



PLANNING COMMISSION MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MI 48383
THURSDAY, AUGUST 06, 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. [June 4, 2026](#)
6. CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)
7. PUBLIC HEARING
8. CONTINUING BUSINESS
9. NEW BUSINESS
 - A. [9197 Highland Rd \(former Tim Hortons/Wendys\) Revised Final Site Plan Approval and Amended Planned Business Agreement Approval](#)
10. LIAISON'S REPORT
11. PLANNING CONSULTANT'S REPORT
12. DIRECTOR'S REPORT
13. OTHER BUSINESS
 - A. [Lake Pointe Final Site Plan Approval Extension](#)
14. COMMUNICATIONS
15. NEXT MEETING DATE:
 - A. August 20, 2026
16. ADJOURNMENT
 - A. **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
JUNE 4, 2026**

CALL TO ORDER

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

ROLL CALL

Present:

Mona Sevic

T. Joseph Seward

Pete Meagher

Robert Seeley, Vice Chair

Merrie Carlock, Chairperson

Debby Dehart

Absent:

Scott Ruggles, Township Board Liaison

Others:

Sean O'Neil, Community Development Director

David Waligora, Senior Planner

Michael Leuffgen, DLZ

Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

A. May 7, 2026

It was MOVED by Commissioner Seward, seconded by Commissioner Sevic to approve the minutes as amended (corrected date on page 1). The motion carried with a voice vote: (6 yes votes).

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

None.

PUBLIC HEARING

A. Zoning Ordinance Amendments

I. Final site plan ordinance amendments

II. Special land use/Noise/Substandard lot/Accessory structures/ZBA powers/Multi Family setbacks/Minimum driveway spacing ordinance amendments

Senior Planner Waligora reviewed the edits made to the ordinance amendments with the Planning Commission.

Chairperson Carlock opened the public hearing at 6:40 P.M.

Mary Earley, 5925 Pine Ridge Court, stated the Planning Commissioners are doing a fine job and final site plan approval should remain in their authority.

Chairperson Carlock closed the public hearing at 6:41 P.M.

Chairperson Carlock stated she did not see a reason to remove the authority of final site plan approval from the Planning Commission.

Commissioner Seward stated this change is driven by one project and is concerned about the reasoning for the proposed change. He was shocked to learn that some Board members were not aware that the Planning Commission had the final site plan approval authority. He is not in favor of language changing to give the Township Board final site plan approval.

Commissioner Dehart stated that the proposed changes to the final site plan approval would eliminate the Township's "One Stop Ready" status.

Commissioner Sevic agreed with her fellow Commissioners' comments and added there is a lot of work done by the Commissioners before approving or denying site plans.

Commissioner Seeley added that consideration of the Master Plan and zoning ordinance is considered when the Commission votes on plans.

Commissioner Dehart stated that the Commissioners are not elected, and do not have a political affiliation when considering plans.

Chairperson Carlock re-opened the public hearing at 7:01 P.M.

Michael Powell, 4700 Cornerstone, stated the Planning Commission worked on the language to grant the Planning Commission final site plan approval in the early 2000's. He said when the Township Board had the authority for final site plan approval, developers did not like working within the Township. Approval from the Township Board was long and difficult. To rectify this, language to the ordinance was amended to prevent undue influence from the Township Board on the final site plan approval process. This took the politics out of the process, and the site plan process ran smoother.

He added there is merit to adding an appeal process to the existing ordinance, as there isn't an appeal process to final site plan denial now.

It was MOVED by Commissioner Seward, seconded by Commissioner Seeley to separate the ordinance Zoning Ordinance Amendments 26-001 and 26-002 when presented to the Board for consideration. The motion carried with a roll call vote: (6 yes votes). (Sevic/yes, Seward/yes, Carlock/yes, Dehart/yes, Seeley/yes, Meagher/yes).

It was MOVED by Commissioner Seward, seconded by Commissioner Seeley, to recommend the Township Board approve Zoning Ordinance Amendment 26-001. The motion carried with a roll call vote: (6 yes votes). (Meagher/yes, Seeley/yes, Dehart/yes, Carlock/yes, Seward/ yes, Sevic/yes).

It was **MOVED** by Commissioner Seward, seconded by Commissioner Seely, to recommend the Township Board deny Zoning Ordinance Amendment 26-002. The motion carried with a roll call vote: (6 yes votes).

(Seward/yes, Seeley/yes, Meagher/yes, Dehart/yes, Sevic/yes Carlock/yes)

CONTINUING BUSINESS

None.

NEW BUSINESS

A. Mack Industries

Location: Property located at 8275 White Lake Road. Identified as parcel ID 12-01-176-004. Consisting of approximately 93.20 acres. Currently zoned LM (Light Manufacturing).

Requests: 1) Preliminary site plan approval

2) Final site plan approval 2) Planned development agreement

Director O'Neil reviewed the planning review comments with the Planning Commission.

Scott Salizder, general contractor representing the applicant, was present. The use of the site is a concrete manufacturing facility. There will be production of concrete manholes, pipe, and a batch plant to mix concrete.

Mr. Leuffgen reviewed his engineering comments with the Planning Commission.

It was **MOVED** by Commissioner Seward, seconded by Commissioner Seeley, to recommend the Township Board approve the preliminary site plan for Mack Industries, identified as Identified as parcel ID 12-01-176-004 (8275 White Lake Road), with the following waivers:

- Accepting the parking requirements as is
- Loading zones not being striped out
- Waiver of a traffic study

subject to all existing landscaping remaining, and for all of staff and consultant's comments to be addressed, and for the applicant to make a contribution of \$150,000 for pathways along M-59 (unless it is determined by the staff or consultants that a greater amount is needed). The motion carried with a roll call vote: (6 yes votes).

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

It was **MOVED** by Commissioner Seward, seconded by Commissioner Seeley to approve the final site plan for Mack Industries, identified as Identified as parcel ID 12-01-176-004 (8275 White Lake Road), subject to the same stipulations as laid out in the preliminary site plan approval motion, and to the Township Board approving the preliminary site plan. The motion carried with a roll call vote: (6 yes votes).

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

WHITE LAKE TOWNSHIP
PLANNING COMMISSION
JUNE 4, 2026

LIAISON'S REPORT

Commissioner Dehart stated the ZBA met last week, and considered five cases. Four were approved, one was denied.

Commissioner Carlock stated Phase one construction at Stanley Park will be completed shortly.

DIRECTOR'S REPORT

Director O'Neil updated the Planning Commission with updates on current developments in the Township.

OTHER BUSINESS

None.

COMMUNICATIONS

None.

NEXT MEETING DATE: June 18th, 2026

ADJOURNMENT

It was MOVED by Commissioner Seeley, seconded by Commissioner Sevic to adjourn at 8:33 P.M. The motion carried with a voice vote: (6 yes votes).



Connect. Build. Thrive.

July 28, 2026

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

RE: White Lake Retail Building-9197 Highland Road - Preliminary Site Plan Review- 2nd Review

DLZ # 2645-8022-04

Dear Mr. O' Neil,

Our office has reviewed the above-mentioned plans prepared by R.A. Chiesa Architects, P.C and D&M Site Inc. and dated July 9, 2026. These plans were reviewed for general engineering feasibility and conformance with the Township Engineering Design Standards. We offer the following comments for your consideration:

Site Improvement Information-

- Reuse of existing 5,506 SF fast food service building.
- Reconfiguration of traffic patterns within existing parking lot, including removal of some traffic islands.
- Resurfacing and restriping of existing parking areas including 3 ADA accessible parking spaces.
- Water and sanitary sewer service as well as storm sewer are existing.

The following items should be noted with respect to Planning Commission review:

Please note that comments from our April 23, 2026 review are in *italics*. Responses to those comments are in **bold**. New comments are in standard font.

General

1. *Sheet AS-1-Plan shall be sealed by licensed Michigan design professional.* **Comment Remains, Electronic plans have not been signed and sealed.**
2. Comment addressed and removed from this list.
3. Comment addressed and removed from this list.
4. Comment addressed and removed from this list.
5. Comment addressed and removed from this list.



6. *Sheet 1- Please correct spelling of 'Highland' in two areas on this sheet.* **Comment remains; errors are on the parcel callouts for the subject property and the property to the east, see attached markups.**

Grading/Paving

1. *Provide a fire truck turning plan for a standard 40 foot long fire truck.* **Comment addressed, a turning radius has been provided on plan sheet AS-1 demonstrating acceptable access.**
2. *Sheet AS-1- Provide length dimension for drive through stacking space on this plan sheet.* **Comment addressed, the stacking space has been shown at 74 feet long.**
3. *Sheet AS-1- Provide dimensions for ADA spaces and associated loading zones.* **Comment addressed, additional dimensions have been provided and the parking spaces appear to meet minimum requirements.**
4. *Sheet AS-1- We recommend that the crosswalk striped area adjacent to the proposed ADA spaces be designated for pedestrian use only and not for pass through of vehicles in this area. It is recommended that a "Do Not Enter" and/or "No Vehicular Traffic" sign(s) be placed on both the west and east sides of this crossing. Applicant has indicated this is an existing condition and is intended to be left in similar condition. We understand the conditions exist but note that ADA access to the building is less than ideal. We defer further comment to Township Planning Department.*
5. *Sheet AS-1- Northernmost parking area- Space length measures to 18.5' B/C (NE area) and 18' 2" B/C (NW area). In addition, the following spaces do not appear to meet the requirements of WLT Zoning Ordinance 5.11 Q for parking space dimensions: a) Space with '9' on it; b) Space with '41' on it; c) Space with '24' on it. Existing dimensions have been provided and some areas are short of the 19 foot depth requirement, The shortest dimension shown is 18 foot of depth. We defer to Township Planning if this will require a waiver since this is existing conditions.*
6. *Sheet AS-1- The two-way drive just NE of the "Do Not Block intersection marking (white)" appears to be <24' in width. A minimum 24' width is required for a two-way drive (Zoning Ordinance 5.11 Q v).* **Comment addressed, dimensions have been provided and meet the minimum requirement of 24 feet wide.**
7. **Comment addressed and removed from this list.**
8. **Comment addressed and removed from this list.**

Sanitary Sewer

1. **Comment addressed and removed from this list.**
2. *Sheet 1- There are additional cleanouts for the sanitary sewer lead not shown. In addition, the existing sewer leads from the building are not correctly shown. We recommend the surveyor contact our office for the Wendy's/Tim Hortons's AB drawings.* **Comment addressed.**
3. *The condition of the existing 1000 gallon grease trap shall be evaluated and required maintenance performed. In addition, a 4' diameter monitoring manhole is required prior to discharge to the*



existing 8" diameter sanitary sewer along the M-59 frontage per Township Engineering Design Standards (Section E.8). A note has been added to the plan set indicating that the contractor will inspect the existing grease interceptor and provide maintenance as necessary. We defer to Township DPS if any further action is required.

Watermain

1. *We defer to the Township Fire Department regarding building fire suppression requirements.*
Comment remains for notation.
2. Comment addressed and removed from this list.
3. Comment addressed and removed from this list.
4. *The proposed ground sign relocation is proposed over the existing 16" diameter watermain. The sign will need to be shifted outside of the watermain influence and permission from WLT to work within the 20' wide watermain easement shall be required. The applicant has indicated this proposed sign is not part of this current application and will be submitted separately for review if that element moves forward.*

Stormwater Management

Pursuant to our 6/9/2026 meeting, DLZ investigated the origins of the existing storm system based on existing records. The onsite storm system discharges to a storm basin that was originally constructed by the Bell Tire development to the west. That storm system and the retention basin were designed to accommodate storm discharge from the subject property. The proposed improvements should not result in an increase in impervious area therefore we do not anticipate additional stormwater measures will be necessary. It is likely there is a stormwater agreement between property owners that may indicate the subject property owner has some responsibility to maintain the retention basin and portions of the offsite storm sewer.

1. *Sheet 1- The layout and diameter of the 6" PVC storm sewer lead from building is incorrect. Lead is shown as 8" diameter and in a different location per AB drawings for Wendy's/Tim Hortons plan. In addition, the diameters of some of the existing storm sewer shown are incorrect. We recommend the surveyor contact our office for the Wendy's/Tim Horton's AB drawings. Comment addressed, storm layout has been updated to match As-Built plans.*
2. Comment addressed and removed from this list.
3. Comment addressed and removed from this list.
4. Comment addressed and removed from this list.

Recommendation

The majority of our previous comments have been addressed. There are a few minor updates that should be made on the final plan set that gets signed and sealed. We are now recommending approval subject to



Township acceptance of deficiencies noted due to existing conditions. Please contact our office should you have any questions.

Sincerely,

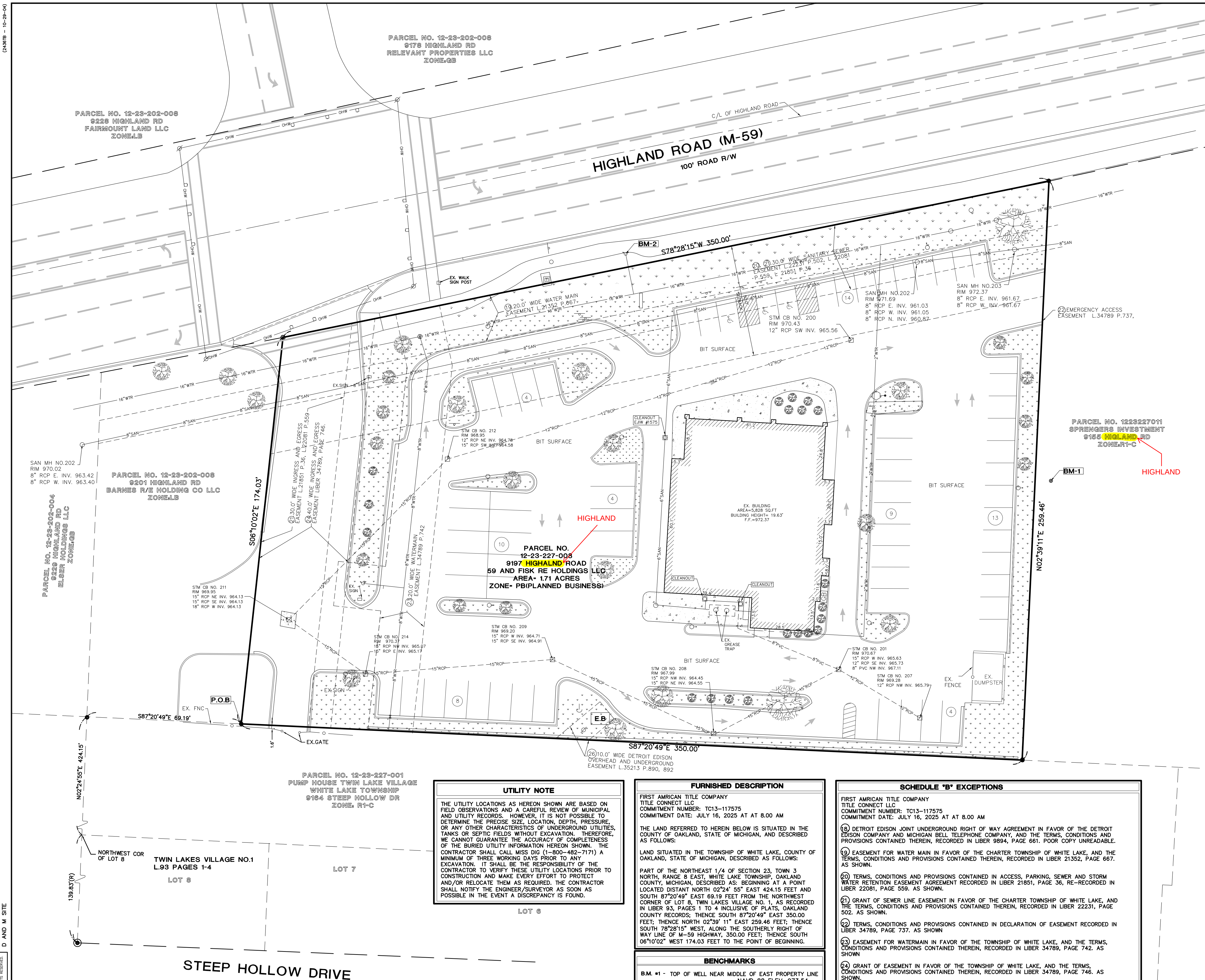
DLZ Michigan

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*
Jason Hanifen, Fire Marshall, White Lake Township, *via email*
Nick Spencer, Building Official, White Lake Township, *via email*
Matteo Passalacqua, Carlisle Wortman, *via email*

