

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
OCTOBER 1, 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:

T. Joseph Seward

Pete Meagher

Robert Seeley, Vice Chair

Scott Ruggles, Township Board Liaison

Mona Sevic

Merrie Carlock, Chairperson

Absent:

Debby Dehart

Others:

Sean O'Neil, Community Development Director

Matthew Ivory, Chief of Police

Mike Leuffgen, DLZ

Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

It was MOVED by Commissioner Seeley, seconded by Commissioner Meagher to approve the agenda as presented. The motion carried with a voice vote: (6 yes votes).

APPROVAL OF MINUTES

A. September 17, 2026

It was MOVED by Commissioner Seward, seconded by Commissioner Seeley to approve the minutes as presented. The motion carried with a voice vote: (6 yes votes).

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

None.

PUBLIC HEARING

A. **Ginko Storage**

located southwest of White Lake Road and Andersonville Road intersection. Identified as parcel ID: 12-01-127-004. Consisting of approximately 2.13 acres. Currently zoned as LM-1 (Light Industrial).

Applicant: Ginko Investment, LLC

Request: 1. Special Land Use
2. Final Site Plan Amendment

Chairperson Carlock opened the public hearing at 6:38 P.M. Seeing none, she closed the public hearing at 6:38 P.M.

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Director O'Neil presented the application by Ginko Investment, LLC for a Special Land Use and combined preliminary/final Site Plan Amendment for a self-storage facility located southwest of White Lake Road and Andersonville Road, parcel 12-01-127-004, approximately 2.13 acres, zoned LM-1. It was noted that the original Special Land Use (approved February 1, 2024) and Final Site Plan (approved February 20, 2024) had expired after twelve months, necessitating renewed approval. Changes from the original approval include relocation of the access drive further east (made possible by the applicant's acquisition of the adjacent parcel), reduction of Building 3 from 15,300 to 12,850 square feet, exclusively exterior (rather than interior-corridor) access to storage units, and a maximum building height of 16.5 feet.

Mr. Leuffgen summarized a review letter identifying comments related to grading and storm drainage, noting these did not affect site layout and could be resolved administratively.

Applicant representative Jim Butler, PEA Group, Auburn Hills, Michigan, addressed the Commission regarding access control (keypad/kiosk entry, unstaffed), landscape buffering coordination with neighboring residents, and confirmed intent to meet the 20-foot landscape buffer referenced in the Carlisle review letter. Staff confirmed a prior condition from the February 1, 2024 approval restricting hours of operation (facility closed from 10:00 PM to 6:00 AM) remains applicable and the applicant confirmed compliance.

It was MOVED by Commissioner Seward, seconded by Commissioner Sevic to approve special land use for Ginko Storage, identified as parcel ID #12-07-127-004, subject to the facility being closed from 10 PM to 6 am and subject to Board approval. The motion carried with a roll call vote: (6 yes votes) (Sevic/yes, Ruggles/yes, Seward/ Carlock/yes, Seeley/yes, Meagher/yes).

It was MOVED by Commissioner Meagher, seconded by Commissioner Seeley to recommend the Township Board approve the final site plan amendment to Ginko Storage, identified as parcel ID #12-01-127-004, subject to: (1) a waiver of the opposite-side driveway spacing requirement; (2) compliance with the 20-foot landscape buffer per the Carlisle review letter; (3) a finding regarding the required non-obscuring fence; (4) acceptance of the proposed site lighting; and (5) continued compliance with the hours-of-operation restriction (closed 10:00 PM to 6:00 AM). The motion carried with a roll call vote: (6 yes votes) (Meagher/yes, Seeley/yes, Carlock/yes, Seward/yes, Ruggles/yes, Sevic/yes).

B. 2027-2032 Capital Improvement Plan (CIP)

1. Discussion of Police Department
2. Discussion of Parks and Recreation
3. Consideration of approval

Police Department: Chief of Police Matt Ivory presented a proposal to outfit the newly constructed firearms range at the public safety building with tactical range infrastructure (ballistic baffles, bullet trap/drum system, ballistic roll-up door), citing officer safety and training needs, current reliance on an outside range (Multi-Lakes Conservation Area) at significant daily cost, and potential revenue-sharing opportunities with neighboring police departments. Estimated cost was described as just over a million, with limited grant funding potentially available. A separate placeholder line item for a Mobile Command Post, unchanged since approximately 2009, was discussed as outdated; Chief Ivory offered to research and update the cost estimate for future CIP cycles.

