



PLANNING COMMISSION MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MI 48383
THURSDAY, MAY 07, 2026 – 6:30 PM

White Lake Township | 7525 Highland Rd | White Lake, MI 48383 | Phone: (248) 698-3300 | www.whitelaketwp.com

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. [March 19, 2026](#)
6. CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)
7. PUBLIC HEARING
 - A. [Property described as parcel numbers 12-20-426-003 \(6350 Highland Road\) and 12-20-402-003 \(6340 Highland Road\), located at the southwest corner of Bogie Lake Road and Highland Road, consisting of approximately 5.36 acres.](#)
[Request: **Special land use approval**](#)
[Applicant: Najor Companies](#)
8. CONTINUING BUSINESS
9. NEW BUSINESS
10. OTHER BUSINESS
11. LIAISON'S REPORT
12. DIRECTOR'S REPORT
13. COMMUNICATIONS
14. NEXT MEETING DATE: May 21, 2026
15. ADJOURNMENT
16. **Procedures for accommodations for persons with disabilities:** The Township will follow its normal procedures for individuals with disabilities needing accommodations for effective participation in this meeting. **Please contact the Township Clerk's office at (248) 698-3300 X-7 at least five days in advance of the meeting.** An attempt will be made to provide reasonable accommodations.

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
MARCH 19, 2026**

CALL TO ORDER

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

ROLL CALL

Present:

Mona Sevic
Scott Ruggles, Township Board Liaison
T. Joseph Seward
Debby Dehart
Robert Seeley, Vice Chair
Merrie Carlock, Chairperson

Absent:

Pete Meagher

Others:

Sean O'Neil, Community Development Director
David Waligora, Senior Planner
Mike Leuffgen, DLZ
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

A. February 5, 2026

It was **MOVED** by Commissioner Seward, seconded by Commissioner Sevic to approve the minutes of February 5, 2026, as presented. The motion carried with a voice vote: (6 yes votes).

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

Mary Earley, 5929 Pine Ridge Court, read her statement expressing disappointment in the Township Board members who voted to approve the Edendale Crossing preliminary site plan.

PUBLIC HEARING

None.

CONTINUING BUSINESS

None.

NEW BUSINESS

A. Lasting Impressions Landscape

Property described as parcel number 12-01-127-002, located on the north side of White Lake Road, west of Old White Lake Road, consisting of approximately 2 acres.

Request: **Final site plan approval**

Applicant: Leach Engineering

Director O’Neil summarized the applicant’s request.

Mr. Leuffgen shared his report with the Planning Commission.

It was MOVED by Commissioner Seeley, seconded by Commissioner Ruggles to approve the final site plan for Lasting Impressions Landscape, described as parcel number 12-01-127-002, located on the north side of White Lake Road, west of Old White Lake Road, subject to staff and consultant’s comments being addressed. The motion carried with a roll call vote: (6 yes votes). (Ruggles/yes, Sevic/yes, Seeley/yes, Seward/yes, Dehart/yes, Carlock/yes).

OTHER BUSINESS

A. Walmart 2026-2028 Temporary Use Permit Outdoor Seasonal Sales

It was MOVED by Commissioner Seeley, seconded by Commissioner Ruggles to recuse Commissioner Sevic from discussion due to her employment with Walmart. The motion carried with a roll call vote: (6 yes votes). (Seeley/yes, Dehart/yes, Carlock/yes, Seward/yes, Ruggles/yes, Sevic/yes).

Senior Planner Waligora summarized the applicant’s temporary use permit application.

It was MOVED by Commissioner Seeley, seconded by Commissioner Dehart to approve the Temporary Use Permit for Walmart’s 2026- 2028 Seasonal Sales. The motion carried with a voice vote: (5 yes votes).

DIRECTOR'S REPORT

Director O’Neil shared that the CDD Department is working on draft language regarding data centers. He added that the Township Board discussed amending the zoning ordinance to propose giving the Township Board final site plan approval. Construction will begin again at Stanley Park next month. Senior Planner Waligora added that Rock the Farm is planned for June 26, 2026.

