

**Director's Report**

Project Name: Lasting Impressions Landscape  
 Description: Final site plan approval  
 Date on Agenda this packet pertains to: March 19, 2026

- |   |   |
|---|---|
| <input type="checkbox"/> Public Hearing<br><input checked="" type="checkbox"/> Initial Submittal<br><input type="checkbox"/> Revised Plans<br><input type="checkbox"/> Preliminary Approval<br><input checked="" type="checkbox"/> Final Approval | <input type="checkbox"/> Special Land Use<br><input type="checkbox"/> Rezoning<br><input type="checkbox"/> Other: |
|---|---|

Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Other	Comments
Sean O'Neil	CDD Director	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Subject to all staff and consultant review comments being addressed.
DLZ	Engineering Consultant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 02/19/26.
Matteo Passalacqua	Carlisle Wortman Associates, Inc	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 02/23/26.
Jason Hanifen	WLT Fire Marshal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See letter dated 02/25/26.



Connect. Build. Thrive.

February 19, 2026

Sean O' Neil, Director  
Community Development Department  
Charter Township of White Lake  
7525 Highland Road  
White Lake, Michigan 48383

**RE: Lasting Impressions Outdoor Services- Final Site Plan/Final Engineering Plan Review – 2nd Review**

Ref: DLZ No. 2445-7696-05                      Design Professional: Leach Engineering

Dear Mr. O' Neil,

Our office has reviewed the above-mentioned plan dated February 6, 2026. These plans were reviewed for conformance with the Township Engineering Design Standards. We offer the following comments for your consideration:

In addition, the following comments from our Preliminary Site Plan review letter dated July 8, 2024, remain as notations and/or will also need to be addressed:

**Preliminary Site Plan Comments-**

**General**

1. *There is a Master Deed as part of the Prospectors Square overall plan. The requirements of this deed will need to be met. Our office will further review compliance with Master Deed requirements at the time of Final Site Plan/Final Engineering Plan submittal. **Comment remains as a notation. The plan appears to comply with the requirements of the Master Deed in terms of stormwater management, water supply, and sewer. Further terms of the Deed will be required to be met should future watermain or sanitary sewer become available.***
2. *Provide verification that the Old White Lake Road easement that previously ran through this property has been abandoned. Comment addressed. Design engineer has noted that upon Oakland County records search and property title work search that there was no indication of this easement as still existing. **Comment remains as a notation.***
3. *Please indicate what the existing monitoring well at the rear of the site (near proposed detention basin) is for. Comment addressed. Engineer notes that this was likely a 201 environmental*

contamination site. Thus, a monitoring well would have been needed; there is no indication that the well(s) has been monitored for several years now. **Comment remains as a notation.**

4. The plan proposes two (2) 500 gallon fuel storage tanks in the gravel area toward the rear of the site. We note that while this development is within White Lake Township, the site is within the Waterford Township 10 year wellhead protection area. As a courtesy, notification and plans shall be provided to Waterford Township DPW Engineer with the intent to provide the two fuel tanks. Waterford Township may require specific containment (other than those noted on plan) items be provided including the use of triple wall containment that will need to be incorporated into the plans. We also note that other Federal (EPA), State, and Local regulations may apply, and that the applicant or applicant's engineer will have to assure those requirements are met. **Design plans have been sent to Waterford Township, no comments were received. We continue to defer to the Township Fire Department regarding acceptability of tank types and locations shown.**

We note that Article IX, Item k. of the Master Deed for Prospector's Square notes that compliance requirements of Michigan Water Resources Commission, for the storage of gasoline and diesel fuel on site, will be required to be met. We defer the portion of this comment that relates to Michigan Water Resources Commission to the Township, as to the defined business use as the State requirements are for industrial users. **Comment remains.**

### Grading/Paving

1. We note that this plan is dependent on the adjacent Oakland Harvesters construction going forward as the Oakland Harvesters plan shows full construction of the shared access drive which is the only point of access for Lasting Impressions. **Comment remains as a notation. We note that construction of Oakland Harvesters is currently underway.**
2. The plan proposes gravel as the surface material for the landscape materials and landscape equipment storage areas in lieu of pavement material such as concrete or asphalt. Per White Lake Township Zoning Ordinance 5.11 Q. xi., all parking areas are required to be paved unless a variance is obtained. Should a variance not be approved, and the applicant required to pave the areas in question, would result in an increased area and volume required for the detention basin. **We defer further comment to the Township Planning Department. To our knowledge there was no variance granted, however we understand the PC approved the site plan as shown on 9/5/24.**
3. Sheet V1.01- It is not clear what the intent was for the existing grading easement on this property- whether it was intended as an area for grading relative to a potential future shared ingress/egress drive. If the easement is not needed, will it be vacated? Comment remains. It is our understanding that the grading easement was for construction of the shared drive. Per the design engineer, the existing easement will be vacated, and a new easement and agreement will be executed that reflects the actual post-development location of the drive for the two projects. The easement agreement is to be provided at the time of FSP/FEP submittal. **Easement info provided, comments will be provided under separate cover.**

