

**Director's Report**

Project Name: Jax Kar Wash  
 Description: Planned development agreement and final site plan approval  
 Date on Agenda this packet pertains to: May 21, 2026

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

Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Other	Comments
Sean O'Neil	Community Development Director	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Based on comments from staff & consultants
Mike Leuffgen	DLZ	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 05/14/2026
Matteo Passalacqua	Carlisle Wortman Associates, Inc	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 05/11/2026
Jason Hanifen	WLT Fire Marshal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 05/12/2026



Connect. Build. Thrive.

May 14, 2026

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

**RE: Jax Kar Wash- Final Site Plan/Final Engineering Plan Review – 2<sup>nd</sup> Review**

Ref: DLZ No. 2545-7861-10                      Design Professional: PEA Group

Dear Mr. O' Neil,

Our office has reviewed the above-mentioned plan dated April 20, 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 Final Site Plan/Final Engineering review letter dated April 10, 2026 remain as notations and/or will also need to be addressed:

- a) *The plan shows that the western lot line is to be moved further east. Has this property transfer and updated property legal description been done and recorded with Oakland County? We defer to the Township regarding this item. We note that the property line shift and transfer of property to the adjacent parcel to the west will impact whether Jax will need to grant an off-site easement to the proposed Panera Bread (property to the west) for placement of a portion of Panera's parking on the Jax property. It will also impact the legal description for an access easement across the Jax southern drive (see below Comment c) for Panera's benefit. Comment remains. Design engineer has noted that the westerly property line is to be reconfigured. Confirmation of the reconfiguration shall be required at the time of Final Engineering Plan submittal. Comment outstanding. It now appears that the western property line will not be moved east; however, Sheet C-3.0 provides legal descriptions for both the Jax Kar Wash property (Parcel #12-20-276-034) and the parcel (12-20-276-040) to the west. Both legal descriptions are marked as "legal proposed to be amended." Please clarify. **Comment addressed.***
- b) *Verify BM elevations for BMs 300 and 301. The elevations for these two benchmarks are approximately 2' higher than the identical benchmarks shown on the previous Cosmo's Car Wash plan for this parcel. Comment partially addressed. Design engineer has stated that the benchmarks for the former Cosmo's Car Wash had incorrect descriptions. Please place a PS seal and signature on*

Sheet C-1.0 as certification that a PS has prepared and reviewed the topographic survey. **Comment addressed.**

- c) *The five (5) proposed parking spaces to the south indicate there will be five (5) employees maximum on site at one time. Is this number accurate and does it include persons drying vehicles after they exit the car wash as well as the person at the attendant booth? Does this number include on site management ?* **Comment outstanding. Per design engineer, "Jax Kar Wash operates numerous locations throughout southeastern Michigan, five parking spaces is sufficient for their business operations." We defer to the Township whether the 5 spaces meet Township requirements for number of required employee spaces. We note the current submittal reserves 4 parking spaces for employees and we continue to defer to the Township relative to Township requirements for employee parking.**
- d) *Clarify why the two proposed parking spaces at the SE corner of the vacuum area have bumper blocks shown. Currently curbing is proposed so there would be no need for bumper blocks. We note there is also a bumper block detail shown on Sheet C-9.0. We also note that the architect's exterior rendering showing the ADA space up close, shows bumper blocks. Please check that all plans are consistent with what is intended for parking spaces. Comment partially addressed. The bumper blocks have been removed; however, please remove bumper block detail from Sheet C-9.0 and bumper blocks on the architects rendering, as stated in our original above comment. Comment partially addressed. Bumper block detail has been removed from Details Sheet C-9.1; the architects rendering was not submitted with the current plan set so we are unable to comment as to whether the rendering has been corrected.* **Comment addressed.**
- e) *A one way drive to enter the vacuum area with a width of 13' is proposed. Zoning Ordinance 5.11 Q. v. requires a minimum 20' width for one way drives. Comment addressed. The one way drive lane is now shown as ~~21'~~20.5' wide. We note that the single lane one way drive into and out of the car wash building is < the required minimum 20' width for one way drives. We defer to the Township regarding this item.*
- f) *Provide fire truck turning radii plan that also demonstrates ingress, internal circulation, and egress of a standard 40' length fire truck on the site. Comment outstanding. Please provide updated Fire truck turning radii plan for the newly proposed layout. After discussion with the Fire Marshal, we understand the Fire Department would plan to enter the site from the north and enter the vacuum area from the north drive. After emergency activities, the fire truck would use the south drive as a turn around to exit the site back through the vacuum area. Please show this movement with a turning profile, the south drive will likely need to be widened to 20 feet to be a proper "T" turn around.*
- g) *Add note to plan indicating that applicant/ owner shall repair and /or clean up (a lot of grass growing in between existing sidewalk slabs) any of the existing sidewalks located along property frontages. We note there are several damaged sections of existing sidewalk along the Bogie Lake Road and M-59 frontages. Comment partially addressed. Notes regarding the above comment have been added to plan Sheet C-3.1; however, move arrow on note for Bogie Lake Road sidewalk. Currently arrow points to Bogie Lake Road. Comment partially addressed. Please also place the note regarding repair of sidewalks along the existing Bogie Lake Road sidewalk on Sheet C-3.0. Comment addressed.*
- h) *We defer to the Township regarding the requirement for sidewalk along Audbon Drive (Reference Zoning Ordinance Sections 5.20 and 5.21). We note that the proposed Panera Bread to the west*

Preliminary Site Plan showed a proposed sidewalk across their Audbon Drive frontage. Comment remains. We note that the current submittal shows the sidewalk along Audbon Drive outside of the existing ROW. A sidewalk easement shall be required. In addition, the proposed alignment does not match the location of the approved frontage sidewalk on the property/proposed development to the west. **Comment addressed.**

- i) Provide ADA space dimensions in accordance with the requirements of Zoning Ordinance Section 5.11 O. iii. For van access. Dimensions shall be 8' parking space and 8' loading area. Currently a 12' wide space and 5.5' loading zone are shown. Comment addressed. Van accessible dimensions per Township Zoning Ordinance have been added. Comment is now outstanding. The parking space dimensions were previously shown on the PSP dated 10/09/2025; however, dimensions have since been removed. Please provide ADA parking space and associated loading zone dimensions on Sheet C-3.0. **Comment addressed.**
- j) Move sidewalk ramp, adjacent to the proposed ADA space, to the north to align with the loading zone. Comment partially addressed. Please clarify if the ~~northernmost~~ southernmost sidewalk portion is flush with the ADA loading area elevation. The intent for this area regarding the proposed grades and relative to the ramp is not clear. Additional grading will be required on the FEP to confirm compliance with ADA standards. Comment partially addressed. Additional grading has been provided; however, the 994.30 sidewalk grade at the top of the ramp does not appear correct based on the proposed grades of the sidewalk and ramp to the south. It appears the ramp grades drop down heading north except at the 994.30 grade. Please clarify. **Comment addressed.**
- k) An off-site grading and construction easement shall be required for off-site grading to the west. In addition, an off-site grading easement shall be required from Meijer for proposed off-site grading SE of the site. **Comment partially addressed. We note that off-site grading to the west is no longer proposed so an easement from the property to the west is no longer required. Comment regarding off-site grading easement (from Meijer) to the SE remains; easement will need to be provided prior to FSP/FEP approval.**
- l) Sheet C-9.0-Chain Link Fence Detail- We defer to the Township as to whether the fence shall be decorative or whether chain link is acceptable. The fence shall be a minimum of 42" in height. Please reference White Lake Township Engineering Design Standards Section B.6. which states " Any portion of a retaining wall more than 30" high shall have provided at the top of said wall a decorative railing not less than 42"high (non-residential uses) meeting the requirements of Section 1012.3 of the Michigan Building Code." Comment partially addressed. Fence is now indicated on Sheet C-3.1 to be a 42" high decorative fence. Please remove Chain Link Fence Detail on Sheet C-9.0. Comment partially addressed. The ornamental fence is referenced on the Segmented Wall Detail on Sheet C-9.1; the fence detail is noted to be on this sheet as well. Only a chain link fence detail is shown. Please remove chain link fence detail and provide ornamental fence detail. The ornamental fence shall be a minimum of 42" in height. **Comment addressed.**
- m) The applicant will need to provide information detailing whether this site falls under the Meijer Storm Water Management Facilities Easement, Maintenance Agreement and Lien document or if a new agreement will be required for this development. Likely a new agreement will be required and supporting exhibits will need to be provided. **Comment partially addressed. Per the design engineer,**

**the site falls within the Meijer Stormwater Management tributary area. Comment regarding a new agreement is outstanding.**