Parks and Recreation: Director O'Neil presented CIP projects, noting the majority (approximately 9 of 13) relate to pathways/trails, continued reliance on grant funding (Federal Land and Water Conservation Fund, Michigan Natural Resources Trust Fund, Ralph C. Wilson Jr. Foundation, Kroger), and a newly operational Corridor Improvement Authority as an additional funding source. It was noted the current Parks and Recreation Master Plan expires in 2027 and a new plan will need to be developed to maintain grant eligibility for a 2028 start. Recent successes, including the Farm Festival (40th anniversary) and ongoing work at Bloomer Park and Stanley Park, were also noted.

Discussion occurred regarding the CIP project rating/prioritization methodology; it was clarified that ratings reflect a determination of need by department heads based on their subject-matter expertise, not a budget, and that all expenditures remain subject to separate Township Board approval.

Chairperson Carlock opened the public hearing at 7:12 P.M. Seeing none, she closed the public hearing at 7:12 P.M.

It was MOVED by Commissioner Seeley, seconded by Commissioner Meagher to adopt the 2027-2032 Capital Improvement Plan, subject to subject to correcting the adoption date and adding reference to the Federal Land and Water Conservation Fund grant programs. The motion carried with a roll call vote: (6 yes votes)

(Sevic/yes, Ruggles/yes, Seward/yes, Carlock/yes, Seeley/yes, Meagher/yes).

Commissioner Ruggles stated he disagreed with the rating schedule of the Fire Department's top three items in the CIP.

CONTINUING BUSINESS

None.

NEW BUSINESS

A. Hidden Pines Condominium

Request: 1. Final Site Plan Amendment

Mary Earley, 5925 Pine Ridge Court, requested an amendment to the 1995 Final Site Plan to remove a notation requiring "no parking" signs on Irene Boulevard. The HOA Board voted 3-0 in favor of removal; one unnamed co-owner has objected. Staff confirmed the Fire Department does not require the signage under current fire code and the Police Department cannot enforce parking restrictions on the private road.

It was MOVED by Commissioner Sweley, seconded by Commissioner Sevic to recommend the Township Board approve the final site plan recommendation for Hidden Pines Condominium: to remove the requirement for No Parking Signs on Irene Boulevard. The motion carried with a voice vote: (6 yes votes).

LIAISON'S REPORT

Trustee Ruggles reported a leadership change at the Fire Department was reported; following a resignation, Justin Templeton, previously the department's first Deputy Chief, has been named Interim Chief. A joint meeting with the Fire Department was scheduled for September 29, 2026 to address budget needs, equipment replacement, and Advanced Life Support (ALS) services, but it was canceled. An update was provided on the Fire Department's recent open house and ongoing move-in activities at the new Township Hall/Public Safety Building, with delays attributed to county-level coordination issues affecting phone, radio, and equipment systems; full occupancy was anticipated by year's end, with a public open house tentatively planned for spring. Unresolved title/property-transfer issues involving a defunct Building Authority were noted as needing resolution before the public safety building property can be formally conveyed to the Township.

A Parks and Recreation Committee update was provided: no committee meeting was held this month; the Farm Festival (40th anniversary) was reported as highly successful with increased attendance; the Hess Hathaway Farm Harvest Happenings event was also noted. The Committee plans to begin work on an updated Recreation Plan and new grant applications.

DIRECTOR'S REPORT

Director O'Neil provided an update on the ongoing rewrite of the Township Zoning Ordinance, transitioning from the "Clear Zoning" platform to Giffels Webster at a budgeted cost of approximately \$150,000, to include review of use standards, lot size standards, zoning districts, and data center regulations. The data center ordinance moratorium expires in mid-February; draft language has been reviewed by legal counsel and will be presented to the Commission for discussion at the next meeting, with a recommendation to the Township Board anticipated in November and two readings before the Board expected in December/January.

OTHER BUSINESS

- A. Conceptual Discussion for Sunset Cove Lakefront Condominium**
located at 8300 Pontiac Lake Rd. Identified as parcel ID: 12-13-451-011. Consisting of approximately 3.31 acres. Currently zoned as PG (Pontiac Gateway).
Applicant: Michael Zeer

The item was not discussed due to the applicant not being present.

COMMUNICATIONS

NEXT MEETING DATE: October 15, 2026

ADJOURNMENT

It was MOVED by Commissioner Seeley, seconded by Commissioner Sevic to adjourn at 7:44 P.M.
The motion carried with a voice vote: (6 yes votes)