

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
MAY 7, 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

Absent:

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

It was MOVED by Commissioner Seward, seconded by Commissioner Meagher to approve the agenda as presented. The motion carried with a voice vote: (4 yes votes).

APPROVAL OF MINUTES

A. March 19, 2026

It was MOVED by Commissioner Seward, seconded by Commissioner Meagher to approve the minutes as presented. The motion carried with a voice vote: (4 yes votes).

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

Kathryn Chipman, proprietor of Skull Island Camp, requested the Planning Commission to consider amending language in the zoning ordinance to allow daycare centers within the Pontiac Lake Gateway District as a Special Land Use.

PUBLIC HEARING

- A. Property described as parcel number 12-20-402-004 (6340 Highland Road), located at the southwest corner of Bogie Lake Road and Highland Road, consisting of approximately 5.36 acres.
Request: **Special land use approval**
Applicant: Najor Companies

Senior Planner Waligora reviewed his report with the Planning Commission.

Keith Masiaiz, Najor Company, was present.

Commissioner Seward asked if the urgent care tenant was confirmed. Mr. Maziasz said it is very close to being finalized.

Commissioner Seeley opened the public hearing at 6:54 P.M.

Mary Carlisle, 6820 Thompson Lane, asked if an additional urgent care was needed in the area,

Vicky Guikian, 7441 Biscayne, stated she has concerns about the traffic.

Commissioner Seeley closed the public hearing at 7:03 P.M.

It was MOVED by Commissioner Seward, seconded by Commissioner Sevic to approve the Special Land Use request for a hospital and other health care facility (urgent care) within the Gateway Crossings development, located at 6350 Highland Road, Parcel No. 12- 20-402-004, in the GB – General Business Zoning District, based on the findings that the request meets the standards of Section 4.30 and Section 6.10 of the Zoning Ordinance, as outlined in the staff report dated April 29, 2026, and subject to the following conditions:

- 1. The use shall be operated in substantial compliance with the application and materials submitted.**
- 2. All services shall be provided on an outpatient basis only, with no overnight stays or inpatient care permitted.**
- 3. Any future modifications to the use that would materially alter the scope of operations shall require additional review and approval by the Planning Commission.**
- 4. The applicant shall comply with all applicable Township, County, and State regulations and obtain all necessary permits prior to occupancy.**

**The motion carried with a roll call vote: (4 yes votes).
(Sevic/yes, Seeley/yes, Seward/yes, Meagher/yes).**

CONTINUING BUSINESS

None.

NEW BUSINESS

None.

OTHER BUSINESS

None.

LIAISON'S REPORT

None.

DIRECTOR'S REPORT

Director O'Neil stated that the CDD department and Carlisle and Wortman are working on researching and drafting language amendments to better regulate data center uses. Several developments such as West Valley and Gateway Crossing continue construction; Avalon will start site work soon.

COMMUNICATIONS

None.

NEXT MEETING DATE: May 21, 2026

ADJOURNMENT

It was MOVED by Member Seward, seconded by Member Sevic to adjourn at 7:17 P.M. The motion carried with a voice vote: (4 yes votes).

DRAFT