- n) *Provide details on the FSP/FEP for the water quality units. The units will be required to remove 80% of TSS. **Comment addressed.***
- o) *Show existing 54' wide sanitary sewer easement that is on the Meijer sign property located SE of the Jax site. Comment remains. Design engineer states this will be added to the FSP/FEP. Comment outstanding. The existing easement has not been shown on the FSP/FEP. **Comment addressed.***
- p) *Currently a 500 gallon oil/water separator is proposed. Provide support documentation to demonstrate that this size separator will be sufficient to service the proposed car wash operation. In addition, is a water reclamation system proposed? If so, please show on plan. Lastly, is MH Structure A on the plan proposed to be a monitoring MH? Comment partially addressed. An internal water reclamation system is proposed. MH Structure A B is labeled as a monitoring manhole. Although the design engineer states Jax uses a 500 gallon oil/water separator, provide support documentation for the proposed 500 gallon capacity. Comment outstanding. The Township requires a minimum 1000 gallon capacity for the oil/water separator. (Township Ordinance Sec. 38-511). **Comment addressed.***
- q) *We defer to the Township Fire Department regarding hydrant coverage. **Comment remains as a notation.***
- r) *Sheet C-3.0-Add dimensions for standard parking spaces, ADA space and associated loading zone, drive widths, sidewalk adjacent to proposed building , and sidewalk along Audbon Drive. Comment partially addressed. Provide ADA space and associated loading zone dimensions on plan. **Comment addressed.***

#### Access Driveway Comments-

The Township Board requested the site layout be revised to utilize Audbon Drive for site access instead of Bogie Lake Road. Since Audbon Drive is a private drive, therefore the Road Commission will likely not comment on access standard deficiencies. We have provided comments relating to the access standards for reference but understand the Township may still see this configuration as preferred relative to what was previously presented. The following comments relate to the proposed driveway configuration's conformance with the Township Engineering Design Standards, the Road Commission for Oakland County (RCOC) and Michigan Department of Transportation (MDOT) geometric design guidance.

- a) The plan shows the proposed site driveway approximately 100' west of the intersection of Audbon Dr. and Bogie Lake Rd. The MDOT guidelines recommend a minimum distance of 85' between a commercial drive approach and a receiving *unsignalized* intersection. Please note, no *required* minimum distance guidance is provided by MDOT so long as the commercial driveway is not within the functional or physical area of an intersection.
- b) The plan shows the proposed site driveway with an approximately 62.85' offset from the Culvers driveway across Audbon Dr. The MDOT guidelines have a desirable driveway offset distance of 255' on a 25 MPH roadway. Please note, no *required* minimum distance guidance is provided by MDOT.
- c) MDOT design guidance on commercial driveways on the same side of the road identify 130' as the minimum recommended spacing. There are currently no additional commercial driveways on the

same side of Audbon, but the guidelines should be considered for future development on the adjacent parcel.

#### FSP/FEP Comments-

##### General

1. *Cover Sheet- Index of Drawings- Remove duplicate ' 1 of 1 White Lake Charter Twp- Storm Sewer Std Details' .* **Comment addressed.**
2. *Sheet C-2.0-General Demolition Notes- Note 14-Second line- Change 'City' to 'Township.'* **Comment addressed.**
3. *Sheet C-5.0-Soil Erosion Maintenance Schedule and Notes 8-Last line- Change 'City' to 'Township.'* **Comment addressed.**
4. *Sheet C-9.0- General Notes 5- First Line- Change 'City' to 'Township.'* **Comment addressed.**

##### Sanitary Sewer

1. *Attach WLT standard details sheet for sanitary sewer to plan.* **Comment addressed.**
2. *Sheet C-6.0-Provide pipe length, diameter, slope, and inverts for all pipe segments. Example, where both leads exit building and where lead enters and exits oil/water separator.* **Comment addressed.**
3. *Sheet C-9.0-Sanitary Sewer Notes-Note 5-Change '100 feet' to '75 feet.'* **Comment addressed.**

##### Watermain

1. *Attach WLT standard details sheets for watermain to plan.* **Comment addressed.**
2. *Sheet C-9.0-Water Main Notes- Note 7-'XXXX Standards'- Please complete.* **Comment addressed.**

##### Grading/Paving

1. *Sheet C-4.0-The following elevations are low points with no positive outlet for drainage. Please revise for positive drainage:*
  - a) *992.30-NW of dumpster.* **Comment addressed.**
  - b) *991.36-Near south entrance to vacuums, across from ADA space.* **Comment addressed.**
  - c) *988.64-SW corner of drive/site.* **Comment addressed.**
2. *Sheet C-4.0-NE corner of site- 991 contour label reads as '9911-991.'* Please revise. **Comment addressed.**
3. *Sheet C-4.0-Southern end of retaining wall- Provide proposed T/W and B/W elevations.* **Comment addressed.**
4. *Sheet C-4.0- Provide T/W and B/W elevations along midpoint of proposed retaining wall.* **Comment addressed.**

5. *Sheet C-4.0- NW corner of site near proposed sidewalk along Audbon Drive- There are two sets of different grades pointing to the same locations (See 996.55, Match Ex. +- 995.6 and 996.65, Match Ex. +-995.0). Please clarify. **Comment addressed.***
6. *Sheet C-4.0- West side of site- Proposed 983 contour line needs to match/tie into existing contour line in this area. **Comment addressed.***
7. *Sheet C-4.0- Sidewalk abutting car wash building- Provide proposed grades at midpoint of the main sidewalk north/south run. **Comment addressed.***
8. *Sheet C-4.0- Drainage arrow near transformer pad appears to be pointing the wrong direction. **Comment addressed.***
9. *Sheet C-4.0- SE corner of site- Offsite Meijer owned area by existing Meijer sign- What is the proposed 980 contour being tied into? This is not clear on the plan. **Comment addressed.***
10. *Sheet C-4.0- Provide rim elevations for all storm structures (including manholes and stormwater pretreatment units) and well as for all sanitary sewer structures on this plan sheet. **Comment addressed.***
11. *Sheet C-4.0- Sidewalk Ramp Legend- Provide details for both the Sidewalk Ramp Type 'R' and the MDOT R-28 Standard Ramp and Detectable Warning Strip. **Comment addressed.***
12. *Sheet C-9.0- General Grading and Earthwork Notes- Remove Note 7. No detention is proposed. **Comment addressed.***
13. *Sheet C-9.1- Segmented Retaining Wall- Please revise/provide the following:*
  - a) *Remove the 6' maximum height designation. **Comment addressed.***
  - b) *Provide manufacturer details. **Comment addressed.***
  - c) *Show perforated drain connection to storm sewer on Utility Plan Sheet C-6.0. In addition, there is a reference to connection of the drain to Storm Structure r-50; please update. **Comment addressed.***
  - d) *Wall structural calculations prepared, sealed, and signed by a registered civil/structural engineer. **A note has been added to the plan sheets regarding the Contractor being responsible for providing shop drawings and retaining wall calculations prior to construction of the wall, will the Township accept this after plan approval?***

### Stormwater Management

1. *Provide on plan manufacturer, model #, sizing ( 80%TSS removal required), and detail for the proposed water quality units. **Comment addressed.***
2. *Sheet C-6.0- Storm Structures table- Provide all information for MHs 3 and 9. **Comment addressed.***
3. *Sheet C-7.0-CB6-CB5- Verify that pipe can withstand the vertical point force from the proposed retaining wall. **Comment addressed, a casing pipe has been added to protect storm pipe.***
4. *Sheet C-7.0- WQU2-CB1- Show existing 18" diameter sanitary sewer crossing. **Comment addressed.***

5. *Sheets C-7.0-7.1-Clarify what the individual numbers (enclosed in hexagons) at utility crossings are for.* **Comment addressed.**
6. *Sheets C-7.0-7.1-Provide T/P and B/P pipe elevations at all utility crossings.* **Comment addressed.**
7. *Sheet C-7.1-WQU7 will need to be relocated upstream of where shown due to the drop currently shown from the current WQU7 location to the existing storm sewer. In addition, the drop from the proposed storm sewer to the existing storm sewer shall require a structure with a 2' deep sump.*  
**Comment addressed.**
8. *Sheet C-7.1- Connection of WQU7 to Stub 7A- Our records indicate an AB elevation for the existing storm sewer stub of 976.50 while the proposed 12' of 15" diameter storm pipe shows a proposed invert connection to the existing stub of 974.94 resulting in the invert at the proposed connection being approximately 1.5' lower than the invert at the existing stub.* **Comment addressed.**
9. *Sheet C-7.1- Storm Structures and Sanitary Structures tables- Please remove from this sheet as these tables are in duplicate and already on Sheet C-7.0.* **Comment addressed.**
10. *Sheet C-7.1-ST12-8 Profile- Label ST12 on the Utility Plan Sheet C-6.0 or relabel profile as "BLDG-8 PROFILE."* **Comment addressed.**
11. *Sheet C-7.1- ST12-8 Profile- Provide storm invert at building.* **Comment addressed.**
12. *Provide storm sewer pipe sizing calculations in table format for a 10 year storm.* **Comment addressed.**
13. *Sheet C-8.0- Stormwater Runoff Pre and Post Calculations- Post-Development Calculations have not been updated based on updated Post-Development Drainage Map; calculations look like calculations from Preliminary Site Plan dated 10/09/2025. Please revise.* **Comment addressed.**
14. *Sheet C-9.0-Storm Sewer Notes- Note 3- Change 'SDR 26' to 'SDR 23.5.'* **Comment addressed.**

