



**PLANNING COMMISSION MEETING**  
**LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MI 48383**  
**THURSDAY, JUNE 04, 2026 – 6:30 PM**

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

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**AGENDA**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF MINUTES**
  - A. [May 21, 2026](#)
6. **CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)**
7. **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](#)
8. **CONTINUING BUSINESS**
9. **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](#)
10. **LIAISON'S REPORT**
11. **DIRECTOR'S REPORT**
12. **OTHER BUSINESS**
13. **COMMUNICATIONS**
14. **NEXT MEETING DATE: June 18, 2026**
15. **ADJOURNMENT**

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  
MAY 7, 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  
Scott Ruggles, Township Board Liaison

**Others:**

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

**APPROVAL OF AGENDA**

Director O'Neil stated that Jax Kar Wash has formally withdrawn their request. The Zoning Ordinance amendment item was moved to New Business.

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

**APPROVAL OF MINUTES**

**A. May 7, 2026**

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

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

None.

**PUBLIC HEARING**

**A. 9391 Highland Road Rezoning**

Location: Property identified as Parcel Number 12-23-202-001 (9391 Highland Road), located south side of Highland Road, West of Fisk Road, consisting of approximately 11.64 acres.

Request: **Applicant requests to rezone the property from PB (Planned Business) to LB (Local Business).**

WHITE LAKE TOWNSHIP  
PLANNING COMMISSION  
MAY 21, 2026

Senior Planner Waligora reviewed his report. The Planning Division staff recommends approval of the rezoning request.

Commissioner Dehart asked staff if the parcel can be divided if it is rezoned. Senior Planner Waligora confirmed.

Commissioner Meagher asked staff if this rezoning was consistent with the Master Plan. Senior Planner Waligora confirmed; the Master Plan calls for this corridor to be commercial.

Chairperson Carlock opened the public hearing at 6:45 P.M. Seeing none, she closed the public hearing at 6:46 P.M.

**It was MOVED by Commissioner Meagher, seconded by Commissioner Ruggles to recommend the Township Board approve the rezoning request for the property identified as Parcel Number 12-23-202-001 (9391 Highland Road), from PD (Planned Development) to (LB) Local Business. The motion carried with a roll call vote: (7 yes votes)**

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

#### CONTINUING BUSINESS

##### A. ~~Jax Kar Wash~~

~~Location: Property located on the northwest corner of Bogie Lake Road and Highland Road (M59). Identified as parcel ID 12-20-276-034. Consisting of approximately 1.88 acres. Currently zoned PB (Planned Business).~~

~~Requests: 1) **Final site plan approval**  
2) **Planned development agreement**~~

~~Applicant: BMW KAR WASH, LLC~~

#### NEW BUSINESS

##### A. Draft Zoning Ordinance Amendments Discussion

Senior Planner Waligora reviewed his memo with the proposed ordinance language amendments. Amendments regarding lots of legal non-conformity, accessory structures, noise, and final site plan authority were discussed.

**It was MOVED by Commissioner Seward, seconded by Commissioner Seeley to direct staff to draft language to add that the Township Board to take authority and consider approval of final engineer plans. The motion failed (4 no votes)**

**(Meagher/yes, Seeley/yes, Dehart/no, Ruggles/no, Sevic/no, Seward/yes, Carlock/no).**

#### LIAISON'S REPORT

Commissioner Ruggles stated that the Board discussed options regarding the sale of the current Township Hall property. The liquor license for Rockin the Farm was approved. A purchase for three new dispatch consoles for the new Public Safety building were approved. The rental ordinance was rescinded. There was a special meeting today; there was an approval of the public safety dispatch technology design.

Commissioner DeHart shared that one case was heard at the ZBA last month; it was approved.

**DIRECTOR'S REPORT**

Director O'Neil gave the Planning Commission a brief update ongoing Township projects.

**OTHER BUSINESS**

Commissioner Sevic stated the Fisk Farm Festival is looking for volunteers. The festival will be held on the 2<sup>nd</sup> weekend of September.

