

memo

To: White Lake Planning Commission

From: David Waligora, AICP

Date: May 14, 2026

RE: Rezoning of 9391 Highland Rd (12-23-202-001) from PB- Planned Business to LB – Local Business

REZONING REQUEST

Applicant Brendel’s Holdings LLC is requesting rezoning of Parcel ID 12-23-202-001, located at 9391 Highland Road, from PB Planned Business to LB Local Business. The subject site contains approximately 11.64 acres and is located on the south side of Highland Road (M-59), east of Fisk Road.

The applicant states the rezoning request is intended to “more accommodate more local business and align with adjoining parcels.”

Applicant: Brendel’s Holdings LLC
Address: 1995 Hill Rd
White Lake, MI

EXISTING CONDITIONS

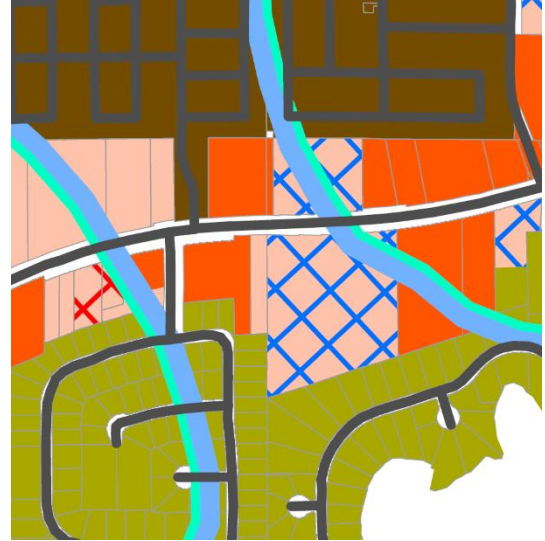
Address: 9391 Highland Road
Parcel ID: 12-23-202-001
Size: 11.64 acres
Existing Zoning: PB Planned Business
Requested Zoning: LB Local Business
Existing Land Use: Vacant
Location: South side of Highland Road (M-59), west of Fisk Road



ZONING DISTRICT COMPARISON

Existing PB Planned Business District

The PB Planned Business District is intended to accommodate larger scale coordinated commercial development under unified planning and design standards. The district requires a minimum site size of 10 acres, a 50-foot front setback, and development standards substantially determined by the Planning Commission. At this time, the parcel does not have an approved planned business development concept associated with the site.



The property is adjacent to LB Local Business zoning to the west, GB General Business zoning to the east and portions of the north, and PB Planned Business zoning to the north.

The northeast corner of the property appears to be located within the Wellhead Protection Area.

Proposed LB Local Business District

The LB Local Business District is intended to accommodate local-serving commercial uses. The district requires:

- **Minimum lot size:** 1 acre
- **Minimum lot width:** 120 feet
- **Front setback:** 25 feet
- **Side setback:** 10 feet minimum / 30 feet total
- **Rear setback:** 20 feet

The LB district permits a broad range of retail and service commercial uses intended to serve nearby residential areas and surrounding neighborhoods. Staff notes there is substantial overlap between uses permitted within the PB and LB districts.

Compared to the existing PB district, the LB district may accommodate smaller scale and more conventional commercial development patterns along the corridor.

Commercial Corridor	Provides regional goods and services to residents and non-residents. Includes large box stores and drive thrus.	Large grocery, outlet, mixed-use, restaurants	Varies based on development	PB, GB, LB, PD, TC, NMU
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A clip of the Future Land Use Map is shown to the right, which includes the subject parcel in the Commercial Corridor (red).



SECTION 7.13 – CRITERIA FOR AMENDMENT OF THE OFFICIAL ZONING MAP

Pursuant to Section 7.13 of the White Lake Township Zoning Ordinance, the following criteria shall be considered when evaluating requests to amend the Official Zoning Map.

A. Whether the Requested Zoning is Consistent with the Township Master Plan

The subject property is located along the Highland Road (M-59) corridor, which contains a mixture of commercial zoning districts and commercial land uses. The requested LB zoning classification appears generally consistent with the established commercial character of the corridor.

Staff notes the applicant indicates the rezoning is intended to align with adjoining commercially zoned parcels.

B. Whether the Requested Zoning is Compatible with Surrounding Zoning and Land Uses

The property is located within an established commercial corridor along M-59. The requested LB district appears compatible with existing surrounding commercial zoning patterns and commercial development within the area.

The requested LB district appears compatible with the scale and character of surrounding commercial development along the corridor.

C. Whether There is a Demonstrated Need for the Requested Zoning in the Township

The applicant indicates the current PB zoning does not adequately accommodate the desired local business uses proposed for the property.

Staff notes the LB district is intended to accommodate local-serving retail and commercial uses, while the PB district is generally intended for larger coordinated planned business developments requiring additional unified site planning considerations.

D. Whether the Current Zoning Classification is Reasonable

The current PB zoning classification is not necessarily inappropriate for the site given its size and location along the M-59 corridor. However, staff notes the parcel may also reasonably function under the LB district due to the surrounding commercial context and the nature of nearby development.

E. Whether the Requested Rezoning Would Have Adverse Impacts on Public Facilities or Adjacent Properties

The property fronts directly onto Highland Road (M-59), a major commercial corridor designed to accommodate commercial traffic volumes and business activity.

At this time, staff is not aware of any specific adverse impacts associated with the proposed rezoning itself. Any future development would still require applicable site plan review and compliance with Township development standards, including landscaping, lighting, access management, stormwater, parking, and performance standards.

STAFF COMMENTS

Staff notes the requested rezoning would replace a large-scale coordinated commercial zoning district with a more conventional commercial zoning classification commonly utilized along the Highland Road corridor.

Staff further notes many commercial uses permitted within the PB district are also permitted within the LB district, although the PB district is generally intended for larger planned commercial developments.

PUBLIC HEARING

Public hearing notices were mailed in accordance with the Michigan Zoning Enabling Act and Township Ordinance requirements. Township records indicate 38 owner/occupant notices were mailed for the May 21, 2026 public hearing.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request for Parcel ID 12-23-202-001 from PB Planned Business to LB Local Business based upon the findings outlined within this staff report and the determination that the request appears generally consistent with the Future Land Use Plan, established commercial character of the Highland Road corridor, and surrounding zoning pattern.

SUGGESTED MOTION

Motion to recommend approval to the Township Board of the request to rezone Parcel ID 12-23-202-001, located at 9391 Highland Road, from PB Planned Business to LB Local Business, based upon the findings outlined within the staff report dated May 14, 2026, and the determination that the request is consistent with Section 7.13, Criteria for Amendment of the Official Zoning Map, of the White Lake Township Zoning Ordinance.