#### Landscape Plan

1. *Sheet L-1.0-Storm sewer layout on this sheet is the old layout. Please update.* **Comment addressed.**
2. *Sheet L-1.0- The proposed Tupelo tree is too close to CB6. Please shift for greater horizontal separation.* **Comment addressed.**

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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 Bogie Lake Road right of ways.
2. A permit from MDOT may be required for any potential work in the M-59 ROW.
3. SESC permit from OCWRC.
4. Permission from White Lake Township for work within the existing sanitary sewer easement along M-59.

5. Executed Stormwater Management Facilities Easement Maintenance Agreement and Lien is required; an easement exhibit for the proposed storm sewer shall be required. In addition, the Meijer Storm Sewer Agreement will need to be revised.
6. Sidewalk easement for the proposed sidewalk along Audbon Drive frontage (proposed outside of ROW).
7. Grading easement (from Meijer) for off-site grading SE of proposed development.

### **Recommendation**

The majority of our comments related to the Final Site Plan have been addressed with a few exceptions that we have deferred to Township Planning. We are confident the remaining Final Site Plan items can be cleaned up on a final submittal ahead of a Pre-Construction Meeting and therefore recommend approval of the Final Site Plan subject to requested revisions being provided on a future Final Engineering submittal. **In order to streamline the review process, we request a response letter to the above comments be provided by the engineer upon revised plan resubmittal.**

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: David Waligora, Community Development, White Lake Township, *via email*  
Hannah Kennedy- Galley, Community Development, White Lake Township, *via email*  
Paige Myers, Community Development, White Lake Township, *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*  
Matteo Passalacqua, Carlisle Wortman, *via email*



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

May 11, 2026

**Final Site Plan / Planned Business Review  
for  
White Lake Charter Township, Michigan**



<b>Applicant:</b>	BMW KAR WASH, LLC
<b>Project Name:</b>	JAX Car Wash (Meijer Outlot)
<b>Plan Date:</b>	December, 23 <sup>rd</sup> , 2025
<b>First Revision</b>	April 20 <sup>th</sup> , 2026
<b>Location:</b>	Northwest corner of Bogie Lake Road and Highland Road (M-59) Parcel ID: 12-20-276-034
<b>Action Requested:</b>	Final Site Plan / Planned Business Approval

**PROJECT NARRATIVE**

The applicant is requesting final site plan approval to construct a 5,555 sqft automobile wash establishment (car wash) in an outlot of the Meijer Planned Business district. Automobile wash establishments are principal permitted uses in the PB zoning district.

The PB Planned Business District is primarily a commercial district intended to permit, with Township approval, private and/or public development in a coordinated and cohesive arrangement which may be more difficult to achieve under more conventional, piecemeal development designed to conform with standard zoning requirements. It is further intended that the PB District be located along major thoroughfares, such as M-59.

For PB developments, the Planning Commission holds a public hearing and recommends approval, conditional approval, or denial of the site plan to the Township Board. The Township Board then reviews the application and grants approval if the Board determines that the plan satisfies all requirements for preliminary plan approval. Development agreements are required for review prior to final site plan review by the Planning Commission. The Planning Commission approves or denies the final site plan and recommends approval or denial of the development agreement to the Township Board. The Township Board has final authority over the approval of the development agreement.

On December 16, 2025, the Township Board considered the Jax Kar Wash preliminary site plan. That plan had been recommended for approval, with conditions, by the Planning Commission on December 4, 2025.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*  
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*  
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Senior Associate*  
Richard K. Carlisle, *Past President/Senior Principal*

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One of the stated conditions was related to the driveway location. The Board opted to table the Jax request in December, until the driveway could be relocated from Bogie Lake Road to Audbon drive along the north side of the parcel. At the February 17, 2026 Board of Trustees meeting, the Board reviewed and approved the modified preliminary site plan showing the new access point.

Modifications to the final site plan are reviewed in depth throughout this report. For ease of reference, those modifications are summarized below.

- The site’s sole access is from Audbon Drive to the north. The proposed cross connection with the site to the west has been removed.
- Per the access modification, the building and stacking lanes have been swapped. This has resulted in modified setbacks.
- Vacuum parking stalls have increased from 20 to 25 spaces. Employee parking has been reduced from five to four spaces.

***Items to be Address: None***

**SITE DESCRIPTION**

<b>Lot Area:</b>	1.88 gross acres (81,920 square feet)
<b>Frontage:</b>	Approx. 384 feet along Bogie Lake / Approx. 193 feet along Highland Road (M-59) - Proposed
<b>Address:</b>	6001 Highland Road
<b>Current Use:</b>	Vacant

**Jax Car Wash / Planned Business Review**

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**Aerial image of the site**



Source: NearMap July 2025

	North	East	South	West
<b>Surrounding Zoning</b>	<i>PB, Planned Business</i>	<i>PB, Planned Business</i>	<i>GB, General Business</i>	<i>PB, Planned Business</i>
<b>Surrounding Land Uses</b>	<i>Commercial</i>	<i>Commercial</i>	<i>Vacant</i>	<i>Vacant</i>
<b>Future Land-Use Map</b>	<i>Commercial Corridor</i>	<i>Commercial Corridor</i>	<i>Commercial Corridor</i>	<i>Commercial Corridor</i>

<b>Current Zoning</b>	<p><b>PB, Planned Business</b></p> <p><i>The PB Planned Business District is primarily a commercial district intended to permit, with Township approval, private and/or public development in a coordinated and cohesive arrangement which may be more difficult to achieve under more conventional, piecemeal development designed to conform with standard zoning requirements. To that end it becomes possible to permit greater flexibility in the types of land uses, land use arrangements and development requirements than would otherwise apply. It is further intended that the PB District be located along major thoroughfares, such as M-59, as opposed to locations in residential neighborhood areas where conflicts of land uses may arise more easily.</i></p>
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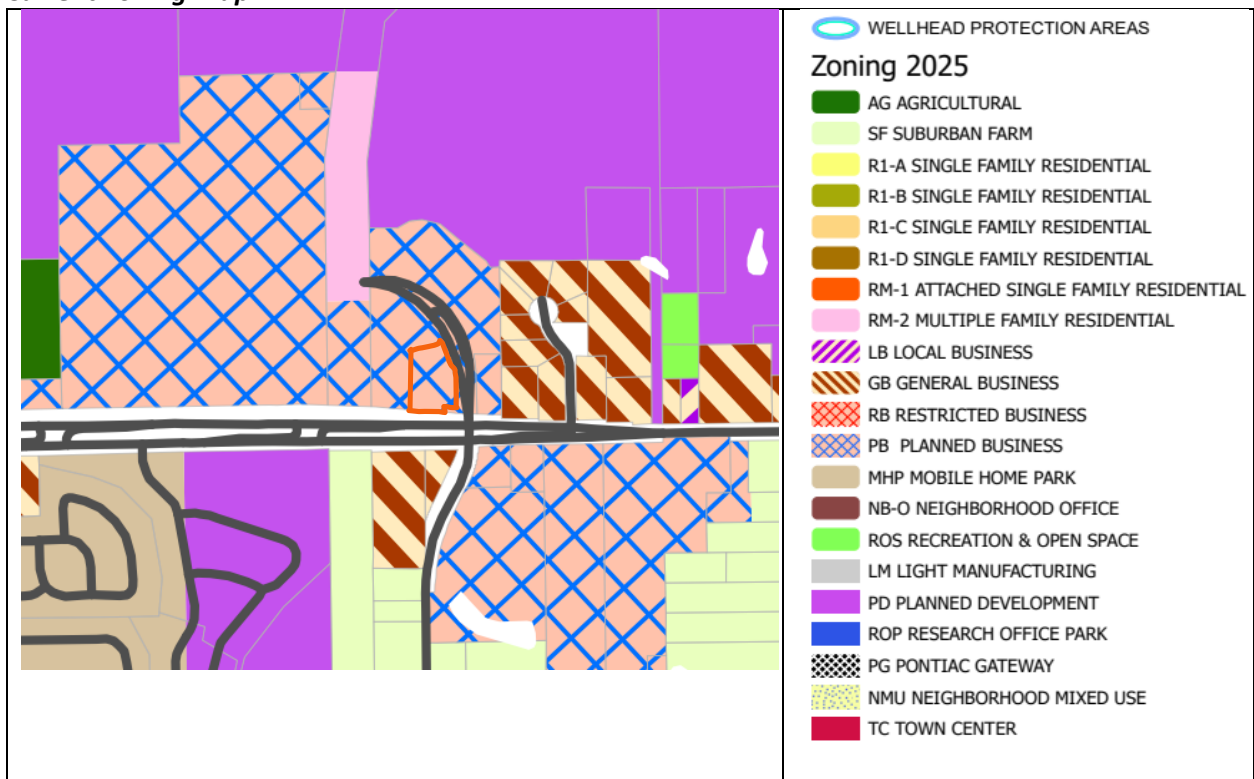
**Jax Car Wash / Planned Business Review**