**COMMUNICATIONS**

None.

**NEXT MEETING DATE: June 4th, 2026**

**ADJOURNMENT**

It was **MOVED** by Commissioner Seeley, seconded by Commissioner Meagher to adjourn at 8:15 P.M. The motion carried with a voice vote: (7 yes votes).

DRAFT

CHARTER TOWNSHIP OF WHITE LAKE  
COUNTY OF OAKLAND  
AMENDMENT \_\_\_\_\_ TO ZONING ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF WHITE LAKE BY AMENDING SECTION VII.4 – USE MATRIX, ARTICLE 3.0 (ZONING DISTRICTS), ARTICLE 4.0 (USE STANDARDS), ARTICLE 5.0 (SITE STANDARDS), ARTICLE 7.0 (ADMINISTRATION, APPEALS, AND ENFORCEMENT) ONLY AS PROVIDED FOR HEREIN.

NOW HEREBY the Charter Township of White Lake ordains the following amendments to the White Lake Charter Township Zoning Ordinance:

**PART 1: Amend SECTION VII.4 – USE MATRIX, by adding “S” into the appropriate column and row of the Use Matrix, to establish that “Nursery schools, group adult and child care centers” are permitted in the Pontiac Lake Gateway (PG) District by Special Land Use:**

	PG
Nursery schools, group adult and child care centers	<b>S</b>

**PART 2: Amend Article 3.0, Zoning Districts, Section 3.1.18.C, Special Land Uses, by adding the following as Paragraph vi:**

**vi. Nursery schools, group adult and child care centers**

**PART 3: Amend Article 3.0, Zoning Districts, Section 3.11.U, to provide additional clarity regarding setback requirements within multiple-family developments, to read as follows:**

Structures located within a multiple-family development, including attached condominiums, row and townhouse dwellings, and the like, shall have a minimum setback of 25’ from the back of sidewalk or 25’ from back of curb for developments without sidewalks. **and similar developments, shall maintain a minimum setback of twenty-five (25) feet from the back of curb or back of sidewalk along any public or private street, internal roadway, or internal drive. Where sidewalks are not provided, the setback shall be measured from the back of curb.**

**PART 4: Amend Article 4.0, Use Standards, Section 4.22, Group Adult or Childcare Center, Including Nursery School, by revising the introductory paragraph to read as follows:**

Group adult or child care centers and nursery schools are permitted uses in the ~~RM-1 and RM-2 (Multiple Family), NB-O (Neighborhood Office), LB (Local Business), PD (Planned Development District), PB (Planned Business District), LM (Light Manufacturing), and ROP (Research Office Park)~~ **LB (Local Business), PD (Planned Development District), NMU (Neighborhood Mixed Use), RB (Regional Business), GB (General Business), PB (Planned Business District), and TC (Town Center) districts. Group adult or child care centers and**

nursery schools may be permitted as Special Land Uses in the RM-1 and RM-2 (Multiple-Family), NB-O (Neighborhood Office), LM (Light Manufacturing), ROP (Research Office Park), and PG (Pontiac Gateway) districts subject to the following conditions:

PART 5: Replace Article 5.4, SUBSTANDARD LOTS, in its entirety, to read as follows:

#### Intent

The purpose of this Section is to establish reasonable dimensional standards for legally created substandard lots containing or intended for single-family residential development. The Township recognizes that many existing single-family residential lots, particularly within older lake area subdivisions, were created prior to the adoption of current zoning standards and do not conform to current lot area and lot width requirements. The standards of this Section are intended to allow the reasonable use, maintenance, expansion, and improvement of single-family homes on such lots while maintaining orderly development patterns and reducing the need for recurring dimensional variance requests.

#### A. Applicability

This Section shall apply only to legally created substandard lots located in zoning districts where single-family dwellings are permitted and which are occupied by, or intended to be developed with, a single-family dwelling.