4. *Sheet V1.01- The existing recorded Mutual Ingress & Egress Easement Over Units 1 & 2 (which extends the full depth of both Units 1 & 2 of Prospector's Square) may need to be amended to not include the portion of the easement outside of the planned shared access driveway. The current plan proposes landscaping and parking to the north of the proposed shared driveway and within the existing access easement and may present an issue regarding shared maintenance responsibilities of anything within the existing easement. We defer to the Township Attorney regarding this item. Comment remains. Per the design engineer, the existing easement will be shortened, and a new easement will be executed that reflects the actual post-development location of the drive for the two projects. The revised easement is to be provided at the time of FSP/FEP submittal. **Easement info provided, comments will be provided under separate cover.***

#### Watermain

1. *We refer to the Township Fire Department regarding fire suppression and access requirements. **Comment remains.***
2. *A well is proposed as the source of water for this site. Per our files, there exists a Water Supply Agreement that states that wells are to be abandoned if water main becomes available for use. We defer to the Township as to whether this agreement was ever signed. Please note that our files indicate that this agreement was received by the Township on December 18, 2000. **No further Comment.***

#### Stormwater Management

1. *The detention basin discharges to the existing wetlands at the rear of the site. Delineation and determination shall be required. In addition, a permit from EGLE shall be required as per WLT Municipal Code Section 14-133. The submittal to EGLE shall also note the proximity of the proposed fuel tanks to the proposed detention basin and wetlands. Comment addressed. The outlet for the detention basin has been moved further upland away from the edge of the water/pond such that basin will not discharge directly to the open water. Per a May 15, 2024 in person meeting at our office with the design engineer, the wetland delineation and permit would not be required. **Comment remains as a notation.***

#### FSP/FEP Comments-

##### General

1. *Cover Sheet G0.01-Sheet C1.31 Utility Plan is missing from the Sheet Index. **Comment addressed. Utility plans added.***
2. *Sheet C1.02- Building Information- Update Gross area to 7,500 SF. **Comment addressed. Area updated.***

### Sanitary Sewer

3. Sheet C1.31- 25' lead at 1.00% (from trench drains IE 1028.50 to OI 1 IE 1027.75) we calculate pipe slope to be 3.00%. Please verify. **Comment addressed. Slope updated to 3.00%.**
4. Sheet C1.31- Provide/specify cleanouts at changes in direction of sanitary lead. **Comment addressed, Applicant provided description of proposed grease interceptor which provides cleanout access.**

### Grading/Paving

5. Sheet C0.01- Sequence of Soil Erosion & Sedimentation Control Operations- Add the following language within this section: 'Topsoil in a quantity to cover disturbed areas to a depth of 3" must be retained on site per White Lake Township Engineering Design Standards Section B.4.' **Comment addressed. The language requested was added.**
6. Sheet C1.01- Provide van space and loading space dimensions; it appears these dimensions may be on the plan, but the dimensions are located to the east, likely due to relocation of the ADA space from the location previously shown on the Preliminary Site Plan. **Comment addressed. Dimensions appropriately displayed.**
7. Sheet C1.21-South side of building-northwest corner of island- Proposed grades (30.9 T/C&S, 30.4G) do not match grades in the same area on the Enlarged Accessible Parking Grading Plan (31.2 T/C&S, 30.7G). **Comment addressed. Grades were corrected.**
8. Sheet L5.01-Upper proposed retaining wall- Both ends: 34.0T/W and 34.9B/W grades seem reversed. Please clarify. **Comment addressed. Grades have been updated.**