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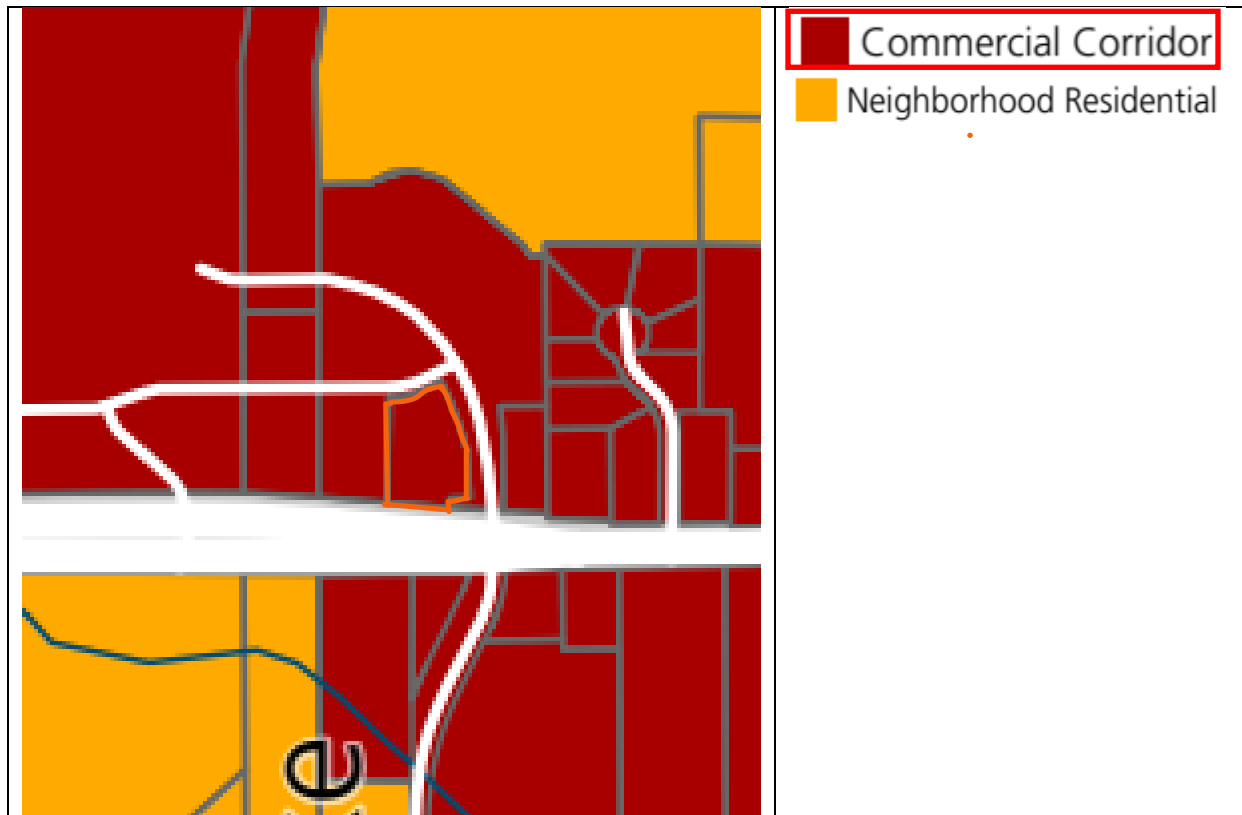
*Development standards, as approved in a development plan, in this district shall result in a project that is superior to one constructed under standard zoning requirements and shall be mutually acceptable to the applicant(s) and the Township. Therefore, any PB Plan shall be substantially consistent with the Township Master Plan, desirable principals of land use planning, zoning ordinance standards and other applicable development requirements. In order to achieve these objectives, approval of a PB development requires approval of both a Site Plan and PB Agreement which sets forth specific physical, functional, amenity and design features and other related requirements considered essential to the development.*

**Current Zoning Map**



<p><b>Future Land Use</b></p>	<p><b>Commercial Corridor</b>  <i>Description: "Provides regional goods and services to residents and non-residents. Includes large box stores and drive thrus."</i>   <i>Example of Uses: "Large grocery, outlet, mixed-use, restaurants"</i></p>
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***Future Land Use Map***



The preliminary site plan originally proposed a modification to the western lot line. That modification is no longer proposed.

The zoning and Master Plan compatibility of the development is assessed in the Planned Business portion of this review.

***Item to be Addressed: None***

**PLANNED BUSINESS**

Standards for PB projects are outlined in Section 6.7 of the zoning ordinance. This portion of the report will review those standards to identify any potential issues with the proposed development.

**Required information**

The site plan provides required information for review. A draft development agreement has been provided in the final site plan application.

**Design Standards**

Pedestrian pathways are recommended along all frontage streets and sidewalk connections to all uses

## **Jax Car Wash / Planned Business Review**

Final Site Plan Review

May 11, 2026

within the development, to parking lots and to sidewalks fronting the road right-of-way. While recommended, Section 5.21 and 5.22 require these pathways and shall be reviewed in the Access and Circulation portion of this report.

All current and proposed uses within the PB are complementary and do not require extensive buffering.

The proposed building is to scale with the other outlot developments. Sides visible from roadways are similar to the building's main faced. Articulation is provided along all elevations as well as color variation. Developments along Highland Road (M-59) must meet architectural requirements which are reviewed in Architecture and Layout portion of this report.

Access to the site and utility assessments will be evaluated later in this report.

### **Compatibility to Master Plan**

As noted earlier in this report, the proposed project area is designated as Commercial Corridor on the 2024 Master Plan Future Land Use map. Examples of uses in this district specifically list large grocery stores with outlots. Car washes primary operations do not provide goods but do provide services and are not uncommon for outlot development.

The Goals and Objectives portion of the Master Plan offers insight on the future vision residents have for the Township. One of the top goals identified by residents related to site development is providing multi-modal transportation. Few alternate transit options exist in the Township, however the site has the opportunity to offer pedestrian connections to neighboring developments.

### **Land Use**

Car washing and vacuuming are the only uses identified for the site which is permissible in the PB district.

### **Dimensional and Density Standards**

No parallel plan was provided to show the development of the site under a specific zoning district. However, no dimensional or density deviations are being proposed so a parallel plan is not necessary. The front yard setback for the original PD development agreement is 75 feet from M-59 for this site. This is addressed in the area, width, height, and setbacks portion of our review.

### **Community Benefit**

A community benefit is required as part of any PB or PD development. During the December 4<sup>th</sup>, Planning Commission public hearing, the Planning Commission accepted the applicant's proposal to contribute to the Corridor Improvement Authority fund.

***Items to be Addressed:*** Any items cited by Township Legal Counsel.

## COMMUNITY IMPACT STATEMENT

Section 3.1.10 and 6.6 of the zoning ordinance outline the need for a Community Impact Statement (CIS) for Planned Development and Business projects. A waiver may be requested from providing a CIS if a development is not perceived to have a noticeable impact on Township services or residents. During the December 4<sup>th</sup>, 2025 Planning Commission public hearing, the Planning Commission waived the requirement for a CIS.

**Items to be Addressed:** *None.*

## NATURAL RESOURCES

**Topography:** Sheet C-1.0 shows the existing site topography. The gently slopes from north to south with the highest point being 991.1 feet and the lowest point being 979.1.

**Wetlands:** Sheet C-1.0 shows that there are no wetlands onsite. EGLE wetland mapper confirms no wetlands are present on the lots.