LIAISON'S REPORT

Commissioner Dehart stated the ZBA met last month and approved three cases. They will meet next week and hear three cases. Commissioner Carlock said Hess Hathaway will be hosting their Sheep Shearing event on April 25, 2026.

NEXT MEETING DATE: April 2, 2026

WHITE LAKE TOWNSHIP
PLANNING COMMISSION
MARCH 19, 2026

ADJOURNMENT

It was MOVED by Commissioner Seeley, seconded by Commissioner Sevic to adjourn at 7:55 P.M. The motion carried with a voice vote: (6 yes votes).

TO: White Lake Planning Commission
FROM: David J. Waligora, AICP, Senior Planner
DATE: April 29, 2026
RE: SLU – Hospitals and Other Health Care Facilities:
Urgent Care at Gateway Crossings

Agenda item: 7A
Meeting Date: May 7, 2026
Applicant: Gateway Commons LLC
600 N. Old Woodward, Ste. 100
Birmingham, MI 48009
Owners: Gateway Commons LLC
600 N. Old Woodward, Ste. 100
Birmingham, MI 48009
Address: 6350 Highland Rd
White Lake, MI 48383
Parcel #: 12-20-402-004
Location: SW Corner of Bogie Lake
Road and Highland Road
Zoning: GB – General Business

Attachments

- 1. Application
- 2. Site Plan



Property Description

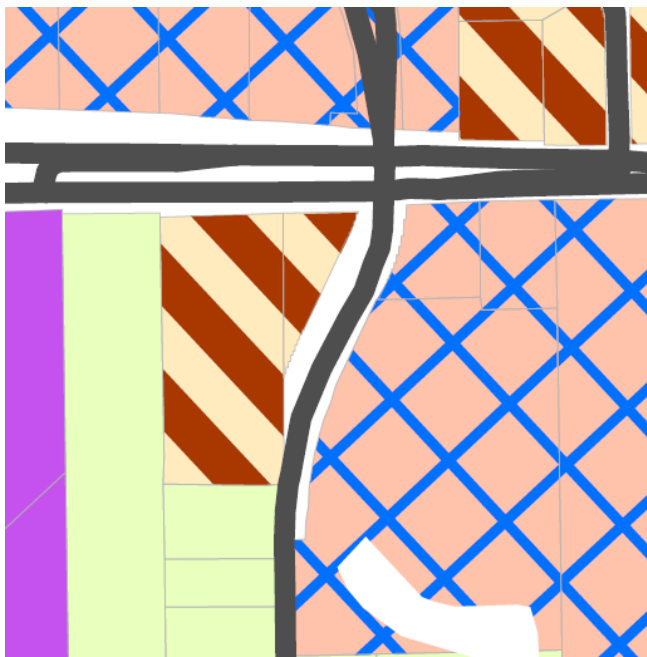
The subject property is a 5.3-acre commercial parcel and is currently under construction as a 4-suite commercial strip mall. One of the other three tenants will be Starbucks, located at the eastern extent of the building. They received an SLU for drive-through along the rear of the building. The final site plan for this project was approved by Planning Commission on September 5, 2024. The Township Board approved the preliminary site plan at its April 16, 2024, meeting. Finally, the property owner received 4 variances, one of which is now null and void due to a parking ordinance amendment.

Applicant's Proposal

The applicant proposes to establish an urgent care facility within a 2,544 square foot building suite (Suite No. 4), located in the Gateway Crossings commercial development within the General Business (GB) Zoning District. **The subject suite was originally planned for restaurant use, which is considered a more intense land use than an urgent care facility by staff.**

The applicant has indicated that the proposed urgent care facility will provide outpatient medical services, including urgent care, general medical practice, internal medicine, family practice, pediatrics, and occupational medicine.

All services are expected to be provided on an outpatient basis with no overnight stays or inpatient care. The process requires a review of Section 4.30 and Section 6.10.



