dehart asked staff for clarification on the size of the expansion. Staff Planner Littman said the expansion will be about 4,000 sq. ft. Director O'Neil said the materials used for the expansion will be consistent with the materials used on the building currently.

Mr. Leuffgen said stormwater runoff will not be increased, and there is nothing major that will hold up the project from an engineering standpoint. Staff Planner Littman added that the dumpsters will be located from the north garden center to the west building wall.

Kim Cooper, CESO, was present. She said the dumpsters are currently located in the rear of the garden center and will be relocated to the very rear of the building. The dumpsters will be put to the east of the palette storage, and will be in a screened enclosure. She added that the total parking on the site currently is 626 spaces, and after the expansion, there will be a proposed 670 spaces. The original site plan approved a higher number of parking spaces than what currently exists. Asphalt areas will not be increased, and restriping will be on areas that were originally approved with the site plan.

Director O'Neil noted that improvements should be made to the stucco on the exterior side of the garden center.

MOTION by Commissioner Meagher, seconded by Commissioner Dehart, to approve the amended final site for Walmart, identified as 12-14-476-015 (9190 Highland Road), subject to staff comments being addressed, and for the brick façade to be updated on the exterior garden center, and for larger size elevations to be submitted. The motion carried with a voice vote: (4 yes votes). (Meagher/yes, Seeley/yes, Dehart/yes, Seward/yes).

MOTION by Commission Meagher, seconded by Commissioner Dehart, to recommend the Township Board approve the amended PBD agreement for Walmart, identified as 12-14-476-015 (9190 Highland Road). The motion carried with a voice vote: (4 yes votes). (Seward/yes, Seeley/yes, Dehart/yes, Meagher/yes).

OTHER BUSINESS

None.

LIAISON'S REPORT

Staff Planner Littman stated the ZBA met last month; one residential case was approved, and one commercial case was postponed.

DIRECTOR'S REPORT

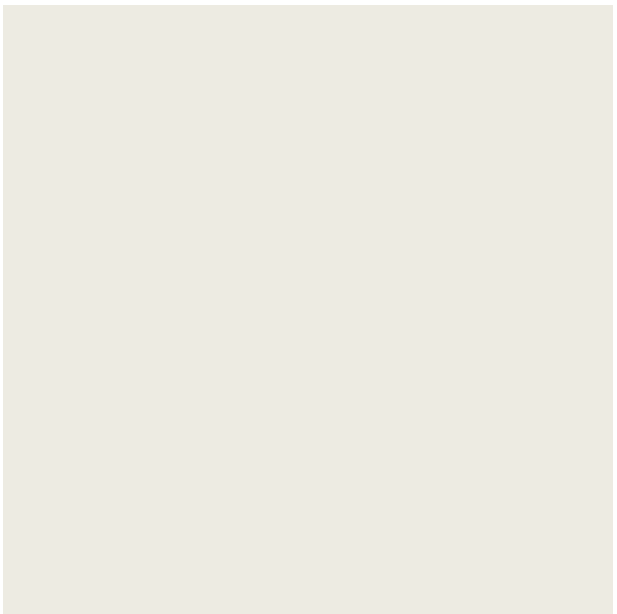
Director O'Neil said the grant portion of the Stanley Park Phase 1 construction is underway now. The park is currently closed. Foundations will be done at the Civic Center site by the end of the month. The bond funding has officially been secured. The Civic Center completion date is looking more like September 2026. The Elizabeth Lake turnabout light poles have been replaced. 9101 Highland will most likely be before the Planning Commission in May 2025.

COMMUNICATIONS

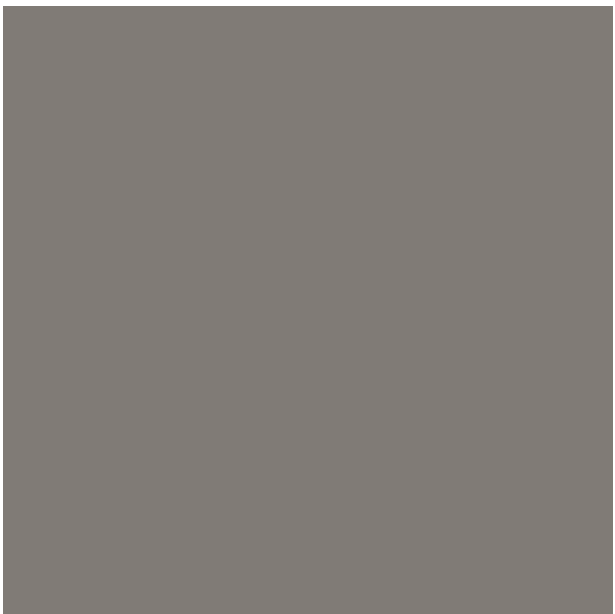
NEXT MEETING DATE: May 1, 2025



P36E
Black
PPG #1001-7 Black Magic
Pantone:



P140E
White
PPG 1007-1 Willow Springs
Pantone: 000C



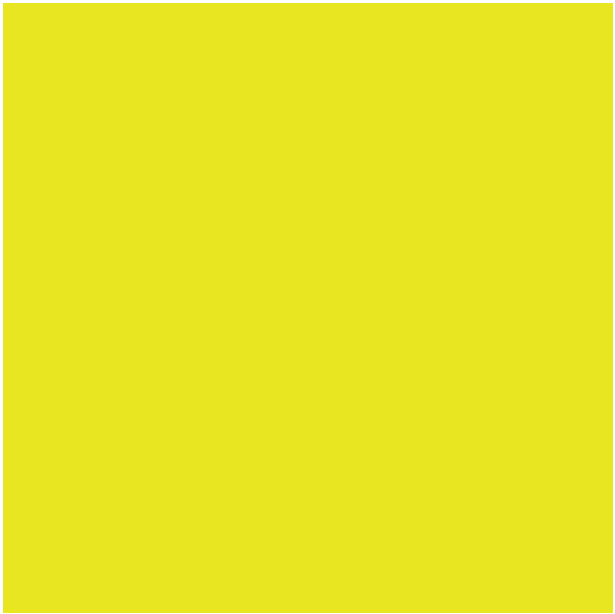
P49E
Dark Gray
PPG #1007-6 Cool Charcoal
Pantone: N/A



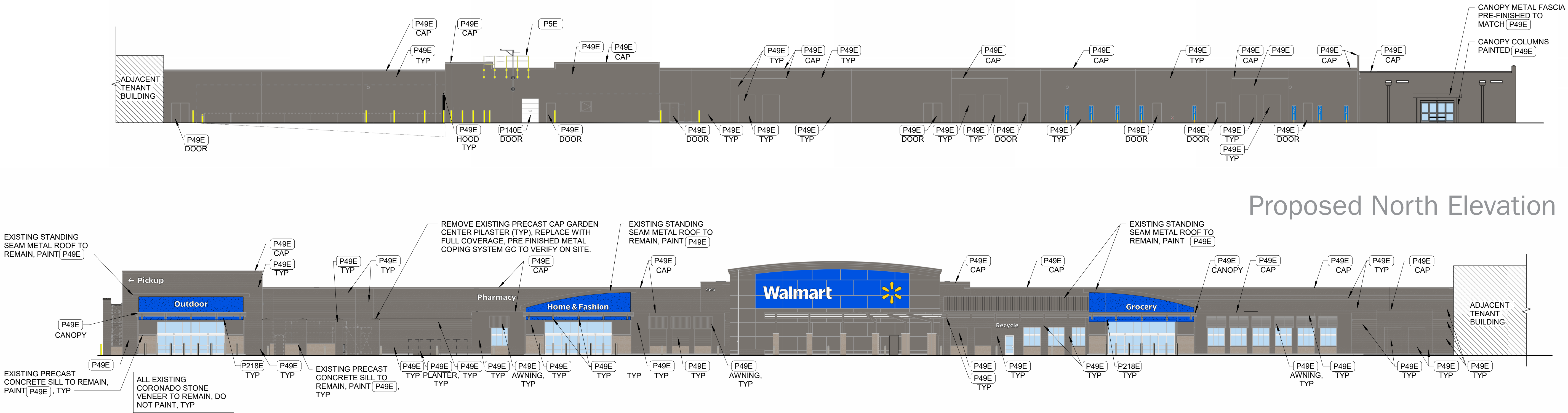
P218E
True Blue
PPG # Custom Color - True Blue
Pantone: 2728C