**Woodland:** There are no major woodlands on site. There are small tree and shrub clusters on the southern edge of the site along Highland Road. A few single trees and shrubs are scattered throughout the site.

**Soils:** Sheet C-3.0 states that the site consists of 50B – udipsamments and undulating.

**Water:** Site does not contain any natural water bodies. Sheet C-1.0 states the site is not within any floodplain.



Source: Google Maps 2025

**Items to be Addressed:** *Any concerns cited by Township Engineering.*

**Jax Car Wash / Planned Business Review**

Final Site Plan Review

May 11, 2026

**AREA, WIDTH, HEIGHT, SETBACKS**

Lot calculations and setbacks are provided on Sheet C-3.0. Standard bulk and lot regulations for the PB zoning district are set forth in Section 3.1.16 and Section 3.11.

**Planned Business District Standards**

<b>Planned Business</b>	<b>Required</b>	<b>Proposed PB</b>	<b>Compliant</b>
<b>Building Setbacks</b>			
Front	75 feet from M-59 ROW	75 feet (M-59)	Yes
	60 feet from Bogie Lake Road and Audbon Drive ROW	50 feet (Bogie Lake Road)	No for Bogie Lake Road (Waiver Requested)
		137.49 feet (Audbon Drive)	Yes for Audbon Drive
Side	TBD	129.03 feet	TBD
Rear	N/A	N/A	N/A
Wetland	N/A	N/A	N/A
<b>Building Height</b>			
	35 feet or 2 stories	22.5 feet / 1 story	Yes
<b>Lot Standards</b>			
Minimum Lot Area	10 acres	1.88 gross acres	No (see note below)
Minimum Lot Width	TBD	193 feet (M-59)	TBD
Maximum Lot Coverage	TBD	7.65%	TBD
Maximum Depth to Width	4 to 1	Less than 4 to 1	Yes

A minimum lot area of 10 acres is required in the PB District. While the lot area does not meet the minimum requirement, the Meijer outlots were contemplated at the time of the initial development. A waiver from the minimum area requirement is not necessary.

Standard setbacks for automobile wash establishments are 60 feet from the right-of-way (ROW). However, in the development agreement executed in 2003 for the entire site, a minimum setback of 75 feet from the M-59 ROW was established for the car wash outlet. The Bogie Lake Road setback does not meet the 60 foot setback however due to the flexibility of the PB district, the Planning Commission may waive this requirement.

Per Section 3.11.D, the site has three front yards.

**Jax Car Wash / Planned Business Review**

Final Site Plan Review

May 11, 2026

**Items to be Addressed:** *Planning Commission to consider allowing a 50-foot setback from Bogie Lake Road ROW instead of the required 60-foot setback.*

**ACCESS & CIRCULATION**

**Vehicle Access & Circulation**

Access to public roads in the Township are either the jurisdiction on Michigan Department of Transportation (MDOT) or Road Commission of Oakland County (RCOC). The Planning Commission may waive standards for access per Section 6.4.F. Below is a review of the proposed access points per the standards of the zoning ordinance.

A shared access drive is no longer proposed with the retail development directly west of the car wash.

**Bogie Lake Intersection**

The Bogie Lake Access has been removed.

**Audbon Drive Intersection**

The access point at Audbon drive is the sole ingress/egress to the site.

Per the Township’s direction, the applicant has altered their access to away from Bogie Lake Road as previously presented. The new access drive does not meet the standard outlined in Section 6.4 regarding distance from opposite side driveways. We specifically note the conflict with the drive for Culvers across Audbon Drive. It appears the site access drive does meet the standard for distance from an intersection however this dimension should be added to the site plan.

Per Section 6.4, the Planning Commission may waive these standards per the criteria outlined in Part F. Any concerns cited by Township Engineering should be considered as it relates to potential waivers.

**Non-Motorized Access and Circulation**

Sections 5.20 and 5.21 provide requirements for site sidewalks and pathways. Existing sidewalks run along M-59 and Bogie Lake Road. The widths of these walkways are not provided. The applicant shall be required to repair/replace any broken sections of concrete within the frontage sidewalks adjacent to the site along Bogie Lake Road and M-59, as determined by the Township Engineering Consultant. The applicant response letter dated April 22, 2026 acknowledges this responsibility.

The frontage along Audbon drive shows a six-foot-wide sidewalk. Development to the west should align with the proposed sidewalk once constructed.

Internal, seven-foot-wide sidewalks are shown along the building and eastern vacuum parking spaces.

**Public Transit**

Public Transit access is available via the SMART Bus Highland Road Route 759. The line runs east/west between Oakland University and Bogie Lake Road along Highland Road (M-59). The accessible Westbound stop is located at the Highland Road (M-59) and Sunny Beach Boulevard intersection. The accessible eastbound stop is located along Highland Road (M-59) at the White Lake Marketplace development. The route operates from approximately 6:00am until 11:00pm on weekdays and 9:00am until 6:00pm on Saturdays.

White Lake Township is also served by the Western Oakland Transportation Authority which provides schedule transportation for Township residents with specific needs.

***Items to be Addressed:***

- 1) *Township Engineering concerns.*
- 2) *Township Public Safety concerns.*
- 3) *It appears the site access drive does meet the standard for distance from an intersection however this dimension should be added to the site plan.*
- 4) *The proposed access drive on Audbon Drive does not meet the opposite side driveway offset distance standards per Section 6.4. The Planning Commission may waive these standards per the criteria outlined in Part F. Any concerns cited by Township Engineering should be considered as it relates to potential waivers.*

**PARKING & LOADING**

Section 5.11 outlines requirements for off-street parking. Automobile car wash is required to have one spot for each employee plus stacking spaces as indicated in 5.11.M.i in the Zoning Ordinance, which requires seven times the maximum capacity of the auto wash. Sheet C-3.0 shows that there are five spaces for internal washed cars thus requiring 35 stacking spaces.

The applicant has provided four employee parking spaces, 32 stacking spaces prior to entering the car wash, and two stacking spaces for exiting the car wash. This is permissible as it is within the permitted 25% reduction allowable in Section 5.11. There will also be 25 vacuum spaces of which one will be handicap accessible. These meet the amount of parking spaces required in the Zoning Ordinance.

Sheet C-3.0 shows the dimensions of the parking, stacking, and vacuum spaces. The parking spaces will be nine feet wide and 20 feet long. The stacking spaces will be 12.5 feet wide by 20 feet long. The vacuum spaces will be 20 feet long and 12 to 12.5 feet wide.

A 30 foot wide drive aisle runs between vacuum spaces. There will be one barrier free access space.

There will be one loading space at the south side of the parking lot that will be 10 feet wide and 50 feet long. This meets the requirements of Section 5.11.P.i. in the Zoning Ordinance.

***Items to be Addressed: None***

## Jax Car Wash / Planned Business Review

Final Site Plan Review

May 11, 2026

### ESSENTIAL SERVICES & UTILITIES

The site is served by water or sewer. Sheet C-6.0 provides a preliminary utility layout. Section 4.11.D requires site drainage to be designed in a manner that does not create runoff into neighboring properties or roadways. We defer to township engineering to assess the proposed utility systems.

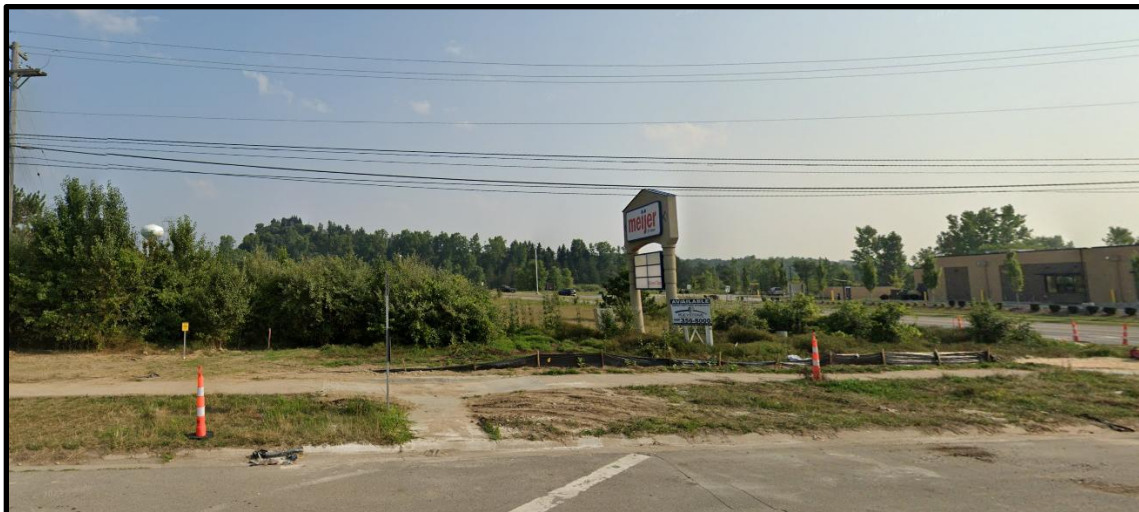
A circulation plan was provided for emergency vehicles on Sheet C-3.1. We defer to Township Public Safety to determine the feasibility of site design and hydrant placement.