- SF SUBURBAN FARM
- GB GENERAL BUSINESS
- PB PLANNED BUSINESS
- PD PLANNED DEVELOPMENT

Neighboring Land Uses

North: Vacant, Planned Business Meijer Complex

East: Fueling Station and Convenience Store

South: Single Family and Place of Worship

West: ITC Corridor and Redwood Apartments

Use Standards: Hospital and Other Health Care Facilities (Section 4.30) Proposal

Findings of Fact:

1. The Planning Commission must by ordinance find that the SLU is consistent with good planning, compatible with surrounding land uses, and is in the best interest of the Township and its residents.

Staff Analysis: The urgent care facility is consistent with surrounding commercial uses, represents a community-serving use, and is consistent with good planning practices and the best interest of the Township and its residents

Finding: Meets standard

2. The Planning Commission must hold a public hearing and publish the notice on two separate occasions

Staff Analysis: Publication occurred on April 21st and April 28th

Finding: Meets standard

3. Application Requirements

Staff Analysis: The applicant provided all required application materials.

Finding: Meets standard.

4. Planning Commission determination of Public Health

Staff Analysis: The proposed use is not expected to be detrimental to public health, safety, or welfare.

Finding: Meets standard.

5. C: Emergency areas and service areas shall be located away from residential uses and districts

Staff Analysis: The proposed use is located within an existing commercial development and does not include dedicated emergency or service areas adjacent to residential uses; therefore, the standard is met.

Finding: Meets standard.

General Standards for All Special Land Uses (Section 6.10) Analysis

Staff finds the following request meets the stated standards of the Zoning Ordinance:

- i. The use is harmonious with surrounding development and consistent with the size, scope, and location within the GB – General Business Zoning District, as it occupies an existing commercial tenant space within a developed commercial center.
- ii. Traffic impacts are anticipated to be equal to or less than the previously approved restaurant use; therefore, overall trip generation is expected to be reduced from the original site plan approval.
- iii. The use is not anticipated to create nuisance impacts beyond those typically associated with permitted commercial uses.
- iv. The use is not expected to negatively impact adjacent properties.
- v. The use supports surrounding commercial activity and provides a service consistent with the needs of the community.
- vi. The site remains compliant with previously approved density and open space requirements.

- vii. Public services, including utilities and emergency services, are adequate to serve the proposed use, as the use is less intensive than the initial restaurant use.
- viii. The use is located within an existing developed commercial site and is not expected to result in environmental impacts beyond those typical of permitted commercial uses.
- ix. The use provides a public convenience by offering local access to outpatient medical services.
- x. The proposed use is not expected to be injurious to the public health, safety, and welfare.
- xi. No evidence has been presented to indicate the use will negatively impact surrounding property values.

Conclusion

Based on the above analysis, the proposed urgent care facility meets the applicable standards of Section 4.30 and Section 6.10 of the Zoning Ordinance. The use is consistent with the character of the surrounding commercial development, is not expected to create negative impacts on adjacent properties, and will provide a service that supports the needs of the community.

Staff recommends approval of the Special Land Use, subject to any conditions deemed necessary by the Planning Commission.

Planning Commission Options:

Motion for Approval

I move to approve the Special Land Use request for a hospital and other health care facility (urgent care) within Suite No. 4 of the Gateway Crossings development, located at 6350 Highland Road, Parcel No. 12-20-402-004, in the GB – General Business Zoning District, based on the findings that the request meets the standards of Section 4.30 and Section 6.10 of the Zoning Ordinance, as outlined in the staff report dated April 29, 2026, and subject to the following conditions:

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

Motion for Denial

I move to deny the Special Land Use request for a hospital and other health care facility (urgent care) within Suite No. 4 of the Gateway Crossings development, located at 6350 Highland Road, Parcel No. 12-20-402-004, in the GB – General Business Zoning District, based on the findings that the request does not meet the standards of Section 4.30 and Section 6.10 of the Zoning Ordinance, specifically:

1. The applicant has not demonstrated that the proposed use is compatible with surrounding land uses or consistent with good planning practices.
2. The proposed use may result in impacts to adjacent properties, including but not limited to traffic, operational intensity, or nuisance conditions.
3. The request has not sufficiently demonstrated that the use will not be injurious to the public health, safety, and welfare.
4. The application does not adequately address the general standards for Special Land Uses under Section 6.10.