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Review.03\Review.03.docx



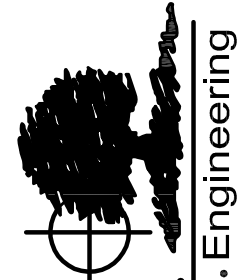
PROJECT LOG	
FILE:	2025-429
PROJECT MGR:	JDM
DESIGNED BY:	FR
DRAWN BY:	FR/JP
CHECKED BY:	
SCALE:	1" = 20'
SHEET:	1 OF 1

GRAND MANAGEMENT AND DEVELOPMENT- JASON KISHMISH
30201 ORCHARD LAKE ROAD
FARMINGTON HILLS, MI 48354
(248) 594-5939

**9197 HIGHLAND ROAD
WHITE LAKE, MI.**

SECTION 23, T3N-R8E
WHITE LAKE TOWNSHIP
OAKLAND COUNTY, MICHIGAN

ALTA/NSPS LAND TITLE SURVEY



D&M SITE INC.
Surveying, Inspection, Testing, Engineering
401 BALSAM STREET PO BOX 159, CARROLLTON, MICHIGAN 48724
PHONE (989) 752-6500 • FAX (989) 752-6600

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2025.429



Carlisle | Wortman

ASSOCIATES, INC.

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

July 27, 2026

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

Applicant:	Ronald Chiesa
Project Name:	59 & Fisk Holdings/ 9197 Highland Rd
Plan Date:	February 26, 2026
First Revision	May 4, 2026
Second Revision	July 9, 2026
Location:	South of Highland Road, at the southern point of Fisk Road. Parcel ID: 12-23-227-008
Action Requested:	Amended Site Plan / Planned Business Approval

PROJECT NARRATIVE

The applicant is requesting preliminary site plan approval to renovate an existing 5,506 sqft multi-tenant retail space along the M-59 corridor in the Planned Business district. Improvements include the expansion of the existing drive thru facilities by adding two drive-thru lanes and a canopy to the east side of the building. The west side drive thru is proposed to remain as-is. Drive-in or drive-thru window service, restaurants are 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.

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*

Items to be Address: None.

SITE DESCRIPTION

Lot Area:	1.71 Acres (74,487.6 sqft)
Frontage:	Approx. 350 feet along Highland Road (M-59)
Address:	9197 Highland Road
Current Use:	Vacant Building

Aerial image of the site

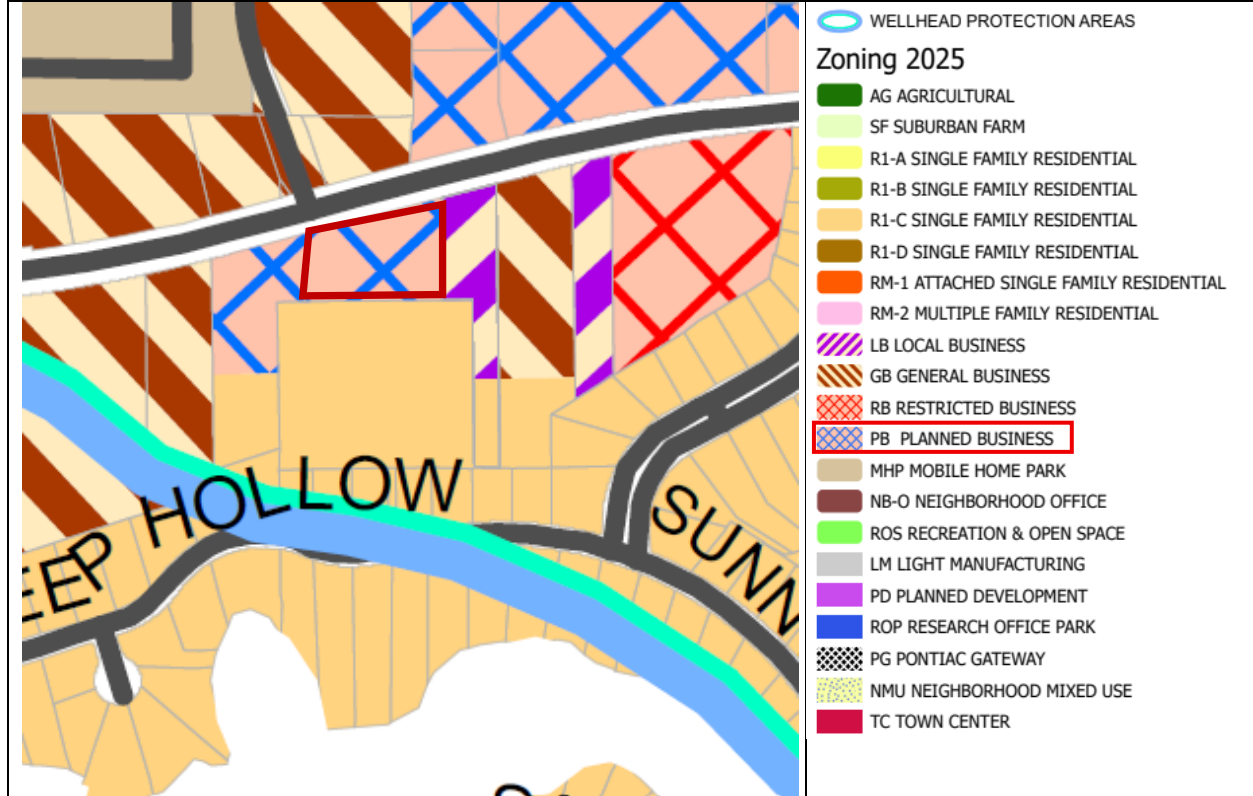


Source: NearMap September 2025

	North	East	South	West
Surrounding Zoning	<i>GB, General Business</i>	<i>LB, Local Business</i>	<i>R1-C, Single Family Residential</i>	<i>PB, Planned Business</i>
Surrounding Land Uses	<i>Office/Commercial</i>	<i>Commercial</i>	<i>Community Service</i>	<i>Commercial</i>
Future Land-Use Map	<i>Commercial Corridor</i>	<i>Commercial Corridor</i>	<i>Neighborhood Residential</i>	<i>Commercial Corridor</i>

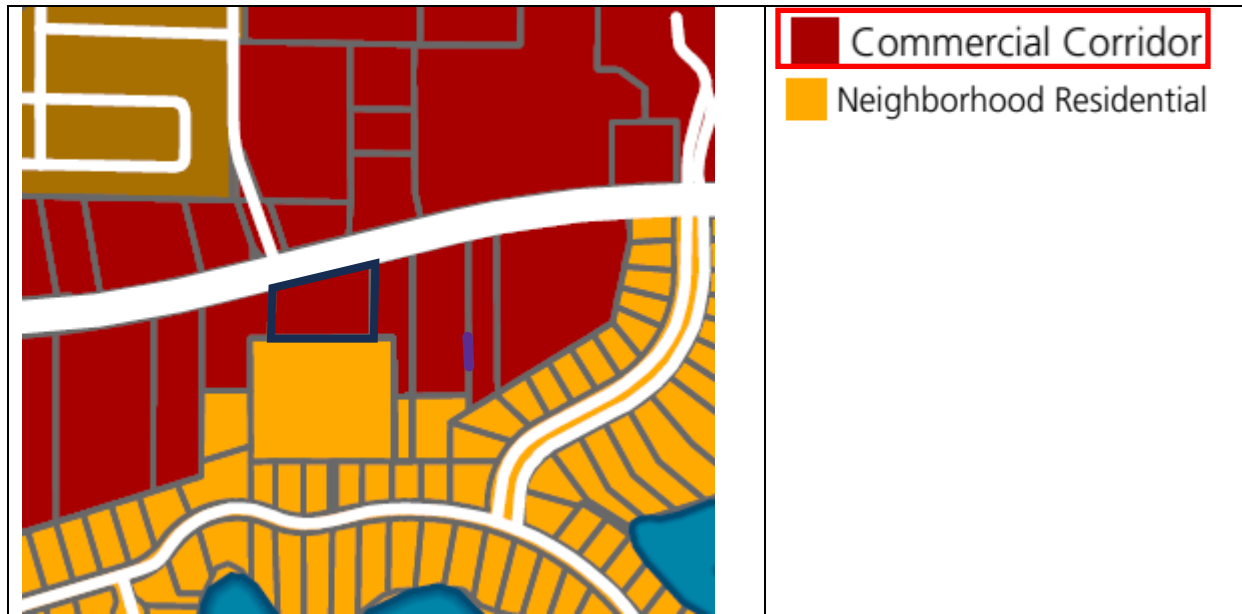
Current Zoning	PB, Planned Business <i>The PB Planned Business District is primarily a commercial district intended to permit, with Township approval, private and/or public development in a coordinated and cohesive arrangement which may be more difficult to achieve under more conventional, piecemeal 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> <i>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.</i>
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Current Zoning Map



Future Land Use	Commercial Corridor <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>
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Future Land Use Map



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 does provide adequate information for review with the exception of a clear landscaping plan outlining required waivers as well as information regarding access easements.

Design Standards

Pedestrian pathways are recommended along all frontage streets and sidewalk connections to all uses within the development, to parking lots and to sidewalks fronting the road right-of-way. A sidewalk exists along the M-59 frontage. Most of the sidewalk's placement is within the right-of-way however portions

that are not must have an easement granted to the Township for access if they do not already exist. The response letter dated June 9, 2026 states *“Any easements that are needed, shall be provided”*. There is a proposed pedestrian connection from the sidewalk to the building onsite which provides pedestrian access to the parking lot and building.

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 box stores and drive-thru's.

Land Use

Drive-thru facilities indicate some form of fast food or fast casual food service will likely be operated at the site. These uses are 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, with the exception of the proposed drive-thru expansion to the east, the principal structure footprint is relatively unaltered. No dimensional or density deviations are being proposed from the original approved site plan so a parallel plan is not necessary.

Community Benefit

A community benefit is required as part of any PB or PD development. The response letter dated July 9, 2026 states *“The existing vacant site in the PB District will be utilized as a two-tenant use with drive-thrus. The site has existing pedestrian access across the frontage with a new internal site access walk provided for pedestrian circulation. The site use complies with the Master Plan. The proposed fast casual restaurant and financial center are allowed uses in the district which will add services for the community.”*

The Planning Commission will need to determine if the proposed community benefit is sufficient for the proposed PB development.

Items to be Addressed:

- 1) *A draft development agreement will be required during site plan review.*
- 2) *The Planning Commission will need to determine if the proposed community benefit of redeveloping a vacant site is sufficient for the proposed PB development.*
- 3) *Easements will need to be granted to the Township for portions of the safety path along M-59 on the applicant's property will be required.*

COMMUNITY IMPACT STATEMENT

Section 3.1.16 and 6.6 of the zoning ordinance outline the need for a Community Impact Statement (CIS) for Planned 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. A Community Impact Statement (CIS) was not provided with the application however the response letter dated July 9, 2026 states *“The existing vacant site in the PB District will be utilized as a two-tenant use with drive-thrus. The site has existing pedestrian access across the frontage with a new internal site access walk provided for pedestrian circulation. The site use complies with the Master Plan. The proposed fast casual restaurant and financial center are allowed uses in the district which will add services for the community.”*

The applicant has requested a waiver from providing a CI stating that the repurpose of the property will not have a noticeable impact on Township services or residents and that site’s proposed use is consistent with previous approved uses.

Items to be Addressed: *Planning Commission to consider whether or not to grant a waiver from providing a Community Impact Statement.*

NATURAL RESOURCES

- Topography:** The site has already been developed however no topographic information was provided.
- Wetlands:** No wetland information was provided in the site plan however EGLE wetland mapper confirms no wetlands are present on the lots.
- Woodland:** There are no major woodlands on site.
- Soils:** Soil information was not provided in the site plan.
- Water:** Site does not contain any natural water bodies. Sheet AS-1 states the site is located in a minimal flood hazard zone.

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

AREA, WIDTH, HEIGHT, SETBACKS

Lot calculations and setbacks are provided on Sheet AS-1. 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

Planned Business	Required	Proposed PB	Compliant
Building Setbacks			
Front	60 feet	69.5 feet	Yes
Side	TBD	East – 57 feet / West – 181 feet	TBD
Rear	TBD	65.8 feet	TBD
Wetland	N/A	N/A	N/A
Building Height			
	35 feet or 2 stories	21 feet / 1 story	Yes
Lot Standards			
Minimum Lot Area	10 acres	1.71 net acres	No (see note below)
Minimum Lot Width	TBD	350 feet (M-59)	TBD
Maximum Lot Coverage	TBD	15.3%	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 original site plan was approved and no modifications to the lot size are proposed.

Items to be Addressed: None.

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 however permits will be required from RCOC for the proposed access points. Below is a review of the proposed access points per the standards of the zoning ordinance.

There is an existing shared access drive to the retail development directly east of the site. The access drive from M-59 appears to be completely on the site's property, however it is also the sole access of the property directly west of the site. The drive also proceeds further south and is the sole access point to the lot directly to the south. The shared access agreement between these three parcels should be provided for Township review. The response letter July 9, 2026 states *"The project site was previously approved as designed so the shared access agreement should already be on file with the Township. If it is not found to be already on file the necessary documents shall be provided. This will be coordinated with the Township as needed."*

The site is accessed via a single two-way drive on M-59. The access point is on the south side of the M-59 intersection at Fisk Road and is signalized. There are no proposed changes to the drive. Distances provided

on Sheet AS-1 indicate that standards for same side and opposite side offset from other drives do not meet current standards. While we defer to Township Engineering for any concerns, we note that the access drive is signalized, deceleration lanes into the access drive exist to the west, and the opposite side drive to the west is an entrance only access drive.

No traffic study was provided with the application.

Non-Motorized Access and Circulation

Sections 5.20 and 5.21 provide requirements for site sidewalks and pathways. Existing sidewalks run along M-59. 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 M-59 as determined by the Township Engineering Consultant.

Existing concrete along the perimeter of the building is proposed to remain with improvements proposed for ADA access and curbing.