P21E
Safety Red
PPG 90-306 Safety Red
Pantone: N/A



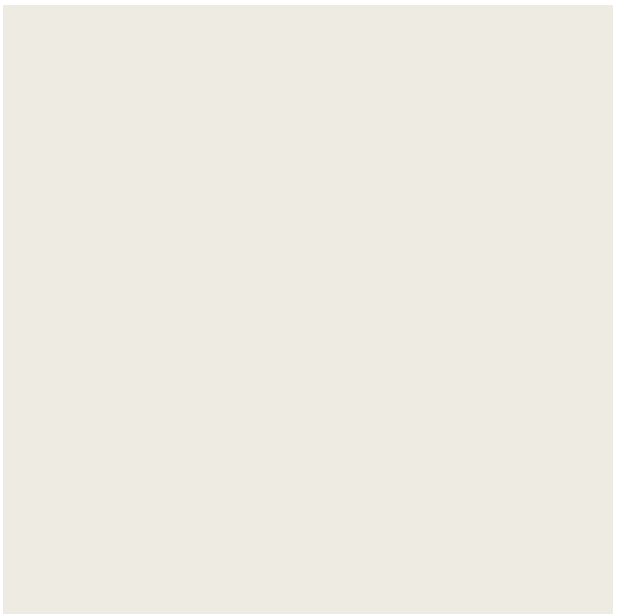
P5E
OSHA Standard Safety Yellow
PPG #90-330 Safety Yellow
Pantone: N/A



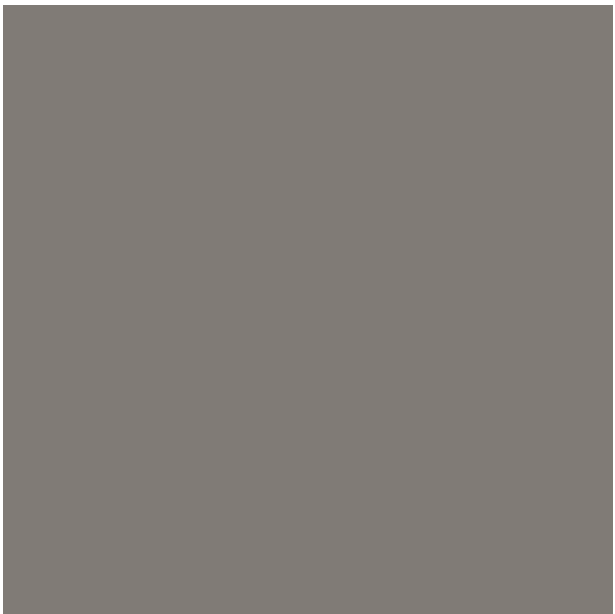
Proposed South Elevation
Design Presentation Only - Not For Construction



P36E
Black
PPG #1001-7 Black Magic
Pantone:



P140E
White
PPG 1007-1 Willow Springs
Pantone: 000C



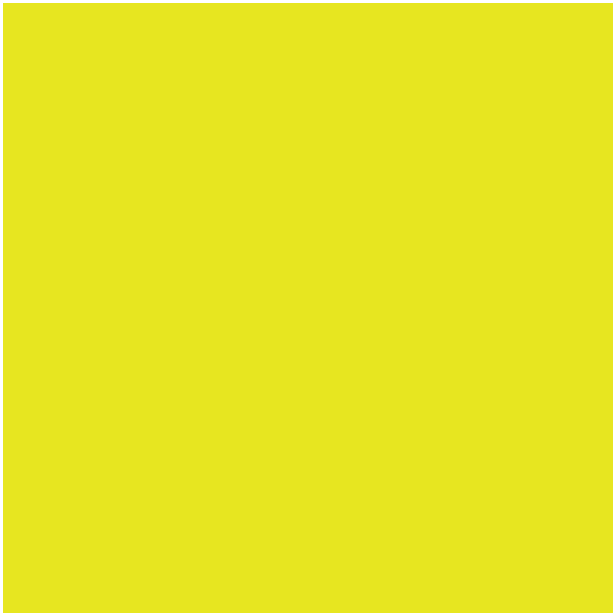
P49E
Dark Gray
PPG #1007-6 Cool Charcoal
Pantone: N/A