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

- 1) *Any cited concerns of Township Engineering.*
- 2) *Any cited concerns of Township Public Safety.*

### LANDSCAPING & SCREENING

The applicant has provided a preliminary landscape plan on Sheets L-1.0, and L-1.1. Landscaping plans are approved during final site plan. Below is a review of the proposed plan with items to be addressed at final site plan review. Below is a screenshot from August 2025 showing the current conditions.



*Source: Google Street View 2025*

Section 5.19.D provides requirements for screening along property lines as it relates to adjacent districts and is reviewed below.

**Jax Car Wash / Planned Business Review**

Final Site Plan Review

May 11, 2026

**Greenbelts**

<b>Property Line</b>	<b>Required</b>	<b>Provided</b>	<b>Compliant</b>
<b>North (ROW)</b>	159.33 feet – 5 large deciduous or evergreen trees and 42 shrubs	5 large deciduous or evergreen trees, and 42 shrubs.	Yes
<b>East (ROW)</b>	384.48 feet – 13 large deciduous or evergreen trees and 103 shrubs	13 large deciduous and evergreen trees, and 103 shrubs	Yes
<b>South (ROW)</b>	231.6 feet – 8 large deciduous or evergreen trees and 62 shrubs	8 large deciduous and evergreen trees, and 62 shrubs	Yes
<b>West</b>	332.2 feet – 11 large deciduous or evergreen trees and 88 shrubs	11 large deciduous or evergreen trees, and 88 shrubs.  Masonry Wall	Yes

A retaining wall is proposed along the western lot line. The design and specifications of the wall will require Township Engineering review and approval.

**Interior Landscaping**

Section 5.19 E. provides the requirements for interior landscaping which requires at least fifteen percent (15%) of the total lot area to be landscaped and one (1) deciduous or evergreen tree and five (5) shrubs are required to be planted for every three hundred (300) square feet.

The site is 73,735 square feet, and 15% of that is 11,060 square feet. The applicant needs to provide 37 deciduous or evergreen trees, and 185 shrubs. The applicant is in compliance with the interior landscaping standards.

**Minimum Plant Size and Species**

Section 5.19 H. provides the requirements for minimum plant size. All plant sizes and species meet standards.

**Trash Receptacle, Transformer, and Mechanical Equipment Screening**

Sheet C-9.1 shows the details of the dumpster enclosure. The enclosure will be located at the northern end of the building and be screened by site landscaping and an enclosure.

## Jax Car Wash / Planned Business Review

Final Site Plan Review

May 11, 2026

The transformer pad will be screened by eight ornamental trees that will be three feet in height. No information was provided about the height of the electrical transformer. Proposed screening will need to be as tall as the equipment in order to comply.

**Items to be Addressed:** *A retaining wall is proposed along the western lot line. The design and specifications of the wall will require Township Engineering review and approval.*

### PERFORMANCE STANDARDS

The performance standards are outlined in Section 5.18. The applicant has provided a photometric site plan on the last sheet in the drawing set. Average light levels are compliant with ordinance standards however the average building lighting should be added to the plan.

If there is a speaker system, then it needs to meet the requirements of Section 5.18.A. in the Zoning Ordinance.

**Items to be Addressed:** *Average lighting footcandle levels for the building should be added to the plan.*

### SIGNAGE

Placeholders are provided on the architectural elevations for building signage. No monument signage is shown on the site plan. Signs are administratively reviewed by the Township. Additional sign regulations are provided in the development agreement.

**Items to be Addressed:** *None.*

### ARCHITECTURE & LAYOUT

All of the building's facades share similar architectural features with varied articulation. Proposed exterior building materials are horizontal siding, painted CMU block, brick, and painted metal coping. While brick is proposed, it is not the dominant material.

Garage doors are not permitted to face streets. The Planning Commission will need to consider a waiver for the north and south façade garage doors. Windows are provided on three facades. Front facades must offer at least 30% window coverage. The south elevation offers 25.2% window coverage, the North elevation offers 14.4% window coverage, and the East elevation offers no window coverage.

The west elevation or side of the building is visible from the street and offers architectural cues similar to that of the north and south facades as well as 13.9% window coverage.

**Items to be Addressed:**

- 1) *Planning Commission to consider whether proposed exterior construction materials and window coverage is acceptable.*
- 2) *Planning Commission to consider waiving the prohibition of garage doors facing Highland Road and Audbon Drive.*

## SUMMARY

The Planned Business final site plan may be placed on a Planning Commission agenda. Waiver, modifications, determinations for the Planning Commission to consider are below. Also provided are potential conditions should the Planning Commission approve the final site plan.

### Waivers / Modifications / Determinations

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- 1) *Planning Commission to consider whether proposed exterior construction materials and window coverage are acceptable.*
- 2) *Planning Commission to consider waiving the prohibition of garage doors facing Highland Road and Audbon Drive.*
- 3) *Planning Commission to consider allowing a 50-foot setback from Bogie Lake Road ROW instead of the required 60-foot setback.*
- 4) *The proposed access drive on Audbon Drive does not meet the opposite side driveway offset distance standards per Section 6.4. The Planning Commission may waive these standards per the criteria outlined in Part F. Any concerns cited by Township Engineering should be considered as it relates to potential waivers.*

### Items to be addressed

---

- 1) *Any cited concerns of Township Engineering.*
- 2) *Any cited concerns of Township Public Safety.*
- 3) *Any items cited by Township Legal Counsel.*
- 4) *It appears the site access drive does meet the standard for distance from an intersection however this dimension should be added to the site plan.*
- 5) *A retaining wall is proposed along the western lot line. The design and specifications of the wall will require Township Engineering review and approval.*
- 6) *Average lighting footcandle levels for the building should be added to the plan.*

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: 05-12-2026

Project: Jax Kar Wash (Revised Plans)

Job #: 25-0885

Date on Plans: 04-20-2026

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The Fire Department has the following comments with regards to the 2<sup>nd</sup> review of the site plans for the project known as Jax Kar Wash

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 angle of approach/Departure to and from White Lake roads shall not exceed 8 degrees.
3. The required turning radius shall accommodate the largest Fire Department apparatus (40') and provide a turn radius profile showing apparatus movement on future plans. Needs to be shown throughout the site plan.
  - a. Due to the turning radius and the kiosk lanes appearing extremely tight for a 40-foot fire apparatus, a turning radius analysis/profile will be required. The analysis shall demonstrate the apparatus entering through the main entrance, maneuvering into the parking lot/vacuum area, and turning around within the car wash entrance area without obstruction.
  - b. Based on the results of the turning radius analysis, the car wash entrance lane may need to be widened to allow the fire apparatus sufficient room to safely maneuver and turn around within the site.

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.

## PLANNED BUSINESS DEVELOPMENT AGREEMENT

### JAX KAR WASH

**THIS PLANNED BUSINESS DEVELOPMENT AGREEMENT** (the "Agreement"), dated \_\_\_\_\_, 2026, is made and entered into by and between the **CHARTER TOWNSHIP OF WHITE LAKE**, a Michigan municipal corporation, having the address of 7525 Highland Road, White Lake, Michigan 48383 (the "Township"), and **BMW KAR WASH LLC**, a Michigan limited liability company, whose address is 380 N. Old Woodward, Suite 205, Birmingham, Michigan 48009 ("Jax").

#### **RECITALS:**

A. Jax is the fee owner of the real property in White Lake Township, Michigan, which is more particularly described on **Exhibit A**, attached hereto and made a part hereof (hereinafter referred to as the "Property").

B. The Property is zoned PB, Planned Business District, and is currently designated as Commercial Corridor on the 2024 Master Plan Future Land Use map and is located within the White Lake Township Corridor Improvement Authority District.

C. This Planned Business Development consists of 1.881 acres of real property as described on Exhibit A. The Property is a vacant outlot located north of M-59, west of Bogie Lake Road, and south of the Meijer private drive.

D. In September 9, 2025, Jax applied to the Township to develop the Property as a 5,555 sq. ft. full-service car wash using the Planned Business Development (PBD) process under the Township's Zoning Ordinance.