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 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) *Access easements for all properties owners whose sole access is the drive on the west end of the applicant's site shall be granted to the Township and adjacent property owners if one is not already on record.*
- 4) *Planning Commission to determine if existing access drive is sufficient per the ability to waive access requirements per Section 6.4.F.*

PARKING & LOADING

Section 5.11 outlines requirements for off-street parking. Sheet AS-1 provides parking and stacking calculations for a fast food and bank tenant in the building. Two existing parking lot islands are to be removed to accommodate the new canopy drive and additional parking along the rear lot line. Notes indicate the majority of the sites asphalt is to be milled and resurfaced. New concrete is proposed for the loading zone behind the building.

Fast food parking requires 33 parking spaces and 8 stacking spaces. Standard and stacking parking requirements have been met.

Bank operations require 22 parking spaces and 12 stacking spaces. This standard has been met.

There will be one loading space at the south side of the building that will be 10 feet wide and 50 feet long which is compliant with standards.

Per Section 5.11.Q.xi, parking spaces shall be delineated by dual stripes, two feet apart centered on the dividing lines and painted white.

Items to be Addressed: None.

ESSENTIAL SERVICES & UTILITIES

The site is served by water or sewer. Sheet 1 provides the existing utility layout. We defer to Township engineering to assess the current utility systems.

A circulation plan was provided for emergency vehicles on Sheet AS-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

It appears the site will retain much of the existing landscaping however no landscaping plan was provided. Sheets AS-1 and AS-2 provide landscaping notes and highlight some additional plantings.

The response letter dated July 9, 2026 states *"The site has a 6'h. screen wall at the south property line which meets the ordinance for screening and an existing 8'+ greenbelt at the east property line adjoining a similar use, multitenant retail building. The existing landscaping plant material is to remain all areas unless noted otherwise. All plant material is to be inspected, trimmed and replaced as needed. We have added 76 new shrubs to the internal areas of the site. We also have added 8 new trees along the Highland Rd. frontage for a total of 11, which meets the ordinance"*

Tree counts along the M-59 greenbelt do appear to meet standards however no shrubs are proposed. The existing screen wall along the south property line does meet current standards with the exception that it terminates approx. 20 feet before the access drive to the adjacent property. Ten existing trees run along the west greenbelt and six existing trees run along the east greenbelt. There are no shrubs provided along either east or west greenbelt.

Due to a lack of calculations, this report can only approximate that the north, east, and west greenbelts will require waivers from shrub plantings and a waiver from the tree count requirement along the east property line.

Interior landscaping requirements are one large deciduous, small ornamental deciduous, or evergreen tree and five shrubs for every 300 square feet of required interior landscaping area. No interior

landscaping requirements were provided. The site plan provides additional shrubs along the new drive thru and rear of the building.

Per Section 5.19.G, approximately 1,400 sqft of parking lot landscaping is required. It is unclear if this standard is met, however existing parking lot island trees are proposed to remain.

Proposed plant species and sizes are compliant with standards.

Items to be Addressed: *The Planning Commission will need to determine if the landscaping information presented in the site plan application is acceptable.*

PERFORMANCE STANDARDS

The performance standards are outlined in Section 5.18. The applicant has provided a photometric site plan on Sheet AS-3 which states all outdoor area lighting (parking lot lighting fixtures) is existing and planned to remain. The response letter dated April 30, 2026 states two new light poles will be installed east of the new canopy and will meet ordinance standards.

We cite the following issues with the current lighting:

- The plan violates the max footcandle limit of 0.2 at residentially zoned lot lines to the south. This property do not appear to be used as residential.
- The existing parking lot permitter light poles appear to violate the max height allowance of 16 feet when within 25 feet of a lot line.
- The site's general average footcandle is 1.5 fc. The standard states the average footcandle measurement should be .5 fc.

The Planning Commission may modify site lighting requirements however additional information is required for their consideration of existing lighting.

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:

- 1) *The site's general average footcandle measurement exceeds the .5 fc standard. Planning Commission will need to determine if this is acceptable.*
- 2) *Footcandle measurements at residential lot lines and exiting light pole height do not meet current standards. If proposed to remain, the Planning Commission will need to consider a waiver.*

SIGNAGE

Sheet AS-1 proposes the relocation of the monument sign along M-59 closer to the access drive. Signage is reviewed and approved administratively by the Township. We recommend the new sign compliment the building architecture and exterior construction materials.

Items to be Addressed: *Standards of Section 5.9 should be reviewed prior to making application for site signage.*

ARCHITECTURE & LAYOUT

With the exception of the proposed drive thru canopy, the building footprint is to remain as-is. The existing brick veneer is to remain as well as the soldier coursing. EIFS is proposed along the top half of east, west, and south elevations. The north elevation proposes using wood veneer and cornice details over the two tenant entrances. The proposed changes add some architectural detail to the front façade.

Window coverage percentages for the front façade are not provided on the site plan however the response dated April 30, 2026 states *"The new glass & frame system for the front facade is limited to the existing glass locations of the building. We have area limitations based on the existing construction and have provided 27% glazing area or 45 sf less than the ordinance requirements. The new vision glass will be tinted for energy purposes. (The Glass is Not Reflective)"*. 30% coverage is the standard for facades facing M-59.

A note on Sheet A-2 states rooftop mechanical equipment will be screened by the building's parapet.

The building's north, east, and south 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.

The west elevation or side of the building is visible from the street and should provide additional architectural cues or be screened from site via landscaping.

Items to be Addressed:

- 1) *Planning Commission to consider proposed exterior construction materials.*
- 2) *Planning Commission to consider waiving 30% window coverage requirement along facades facing M-59.*

SUMMARY

The applicant intends to redevelop and exiting site within the Township. Section 1.8 of the zoning ordinance states *"No building or structure or part thereof, shall hereafter be erected, constructed, reconstructed or altered and maintained, and no new use or change shall be made or maintained of any building, structure or land, or part thereof, except in conformity with the provisions of this Ordinance, and the Township Building Code."* It is the intent of this section to require that all sites proposed for redevelopment be brought into conformance with current standards.

For reference, the site was originally approved by the Township Board in March of 2004. The site appears to have been vacated in 2020/2021.

Listed below are potential conditions should the Planning Commission approve the site plan. Also included are waivers and determinations the Planning Commission will need to address.

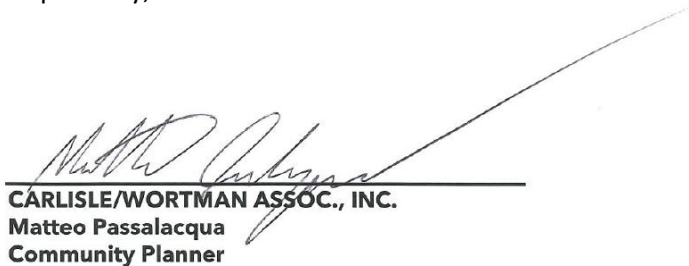
Waivers / Modifications / Determinations

- 1) *The Planning Commission will need to determine if the proposed community benefit of redeveloping a vacant site is sufficient for the proposed PB development.*
- 2) *Planning Commission to consider proposed exterior construction materials.*
- 3) *Planning Commission to consider waiving 30% window coverage requirement along facades Facing M-59.*
- 4) *Planning Commission to consider whether or not to grant a waiver from providing a Community Impact Statement.*
- 5) *Planning Commission to determine if existing access drive is sufficient per the ability to waive access requirements per Section 6.4.F.*
- 6) *The Planning Commission will need to determine if the landscaping information presented in the site plan application is acceptable.*
- 7) *The site's general average footcandle measurement exceeds the .5 fc standard. Planning Commission will need to determine if this is acceptable.*
- 8) *Footcandle measurements at residential lot lines and exiting light pole height do not meet current standards. If proposed to remain, the Planning Commission will need to consider a waiver.*

Potential Site Plan Conditions for Approval

- 1) *Township Engineering concerns.*
- 2) *Township Public Safety concerns.*
- 3) *A draft development agreement will be required to be executed.*
- 4) *Easements will need to be granted to the Township for portions of the safety path along M-59 on the applicant's property will be required.*
- 5) *Access easements for all property owners whose sole access is the drive on the west end of the applicant's site shall be granted to the Township and adjacent property owners if one is not already on record.*

Respectfully,



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

Site / Construction Plan Review

To: Sean O'Neil, Planning Department Director

Date: 07/29/2026

Project: 9197 Highland Rd

Job Number: 25149-6

Date on Plans: 07/09/2026

The Fire Department has the following comments with regards to the 3rd review of preliminary site plans for the project known as 9197 Highland Rd.

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 required turning radius shall accommodate the largest Fire Department apparatus (40') and provide a turn radius profile showing apparatus movement on future plans.
3. The angle of approach/Departure to and from White Lake roads shall not exceed 8 degrees.

The Fire Dept. has no further comments at this time.

Jason Hanifen
Fire Marshal
Charter Township of White Lake
(248)698-3993
jhanifen@whitelaketwp.com

Plans are reviewed using the International Fire Code (IFC), 2021 Edition and Referenced NFPA Standards.



July 9, 2026

Mr. Sean O'Neil, AICP Community Development Director
White Lake Township
7525 Highland Rd.
White Lake, MI 48383

Re: Site Plan Approval
9197 Highland Rd.

Dear Sean,

The following comments address the latest review letters we received, as well as, the discussion we had with your team on June 9, 2026 regarding the above addressed project that is in for Site Plan Approval. Our client is proposing to renovate the exterior of the existing 5,506 sf building that was previously approved many years ago by your community as a two tenant use with 2 drive thru's. The site as designed & constructed will remain with minor curb revisions to accommodate a new canopy on the east side of the building. The building footprint and site design shall not be altered other than the two areas indicated on our plans. Our responses below are to address and/or clarify the review comments we received. The responses below follow the reviewing agency comments numerically.

Planning Carlisle / Wortman Associates:

A. Waivers / Modifications / Determinations:

1. The Planning Commission will need to determine if the proposed community benefit.....
The existing vacant site in the PB District will be utilized as a two-tenant use with drive-thrus. The site has existing pedestrian access across the frontage with a new internal site access walk provided for pedestrian circulation. The site use complies with the Master Plan. The proposed fast casual restaurant and financial center are allowed uses in the district which will add services for the community.
2. The planning commission to consider proposed exterior construction materials.
The existing building is currently finished with brick, EIFS and metal siding. The renovation shall keep the brick and EIFS areas. The siding will be eliminated. The EIFS finish is to be renovated and simulated wood veneer is to be added for improved aesthetics.
3. Planning Commission to consider waiving 30% window coverage along facades facing M-59.
The existing building as designed has 27% of window coverage along Highland Rd.
4. Community Impact Statement.
We request a waiver on a CIS as the repurpose of this property will not have a noticeable impact on Township services or residents. The use is consistent to previous site activity.

B. Amended Site Plan Items to be addressed:

1. Township Engineering concerns.
This is addressed later in this narrative.
2. Township Public Safety concerns.
We have added a new concrete walk connection from the public walk to the site. The existing public walk along the frontage is noted for areas to be repaired or replaced after assessment.
3. A draft development agreement will be required during site plan review.
The Township shall provide the document.
4. Easements will need to be granted to the Township for portions of the safety path.....
The easements should already be granted from the prior approval & use. Any easement's needed shall be provided. This shall be coordinated with the Township.
5. A CIS should be provided or a waiver from providing one may be requested.
This item was addressed above (A 4)
6. The shared access agreement between the site and the parcels directly to the south and.....
The project site was previously approved as designed so the shared access agreement should already be on file with the Township. If it is not found to be already on file the necessary documents shall be provided. This will be coordinated with the Township as needed.
7. There are no proposed changes to the drive, however no dimensions or distances.....
The dimensions between the existing adjacent approaches are shown on Sheet AS-1 Site Aerial Plan for reference.
8. Stacking space dimensions should be added to the site plan to ensure compliance.
Our plan shows cars in the existing & revised drive-thru lane for identifications purposes. We have shown dimensions for reference on Sheet AS-1.
9. A landscaping plan that complies with the standards of Section 5.19 should be.....
The site has a 6'h. screen wall at the south property line which meets the ordinance for screening and an existing 8'+ greenbelt at the east property line adjoining a similar use, multi-tenant retail building. The existing landscaping plant material is to remain all areas unless noted otherwise. All plant material is to be inspected, trimmed and replaced as needed. We have added 76 new shrubs to the internal areas of the site. We also have added 8 new trees along the Highland Rd. frontage for a total of 11, which meets the ordinance.
10. Site footcandle averages should be added to the plan per Section 5.18.G.viii.
Our plan Sheet AS-3 shows the Photometric Plan.
11. Footcandle measurements at residential lot lines and existing pole height do not meet.....
The existing site pole lights, location and heights are to remain unchanged. The two new light poles we are providing east of the New Canopy shall meet the ordinance and be 20' high. We do meet the requirements for fc levels per the ordinance at adjacent property lines. See AS-3.

Fire Department:

1. The required turning radius shall accommodate the largest Fire Department apparatus.....
There are no changes to this existing as built site that was previously approved that would limit or prohibit any emergency vehicle circulation. The tracking is shown on our Site Plan Sheet AS-1.

Engineering DZL:**A. General-**

1. Sheet AS-1 shall be sealed by a licensed Michigan design professional.
The hard copy plans provided are sealed. (Electronic plans are not sealed).
2. Sheet 1 ALTA/NSPS Land Title Survey- Survey shall be sealed and signed by a PS.....
No Comment Needed / The ALTA Survey has been sealed and signed.
3. Sheet 1- Provide a minimum of one site benchmark on NAVD88 datum. In addition, we.....
No Comment Needed / The ALTA Survey has included benchmark(s). The same are included on the architectural Site Plan Sheet AS-1.
4. Sheet AS-1- Legal Description of record references incorrect parcel ID# and parcel address.....
No Comment Needed / Sheet AS-1 has been revised as noted.
5. Sheet AS-1- Project Utility Notes- Note 1- Preliminary civil engineering plans shall be.....
No Comment Needed / We are not providing any civil engineering plans for this project as the site is existing and is to remain unchanged. The utilities are already provided for the site and building.
6. Sheet 1- Please correct spelling of 'Highland' in two areas on this sheet.
Nothing to comment on this remark regarding the Survey Sheet.

B. Grading/Paving-

1. Provide a fire truck turning plan for a standard 40 foot long fire truck.
This has been shown on our Sheet AS-1
2. Sheet AS-1- Provide length dimension for drive-thru stacking space on this plan sheet.
Stacking is already shown on the plan (AS-1) with added dimensions.
3. Sheet AS-1- Provide dimensions for ADA spaces and associated loading zones.
The information is already indicated on the plans. The Loading Area is shown and noted on Sheet AS-1 and the ADA Parking Space information, dimensions, notes and details are clearly indicated on Sheet AS-1 & AS-2 Detail 5. The dimensions exceed required minimums.
4. Sheet AS-1- We recommend that the crosswalk striped area adjacent to the proposed ADA.....
*This area **will not be** marked with "No Vehicular Traffic" signage. This is the main drive aisle and circulation for the site and will remain as originally approved & constructed for the prior development. The suggested change would prohibit cars from entering the area to even park in the ADA spaces. This **is not** a functional or practical recommendation.*
5. Sheet AS-1- Northernmost parking area – Space length measures to 18.5' B/C (NE area).....
This is an existing approved and already constructed site that will remain unchanged per our plan information. The parking spaces referenced are all existing and shall remain dimensionally as presently indicated on the Site Plan. All dimensions are shown on the plan which meet the ordinance. All comments are based on the information we have.
6. Sheet AS-1- The two-way drive just NE of the "Do Not Block" intersection marking appears.....
This is an existing approved and already constructed site that will remain unchanged. Per the information we have regarding the site all dimensions are correct as noted on the plans.