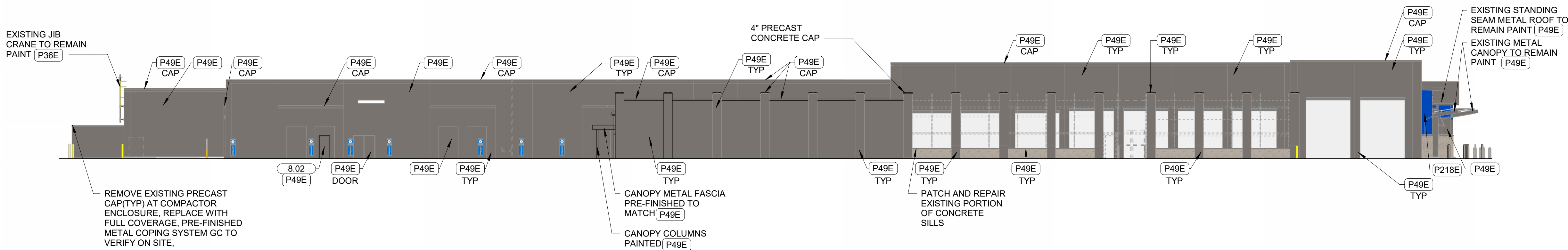
P218E
True Blue
PPG # Custom Color - True Blue
Pantone: 2728C



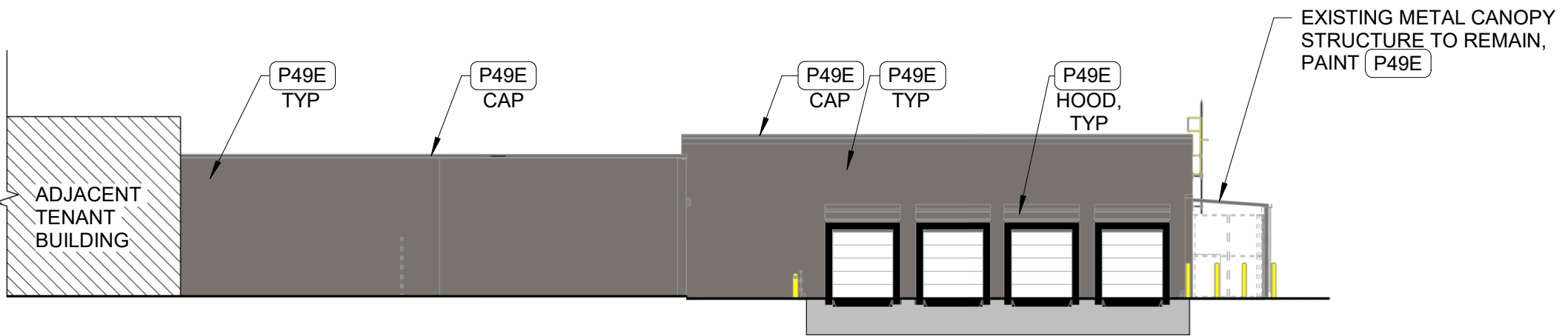
P21E
Safety Red
PPG 90-306 Safety Red
Pantone: N/A