SITE PLAN AND PLAT REVIEW APPLICATION

White Lake Township Community development Department, 7525 Highland Road, White Lake Michigan 48383 (248)698.3300 x163

APPLICANT AND PROPERTY INFORMATION

Applicant: Gateway Commons LLC

Phone: 248-433-7000 Fax: _____

Address: 600 N. Old Woodward, Ste. 100, Birmingham, MI 48009
(Street) (City) (State) (Zip)

Applicant's Legal Interest in Property: Owner

Property Owner: Gateway Commons LLC Phone: 248-433-7000

Address: 600N.OldWoodward,Ste.100,Birmingham,MI48009
(Street) (City) (State) (Zip)

PROJECT INFORMATION

Project Name: GatewayCrossing Parcel I.D. No.: 12-20-402-004

Proposed Use: UrgentCare Current Zoning: GB

Existing Use: Newconstruction Parcel Size: 5.3acres Floor Area / No. of Units 2850sf

TYPE OF DEVELOPMENT

Subdivision Site Condominium Commercial

Multiple Family Special Land Use Industrial

Adult Entertainment


SITE PLAN SUBMITTAL CHECKLIST

PDF File and Three (3) paper copies (sealed) as required by Zoning Ordinance 58

Application Review Fees

PLANS WILL NOT BE ACCEPTED UNLESS FOLDED AND NO GREATER THAN 24" X 36" IN SIZE


REQUIRED SIGNATURES



 (Signature of Property Owner)

4/14/26

 (Date)

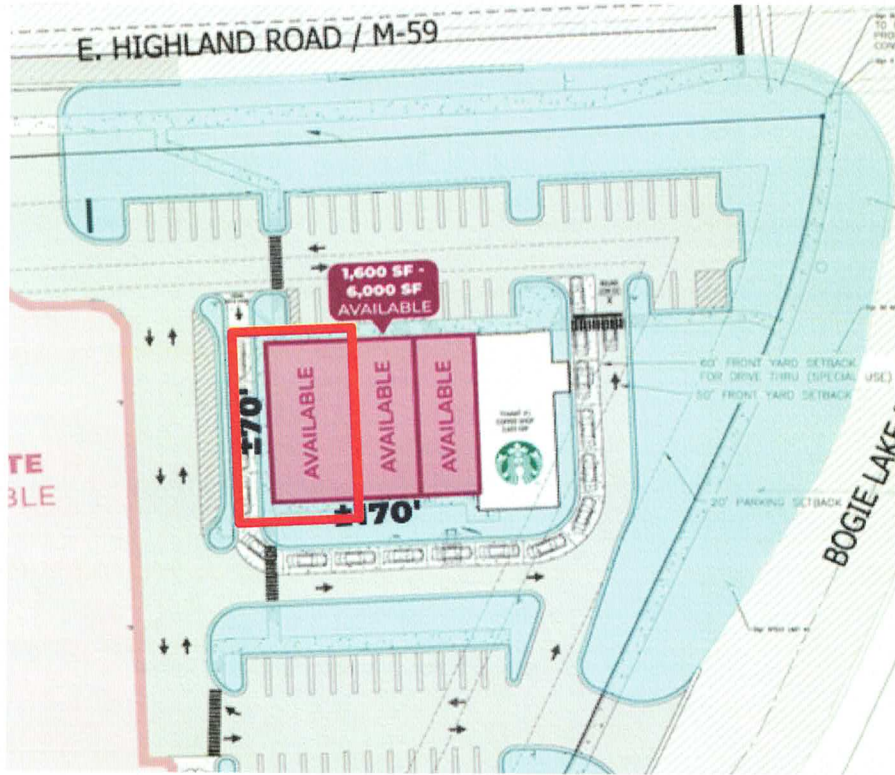


 (Signature of Applicant)

4/14/26

 (Date)