7. The condition of the existing sidewalk along the M-59 frontage shall be assessed for any.....
No Comment Needed / An additional note has been added to our Site Plan Sheet AS-1 regarding this comment.
8. The condition of the existing onsite curbing and pavement shall be assessed; any portions.....
No Comment Needed / Our plan already clearly notes the existing asphalt to be milled. We have added a note to inspect all concrete curbing and repair or replace as needed.

C. Sanitary Sewer-

1. Sheet 1- The existing 8" sanitary sewer now extends to the eastern property line.....
No Comment Needed / The line has been extended to the east on the plan.
2. Sheet 1- There are additional cleanouts for the sanitary sewer lead not shown. In addition.....
The additional cleanouts have been added to the Survey Plan.
3. The condition of the existing 1000 gallon grease trap should be evaluated and required.....
This is an existing system that will be operationally addressed during the renovation of the building. The existing system is to inspected and any maintenance needed to be provided. Any tenants needing a grease interceptor shall have information provided as such on their tenant improvement plans.

D. Watermain-

1. We defer to the Township Fire Department regarding building fire suppression requirements.
The building is not suppressed and it does not need suppression per code.
2. Please show continuation of the existing north/south watermain to the southern property line.
No Comment Needed / The existing water line is shown on Sheet S-1 going to the south property line.
3. Sheet 1- Show existing hydrant lead near existing sign along M-59.
No Comment Needed / The site utilities are existing/shown along Highland Rd. and are to remain.
4. The proposed ground sign relocation is proposed over the existing 16" diameter watermain.....
Our Sheet AS-1 notes a proposed change to the existing sign location which also states the relocation to be approved as required separately at a later date. The existing sign is already located in the watermain easement. The proposed sign relocation is to improve the site access location for the project for visual identification and vehicular safety reasons. This again, is a suggested improvement.

E. Stormwater Management-

1. Storm system and retention basin were designed to accommodate this site during the Belle Tire Development. The proposed improvements should not result in an increase in impervious area therefore, no additional stormwater measures are necessary.
No comment necessary.
2. The condition of the existing storm sewer and structures shall be evaluated and maintenance.....
The site utilities have been revised on the Survey Plan to match the As-Built Plans provided by the Township.

3. The condition of the existing storm sewer and structures shall be evaluated and any maint.....
No Comment Needed / The Site Plan AS-1 has Project Utility Notes w/ note #4 addressing the existing storm system to be inspected and maintenance performed as needed.
4. Clarify whether stormwater pretreatment exists to this site. The site is required to be.....
No comment needed on this as review comments have been rescinded.
5. The plan proposed the removal of greenspace in some areas and the addition of greenspace.....
No comment needed as requirements are met.

We believe the above responses address the comments as provided to our office from your reviewing agencies. We look forward to moving this project through the various Township approvals needed to start the permitting process.

If you need any further information regarding this project please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald A. Chiesa". The signature is fluid and cursive, with the first name "Ronald" and last name "Chiesa" clearly legible.

Ronald A. Chiesa, AIA
President

Item A.

WHITE LAKE RETAIL BUILDING

PROPOSED SITE AND BUILDING IMPROVEMENTS

9197 HIGHLAND ROAD
WHITE LAKE, MI 48386

SHEET INDEX	
AS-1	SITE PLAN
AS-2	SITE SPECIFIC DETAILS
AS-3	PHOTOMETRIC PLAN
1	ALTA/NSPS LAND TITLE SURVEY (BY OTHERS)
A-1	FLOOR PLAN
A-2	ELEVATIONS

DEVELOPER -



30201 Orchard Lake Rd. Suite 110
Farmington Hills, Michigan 48334



R.A. CHIESA ARCHITECTS, P.C.

43260 Garfield Rd. Suite 210
Clinton Township, Michigan 48038

Member Of The
American Institute
Of Architects





- ### PROJECT SPECIFIC AND MAINTENANCE NOTES -
- PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES AND SURFACES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED. PARKING LOT STRIPING AND MARKINGS SHALL BE MAINTAINED IN A CLEARLY VISIBLE CONDITION.
 - OWNER AGREES TO SEASONAL MAINTENANCE PROGRAM AND WILL REPLACE ALL DISEASED, DEAD OR DAMAGED PLANTS, REBUSH MULCH, CONTROL WEEDS, FERTILIZE AND PRUNE BEGINNING UPON COMPLETION OF CONSTRUCTION OF LANDSCAPING.
 - OWNER AGREES TO MAINTAIN PROPERTY BY COLLECTING DEBRIS WITHIN PROPERTY LIMITS WEEKLY OR AS NEEDED.
 - DURING CONSTRUCTION, ALL DEBRIS SHALL BE CONTAINED ON-SITE WITH WEEKLY MAINTENANCE PERFORMED.
 - ALL EXISTING LANDSCAPING TO REMAIN AS PREVIOUSLY CONSTRUCTED AND APPROVED. PLANT MATERIAL TO BE INSPECTED FOR HEALTH CONDITIONS, REPLACE AS REQUIRED IF NEEDED.
 - ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS, SPECIFICATIONS AND GENERAL CONDITIONS OF THE TOWNSHIP AND ITS ZONING ORDINANCE.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR RESOLVING ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH ARE THE RESULT OF THE DEVELOPER'S ACTIONS.
 - ALL TWO-WAY DRIVE AISLES AND ONE-WAY DRIVE AISLES SHALL HAVE SIGNAGE AS REQUIRED TO MAINTAIN FIRE LANE ACCESS AT ALL TIMES.
 - ALL DRIVE AISLES SHALL BE PROVIDED WITH PAVEMENT MARKINGS TO IDENTIFY DIRECTION AND FLOW OF TRAFFIC. DRIVE AISLES WITH ONE-WAY TRAFFIC PATTERNS SHALL BE PROVIDED WITH PROPER SIGNAGE PER ORDINANCE STANDARDS AND THOSE OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - PEDESTRIAN CROSSING SIGNS SHALL BE PROVIDED AS REQUIRED.
 - ALL BUILDING ROOFTOP / HVAC UNITS SHALL BE SCREENED FROM PUBLIC VIEW WITH THE PROPOSED BUILDING FACADE DESIGN (FARAPET WALLS).
 - NOISE LEVELS SHALL NOT EXCEED 10 DBA MEASURED AT THE PROPERTY LINE FROM SITE-BORN NOISE BETWEEN THE HOURS OF 6 A.M. AND 3 P.M. NOR 65 DBA BETWEEN THE HOURS OF 3 P.M. AND 6 A.M.
 - COMMERCIAL GRADE KNOX BOX SHALL BE PROVIDED ON BUILDING FACADE AS REQUIRED BY TOWNSHIP FIRE DEPARTMENT.
 - NO OUTDOOR STORAGE ON SITE.
 - PROJECT SITE IS EXISTING AND SHALL REMAIN AS PREVIOUSLY DEVELOPED WITH MINOR REVISIONS TO SITE VEHICULAR TRAFFIC FOR DRIVE-THRU WHICH ENHANCES THE SITE THROUGH SAFETY OF PEDESTRIANS AND VEHICULAR MOVEMENT. FIRE APPARATUS PLATFORM EMERGENCY TRUCKS ARE CAPABLE OF TRAVELING THROUGHOUT THE SITE AS DESIGNED WITHOUT CLEARANCE IMPEDIMENTS.

SITE SYMBOL LEGEND -

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
Ø	UTILITY POLE	ADA	ADA ACCESSIBLE POST / SIGN
—+—	UTILITY POLE W/ LAMP EXTENSION	TS-21	TRAFFIC CONTROL POST / SIGN
☆	CITY STREET / TRAFFIC LIGHT POLE	—	SITE GROUND SIGN / PYLON SIGN
⊙	PARKING LOT POLE LIGHT	□	DUMPSTER
—	ELECTRICAL TAP BOX	—	FENCE
—	PAD MOUNTED TRANSFORMER	—	BUILDING ENTRY DOOR LOCATION
—	GUY-WIRE	—	FIRE HYDRANT
—	CATCH BASIN INLET / CURB INLET	⊙	MANHOLE

LEGAL DESCRIPTION OF RECORD

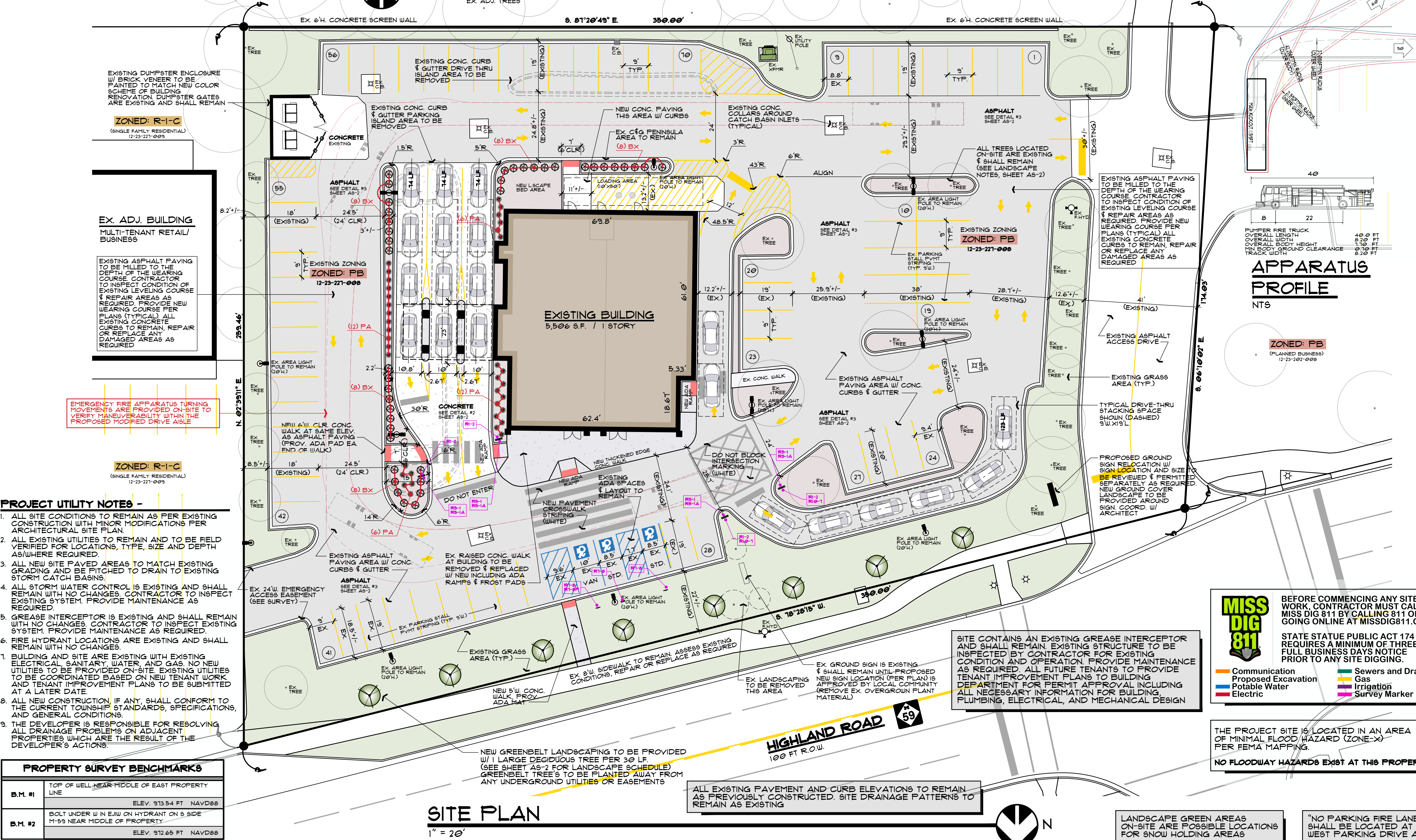
PARCEL ID: 12-23-221-008 PARCEL ADDRESS: 9191 HIGHLAND RD.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF OAKLAND, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS:

LAND SITUATED IN THE TOWNSHIP OF WHITE LAKE, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST 1/4 OF SECTION 23, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT LOCATED DISTANT NORTH 0°24' 55" EAST 424.15 FEET AND SOUTH 87°20' 49" EAST 69.13 FEET FROM THE NORTHWEST CORNER OF LOT 8, TWIN LAKES VILLAGE NO. 1, AS RECORDED IN LIBER 93, PAGES 1 TO 4 INCLUSIVE OF PLATS, OAKLAND COUNTY RECORDS; THENCE SOUTH 87°20' 49" EAST 350.00 FEET; THENCE NORTH 0°23' 11" EAST 259.46 FEET; THENCE SOUTH 10°28' 15" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF M-59 HIGHWAY, 350.00 FEET; THENCE SOUTH 0°10' 02" WEST 174.03 FEET TO THE POINT OF BEGINNING.

SITE AERIAL MAP



- ### PROJECT UTILITY NOTES -
- ALL SITE CONDITIONS TO REMAIN AS PER EXISTING CONSTRUCTION WITH MINOR MODIFICATIONS PER ARCHITECTURAL SITE PLAN.
 - ALL EXISTING UTILITIES TO REMAIN AND TO BE FIELD VERIFIED FOR LOCATIONS, TYPE, SIZE AND DEPTH AS/WHERE REQUIRED.
 - ALL NEW SITE PAVED AREAS TO MATCH EXISTING GRADING AND BE FITTED TO DRAIN TO EXISTING STORM CATCH BASINS.
 - ALL STORM WATER CONTROL IS EXISTING AND SHALL REMAIN WITH NO CHANGES. CONTRACTOR TO INSPECT EXISTING SYSTEM. PROVIDE MAINTENANCE AS REQUIRED.
 - GREASE INTERCEPTOR IS EXISTING AND SHALL REMAIN WITH NO CHANGES. CONTRACTOR TO INSPECT EXISTING SYSTEM. PROVIDE MAINTENANCE AS REQUIRED.
 - FIRE HYDRANT LOCATIONS ARE EXISTING AND SHALL REMAIN WITH NO CHANGES.
 - BUILDING AND SITE ARE EXISTING WITH EXISTING ELECTRICAL, SANITARY, WATER, AND GAS. NO NEW UTILITIES TO BE PROVIDED ON-SITE. EXISTING UTILITIES TO BE COORDINATED BASED ON NEW TENANT WORK AND TENANT IMPROVEMENT PLANS TO BE SUBMITTED AT A LATER DATE.
 - ALL NEW CONSTRUCTION, IF ANY, SHALL CONFORM TO THE CURRENT TOWNSHIP STANDARDS, SPECIFICATIONS, AND GENERAL CONDITIONS.
 - THE DEVELOPER IS RESPONSIBLE FOR RESOLVING ALL DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH ARE THE RESULT OF THE DEVELOPER'S ACTIONS.