P5E
OSHA Standard Safety Yellow
PPG #90-330 Safety Yellow
Pantone: N/A



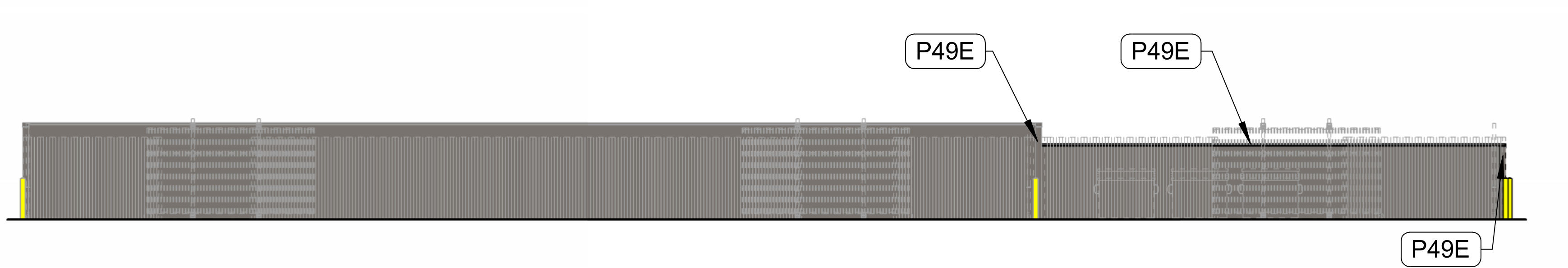
Proposed East Elevation



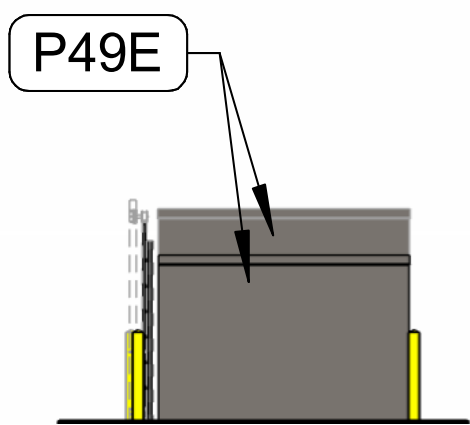
Proposed West Elevation



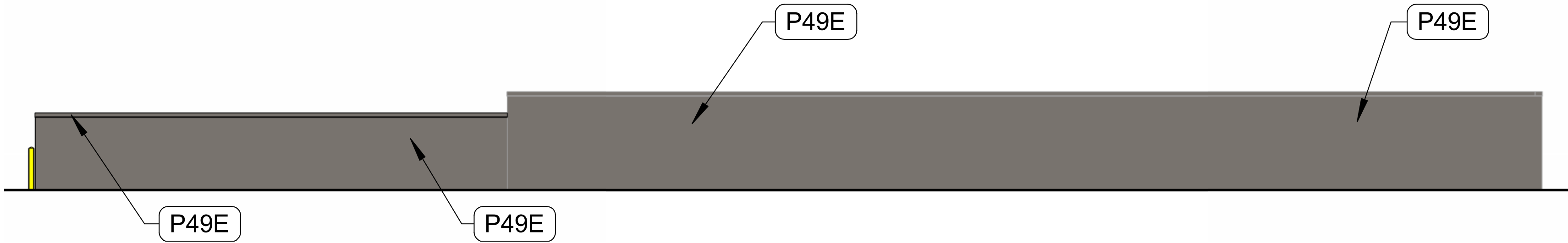
P49E
Dark Gray
PPG #1007-6 Cool Charcoal
Pantone: N/A



Proposed Bale and Pallet Enclosure - South



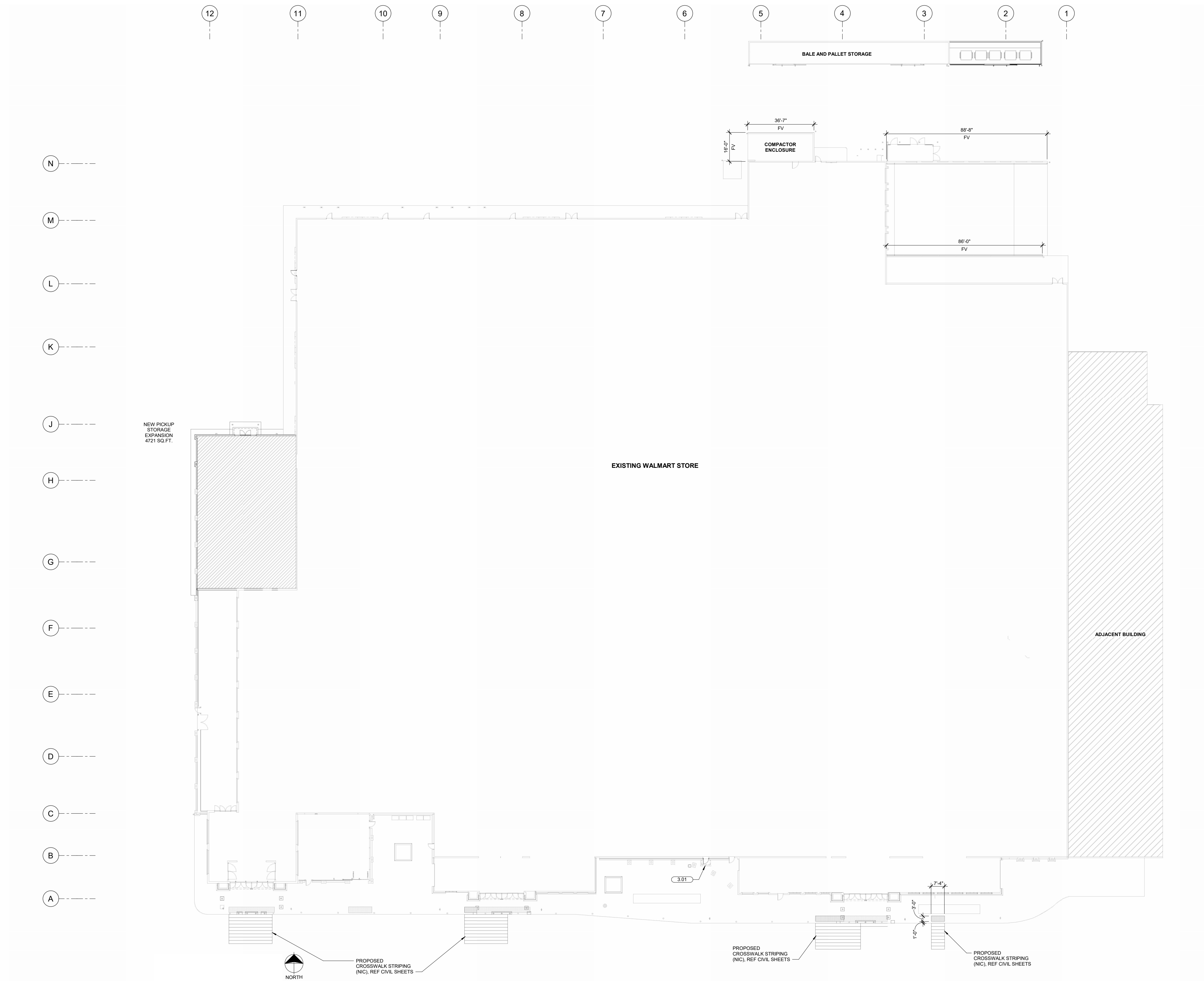
Proposed Bale and Pallet Enclosure - East