### Stormwater Management

9. Sheet C1.21- Note regarding Secondary Overflow Spillway- Line 7-'Begin in basin at 1025.00' should be 1025.50 (otherwise primary overflow would not be needed); Line 8- 1026.00 should be approximately 1019.00. Please revise all relevant sheets. **Comment addressed. Comment regarding line 8 to be withdrawn.**
10. Sheet C3.31-Storm Sewer Calculations- 1) CB4 to CB3- Revise 'Rim or Grade' to 1029.50; 2) CB3 to CB2- Revise 'Rim or Grade' to 1029.10. **Comment addressed. Rim elevations fixed.**
11. Sheet C3.31- Show HGL on profiles or provide in Storm Sewer Calculations table. **Comment addressed. HGL displayed.**
12. Sheet C3.31-1) Profile ES1-MH1- Footage of pipe (27') does not match Sheet C1.31 (33'); 2) Profile ES2-MH2- Footage of pipe (38') does not match Sheet C1.31 (44'). **Comment addressed. Pipe footage changed.**
13. Sheet C5.31- Secondary Overflow Spillway-100-year spillway water surface elevation of 1025.00 appears in error. Should it be 1025.50? Please revise. **Comment addressed. Correction made.**

### Landscape Plan

14. Sheet L1.01- There are a few areas where proposed trees shall be shifted to maintain horizontal separation between trees and proposed storm sewer and sanitary lead. Please see attached marked up plan sheet for locations. **Comment addressed, plans have been updated to address markups.**

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### Required Permits and Approvals

The following permits and approvals will be required:

1. Permit from the Road Commission for all work within the White Lake Road right of way.
2. SESC permit from OCWRC
3. Executed Stormwater Maintenance Agreement and exhibit. Agreement shall include language regarding the Envirohoods and sump maintenance.
4. Well permit from OCWRC.
5. Septic permit from OCWRC.

### Recommendation

Our previous comments have been addressed and we are now recommending approval subject to concurrence from Township Planning and Fire Departments per above referenced comments. Review comments related to the Stormwater Maintenance Agreement and ingress/egress easements will be provided under separate cover. There are a few permit items identified that should be provided prior to scheduling a preconstruction meeting. Please contact our office should you have any questions.

Sincerely,

DLZ Michigan



Michael Leuffgen, P.E.  
Department Manager



Victoria Loemker, P.E.  
Senior Engineer

Cc: Hannah Kennedy- Galley, Community Development, *via email*  
Aaron Potter, DPS Director, White Lake Township, *via email*  
Nick Spencer, Building Official, White Lake Township *via email*  
Jason Hanifen, Fire Marshall, White Lake Township, *via email*



**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

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**TO:** Sean O’Neil, Community Development Director  
**FROM:** Matteo Passalacqua, Senior Associate  
**DATE:** February 23, 2026  
**RE:** Lasting Impressions FSP Review

Mr. O’ Neil,

We have conducted a review of the final site plan dated February 6<sup>th</sup>, 2026 for the Lasting Impressions development. Our review of the preliminary site plan was conducted while the project was already engaged in the Township’s revise and resubmit process prior to our services being contracted for site plan review. For that reason, a full preliminary site plan report was not generated.

This memo will review the proposed changes from the approved preliminary site plan and assess the plan’s conformity to final site plan requirements including landscaping and performance standards.

**REVIEW COMMENTS**

**Final Site Plan Modifications**

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Below is a list of modifications from the approved preliminary site plan:

- The building has increased in size from 5,000 sqft to 7,500 sqft. This change is reflected in the building being 25 feet longer. The expansion is off the building’s east elevation. This modification is meant to accommodate a fourth tenant in the facility. One additional doorway and one additional overhead door have been added to the building elevations.
- The seven foot wide concrete walk is no longer extended along the eastern elevation of the building.
- The drive aisle to the rear of the property has decreased in width from 30 feet to 24.5 feet.
- Three parking spaces have been removed. The parking and loading requirements for the site comply with standards.

## Access

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Access easements have been submitted with the final site plan and should be reviewed by the Township Attorney and Engineer to determine if the proposed document is appropriate and that the legal description of the easement is correct.

## Structures

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We note the proposed concrete block storage area in the rear yard identifies a hoop roof over the area. An outdoor storage special land use permit was granted by the Planning Commission. However, no architectural or structural information regarding the structure is provided. To ensure compliance with accessory structure requirements as well as dimensional standards, elevations and structural specifications should be provided for the concrete block hoop roof structure.

Building materials remain metal panel siding and CMU block.

***Items to be Addressed:*** *Specifications for the hooped structure should be provided to ensure screening and accessory structure compliance.*

## Landscaping

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The applicant has provided a detailed landscape plan on Sheets L-1.01 and L-5.01.

Section 5.19.B outlines general provisions for site landscaping. No trees may be planted closer than four (4) feet from any property line. While distance dimensions were not provided, a note should be added to Sheet L-1.01 indicating this requirement will be met.