PROPERTY SURVEY BENCHMARKS		
B.M. #1	TOP OF WELL NEAR MIDDLE OF EAST PROPERTY LINE	
		ELEV. 913.54 FT NAVD88
B.M. #2	BOLT UNDER W IN E/W ON HYDRANT ON S SIDE M-59 NEAR MIDDLE OF PROPERTY	
		ELEV. 912.65 FT NAVD88

SITE PLAN

1" = 20'

MISS DIG 811

BEFORE COMMENCING ANY SITE WORK, CONTRACTOR MUST CALL MISS DIG 811 BY CALLING 811 OR GOING ONLINE AT MISSDIG811.ORG

STATE STATUTE PUBLIC ACT 174 REQUIRES A MINIMUM OF THREE FULL BUSINESS DAYS NOTICE PRIOR TO ANY SITE DIGGING.

Legend:

- Communication
- Proposed Excavation
- Potable Water
- Electric
- Sewers and Drains
- Gas
- Irrigation
- Survey Marker

THE PROJECT SITE IS LOCATED IN AN AREA OF MINIMAL FLOOD/HAZARD (ZONE-X) PER FEMA MAPPING.

NO FLOODING HAZARDS EXIST AT THIS PROPERTY.

PROJECT INFORMATION

GOVERNING CODES -	
1.	2021 MICHIGAN BUILDING CODE
2.	2021 MICHIGAN MECHANICAL CODE
3.	2023 MICHIGAN ELECTRICAL CODE
4.	2021 MICHIGAN PLUMBING CODE
5.	2021 MICHIGAN COMMERCIAL ENERGY CODE (ASHRAE 90.1 2019)
6.	WHITE LAKE TOWNSHIP ZONING ORDINANCE (AS AMENDED THROUGH MAY 23, 2025)

SITE CRITERIA -

1. SITE ZONING:	FB (PLANNED BUSINESS)
2. SITE AREA:	1.12-23-221-008 14,419 S.F. +/- OR 1.71 ACRES +/- (NET)

BUILDING CRITERIA -

1. BUILDING SETBACKS (MINIMUM REQUIRED):	
PER SECTION 3.1.1.6 "FB - PLANNED BUSINESS DISTRICT DEVELOPMENT STANDARDS"	
A. FRONT YARD:	50.0 FT. / 69.5 FT.
B. SIDE YARD:	BY PLANNING COMMISSION / 51 FT. (E) / 101 FT. (W)
C. REAR YARD:	BY PLANNING COMMISSION / 65.8 FT.
** BUILDING AND DEVELOPED SITE ARE EXISTING WITH NO CHANGES TO DEVELOPMENT STANDARD SETBACKS	
2. BUILDING CLEARANCES (MINIMUM REQUIRED):	
PER SECTION 3.1.1.6 "FB - PLANNED BUSINESS DISTRICT DEVELOPMENT STANDARDS"	
A. MAXIMUM HEIGHT:	35.0 FT.
** BUILDING AND DEVELOPED SITE ARE EXISTING WITH NO CHANGES TO DEVELOPMENT STANDARD BUILDING CLEARANCES	
3. BUILDING AREAS:	
A. TOTAL BUILDING AREA:	5,506 S.F. (GROSS)
1. TENANT 'A':	2,414 S.F. (GROSS)
2. TENANT 'B':	2,939 S.F. (GROSS)
3. UTILITY ROOM:	93 S.F. (GROSS)
4. LOT COVERAGE:	15.3 PERCENT
5. USE GROUP:	B (BUSINESS) AND M (MERCANTILE)
6. CONSTRUCTION TYPE:	5B

PARKING CRITERIA -

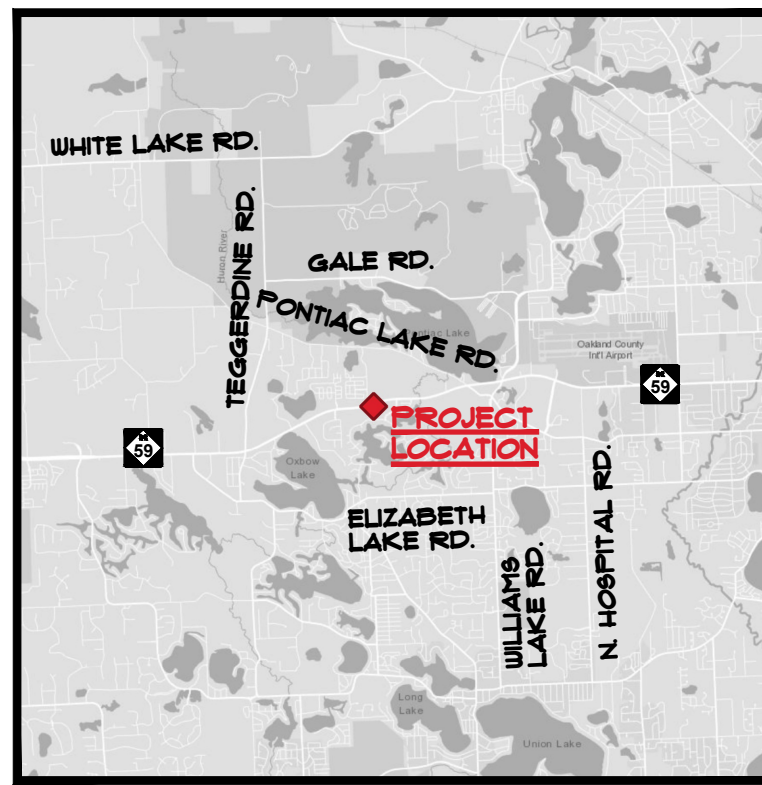
1. PROJECT PARKING REQUIREMENTS:	
PER SECTION 5.11 "OFF-STREET PARKING"	
A. BUSINESS AND COMMERCIAL:	
1. FAST-FOOD:	1.0 SPACE / 75 SF GROSS FLOOR AREA
2. QSR AREA:	4.0 STACKING SPACES TOTAL / WINDOW
3. CALCULATION:	2,414 S.F. / 75 SF = 32 SPACES
1.0 DRIVE-THRU WINDOW X 4.0 SPACES = 4 STACKING	
B. BUSINESS AND COMMERCIAL:	
1. BANKS:	1.0 SPACE / 100 S.F. PUBLIC SERVICE AREA + 1.0 SPACE / 600 S.F. GROSS FLOOR AREA + 1.0 SPACE / EMPLOYEE
2. FLOOR AREA:	4.0 STACKING SPACES TOTAL / TELLER STATION
3. CALCULATION:	2,939 S.F. GROSS / 600 = 5 SPACES (PUBLIC)
2,939 S.F. GROSS / 600 = 5 SPACES (PUBLIC)	
8.0 EMPLOYEES MAXIMUM AT PEAK SHIFT	
2.0 TELLER STATIONS X 4.0 SPACES = 8 STACKING	
1.0 ATM MACHINE X 4.0 SPACES = 4 STACKING	
2. PROJECT PARKING REQUIRED:	
A. QSR (TENANT 'A'):	33 SPACES + 4 STACKING SPACES TOTAL
B. BANKS (TENANT 'B'):	22 SPACES + 12 STACKING SPACES TOTAL
C. TOTAL PARKING:	55 SPACES + 16 STACKING SPACES ON-SITE TOTAL
3. PROJECT PARKING PROVIDED:	
A. ON-SITE PARKING:	68 SPACES (WITH 3 ACCESSIBLE SPACES)
B. BANK STACKING:	12 SPACES TOTAL ≥ 12 SPACES TOTAL
C. QSR STACKING:	8 SPACES TOTAL ≥ 4 SPACES TOTAL
D. TOTAL PARKING:	10 SPACES + 15 STACKING SPACES TOTAL

PROJECT WORK SCOPE -

EXISTING MULTI-TENANT RETAIL BUILDING ON A PREVIOUSLY DEVELOPED SITE TO REMAIN, WITH EXTERIOR FACADE RENOVATIONS FOR TWO NEW TENANTS. MINOR DRIVE-THRU TRAFFIC IMPROVEMENTS ON THE EAST SIDE OF THE PROPERTY, RESURFACING OF EXISTING PAVED AREAS, AND MINOR LANDSCAPE IMPROVEMENTS AND SITE CLEANUP.

ALL NEW SITE AND BUILDING IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE ARCHITECTURAL PLANS AND APPLICABLE CODE AND LOCAL REQUIREMENTS.

ANY REVISIONS TO THE CONSTRUCTION THAT DO NOT FOLLOW THE ARCHITECTURAL PLANS WITHOUT HAVING PROPER APPROVAL FROM ARCHITECT AND LOCAL BUILDING DEPARTMENT MAY RESULT IN A WORK STOPPAGE. ALL APPROVALS FROM ARCHITECT TO BE IN WRITING, SIGNED AND DATED.



SITE LOCATION MAP

NTS

PROJECT - 9191 HIGHLAND RD. WHITE LAKE, MI 48386

JOB NO. 25149-6

SHEET NO. AS-1

R.A. CHIESA ARCHITECTS, P.C.

43260 Garfield Rd. Suite 210

Clinton Township, Michigan 48038

(586) 263-3519

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01/21/26

05/04/26

07/09/26

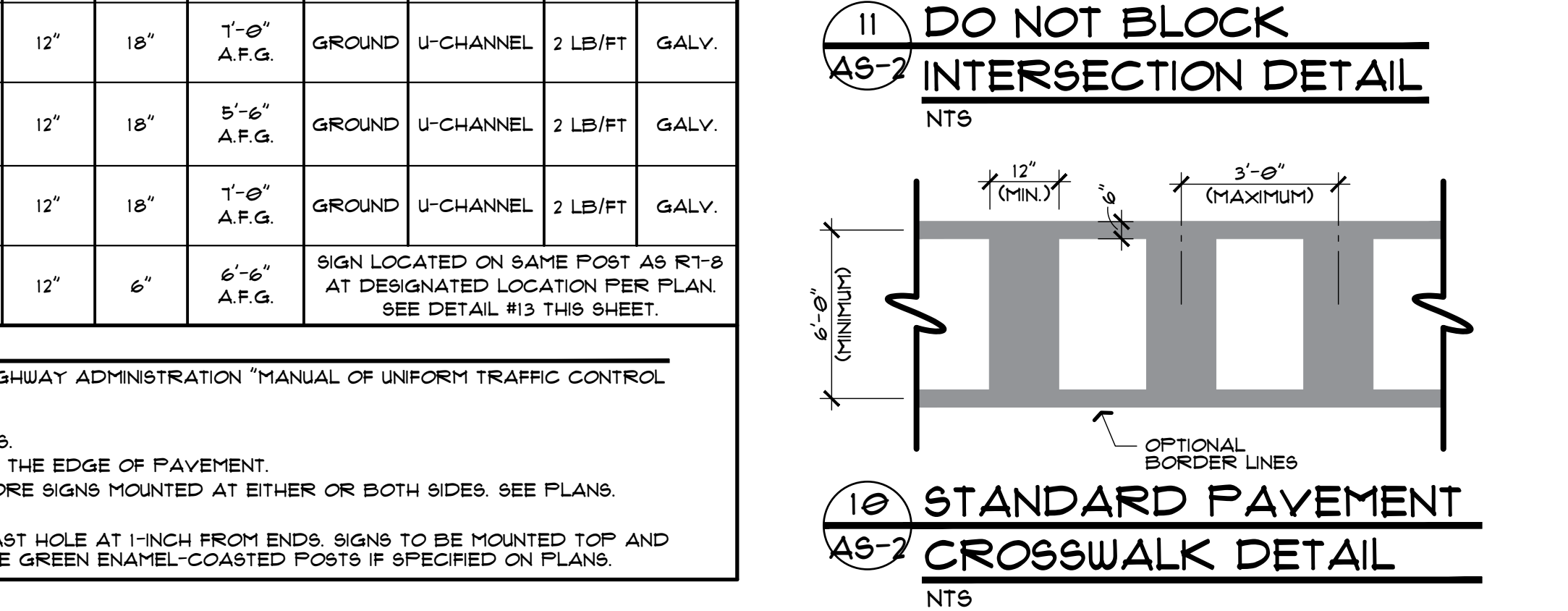
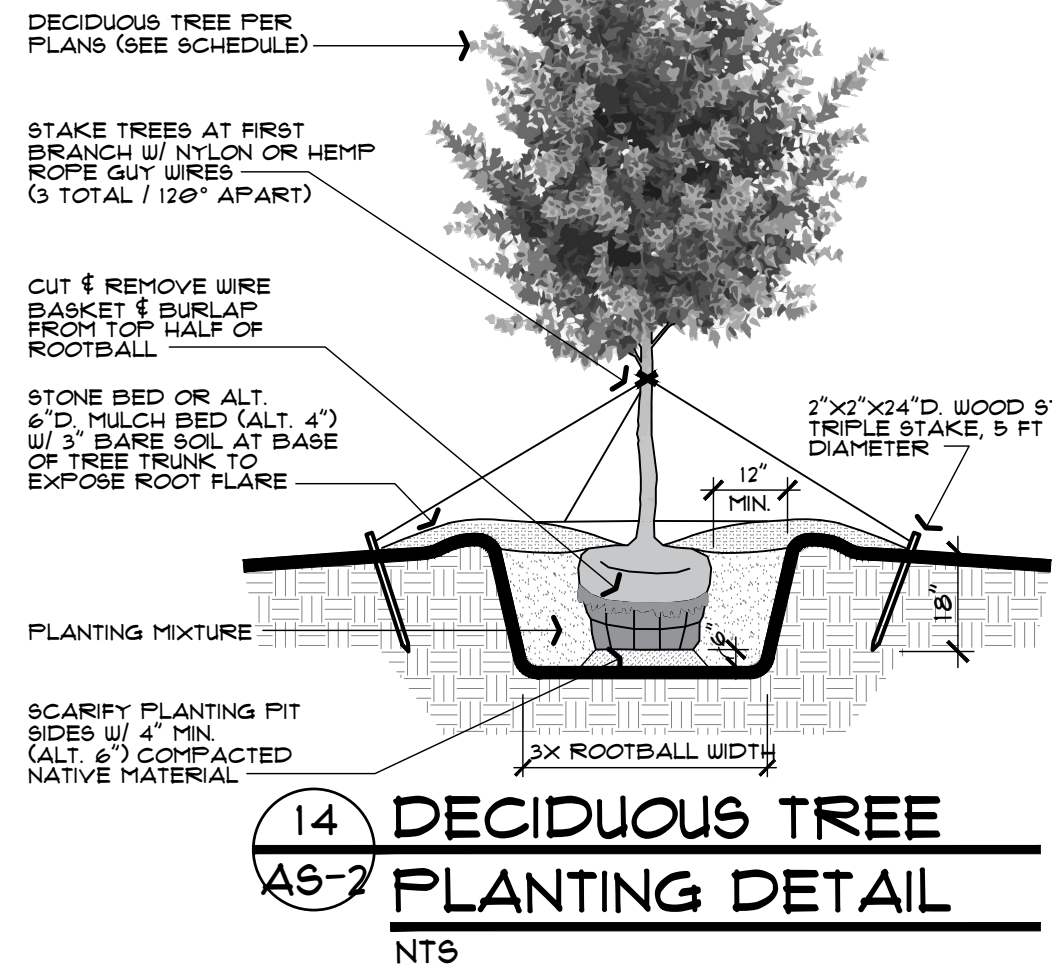
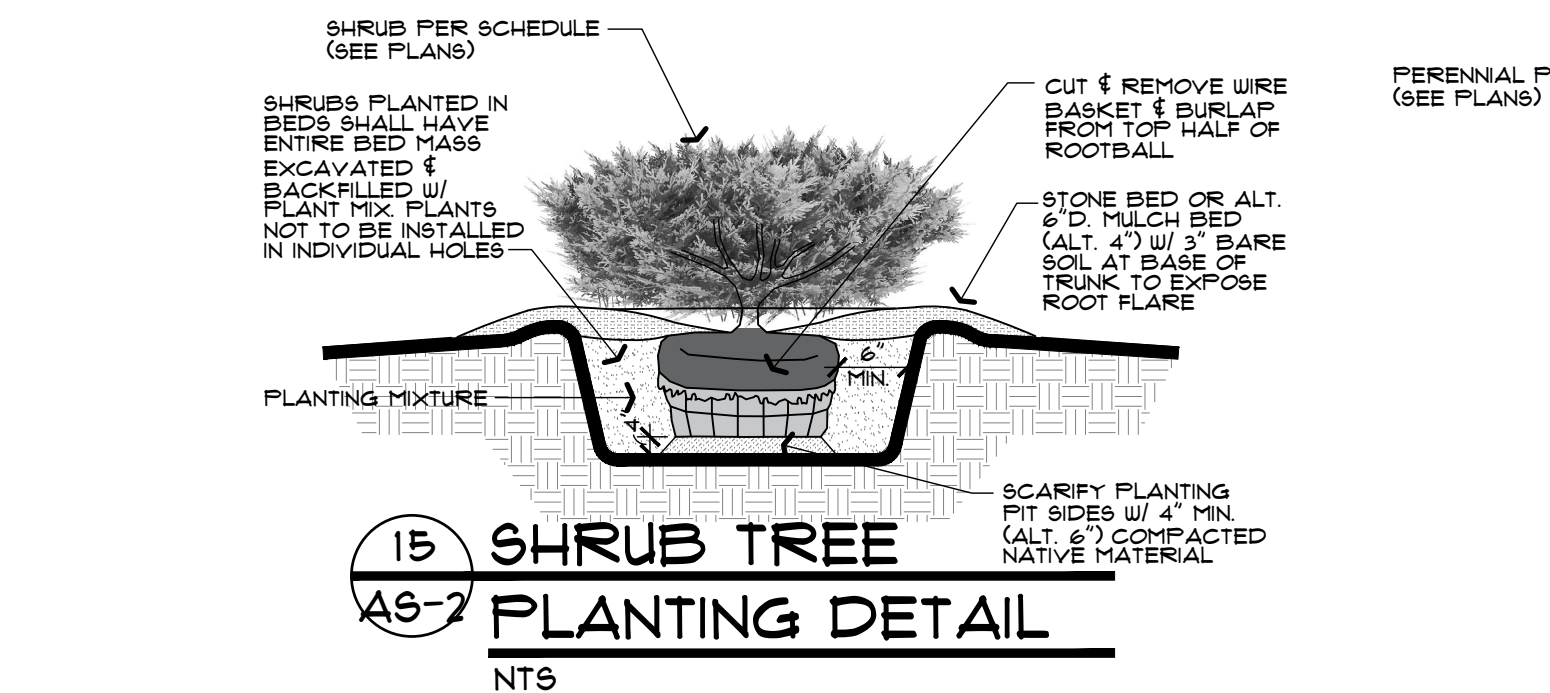
SITE PLAN APPROVAL