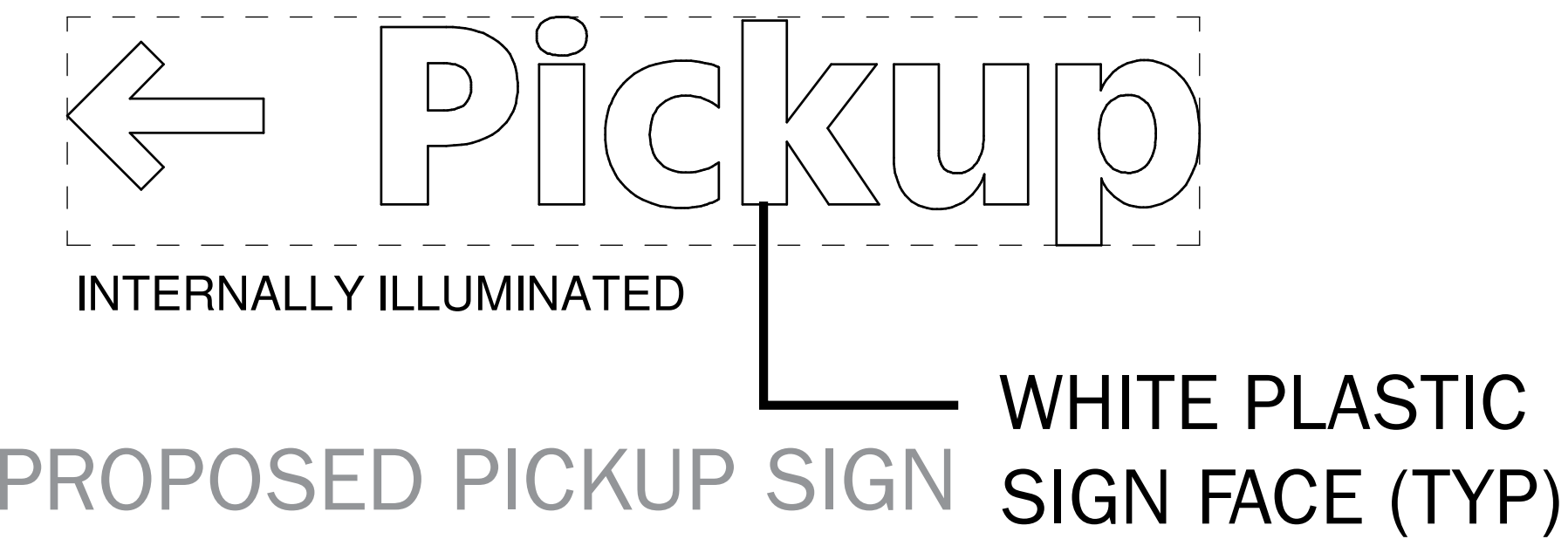
Proposed Bale and Pallet Enclosure - North