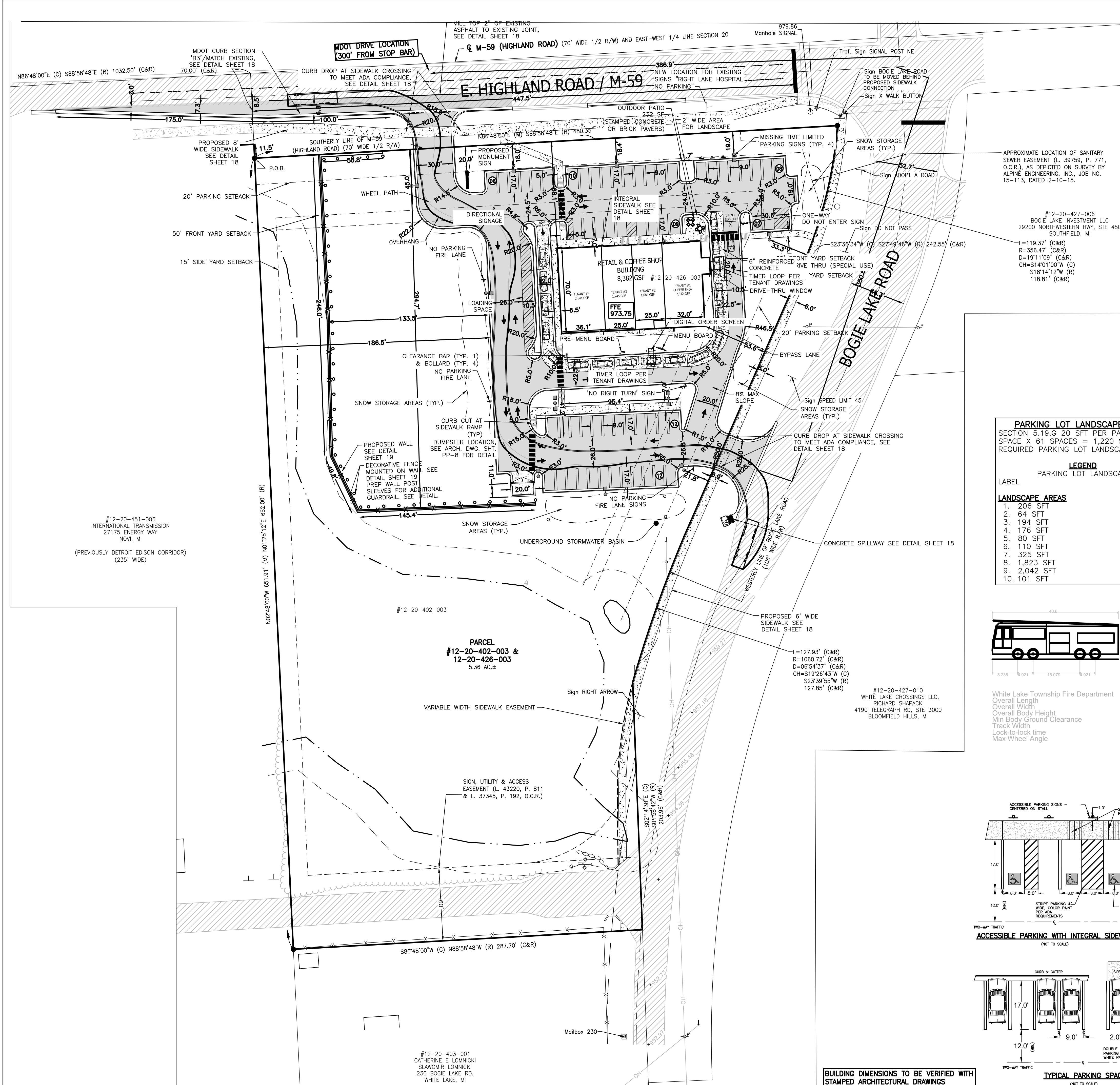
EXHIBIT



PROPERTY DESCRIPTION:

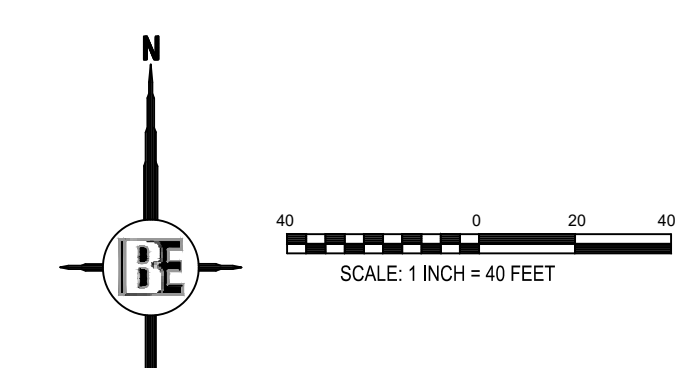
DESCRIPTION OF COMBINED PARCEL, AS SURVEYED BY KIEFT ENGINEERING, INC., JOB NO. KE 2012.247, DATED 1-30-13, AS SHOWN ON SURVEY BY ALPINE ENGINEERING, INC., JOB NO. 15-113, DATED 2-10-15:

PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, T3N-R8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHLAND ROAD (M-59, 70 FOOT HALF WIDTH) LOCATED S88°58'48"E 1032.50 FEET AND S01°25'12"W 70.00 FEET FROM THE CENTER OF SECTION 20, T3N-R8E; THENCE S88°58'48"E 480.35 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BOGIE LAKE ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT 119.37 FEET, SAID CURVE HAVING A RADIUS OF 356.47 FEET, A DELTA OF 19°11'09" AND A LONG CHORD OF S18°14'12"W 118.81 FEET; THENCE S27°49'46"W 242.55 FEET; THENCE ALONG ON A CURVE TO THE LEFT 127.93 FEET, SAID CURVE HAVING A RADIUS OF 1060.72 FEET, A DELTA OF 06°54'37" AND A LONG CHORD OF S23°39'55"W 127.85 FEET; S01°58'42"W 203.96 FEET; THENCE N88°58'48"W 287.70 FEET; THENCE N01°25'12"E 652.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHTS OF THE PUBLIC IN BOGIE LAKE ROAD. CONTAINING 5.36 ACRES.



SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

| LEGEND | | |
|----------------------|---------------|----------------------------------|
| PROPOSED (PR) | EXISTING (EX) | |
| 000 T/C XXXXXX | +922.08 | CONTOUR |
| FF | FF | FINISHED FLOOR ELEVATION |
| FS | FS | FINISHED GRADE ELEVATION |
| T/A | T/A | TOP OF ASPHALT |
| T/W | T/W | TOP OF CURB / CONCRETE |
| F/L | F/L | TOP OF WALK |
| T/P | T/P | FLOW LINE |
| B/P | B/P | TOP OF PIPE |
| RM | RM | BOTTOM OF PIPE |
| INV | INV | RIM ELEVATION |
| MH | MH | INVERT ELEVATION |
| IN | IN | MANHOLE STRUCTURE |
| CB | CB | INLET STRUCTURE |
| RY | RY | CATCHBASIN STRUCTURE |
| ES | ES | REARWARD STRUCTURE |
| OV | OV | END-SECTION |
| HY | HY | GATEVALVE STRUCTURE |
| UP | UP | HYDRANT |
| SN | SN | UTILITY POLE |
| SL | SL | SANITARY SEWER |
| FM | FM | SANITARY LEAD |
| PS | PS | FORCE MAIN |
| ST | ST | PRESSURE SEWER |
| WM | WM | STORM SEWER |
| WL | WL | WATER MAIN |
| FO | FO | FIBER OPTIC |
| OH | OH | OVERHEAD WIRE |
| C | C | CABLE |
| E | E | ELECTRIC |
| T | T | TELEPHONE |
| X | X | FENCE |
| □ | □ | SILT FENCE |
| ○ | ○ | WETLAND BOUNDARY |
| ○ | ○ | LIMITS OF GRADING/CLEARING |
| ○ | ○ | INLET / CATCHBASIN |
| ○ | ○ | FLARED END-SECTION |
| ○ | ○ | GATE VALVE |
| ○ | ○ | HYDRANT |
| ○ | ○ | UTILITY POLE |
| ○ | ○ | SIGN |
| ○ | ○ | NOT FIELD VERIFIED TO BE REMOVED |
| ○ | ○ | CONCRETE |
| ○ | ○ | ASPHALT |
| ○ | ○ | PARKING LOT LANDSCAPING |