SITE PLAN APPROVAL

SITE PLAN RE-SUB

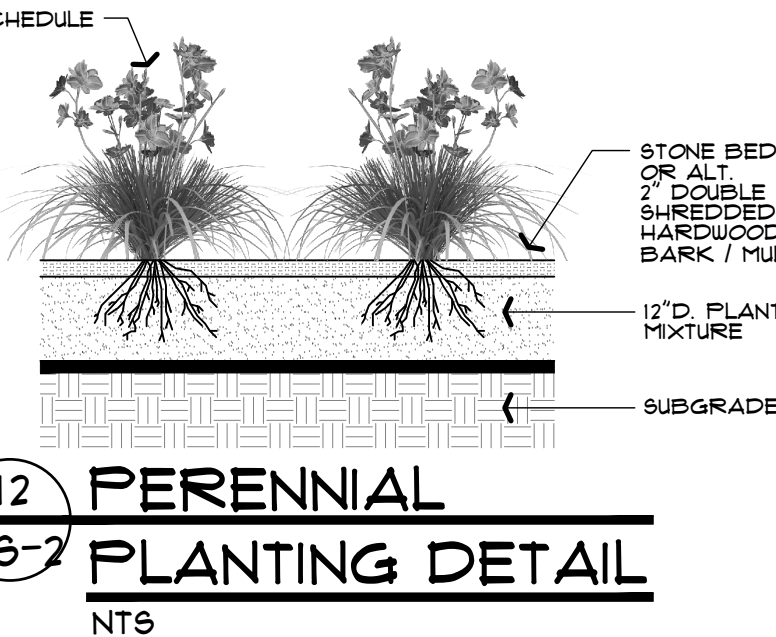
SIGN LEGEND	M.U.T.G.D. NUMBER	DISPLAY	SHAPE	QUANTITY LOCATED ON SITE	MATERIAL	COLOR		SHEETING TYPE	SIZE		SIGN MOUNTING	POST			
						LEGEND	SHEETING		WIDTH	HEIGHT		INSTALL	POST TYPE	SIZE	FINISH
DO NOT ENTER	R5-1		SQUARE	4	ALUMINUM	WHITE	RED	HIGH INTENSITY PRISMATIC	18"	18"	1'-0" A.F.G.	GROUND	U-CHANNEL	2 LB/FT	GALV.
WRONG WAY	R5-1A		RECTANGLE	4	ALUMINUM	WHITE	RED	HIGH INTENSITY PRISMATIC	18"	12"	6'-0" A.F.G.	SIGN LOCATED ON SAME POST AS R5-1 AT DESIGNATED LOCATION PER PLAN. SEE DETAIL #16 THIS SHEET.			
YIELD	R1-2		TRIANGLE	4	ALUMINUM	RED	WHITE	HIGH INTENSITY PRISMATIC	24"	24"	1'-6" A.F.G.	GROUND	U-CHANNEL	2 LB/FT	GALV.
NO PARKING FIRE LANE	R8-31		RECTANGLE	AS REQ'D BY FIRE MARSHALL	ALUMINUM	RED	WHITE	HIGH INTENSITY PRISMATIC	12"	18"	1'-0" A.F.G.	GROUND	U-CHANNEL	2 LB/FT	GALV.
DO NOT BLOCK INTERSECTION	R10-1		RECTANGLE	2	ALUMINUM	BLACK	WHITE	HIGH INTENSITY PRISMATIC	12"	18"	5'-6" A.F.G.	GROUND	U-CHANNEL	2 LB/FT	GALV.
RESERVED PARKING	R1-8		RECTANGLE	3	ALUMINUM	GREEN/ BLUE	WHITE	HIGH INTENSITY PRISMATIC	12"	18"	1'-0" A.F.G.	GROUND	U-CHANNEL	2 LB/FT	GALV.
VAN ACCESSIBLE	R1-8P		RECTANGLE	1	ALUMINUM	GREEN	WHITE	HIGH INTENSITY PRISMATIC	12"	6"	6'-6" A.F.G.	SIGN LOCATED ON SAME POST AS R1-8 AT DESIGNATED LOCATION PER PLAN. SEE DETAIL #13 THIS SHEET.			

1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE M.D.O.T. ADOPTED CRITERIA SPECIFIED BY THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" - LATEST EDITION.
2. M.U.T.C.D. NUMBER REFERENCES ARE PER TABLE 2B-1 "REGULATORY SIGN AND PLAQUE SIZES"
3. ALL SIGNS SHOWN SUCH AS CROSSING UTILITY BEING IMPAIRED BY THE HIGHWAYS OF THE SIGNS.
4. SIGN LOCATED IN LANDSCAPED AREAS SHALL BE NO LESS THAN 2 FEET AND NO MORE THAN 12 FEET FROM THE EDGE OF PAVEMENT.
5. SEE SITE PLAN(S) FOR PLACEMENT OF SIGNS AS REQUIRED. SIGN POSTS MAY BE PROVIDED WITH ONE OR MORE SIGNS MOUNTED AT EITHER OR BOTH SIDES. SEE PLANS.
6. COORDINATE WITH ARCHITECT AND SITE DEVELOPER FOR ADDITIONAL SIGNAGE REQUIREMENTS.
7. ALL U-CHANNEL POSTS (9 LB/FT) WITH 3/8-INCH DIAMETER HOLES AT 12-INCH ON-CENTER FULL LENGTH AND LAST HOLE AT 1-INCH FROM ENDS. SIGNS TO BE MOUNTED TOP AND BOTTOM WITH (1) 2-1/2-INCH LONG BOLTS, (2) WASHERS & BOLTS AND (1) HEX HEAD BOLT. ALTERNATE - PROVIDE GREEN ENAMEL-COATED POSTS IF SPECIFIED ON PLANS.



1. ALL PARKING STRIPING TO BE SINGLE STRIPE WITH 4-INCH WIDE LINES.
2. CROSSWALK WIDTHS TO BE 6'-0" WIDE MINIMUM.
3. ALL CROSSWALKS TO BE (TRAFFIC) WHITE EDGE LINES TO BE RETROREFLECTIVE WHITE WITH THE APPROPRIATE WIDTH PER PLANS.
4. CROSSWALKS TO BE 6-INCH WIDE MINIMUM AND SPACED 36-INCH ON-CENTER MAXIMUM (24-INCH ON-CENTER MINIMUM).
5. CROSSWALK EDGE LINES ARE OPTIONAL WHERE PROVIDED, LINES MUST BE 6-INCH WIDE MINIMUM.
6. PAVEMENT MARKING MATERIALS ARE TO BE DURABLE WITH ANTICIPATED SERVICE LIFE OF 2 TO 3 YEARS. THE FOLLOWING SHALL BE:
 1. POLYUREA (APPLIED AT 20 MIL THICKNESS)
 2. MODIFIED ASPHALT (APPLIED AT 20 MIL THICKNESS)
 3. WATER-EMULSION PREPARED TAP

1. ALL EXISTING LANDSCAPE AND PLANTING AREAS TO REMAIN.
2. CONTRACTOR SHALL CONDUCT A SITE VISIT AND FIELD VERIFICATION TO EVALUATE EXISTING LANDSCAPE CONDITIONS, INCLUDING BUT NOT LIMITED TO EXISTING PLANTINGS, GRASS AREAS, MULCH AND/OR STONE BEDS, AND LANDSCAPE EDGING. THE CONTRACTOR SHALL DETERMINE THE CONDITION, LOCATION, AND VIABILITY OF EXISTING VEGETATION (INCLUDING TREES AND SHRUBS) AND SITE FEATURES TO DETERMINE WHETHER THEY ARE IN SATISFACTORY CONDITION TO REMAIN.
3. ANY EXISTING LANDSCAPE ELEMENTS IDENTIFIED AS DAMAGED, DETERIORATED, UNHEALTHY, OR OTHERWISE UNSUITABLE TO REMAIN SHALL BE DOCUMENTED AND BROUGHT TO THE ATTENTION OF THE ARCHITECT / OWNER.
4. PROTECTION OF ALL EXISTING LANDSCAPING DESIGNATED TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY EXISTING LANDSCAPE ELEMENTS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED IN KIND UNLESS OTHERWISE DIRECTED.
5. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE UTILITIES (ELECTRIC, GAS, WATER, AND SEWER) PRIOR TO CONSTRUCTION. CONTACT MISSOURI STATE DEPARTMENT OF TRANSPORTATION AND HIGHWAYS FOR LOCATION OF ALL UTILITIES AND COORDINATE WITH CIVIL ENGINEERING PLANS. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL CONSTRUCTION AND PLANT MATERIAL LOCATIONS TO BE ADJUSTED ON-SITE IF



1. ALL CURB RAMPS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND ALL LOCAL AND STATE REQUIREMENTS HAVING JURISDICTION.
2. MINIMUM CLEAR WIDTH OF CURB RAMPS SHALL BE 36-INCHES, EXCLUSIVE OF FLARED SIDES.
3. DETECTABLE WARNING SURFACES (TRUNCATED DOMES) SHALL BE PROVIDED AT THE BOTTOM OF ALL CURB RAMPS WHERE PEDESTRIAN ROUTES CROSS VEHICULAR WAYS. DETECTABLE WARNING SHALL EXCEED THE WIDTH OF THE CURB OR FLARE OF LANDING.
4. THERE SHALL BE A MINIMUM DEPTH OF 24-INCHES.
5. BE VISUALLY CONTRASTING WITH ADJACENT CONCRETE SURFACES (BLACK, RED, OR YELLOW -- PROJECT PREFERENCE TO BE BLACK)
6. ALL CURB RAMPS SHALL BE CONSTRUCTED TO PROVIDE A POSITIVE DRAINAGE SYSTEM WITHIN THE RAMP SURFACE, LANDINGS, OR DETECTABLE WARNING AREAS.
7. FINISH TOLERANCES SHALL COMPLY WITH ADA SURFACE REQUIREMENTS, PROVIDING A STABLE, FIRM, AND SLIP-RESISTANT WALKING SURFACE.
8. LANDING AREA WITH MINIMUM DIMENSIONS OF 5 FT X 5 FT CLEAR.
9. MAXIMUM LANDING SLOPE IS 2.0% TOWARDS GUTTER
10. MAXIMUM RAMP CROSS SLOPE IS 2.0%.
11. MAXIMUM RAMP RUNNING SLOPE IS 5.0% TO 1.0% (0.3% MAXIMUM)
12. FLARED SIDES SHALL NOT EXCEED A SLOPE OF 1:10 (10%) WHERE THE RAMP MEETS THE WALKWAY OR WHERE THE RAMP MEETS A NON-WALKABLE, STEEPER SLOPE MAY BE PERMITTED AS ALLOWED BY ADA



1. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A RESERVED PARKING SIGN WITH DYNAMIC ACCESSIBILITY SYMBOL (MODIFIED 16A SYMBOL). THE 16A-1968 SYMBOL MAY BE USED FOR NEW OR EXISTING SPACES.
2. ALL SIGNS SHALL BE CENTERED AT EACH PARKING STALL UNLESS PROHIBITED BY SITE CONDITIONS AND SHALL NOT BE LOCATED MORE THAN 10 FT FROM THE FRONT OF THE PARKING STALL.
3. ACCESSIBLE PARKING SIGNS MAY BE MOUNTED ON A BUILDING PROVIDED THEY ARE NOT OBSTRUCTED FROM VIEW.
4. ALL ACCESSIBLE SIGNAGE AND PAVEMENT MARKINGS TO BE PROVIDED WITH THE ACCESSIBLE PARKING SPACE. ACCESSIBILITY AS SHOWN PER PLANS.
5. ACCESSIBLE PARKING STALL SHALL BE PROVIDED WITH AN 8 FT STRIPPED AREA ADJACENT TO THE STALL FOR VAN ACCESSIBILITY AS REQUIRED WHERE THE SIGNAGE IS NOT PROVIDED, A 5 FT STRIPPED AREA ADJACENT TO THE STALL SHALL BE PROVIDED.