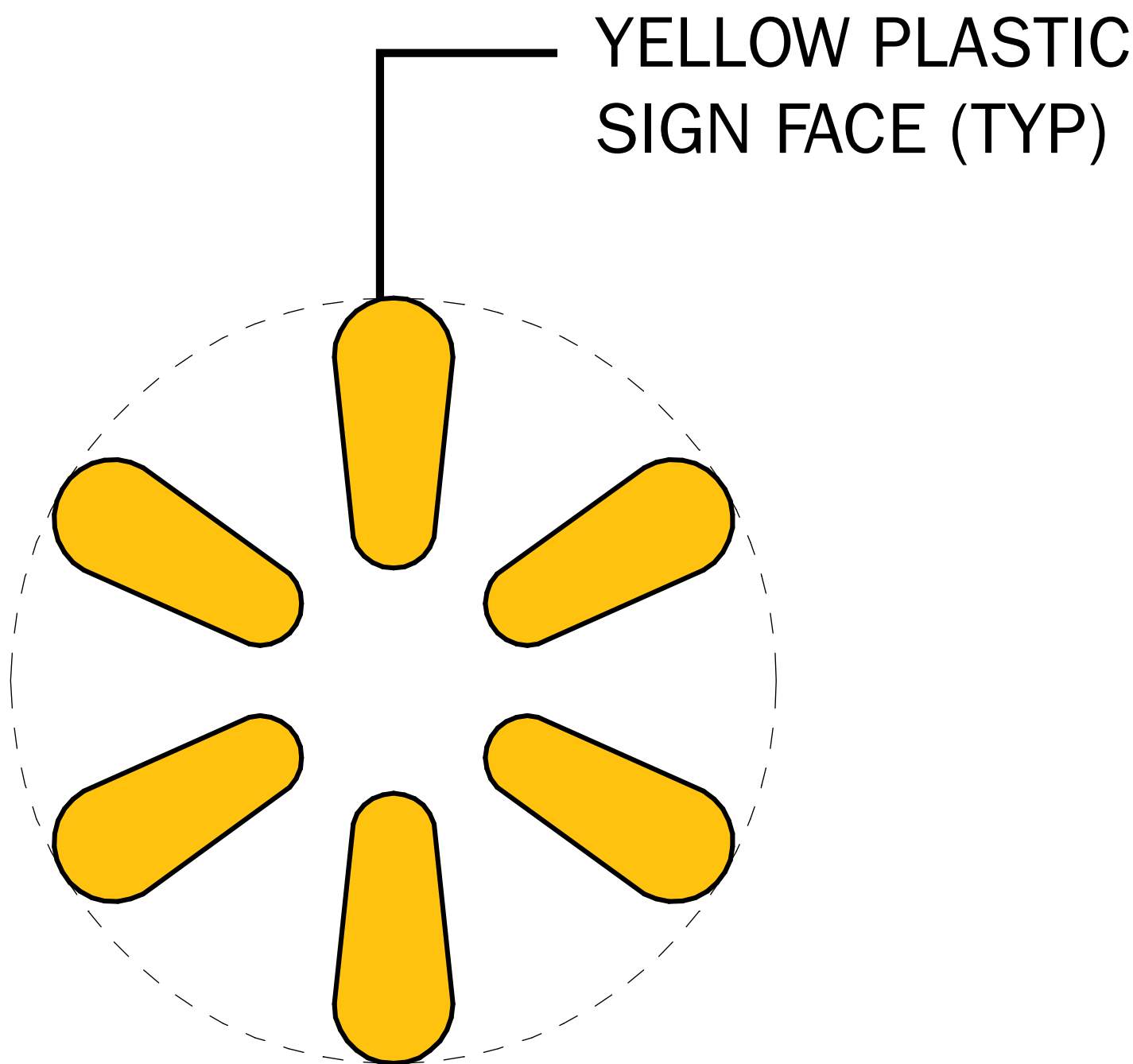
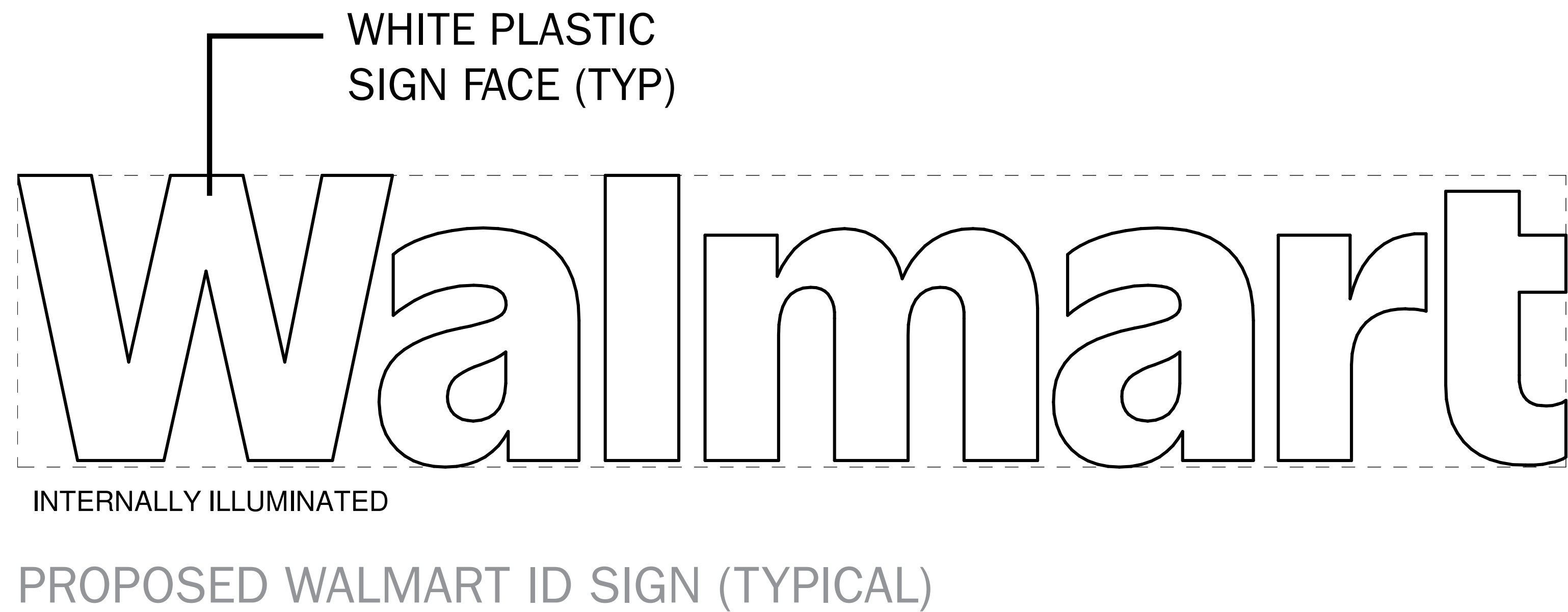
Design Presentation Only - Not For Construction