E. The Planning Commission recommended approval of the Preliminary Site Plan dated September 30, 2025, at its December 4, 2025, Planning Commission Meeting, subject to conditions, including Township Board consideration of safety issues related to the proposed ingress/egress from Bogie Lake Road, after having held a public hearing on that date.

F. On December 16, 2025, the Township Board considered a revised Preliminary Site Plan that updated the proposed ingress/egress from Bogie Lake Road, and voted to postpone consideration.

G. On February 17, 2026, the Township Board considered the revised Preliminary Site Plan and approved the Preliminary Site Plan dated \_\_\_\_\_.

G. On \_\_\_\_\_, 2026, Jax submitted a revised Site Plan for final site plan approval, dated March 24, 2026, which has been determined by the Community Development Director to be in substantial conformance with the Preliminary Site Plan approved by the Planning Commission and Township Board. The revised Site Plan, attached hereto as **Exhibit B** shall be hereinafter referred to as the "PBD Plan."

H. The PBD Plan proposes the construction of a 5,555 sq. ft. full service car wash using the Planned Business Development (PBD) process under the Township's Zoning Ordinance (the "Development").

I. Considering the Property is zoned PB, a public hearing was previously held on the Preliminary Site Plan, and the determination of the Community Development Director that the PBD Plan is in substantial conformance with the Preliminary Site Plan approved by the Planning Commission and Township Board, final site plan approval is appropriate.

J. On \_\_\_\_\_, the Planning Commission considered and recommended approval of the PBD Plan and this Agreement.

K. On \_\_\_\_\_, the Township Board considered and approved the PBD Plan and this Agreement subject to certain conditions.

L. The Township considered and relied upon the representations by Jax of certain public benefits of the Jax PBD, which benefits were summarized in Jax's Written Statement submitted by Jax's representative, PEA Group, dated October 15, 2025, as supplemented by Jax's correspondence to the Community Development Director, dated May 14, 2026.

M. Jax has represented to the Township its objective to be achieved by the Development is to provide a desired service to the community at a convenient location.

N. Jax has represented to the Township that it has no intention to sell or lease the Development.

O. The Township desires to ensure that the real property that is depicted on the PBD Plan is developed in accordance with, and used for the purposes permitted by the approved PBD Plan, the related documents and undertakings of Jax, and all applicable laws, ordinances, regulations, and standards; and Jax's desire to proceed with obtaining engineering division approval of the proposed site plan and the issuance of permits required to develop the Property in accordance with the approved PBD Plan.

**NOW, THEREFORE,** it is hereby agreed as follows:

1. The Township has granted its approval of the PBD Plan and this Agreement under the Planned Development Approval Process of Section 6.7 of the Township's Zoning Ordinance, which approval is subject to the terms and conditions of this Agreement. The parties agree and acknowledge that the Property shall be developed only in accordance with:

(a) all applicable provisions of the White Lake Township Code of Ordinances, including (without limitation) Section 6.7 of the Zoning Ordinance relating to Planned Developments; and

(b) the PBD Plan, as such PBD Plan was approved by the Planning Commission on \_\_\_\_\_, which PBD Plan shall also constitute the approved final site plan, lighting and landscape plan for the Development, because Jax chose to submit the PBD Plan in sufficient detail

so as to allow the PBD Plan to act as the final site plan, lighting and landscape plan for the Development; and

(c) engineering construction plan review and approval by the Township's Engineering Consultant, which plans shall be submitted by Jax in accordance with all applicable laws, ordinances, regulations and standards; and

(d) this Agreement.

The items listed in 1.a. through d. above are referred to in this Agreement as the "PBD Documents."

2. The permitted use of the Property shall be those permitted in the PB, Planned Business District.

3. The Township's approval of the PBD Documents, and the use of the Property and any development thereof, are subject to compliance with this Agreement and the following conditions:

a. Submission by Jax of engineering construction plans and approval by the Township's Engineering Consultant. Such plans shall comply with all applicable ordinances, standards, rules, regulations, and requirements of the Township as determined by the Engineering Consultant, including without limitation its comments in the May 14, 2026 correspondence to the Community Development Director relating to the PBD Plan.

b. The requirements of the Township as determined by the Planning Consultant, including without limitation its comments in the Report , issued by Mr. Matteo Passalacqua, of Carlisle Wortman Associates, Inc., the Township's Planning Consultant, dated May 11, 2026, relating to the PBD Plan.

c. The requirements of the Fire Department, including without limitation, the requirements set forth in correspondence dated May 12, 2026, issued by the Fire Department to the Planning Commission, and applicable fire and safety codes adopted by the Township.

d. The requirements of the Department of Public Services (DPS), including without limitation the requirements set forth in correspondence dated March 24, 2026 issued by the DPS to the Community Development Director.

e. Jax shall be required to repair/replace any broken sections of concrete within the frontage sidewalks adjacent to the site along Bogie Lake Road and Highland Road (M-59), as determined by the Township's Engineering Consultant.

f. Jax is required to secure an off-site grading easement from the property to the southeast (Meijer).

g. Conditions imposed on the Development by the Planning Commission during site plan review, conditions recommended by the Township's Planning Consultant and Engineer and any other staff, and any other reasonable conditions, which may be

subsequently imposed on the site plan, landscape plan, and engineering plans that are not contrary to this Agreement and the approved PBD Plan.

- h. All improvements shown on the PBD Plan and PBD Documents completed at Jax's sole cost and expense, in accordance with applicable ordinances, rules, standards and regulations.
- i. The only deviation from otherwise applicable Township ordinances is:
  - i. The front yard building setback requirement from Bogie Lake Road is 60 feet. The PD Plan proposes a 50 foot front yard setback (may also need a deviations from the side yard setback and for lot standards).
  - ii. Garage doors are not permitted to face streets. The PD Plan proposes garage doors facing Highland Road and Audbon Drive.
  - iii. Five employee parking spaces are required. The PD Plan proposes four (4) employee parking spaces.
  - iv. The PD Plan proposes an access drive that does not meet the standard for distance from an intersection.
  - v. The PD Plan proposes an access drive on Audbon Drive, which does not meet the opposite side driveway offset distance standards as required by Sec. 6.4 of the Township's Zoning Ordinance.
  - vi. The PD Plan proposes exterior construction materials and window coverage that do not meet the Township standards.
- j. Jax shall ensure that the proposed use on the Property shall not exceed the performance criteria found in the Township's Zoning Ordinance, Section 5.18.
- k. Prior to commencement of construction of the Development, Jax will contribute the sum of \$7,500.00 to the Corridor Improvement Authority (CIA) to benefit its Development, which is located within the CIA District, and the community.
- l. Architectural style, elevation features and materials must be consistent with Jax's representations to the Planning Commission at its Planning Commission Meeting on \_\_\_\_\_, and in accordance with the PBD Plan.
- m. The proposed development schedule for the development of the Property is attached as Exhibit C (needs to be provided), which may be modified by Jax as necessary or appropriate, with the Township's consent.
- n. The Traffic Impact Study was waived by the Planning Commission at its [\_\_\_\_\_] meeting. (has not been waived)



unpaid amounts may be a) placed on a delinquent tax roll of the Township as to the Property and shall accrue interest and penalties and shall be collected as and shall be deemed delinquent real property taxes according to the laws made and provided for the collection of delinquent real property taxes in the discretion of the Township; or b) assessed against Jax and collected as a special assessment on the next annual Township tax roll; or c) collected by use of the applicable provisions of Michigan law providing for foreclosure by advertisement, Jax having specifically granted the Township the required power of sale to do so; or d) collected by suit against the Owner. If suit is initiated, the Owner shall pay all the Township's legal fees and costs. The selection of remedy shall be at the sole option of the Township, and election of one remedy shall not waive the use of any other remedy.

7. This Agreement may not be amended except in writing signed by the parties and recorded in the same manner as this Agreement.

8. The parties understand and agree that if any part, term, or provision of this Agreement is held by a court of competent jurisdiction, and as a final enforceable judgment, to be illegal or in conflict with any law of the State of Michigan or the United States, the validity of the remaining portions or provisions of this Agreement shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term, or provisions held to be invalid.

9. This Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. In the event of any litigation relating to this Agreement or the PBD, the parties consent to the venue in and to the exclusive jurisdiction of the courts of and in the State of Michigan, including the federal courts.

10. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach. A delay in enforcement of any provision of this Agreement shall not be construed as a waiver or estoppel of the Township's right to eventually enforce, or take action to enforce, the terms of this Agreement. All remedies afforded in this Agreement shall be taken and construed as cumulative; that is, all remedies afforded in this Agreement are in addition to every other remedy provided by law.