LANDSCAPE SCHEDULE								
MARK	SYMBOL	TYPE	QTY.	DESCRIPTION		INSTALL SIZE	MATURE SIZE	
				BOTANICAL NAME	COMMON NAME	CALIFER, HEIGHT, OR VOLUME	HEIGHT	SPREAD
TREES								
TCA		DECIDUOUS	8	TILIA CORDATA	LITTLE-LEAVED LINDEN	2.5-INCH CALIFER	50 FT- 70 FT	35 FT- 50 FT
SHRUBS / PERENNIALS / GRASSES								
EX		EVERGREEN	40	BUXUS HYBRIDS	GREEN VELVET BOXWOOD	2 FT TALL	3 FT - 4 FT	3 FT - 4 FT
FA		GRASS	36	PENNISTETUM ALOPECUROIDES	FOUNTAIN GRASS	2 GALLON MINIMUM	2 FT - 3 FT	2 FT - 3 FT
STONES / Boulders / MULCHES								
BGLS	--	LANDSCAPE STONE	--	--	BLACK GRANITE	2" DEPTH 1 TO 3-INCH	--	--
NOTES -								
1. ANY LANDSCAPE BED AREAS RECEIVING NEW OR REFRESHED BEDDING MATERIAL TO BE PROVIDED WITH LANDSCAPE STONE (BLACK GRANITE OR RIVER ROCK) OR SHREDDED BLACK MULCH. EXACT AREAS TO BE COORDINATED WITH OWNER AND ARCHITECT DURING CONSTRUCTION BASED ON EXISTING FIELD CONDITIONS.								



PROVIDE ARCHITECT WITH SPECIFICATIONS
ON LIGHT FIXTURE, POLE DESIGN, FASTENERS,
AND POLE BASE FOR APPROVAL



- ** LIGHT POLES ARE DESIGNED FOR 1.3 GUST AT 100 MPH.
- ** ALL LIGHT POLES ARE TO BE 11-FEET 6-INCH IN LENGTH ACCOUNTING FOR A 2-FOOT 6-INCH TALL CONCRETE BASE. THE MAXIMUM HEIGHT OF THE LIGHT POLES FOR FIXTURE MOUNTING SHALL AND NOT TO EXCEED 20-FEET. COORDINATE POLE BASE IN FIELD TO VERIFY EXACT LIGHT POLE ORDER DIMENSION.
- ** POLE SHAFT 4-INCH X 17.5- FEET WITH Ø12.5-INCH THICK POLE WALL TO BE RATED AT 1.05 EPA. BOLTS TO BE PROVIDED PER LIGHT POLE BASE DETAIL AND PER MANUFACTURER REQUIREMENTS.
- ** CONTRACTOR TO SUBMIT ANY FIXTURE ALTERNATES THAT DIFFER FROM SPEC'D TO ARCHITECT FOR APPROVAL.
- ** CONTRACTOR TO SUBMIT CUT SHEETS ON ALL FIXTURES TO ARCHITECT FOR APPROVAL.

** SEE MANUFACTURER SPECIFICATIONS.

** POLE LIGHT FIXTURE MOUNTING HEIGHTS ARE FROM FINISH GRADE TO TOP OF FIXTURE. POLE DIMENSIONS SHALL BE MOUNTING HEIGHT MINUS BASE HEIGHT.
 ** POLE LIGHT FIXTURES ON SITE PHOTOMETRIC PLAN LABELED WITH "H95" TO HAVE HOUSE-SIDE SHIELD (H95-R = RIGHT / H95-L = LEFT) L/R BASED FROM TOP OF FIXTURE LOOKING TOWARDS THE FREE END.
 ** POLE LIGHT FIXTURES ON SITE PHOTOMETRIC PLAN LABELED WITH "EG5" TO HAVE EXTERNAL GLARE SHIELD. (EG5-R = REAR / EG5-F = FRONT)
 ** CONTRACTOR TO SUBMIT ANY FIXTURE ALTERNATES THAT DIFFER FROM SPEC'D TO ARCHITECT FOR APPROVAL
 ** CONTRACTOR TO SUBMIT CUT SHEETS ON ALL FIXTURES TO ARCHITECT FOR APPROVAL

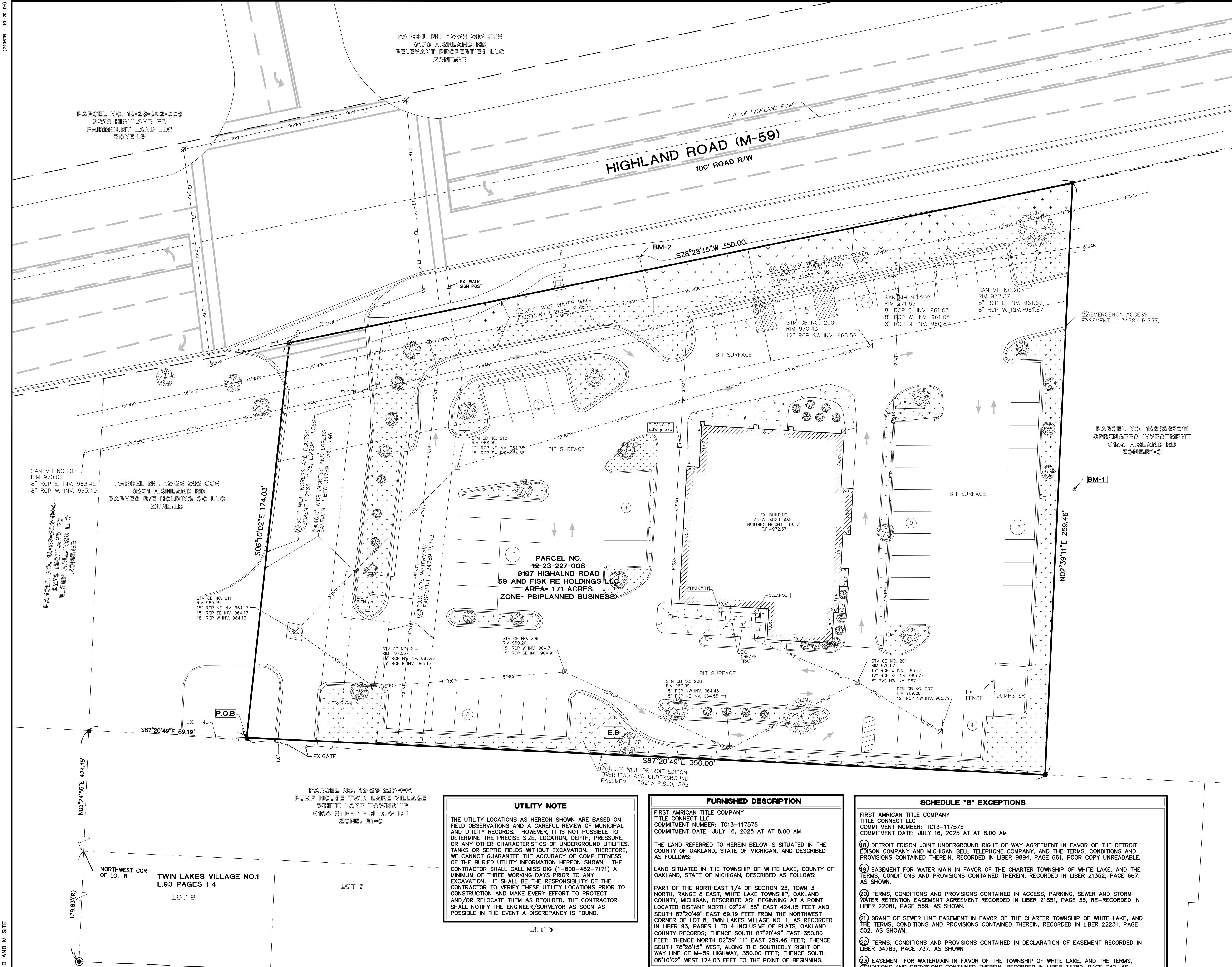


1. ALL OUTDOOR AREA LIGHTING (PARKING LOT LIGHTING FIXTURES) ARE EXISTING LOCATIONS AND SHALL REMAIN, UNLESS NOTED OTHERWISE.
2. NEW OUTDOOR LIGHTING UTILIZED FOR GENERAL ILLUMINATION IS DESIGNED TO DIMINISH GLARE AND LIGHT POLLUTION TO ADJACENT PARCELS AND/OR ROADWAYS PER THE ARCHITECTURAL PLANS.
3. SEE SITE PHOTOMETRIC PLAN FOR LIGHT LEVELS OF NEW FIXTURES ONLY.
4. SITE PHOTO-METRIC PLAN ILLUSTRATES ILLUMINATION LEVELS FOR ALL SITE AREA AND BUILDING WALL MOUNTED FIXTURES. EXISTING LIGHT FIXTURES TO BE REMOVED TO BE REPLACED TO REMAIN AND BUILDING WALL MOUNTED LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW AREA LIGHT FIXTURE MOUNTED ON EXISTING LIGHT POLES. EXISTING LIGHT POLES AND POLE BASES TO REMAIN UNCHANGED AS PREVIOUSLY APPROVED. NEW AREA LIGHT FIXTURES TO BE PROVIDED WITH HOUSE-SIDE SHIELDS AS/WHEN REQUIRED AND IF SHOWN ON PLANS.
5. ALL EXTERIOR LIGHT FIXTURES (AREA AND BUILDING MOUNTED) ARE "DARK SKY FRIENDLY" COMPLIANT (UNLESS NOTED OTHERWISE) WITH THE INTERNATIONAL DARK SKY ASSOCIATION (IDA) PER LOCAL ORDINANCE.
6. NO LIGHT MEASURED AT FIVE (5) FEET GROUND LEVEL AT THE PROPERTY LINES ADJUTING RESIDENTIAL PROPERTIES IS GREATER THAN 0.2 FOOT-CANDELES AND NO GREATER THAN 1.0 FOOT-CANDELES AT 100 FEET GROUND LEVEL FOR PROPERTIES PER.
7. WHERE BUILDING MOUNTED LUMINAIRES OR SITE POLE MOUNTED LUMINAIRES EXIST GLARE SHALL BE PROVIDED WITH EXTERNAL GLARE SHIELDS AS REQUIRED. COORDINATE WITH ARCHITECT.

$$1'' = 2\theta'$$


(24.91TB - 10-29-04)

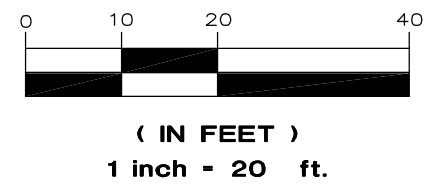
NOT FOR CONSTRUCTION. ALL RIGHTS RESERVED. D AND M SITE



LOCATION MAP

NOT TO SCALE

GRAPHIC SCALE



LEGEND

	MONUMENT / SECTION CORNER
	FOUND PROPERTY IRON
	SET PROPERTY IRON
	EXISTING CATCHBASIN
	EXISTING MANHOLE/CATCHBASIN
	EXISTING MANHOLE
	EXISTING HYDRANT
	EXISTING VALVE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATERMAIN
	EXISTING FENCE LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND GAS LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING CENTERLINE
	EXISTING OVERHEAD ELECTRICAL WIRES
	EXISTING MAILBOX / NEWSPAPER BOX
	EXISTING SIGN
	EXISTING DECIDUOUS TREES
	EXISTING CONIFEROUS TREES
	EXISTING UTILITY POWER POLE
	EXISTING TELEPHONE RISER
	EXISTING TRAFFIC SIGN
	EXISTING GAS BOX
	EXISTING ELECTRIC TRANSFORMER

FLOODPLAIN INFORMATION

WHITE LAKE TOWNSHIP
OAKLAND COUNTY, MICHIGAN
MAP NUMBER: 26125C0337F
EFFECTIVE DATE: SEPTEMBER 29, 2006
FLOOD ZONE: X
AREA OF MINIMAL FLOOD HAZARD

ZONING INFORMATION

ZONED-B-3 PLANNED BUSINESS
SETBACKS:
FRONT: -50'
REAR: -TBD
SIDE: -TBD

UTILITY CONTACTS

GAS DTE GAS COMPANY ONE ENERGY PLAZA DETROIT, MI 48226 (800) 338-0178	ELECTRIC CONSUMERS ENERGY COMPANY ONE ENERGY PLAZA JACKSON, MI 49201 (800) 477-5050
ZONING WHITE LAKE TOWNSHIP ZONING & PLANNING 7525 HIGHLAND ROAD WHITE LAKE, MI 48383 (248) 698-3300	WATER AND SEWER WHITE LAKE TOWNSHIP WATER AND SEWER DEPARTMENT 7527 HIGHLAND ROAD WHITE LAKE, MI 48383 (248) 698-7700

CERTIFICATION

TO: FIRST AMERICAN TITLE, 59 & FISK RE HOLDINGS LLC, A MICHIGAN LIMITED LIABILITY COMPANY, TITLE CONNECT LLC,
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 9, 13, 14, 16, 17 OF THE TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/23/2025.
DATE OF PLAN OR MAP: 05-12-26

BRIAN D. FERGUSON (P) #26454
401 BALSAM STREET P.O. 159
CARROLLTON, MI 48724
PHONE: (989) 752-6500 • FAX (989) 752-6600

UTILITY NOTE

THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE SIZE, LOCATION, DEPTH, PRESSURE, OR ANY OTHER CHARACTERISTICS OF UNDERGROUND UTILITIES, TANKS OR SEPTIC FIELDS WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OF COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL MISS DIG (1-800-482-7171) A MINIMUM OF THREE WORKING DAYS PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE EVERY EFFORT TO PROTECT AND/OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND.

FURNISHED DESCRIPTION

FIRST AMERICAN TITLE COMPANY
TITLE CONNECT LLC
COMMITMENT NUMBER: TC13-117575
COMMITMENT DATE: JULY 16, 2025 AT 8.00 AM
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF OAKLAND, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS:
LAND SITUATED IN THE TOWNSHIP OF WHITE LAKE, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:
PART OF THE NORTHEAST 1/4 OF SECTION 23, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT LOCATED DISTANT NORTH 02°24' 55" EAST 424.15 FEET AND SOUTH 87°20'49" EAST 69.19 FEET FROM THE NORTHWEST CORNER OF LOT 8, TWIN LAKES VILLAGE NO. 1, AS RECORDED IN LIBER 93, PAGES 1 TO 4 INCLUSIVE OF PLATS, OAKLAND COUNTY RECORDS; THENCE SOUTH 87°20'49" EAST 350.00 FEET; THENCE NORTH 02°24' 11" EAST 259.46 FEET; THENCE SOUTH 78°28'15" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF M-59 HIGHWAY, 350.00 FEET; THENCE SOUTH 06°10'02" WEST 174.03 FEET TO THE POINT OF BEGINNING.