Section 5.19.D provides requirements for screening along property lines as it relates to adjacent districts. Those standards are reviewed below:

### Greenbelts

Property Line	Required	Provided	Complaint
<b>North (M1 - Springfield Township)</b>	None	None / Existing Vegetation	N/A
<b>East (LM)</b>	None	N/A	N/A
<b>West (LM)</b>	None	N/A	N/A
<b>South (ROW)</b>	Extensive Land Form Buffer  11 Deciduous trees  11 Evergreen tress  43 Shrubs	5.5 foot terraced landscaped walls.  13 Deciduous trees  9 Evergreen trees  43 Shrubs	No / Waiver Requested

Per Section 5.19.D.iii, the Planning Commission may consider alternate screening proposals.

### Interior Landscaping

Interior landscaping areas are required to equal at least fifteen (15) percent of the total lot area. One (1) large deciduous, small ornamental deciduous, or evergreen tree and five (5) shrubs shall be planted for every three hundred (300) square feet of required interior landscaping area.

Standard	Required	Provided	Complaint
Lot Area	13,068 sqft (15% total lot area)	17,325 sqft	Yes
Deciduous Trees	44 trees	76 trees	Yes
Shrubs	218 shrubs	95 shrubs	No

Sheet L-1.01 provides interior landscaping calculations. The shrub counts are short of requirements. 123 shrubs will be required to meet standards or a waiver will be required.

### Parking Lot Landscaping

Industrial Use	Required	Provided	Complaint
Lot Area	190 sqft	361 sqft	Yes
Deciduous or Ornamental Trees	2 trees	3 trees	Yes
Shrubs	6 shrubs	8 shrubs	Yes
Curbs	6 inch concrete	6 inch concrete	Yes
Lot Islands	N/A	N/A	N/A

### **Minimum Plant Size and Species**

All tree species meet requirements. Shrubs must be 30 inches in height or spread.

### **Trash Receptacles**

The trash enclosure is located in the rear yard of the site. It will be constructed of CMU block to match the building. The CMU will need to be painted as plain CMU is not allowed. A treated wood gate will screen the front of the dumpster when closed. Surface concrete and protective bollards meet standards.

### **Mechanical Equipment Screening**

No rooftop mechanical equipment is shown on the site plan. One air conditioning unit as well as electric and gas service equipment is located along the east side of the building and are screened from view of the road and adjacent property via evergreen plantings.

### **Fences / Screening**

Section 4.39 outlines requirements for screening materials stored outside. An eight foot black vinyl privacy fence is proposed along the side lot lines and between the storage yard and detention pond. It does not extend around the proposed hooped storage area in the northwest corner of the storage yard. Specifications for the hooped structure should be provided to ensure screening and accessory structure compliance.

A powered gate will control access between the parking lot and rear yard. The specifications of the gate should be reviewed and approved by public safety. It is unclear if the gate will obscure view into the rear yard. This should be clarified to ensure views into the storage area are screened. Due to the possibility of fading a warping, we recommend an alternate color be proposed for the vinyl fence.

#### ***Items to be Addressed:***

- 1. A note should be added to Sheet L-1.01 indicating no trees shall be planted within four (4) feet of any property line.*
- 2. Planning Commission to consider wavier for ROW greenbelt consisting of a terraced landscape wall.*
- 3. Planning Commission to consider waiver to allow 95 interior shrubs instead of the required 218 shrubs.*
- 4. Public Safety should review and approve the proposed access via the powered gate to the rear yard.*
- 5. It is unclear if the gate will obscure view into the rear yard. This should be clarified to ensure views into the storage area are screened.*

6. *Due to the possibility of fading a warping, we recommend an alternate color be proposed for the black vinyl fence.*
7. *The trash enclosure CMU will need to be painted as plain CMU is not allowed.*
8. *Shrubs must be 30 inches in height or spread.*

## **Performance Standards**

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The applicant should be aware of the performance standards in Section 5.18 of the zoning ordinance. Standards relating to noise, odor, vibration, and outdoor storage should be reviewed to ensure compliance per the nature of operations.

### **Lighting**

Pole lighting shall not be closer than five feet to a property line. The distance between the light poles and adjacent property lines should be added to the lighting plan. All other standards have been met.

***Items to be Addressed:*** *The distance between the light poles and adjacent property lines should be added to the lighting plan.*

## **SUMMARY**

The final site plan is substantially complete however specifications are needed for review by the Planning Commission to ensure the hooped storage structure meets standards and effectively screens materials.

Based on the proposed modification to the building and site's location, we do not feel a modified special land use permit is necessary as those activities do not appear to be expanded.

We recommend the applicant revise the final site plan to address the items listed below.