SITE DATA:

WHITE LAKE TOWNSHIP
 COMBINED PARCELS # 4712-20-402-003 AND # 4712-20-426-003
 HIGHLAND ROAD
 WHITE LAKE, MI 48383
 5.36 AC +/-

ZONING: GENERAL BUSINESS

USE: RETAIL BUILDING SQUARE FOOTAGE (FOOTPRINT): RETAIL WITH DRIVE-THROUGH
 8,620 GSF

SINGLE OWNER LEASABLE BUILDING WITH ADDITIONAL DEVELOPABLE SPACE ON THE WEST SIDE OF THE PARCEL. PARCEL TO REMAIN UNDER SINGLE OWNER AT THIS TIME.

MIN. LOT AREA REQUIRED FOR ZONING: 1 ACRE
 MIN. LOT WIDTH: 200 FT
 TOTAL EX. LOT WIDTH: 485.39
 MAX. LOT COVERAGE: 40% BLDG, 85% IMPERVIOUS

MIN. SETBACKS REQUIRED: PROPOSED SETBACKS
 FRONT: 50-FT FRONT (NORTH): 88.1 FT
 FRONT (EAST): 50.0 FT
 REAR: 20-FT REAR (SOUTH): 487.6 FT
 SIDE: 15-FT SIDE (WEST): 245.2 FT

REQUIRED PARKING:
 TENANT #1: (COFFEE SHOP W/ DRIVE-THROUGH)
 = 1.0 SPACE PER 75 GROSS FLOOR AREA
 2,342 / 75 = 31.23 SPACES ~ 32 SPACES PLUS 8 STACKING SPACES

TENANT #2: (GENERAL RETAIL)
 = 1.0 SPACE PER 200 GFA
 1,684 GFA / 200 = 8.42 SPACES ~ 8 SPACES

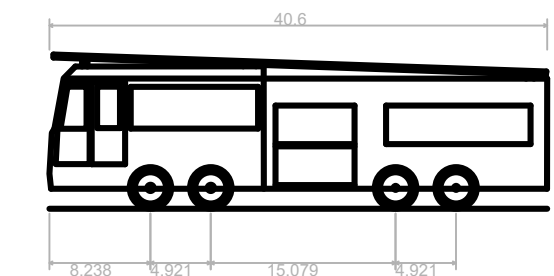
TENANT #3: (GENERAL RETAIL)
 = 1.0 SPACE PER 200 GFA
 1,745 GFA / 200 = 8.73 SPACES ~ 9 SPACES

TENANT #4: (RESTAURANT)
 = 1.0 SPACE PER 100 GFA
 2,544 GFA / 100 = 25.44 SPACES ~ 25 SPACES

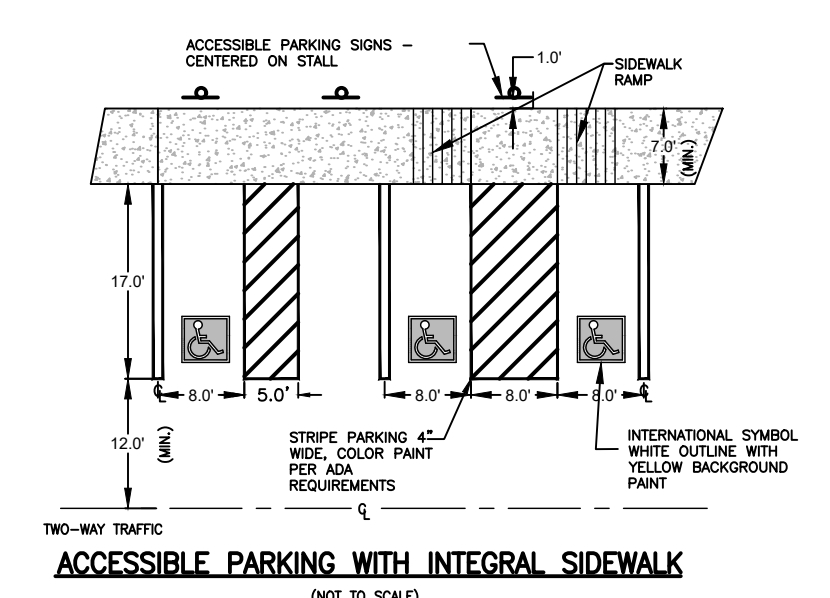
SPACES REQUIRED: 32 + 8 + 9 + 25 = 74 SPACES AND 8 STACKING SPACES
PROVIDED: 59 SPACES INCLUDING 3 ADA SPACES, PLUS 16 STACKING SPACES