SITE PLAN



NEW ENTERPRISE SIGNAGE SCHEDULE									
NOTE: THE SQUARE FOOTAGE IS NOT REQUIRED FOR THE SIGNAGE SHOWING 0.00 SF.									
ETR / NEW	SIGNAGE	HEIGHT	COLOR	ILLUMINATED	QTY	FONT / SHAPE AREA (SF)	TOTAL FONT / SHAPE AREA (SF)	RECTANG / CIRCLE AREA (SF)	TOTAL RECTANG / CIRCLE AREA (SF)
FRONT									
NEW	WALMART	4'-6"	WHITE	YES	1	64.17	64.17	112.57	112.57
NEW	SPARK	7'-9"	YELLOW	YES	1	15.60	15.60	47.18	47.18
NEW	HOME & FASHION	2'-0"	WHITE	NO	1	22.09	22.09	47.11	47.11
NEW	GROCERY	2'-0"	WHITE	NO	1	10.52	10.52	27.49	27.49
NEW	PHARMACY	2'-0"	WHITE	NO	1	13.79	13.79	34.84	34.84
NEW	OUTDOOR	2'-0"	WHITE	NO	1	12.00	12.00	24.96	24.96
NEW	<- PICKUP	2'-0"	WHITE	YES	1	11.32	11.32	32.86	32.86
NEW	RECYCLE	1'-6"	WHITE	NO	1	6.08	6.08	14.83	14.83
NEW	ADDRESS NUMBERS	1'-0"	WHITE	NO	1	0.00	0.00	0.00	0.00
FRONT					9		155.57		341.84
TOTAL AREA OF SIGNAGE					9		155.57		341.84



Design Presentation Only - Not For Construction