

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
AUGUST 20, 2026**

CALL TO ORDER

Commissioner Carlock called the meeting to order at 6:30 P.M. She then led the Pledge of Allegiance.

ROLL CALL

Present:

Mona Sevic

T. Joseph Seward

Pete Meagher

Robert Seeley, Vice Chair

Scott Ruggles, Township Board Liaison

Merrie Carlock, Chairperson

Debby Dehart

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 Seeley to approve the agenda as presented. The motion carried with a voice vote: (7 yes votes).

APPROVAL OF MINUTES

A. August 6, 2026

It was **MOVED** by Commissioner Seward, seconded by Commissioner Dehart to approve the minutes as presented. The motion carried with a voice vote: (7 yes votes).

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

None.

PUBLIC HEARING

A. **BP Gas Station - 8320 Highland Rd**

Location: 8320 Highland Road, White Lake, MI 48386. The property is currently zoned GB (General Development). Identified as parcel number 12-13-454-019.

Request: **Special Land Use Approval**

Senior Planner Waligora shared his review of the site with the Planning Commission. He mentioned there will be heightened noise due to the fast EV chargers.

Evan Shimkus, 102 Shore Lane, stated that he did not believe the chargers would increase noise

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pollution. He said he was comfortable with shutting off the chargers during nighttime hours at this time until an acoustical study was done to determine night time decibel use. He added one light will be added to the current site, the screens above the chargers will be black to dim light pollution. Mr. Shimkus added that he would not be able to relocate the chargers due to the diesel line. An easement with DTE has been prepared and executed as well for the replacement of the transformer.

Chairperson Carlock opened the public hearing at 7:58 P.M.

Tracy McDonald, 8329 Pontiac Lake Road, stated he owns the house directly behind the gas station. His daughter lives in the house now, and he is not in favor of the chargers being on 24/7. He stated the fence that separates the property has been in disrepair for years, and he has been the one to fix it. He wanted to see a masonry wall as a screening in between the properties. He expressed concern about the noise in addition to the current noise of the gas station's HVAC units.

Caitlyn McDonald, 8329 Pontiac Lake Road, shared concern about the chargers being on without the gas station being open.

Mary Earley, 5925 Pine Ridge Court, questioned the need for four EV chargers. She suggested eliminating the two bordering the residential property.

Chairperson Carlock closed the public hearing at 7:08 P.M.

Commissioner Seeley suggested relocating the chargers to the west side of the property. Mr. Shimkus said there are fueling points near there, and he preferred to be away from them.

It was MOVED by Commissioner Seeley, seconded by Commissioner Sevic table the special land use request for the BP gas station at 8320 Highland Road, (parcel number 12-13-454-019), to gather further information from a sound expert and for said expert to be present at the next meeting this request is considered at, to study alternate charger locations and to improve the landscaping and buffering on the residential property line. The motion carried with a roll call vote: (7 yes votes) (Sevic/yes, Ruggles/yes, Seward/yes, Carlock/yes, Dehart/yes, Seeley/yes, Meagher/yes).

CONTINUING BUSINESS

None

NEW BUSINESS

A. Review of the 2027-2032 draft Capital Improvement Plan (CIP)

Senior Planner Waligora reviewed the changes and additions to this year's CIP.

LIAISON'S REPORT

Commissioner Ruggles updated the Planning Commission on Tuesday's Board meeting. Commissioner

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Carlock shared Parks and Rec met last month to discuss Stanley Park and park operations.

DIRECTOR'S REPORT

Director O'Neil said the new buildings are getting closer to completion. The tentative move in dates would be somewhere in October and November, for Public Safety and Township Hall, respectfully.

OTHER BUSINESS

None.

COMMUNICATIONS

None.

NEXT MEETING DATE: September 3, 2026

ADJOURNMENT

**It was MOVED by Commissioner Seeley, seconded by Chairperson Carlock, to adjourn at 8:12 P.M.
The motion carried with a voice vote: (7 yes votes).**