BENCHMARKS

B.M. #1 - TOP OF WELL NEAR MIDDLE OF EAST PROPERTY LINE
NAVD 88 ELEV. 973.54
B.M. #2 - BOLT UNDER W IN E/W ON HYDRANT ON S SIDE
M-59 NEAR MIDDLE OF PROPERTY
NAVD 88 ELEV. 972.65

SCHEDULE "B" EXCEPTIONS

- FIRST AMERICAN TITLE COMPANY
TITLE CONNECT LLC
COMMITMENT NUMBER: TC13-117575
COMMITMENT DATE: JULY 16, 2025 AT 8.00 AM
- (18) DETROIT EDISON JOINT UNDERGROUND RIGHT OF WAY AGREEMENT IN FAVOR OF THE DETROIT EDISON COMPANY AND MICHIGAN BELL TELEPHONE COMPANY, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 9894, PAGE 661. POOR COPY UNREADABLE.
- (19) EASEMENT FOR WATER MAIN IN FAVOR OF THE CHARTER TOWNSHIP OF WHITE LAKE, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 21352, PAGE 667. AS SHOWN.
- (20) TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ACCESS, PARKING, SEWER AND STORM WATER RETENTION EASEMENT AGREEMENT RECORDED IN LIBER 21851, PAGE 36, RE-RECORDED IN LIBER 22081, PAGE 559. AS SHOWN.
- (21) GRANT OF SEWER LINE EASEMENT IN FAVOR OF THE CHARTER TOWNSHIP OF WHITE LAKE, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 22231, PAGE 502. AS SHOWN.
- (22) TERMS, CONDITIONS AND PROVISIONS CONTAINED IN DECLARATION OF EASEMENT RECORDED IN LIBER 34789, PAGE 737. AS SHOWN.
- (23) EASEMENT FOR WATERMAIN IN FAVOR OF THE TOWNSHIP OF WHITE LAKE, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 34789, PAGE 742. AS SHOWN.
- (24) GRANT OF EASEMENT IN FAVOR OF THE TOWNSHIP OF WHITE LAKE, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 34789, PAGE 746. AS SHOWN.
- (25) TERMS, CONDITIONS AND PROVISIONS CONTAINED IN NOTICE OF PLANNED BUSINESS DEVELOPMENT AGREEMENT RECORDED IN LIBER 34789, PAGE 751. PARCEL USE AGREEMENT.
- (26) DETROIT EDISON OVERHEAD AND UNDERGROUND EASEMENT (RIGHT OF WAY) IN FAVOR OF THE DETROIT EDISON COMPANY, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 35213, PAGE 880 AND LIBER 35213, PAGE 882. AS SHOWN.



PREPARED UNDER THE SUPERVISION OF:

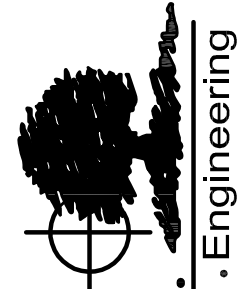
FILE:	2025-429
PROJECT MGR:	JDM
DESIGNED BY:	FR
DRAWN BY:	FR/JP
CHECKED BY:	
SCALE:	1" = 20'
SHEET:	1 OF 1

GRAND MANAGEMENT AND DEVELOPMENT- JASON KISHMISH
30201 ORCHARD LAKE ROAD
FARMINGTON HILLS, MI 48334
(248) 594-5939

9197 HIGHLAND ROAD
WHITE LAKE, MI.

SECTION 23, T3N-R8E
WHITE LAKE TOWNSHIP
OAKLAND COUNTY, MICHIGAN

ALTA/NSPS LAND TITLE SURVEY



D&M SITE INC.
Surveying, Inspection, Testing, Engineering
401 BALSAM STREET PO BOX 159, CARROLLTON, MICHIGAN 48724
PHONE (989) 752-6500 • FAX (989) 752-6600

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2025.429





GLAZING AT 21% OF FACADE / NON-REFLECTIVE

FIRST AMENDMENT TO PLANNED BUSINESS DEVELOPMENT AGREEMENT
WHITE LAKE RETAIL

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, hereinafter referred to as and called the "Township", and **59 & FISK RE HOLDINGS, LLC**, a Michigan limited liability company, whose address is 30201 Orchard Lake Road, Suite 110, Farmington Hills, Michigan 48334 ("Fisk").

RECITALS

A. Fisk, as successor to Tim Donut U.S. Limited, Inc., a Florida corporation, are parties to a certain Planned Business Development Agreement dated August 31, 2004, Notice of which was recorded on January 19, 2005, in Liber 34789, Page 751, Oakland County Records (the "Agreement") pertaining to approximately 1.71 acres of real property in White Lake Township, Michigan, commonly known as 9197 Highland Road, and is more particularly described on **Exhibit A**, attached hereto and made a part hereof (hereinafter referred to as the "Property").

B. Fisk is the fee owner of the Property.

C. Fisk has applied to the Township to redevelop the Property by renovating the existing 5,506 sq. ft. multi-tenant retail building on the Property, including the expansion of the existing drive-thru facility by adding two drive-thru lanes and a canopy to the east side of the building, utilizing the Revisions to the Approved Final Site Plan process under the Township's Zoning Ordinance (the "Development"), all as more specifically described on the Revised PBD Plan (as defined in Recital D, below).

D. In accordance with Section 6.7.E. of the Township's Zoning Ordinance, the Community Development Director has reviewed Fisk's Revised PBD Plan, specifically the Plan prepared by R.A. Chiesa Architects, P.C. and D&M Site, Inc., dated February 27, 2026, with a revision date of July 9, 2026 (hereinafter "Revised PBD Plan"), and has determined the changes to be "minor" as defined by Section 6.7.E.i-ii.

E. Paragraph 5.3 of the Agreement provides for amendment to the Agreement pursuant to an instrument executed between the Township and Developer, or their successor in title.

F. While Section 6.7.E authorizes the Community Development Director to approve minor revisions to approved final site plans, the Revised PBD Plan and this First Amendment to

Planned Business Development Agreement was presented to the Planning Commission for consideration.

G. On _____, the Planning Commission considered and recommended approval of the Revised PBD Plan, attached hereto and made part hereof, as **Exhibit B**, and this First Amendment to Planned Business Development Agreement, subject to certain conditions.

H. On _____, the Township Board considered and approved the Revised PBD Plan and this First Amendment of the Planned Business Development Agreement, subject to certain conditions.

I. Pursuant to Paragraph 5.3 of the Agreement and Section 6.7.E. of the Planned Development Approval Process of the Township's Zoning Ordinance, Fisk and the Township desire to amend the Agreement for the purposes set forth in this First Amendment to Planned Business Development Agreement and the Revised PBD Plan.

NOW, THEREFORE, in consideration of the covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed as follows:

1. All references in the Agreement to the PBD Plan, site plan, landscape plan and any other plans, elevations and surveys are hereby amended to include the Revised PBD Plan, attached (attached hereto as Exhibit B).

2. Paragraph 2.4 of the Agreement is removed and replaced, in full by the following:

Statement of Applicant's Intentions Regarding Future Sale or Lease. The Developer has indicated that there are no future plans for sale of the proposed Development. However, Developer intends to lease the units within the Building for uses that are permitted in the Planned Business District.

3. Paragraph 2.8 of the Agreement is removed and replaced, in full by the following:

Performance Criteria. Fisk shall ensure that the proposed uses on the Property shall not exceed the performance criteria found in the Township's Zoning Ordinance, Section 5.18.

4. The following provisions shall be added to Article V:

5.10 The Zoning Board of Appeals shall have no jurisdiction over the Property or the application of this Agreement.

5.11 Except for deviations specifically approved by the Township under this Agreement, if any, and the approved PBD Plan, the Township Code of Ordinances, Zoning Ordinance and all applicable regulations of the Township shall apply to the Property, and any violation of such Codes, Ordinances and regulations by Fisk, its successors or assigns, or occupant of the Property shall be deemed a breach of this Agreement, as well as a violation of the Township Code or Ordinance.

5.12 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.

5.13 Fisk has negotiated with the Township the terms of the Agreement, which represents the product of the joint efforts and mutual agreements of Fisk and the Township.

5.14 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.

5.15 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.

5.16 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 Agreement which apply, the Township Board, 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 Plan. 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.

5. Exhibit C should be amended to add the following Condition as #5:

5. Developer shall execute and record an easement to the Township for the safety path on the Property along M-59.

6. The Township's approval of this First Amendment to Planned Business Development Agreement, and the use of the Property and any development thereof, are subject to compliance with this Agreement and the following additional conditions:

- a) Submission by Fisk 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 July 28, 2026 correspondence to the Community Development Director relating to the Revised PBD Plan.
- b) The requirements of the Township as determined by the Planning Consultant, including without limitation its comments in the July 27, 2026 correspondence from Matteo Passalacqua, of Carlisle Wortman Associates, Inc., the Township's Planning Consultant, relating to the PBD Plan.

- c) The requirements of the Fire Department, including without limitation, the requirements set forth in correspondence dated June 8, 2026, issued by the Fire Department to the Community Development Director, and applicable fire and safety codes adopted by the Township.
- d) Conditions imposed on the Development by the Planning Commission during Revised PBD 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.
- e) Fisk shall be required to repair/replace any broken sections of concrete within the frontage sidewalk adjacent to the site along M-59 as determined by the Township Engineering Consultant.

7. Fisk acknowledges that, at the time of the execution of this Agreement, Fisk has not yet obtained engineering approvals for the development of the Property. Fisk acknowledges that the Township's Engineering Consultant may impose additional conditions other than those contained in this Agreement and First Amendment to Planned Business Development Agreement during their plan reviews and approvals as authorized by law; provided, however, that such conditions shall not be inconsistent with the Revised PBD Plan 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 Fisk in the event it proceeds with the development of the Property.

8. The exhibits attached hereto and the recital paragraphs set forth above are hereby incorporated into this First Amendment to Planned Business Development Agreement by this reference as though fully set forth herein.

9. The parties acknowledge and agree that, except as expressly set forth in the First Amendment to Planned Business Development Agreement; all of terms, conditions and obligations contained in the Agreement remain unchanged and are in full force and effect.

10. This First Amendment to Planned Business Development Agreement shall be recorded at the Oakland County Register of Deeds Office.

[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.

FISK:

59 & FISK RE HOLDINGS, 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 59 & Fisk Re Holdings, 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

Drafted Jointly By:
Lisa J. Hamameh, Esq.
Rosati Schultz Joppich & Amtsbuechler, P.C.
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331-3550

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

and

_____, Esq.

EXHIBIT A

PROPERTY LEGAL DESCRIPTION

DRAFT

EXHIBIT B

REVISED PBD PLANS

DRAFT



Carlisle | Wortman ASSOCIATES, INC.

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

August 5, 2026

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

Applicant:	Ronald Chiesa
Project Name:	59 & Fisk Holdings/ 9197 Highland Rd
Plan Date:	February 26, 2026
First Revision	May 4, 2026
Second Revision	July 9, 2026
Location:	South of Highland Road, at the southern point of Fisk Road. Parcel ID: 12-23-227-008
Action Requested:	Amended Site Plan / Planned Business Approval

MODIFIED WAIVERS / MODIFICATIONS / DETERMINATIONS

Per conversations with Township staff and legal counsel, it is appropriate that the waivers, modifications, and determinations listed in this memo be utilized as opposed to the ones provided in our review dated July 27th, 2026.

Waivers / Modifications / Determinations

- 1) **Original:** The Planning Commission will need to determine if the proposed community benefit of redeveloping a vacant site is sufficient for the proposed PB development.
Comment: This determination is no longer necessary as PB developments in the Township do not expire and per the similar use of the property from its initial use, the original approved community benefit is still applicable.
- 2) **Original:** Planning Commission to consider proposed exterior construction materials.
Comment: Still applicable.
- 3) **Original:** Planning Commission to consider waiving 30% window coverage requirement along facades Facing M-59.
Comment: This waiver is not applicable in that no modifications to window sizes are being proposed. Due to the lack of expiration on PB developments, window coverage as shown does not require a waiver.

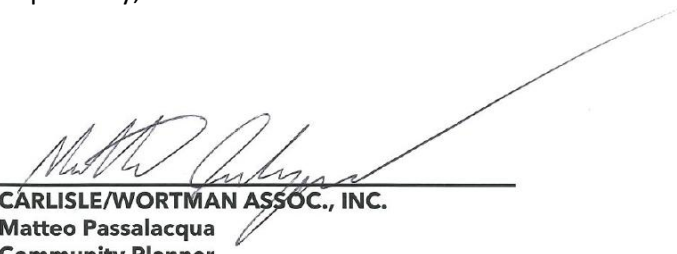
Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Senior Associate*
Richard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

- 4) **Original:** Planning Commission to consider whether or not to grant a waiver from providing a Community Impact Statement.
Amended: Planning Commission to consider if an updated Community Impact Statement is necessary.
Comment: A CIS was provided and approved as part of the original PB site plan. The proposed use of the site is not substantially different from its original use and therefore an updated CIS may not be necessary.
- 5) **Original:** Planning Commission to determine if existing access drive is sufficient per the ability to waive access requirements per Section 6.4.F.
Comment: This is no longer needed as the terms of the access location are described in the original, and still valid, development agreement.
- 6) **Original:** The Planning Commission will need to determine if the landscaping information presented in the site plan application is acceptable.
Comment: Unless they have matched the original landscaping plan, this consideration is still valid.
- 7) **Original:** The site's general average footcandle measurement exceeds the .5 fc standard. Planning Commission will need to determine if this is acceptable.
Comment: The site's current average fc measurement is 1.5. We do not cite concerns with this proposal.
- 8) **Original:** Footcandle measurements at residential lot lines and exiting light pole height do not meet current standards. If proposed to remain, the Planning Commission will need to consider a waiver.
Comment: The residential lot line to the north is zoned residential but effectively functions as a Township utility. We cite no concern with the spillover into the residential zoned (but not used) lot and height of the existing light poles.

Potential Site Plan Conditions for Approval (Unchanged)

- 1) Township Engineering concerns.
- 2) Township Public Safety concerns.
- 3) A draft development agreement will be required to be executed.
- 4) Easements will need to be granted to the Township for portions of the safety path along M-59 on the applicant's property will be required.
- 5) Access easements for all property owners whose sole access is the drive on the west end of the applicant's site shall be granted to the Township and adjacent property owners if one is not already on record.

Respectfully,


CARLISLE/WORTMAN ASSOC., INC.
Matteo Passalacqua
Community Planner



1700 W Big Beaver Rd Suite 120
Troy MI 48084
Direct: 248.602.2220 Fax: 248.220.4636

To: Mr. Sean O'Neil, AICP

I am writing to respectfully request a one-year extension of the site plan approval for the Lake Pointe development.

As you know, the West Valley and Lake Pointe developments share certain infrastructure improvements, including the storm sewer system, which has already been completed as part of the West Valley project. Our intention has always been to complete the West Valley development first and then proceed directly into the Lake Pointe development.

Unfortunately, several unforeseen development challenges, combined with an exceptionally cold winter, delayed construction activities at West Valley by approximately eight months. These delays have impacted our original development schedule and have postponed the anticipated start of construction at Lake Pointe.

Given these circumstances, we respectfully request a one-year extension of the Lake Pointe site plan approval to allow us sufficient time to complete West Valley and move forward with Lake Pointe as originally planned.

We remain fully committed to the project and appreciate your consideration of this request. Please let me know if you need any additional information or documentation in support of this extension request.

Thank you for your time and consideration.

Michael Furnari
JMF White Lake LLC