PARKING LOT LANDSCAPE AREA:
 SECTION 5.19.G 20 SFT PER PARKING SPACE X 61 SPACES = 1,220 SFT
 REQUIRED PARKING LOT LANDSCAPING

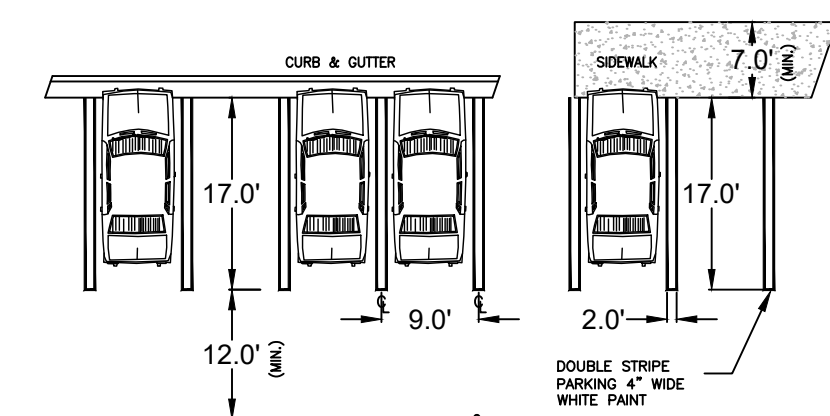
- LEGEND**
 LABEL
 PARKING LOT LANDSCAPE AREA
- LANDSCAPE AREAS**
- 206 SFT
 - 64 SFT
 - 194 SFT
 - 176 SFT
 - 80 SFT
 - 110 SFT
 - 325 SFT
 - 1,823 SFT
 - 2,042 SFT
 - 101 SFT



White Lake Township Fire Department
 Overall Length 40.00ft
 Overall Width 9.665ft
 Overall Body Height 12.582ft
 Min Body Ground Clearance 1.826ft
 Track Width 9.665ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 45.00°



ACCESSIBLE PARKING WITH INTEGRAL SIDEWALK
 (NOT TO SCALE)



TYPICAL PARKING SPACE
 (NOT TO SCALE)

BUILDING DIMENSIONS TO BE VERIFIED WITH STAMPED ARCHITECTURAL DRAWINGS

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO ASSURANCE IS MADE THAT THE UTILITIES SHOWN ARE ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE PLANS DEPARTMENT AND THE PUBLIC UTILITIES DIVISION OF THE CITY OF BIRMINGHAM.

BEBOSS Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 517.546.4836 FAX 517.548.1670

GATEWAY CROSSING
 GATEWAY CROSSING, LLC
 600 NORTH OLD WOODWARD, SUITE 101
 BIRMINGHAM, MI 38209
 248-433-7000

| PROJECT | DATE | REVISION |
|----------------------------|----------|----------|
| PER TENANT REVISIONS | 2/11/26 | |
| PER MDOT COMMENTS | 3/19/25 | |
| PER MDOT COMMENTS | 2/25/25 | |
| OWRC SANITARY REVISIONS | 2/25/25 | |
| TOWNSHIP COMMENTS | 10/28/24 | |
| TOWNSHIP AND OWRC COMMENTS | 9/17/24 | |
| TOWNSHIP COMMENTS | 8/16/24 | |
| MDOT COMMENTS | 7/8/24 | |
| MDOT COMMENTS | 7/8/24 | |
| REVISION PER | | |

DESIGNED BY: ST
 DRAWN BY: DH
 CHECKED BY: BL
 SCALE: 1" = 40'
 JOB NO: 22-029-1
 DATE: 05/30/24
 SHEET NO. 4