1. *The distance between the light poles and adjacent property lines should be added to the lighting plan.*
2. *Specifications for the hooped structure should be provided to ensure screening and accessory structure compliance.*
3. *A note should be added to Sheet L-1.01 indicating no trees shall be planted within four (4) feet of any property line.*
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Respectfully,



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**CARLISLE/WORTMAN ASSOC., INC.**  
**Matteo Passalacqua**  
**Community Planner**



**Fire Department**  
Charter Township of White Lake

7420 Highland Road  
White Lake, MI 48383  
Office (248) 698-3993  
[www.whitelaketwp.com/fire](http://www.whitelaketwp.com/fire)

## Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 02/25/2026

Project: Lasting Impressions

Job #: 2023.104 / Rev #: 24004

Date on Plans: 02/06/2026

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The Fire Department has the following comments with regards to the 3<sup>rd</sup> review of preliminary/Revised site plans for the project known as Lasting Impressions

1. The access drive and parking lot shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.
2. The required turning radius shall accommodate the largest Fire Department apparatus (40') and provide a turn radius profile showing apparatus movement on future plans.
3. The angle of approach/Departure to and from White Lake roads shall not exceed 8 degrees.
4. Plans for the single sliding power gate must be submitted for review.
5. Provide detailed plans for fuel storage tanks
  - Vehicle Impact guards (4" Steel Posts, 3' embed, -3' above grade, spaced  $\leq 4'$ )
  - Installed per manufacturer
  - Must be listed and labeled
  - Interstice monitoring must be provided
  - Overfill protection is required
6. Fuel tank requirements pending 3<sup>rd</sup> party review (Michigan Tank Division)
7. Fire Dept. refers to building dept. for the required fire wall rating 1 hour vs. 2 hour
8. KNOX required and placement confirmed by the Fire Marshal prior to installation

Jason Hanifen  
Fire Marshal  
Charter Township of White Lake  
(248)698-3993  
[jhanifen@whitelaketwp.com](mailto:jhanifen@whitelaketwp.com)

Plans are reviewed using the International Fire Code (IFC), 2021 Edition and Referenced NFPA Standards.



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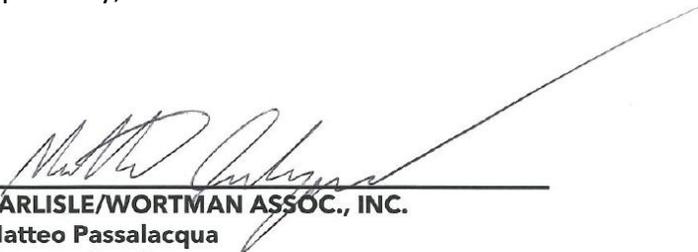
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7. *It is unclear if the gate will obscure view into the rear yard. This should be clarified to ensure views into the storage area are screened.*
8. *Due to the possibility of fading or warping, we recommend an alternate color be proposed for the black vinyl fence.*
9. *The trash enclosure CMU will need to be painted as plain CMU is not allowed.*
10. *Shrubs must be 30 inches in height or spread.*

Respectfully,



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**CARLISLE/WORTMAN ASSOC., INC.**  
Matteo Passalacqua  
Community Planner



**Fire Department**  
Charter Township of White Lake

7420 Highland Road  
White Lake, MI 48383  
Office (248) 698-3993  
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## Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 02/25/2026

Project: Lasting Impressions

Job #: 2023.104 / Rev #: 24004

Date on Plans: 02/06/2026

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The Fire Department has the following comments with regards to the 3<sup>rd</sup> review of preliminary/Revised site plans for the project known as Lasting Impressions

1. The access drive and parking lot shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.
2. The required turning radius shall accommodate the largest Fire Department apparatus (40') and provide a turn radius profile showing apparatus movement on future plans.
3. The angle of approach/Departure to and from White Lake roads shall not exceed 8 degrees.
4. Plans for the single sliding power gate must be submitted for review.
5. Provide detailed plans for fuel storage tanks
  - Vehicle Impact guards (4" Steel Posts, 3' embed, -3' above grade, spaced  $\leq 4'$ )
  - Installed per manufacturer
  - Must be listed and labeled
  - Interstice monitoring must be provided
  - Overfill protection is required
6. Fuel tank requirements pending 3<sup>rd</sup> party review (Michigan Tank Division)
7. Fire Dept. refers to building dept. for the required fire wall rating 1 hour vs. 2 hour
8. KNOX required and placement confirmed by the Fire Marshal prior to installation

Jason Hanifen  
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Plans are reviewed using the International Fire Code (IFC), 2021 Edition and Referenced NFPA Standards.