11. The signers of this Agreement warrant and represent that they have the authority to sign this Agreement on behalf of their respective principals and the authority to bind each party to this Agreement according to its terms. Further, each of the parties represent that the execution of this Agreement has been duly authorized and is binding on such parties.

12. This Agreement shall run with the land described herein as the Property and bind the parties, their heirs, successors, and assigns. This Agreement shall be recorded in the Oakland County Register of Deeds by the Township. The parties acknowledge that the Property is subject to changes in ownership and/or control at any time, but that heirs, successors, and assigns shall take their interest subject to the terms of this Agreement. All references to "Jax" in this Agreement shall also include its heirs, successors, and assigns.

13. (a) Jax has negotiated with the Township the terms of the PBD Documents, including this Agreement, and such documentation represents the product of the joint efforts and mutual agreements of Jax and the Township.

(b) The parties agree that this Agreement and its terms, conditions, and requirements are lawful and consistent with the intent and provisions of local ordinances, state and federal law, and the Constitutions of the State of Michigan and the United States of America. Jax has offered and agreed to proceed with the undertakings and obligations as set forth in this Agreement in order to protect the public health, safety, and welfare and provide material advantages and development options for Jax, all of which undertakings and obligations the parties agree are necessary in order to ensure public health, safety, and welfare, to ensure compatibility with adjacent uses of land, to promote use of the Property in a socially, environmentally, and economically desirable manner, and to achieve other reasonable and legitimate objectives of the parties, as authorized under applicable Township codes and ordinances and the Michigan Zoning Enabling Act, MCL 125.3101, *et seq.*, as amended. It is also agreed and acknowledged that the terms, conditions, obligations, and requirements of this Agreement are clearly and substantially related to the burdens to be created by the development and use of the Property under the approved PBD, and are, without exception, clearly and substantially related to the Township's legitimate interests in protecting the public health, safety and general welfare. Furthermore, Jax fully accepts and agrees to the final terms, conditions, requirements and obligations of the PBD Documents, and Jax shall not be permitted in the future to claim that the effect of the PBD Documents results in an unreasonable limitation upon uses of all or any portion of the property described in attached Exhibit A, or claim that enforcement of the PBD Documents causes an inverse condemnation, other condemnation or taking of all or any portion of the property described in attached Exhibit A.

14. Jax acknowledges that, at the time of the execution of this Agreement, Jax has not yet obtained engineering approvals for the development of the Property. Jax acknowledges that the Township's Engineering Consultant may impose additional conditions other than those contained in this Agreement during their plan reviews and approvals as authorized by law; provided, however, that such conditions shall not be inconsistent with the PBD Plan or PBD Documents and shall not change or eliminate any development right authorized thereby. The plans approved by the Engineering Consultant and any conditions imposed thereby, shall be incorporated into and made a part of this Agreement automatically upon issuance of the Engineering Consultant's approval of same and without the necessity of amending this Agreement, and shall be enforceable against Jax in the event it proceeds with the development of the Property.

15. It is understood that construction of some of the improvements included in the PBD Documents may require the approval of other governmental agencies.

16. None of the terms or provisions of this Agreement shall be deemed to create a partnership or joint venture between Jax and the Township.

17. The recitals contained in this Agreement and all exhibits attached to this Agreement and referred to herein shall for all purposes be deemed to be incorporated in this Agreement by this reference and made a part of this Agreement.

18. This Agreement, together with the PBD Documents, are intended as the complete integration of all understandings between the parties related to the subject matter herein. No prior contemporaneous addition, deletion, or other amendment shall have any force or effect whatsoever, unless embodied herein in writing. No subsequent notation, renewal, addition, deletion or other amendment shall have any force or effect unless embodied in a written amendatory or other agreement executed by the parties required herein, other than additional conditions, which may be attached to site plan approvals as stated in Section 14 above.

19. The parties intend that this Agreement shall create no third-party beneficiary interest except for an assignment pursuant to this Agreement. The parties are not presently aware of any actions by them or any of their authorized representatives that would form the basis for interpretation construing a different intent and, in any event, expressly disclaim any such acts or actions, particularly in view of the integration of this Agreement.

20. Where there is a question with regard to applicable regulations for a particular aspect of the development, or with regard to clarification, interpretation, or definition of terms or regulations, and there are no apparent express provisions of the PBD Documents which apply, the Township Council, in the reasonable exercise of its discretion, shall determine the regulations of the Township's Zoning Ordinance, as that Ordinance may have been amended, or other Township Ordinances that shall be applicable, provided that such determination is not inconsistent with the nature and intent of this Agreement and the PBD Documents. In the event of a conflict or inconsistency between two or more provisions of the PBD Documents, the more restrictive provision, as determined in the reasonable discretion of the Township Council, shall apply. In the event there exists any conflict between this Agreement and the PBD Plans and current and future Township Zoning Ordinance provisions, this Agreement and the PBD Plan shall apply.

[Signatures on Next Page]

IN WITNESS WHEREOF, the parties hereto have set their hands on the day and year set forth with the notarization of their signatures.

**JAX:**

**BMW KAR WASH LLC**, a Michigan limited liability company

\_\_\_\_\_  
By:  
Its:

STATE OF MICHIGAN     )  
  ) SS  
COUNTY OF OAKLAND    )

On this \_\_\_\_ day of \_\_\_\_\_, 2026, before me personally appeared \_\_\_\_\_ the \_\_\_\_\_ of BMW Kar Wash LLC, a Michigan limited liability company, who acknowledged that he/she signed this agreement on behalf of said company.

\_\_\_\_\_  
Notary Public  
Oakland County, Michigan  
Acting in Oakland County, Michigan  
My Commission Expires: \_\_\_\_\_

**TOWNSHIP:**

**CHARTER TOWNSHIP OF WHITE LAKE**, a Michigan municipal corporation

\_\_\_\_\_  
By: Rik Kowall  
Its: Township Supervisor

\_\_\_\_\_  
By: Anthony Noble  
Its: Township Clerk

STATE OF MICHIGAN     )  
  ) SS  
COUNTY OF OAKLAND    )

On this \_\_\_\_ day of \_\_\_\_\_, 2026, before me personally appeared Rik Kowall, the Township Supervisor, and Anthony Noble, the Township Clerk, who acknowledged that they signed and attested to this Agreement on behalf of the Township of White Lake.

\_\_\_\_\_  
Notary Public  
Oakland County, Michigan  
Acting in Oakland County, Michigan  
My Commission Expires: \_\_\_\_\_

- Exhibits:  
A —Property Legal Description  
B - PBD Plans  
C — Development Schedule

Drafted Jointly By:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

When Recorded, Return To:  
Township Clerk  
Township of White Lake  
7525 Highland Road  
White Lake, MI 48383

EXHIBIT A

PROPERTY LEGAL DESCRIPTION

Land in the Township of White Lake, Oakland County, MI, described as follows:

Commencing at the Center Post of Section 20, Town 3 North, Range 8 East, White Lake Township, Oakland County, Michigan; said point being South 89 degrees 59 minutes 45 seconds West 2635.27 feet from the East 1/4 corner of said Section 20; thence North 00 degrees 31 minutes 08 seconds East 198.92 feet along the North-South 1/4 line of said Section 20; thence North 89 degrees 58 minutes 09 seconds East 519.78 feet along the Northerly right-of-way line of M-59 (Highland Road, variable width); thence 541.74 feet along the arc of a 5821.58 foot radius circular curve to the right, chord bearing South 87 degrees 21 minutes 59 seconds East 541.55 feet along the Northerly right-of-way line of said M-59; thence South 84 degrees 42 minutes 00 seconds East 189.40 feet along the Northerly right-of-way line of said M-59 for a Place of Beginning; thence North 01 degrees 30 minutes 56 seconds East 332.20 feet; thence North 90 degrees 00 minutes 00 seconds East 15.98 feet; thence 120.47 feet along the arc of a 233.00 foot radius circular curve to the left, chord bearing North 75 degrees 11 minutes 17 seconds East 119.13 feet; thence North 60 degrees 22 minutes 37 seconds East 36.86 feet; thence 234.17 feet along the arc of a 966.50 foot radius circular curve to the right, chord bearing South 19 degrees 25 minutes 09 seconds East 233.59 feet; thence South 03 degrees 10 minutes 30 seconds East 150.32 feet; thence North 88 degrees 29 minutes 04 seconds West 63.50 feet; thence South 01 degrees 30 minutes 56 seconds West 30.03 feet; thence North 84 degrees 42 minutes 00 seconds West 194.54 feet along the Northerly right-of-way line of said M-59 to the Place of Beginning.

EXHIBIT B

PBD PLANS

DRAFT

Exhibit C

Development Schedule

DRAFT