#### B. Permitted Use

A substandard lot may be used for a single-family dwelling in any zoning district where such use is permitted, provided that all other applicable requirements of this Ordinance are met, except as modified by this Section.

#### C. Side Yard Setbacks for Substandard Lots

For substandard lots that do not meet minimum lot width requirements, side yard setbacks may be reduced to ten percent (10%) of the lot width, with a minimum of five (5) feet. This provision applies only to substandard lots and does not apply to conforming lots.

#### D. Existing Dwellings on Substandard Lots

Where a proposed expansion, alteration, or improvement cannot comply with the standards of this Section, the applicant may seek additional relief under Section 7.27 of this Ordinance, if applicable and otherwise eligible.

PART 6: Amend Article 5.0, Site Standards, Section 5.7, Accessory Buildings or Structures in Residential Districts, including the section title, to read as follows:

## ACCESSORY BUILDINGS OR STRUCTURES

### A. Separation from Principal Structure

No detached garage or accessory building or structure shall be located less than ten (10) feet from a principal building or structure unless it complies with all regulations applicable to principal buildings or structures.

### B. Setbacks

#### 1. Residential Districts (Except SF and AG parcels above 2 acres)

Accessory buildings or structures shall be set back a minimum of five (5) feet from side lot lines and five (5) feet from rear lot lines. Setbacks shall be measured to the nearest part of the structure, including overhangs and gutters. These requirements are subject to Section 5.7.A.

#### 2. SF and AG Districts

Accessory buildings or structures in the Suburban Farm (SF) and Agricultural (AG) districts utilizing the height allowances permitted under Section 5.7.C.1 shall be set back a minimum of ten (10) feet from side lot lines and ten (10) feet from rear lot lines.

### C. Height and Size

#### 1. Residential Height Limits

Accessory buildings or structures shall not exceed fourteen (14) feet in wall height or eighteen (18) feet in building height. In Suburban Farm (SF) and Agricultural (AG) districts, on parcels at least two (2) acres in size, maximum wall height may be increased to sixteen (16) feet and maximum building height may be increased to twenty (20) feet.

#### 2. Total Accessory Building Area

In all residential districts except Suburban Farm (SF) and Agricultural (AG), the combined ground floor area of all accessory buildings or structures on a lot shall not exceed 125% of the ground floor area of the principal building. Attached garages shall be excluded from this calculation. The Township's Assessing records shall be used to determine the ground floor area.

### 3. Maximum Ground Floor Area of One Accessory Building

No single accessory building or structure shall exceed 4,000 square feet of ground floor area, except in Suburban Farm (SF) and Agricultural (AG) districts on parcels at least five (5) acres in size.

#### D. Nonresidential Districts

Accessory buildings or structures in nonresidential districts shall comply with the development standards applicable to the zoning district in which the property is located.

**Table 5.7- Residential Accessory Buildings or Structures Summary**

Standard	Residential Districts	SF & AG Districts
Distance from Principal Building	Minimum <b>10 ft</b>	Minimum <b>10 ft</b>
Front Setback	Meets District Front Yard Setback	Meets District Front Yard Setback
Side Setback	Minimum <b>5 ft</b>	5 ft, or 10 ft if utilizing height allowances for parcels $\geq 2$ acres
Rear Setback <sup>1</sup>	Minimum <b>5 ft</b>	5 ft, or 10 ft if utilizing height allowances for parcels $\geq 2$ acres
Wall Height	Max <b>14 ft</b>	Max <b>14 ft</b> Max <b>16 ft</b> (lot $\geq 2$ acres)
Building Height	Max <b>18 ft</b>	Max <b>18 ft</b> Max <b>20 ft</b> (lot $\geq 2$ acres)
Total Accessory Building Area (All Combined) <sup>2</sup>	$\leq 125\%$ of principal building ground floor area (attached garages excluded) per Assessing Records	N/A
Max Size (Single Building) <sup>2</sup>	<b>4,000 sq ft</b>	Not limited if lot $\geq 5$ acres

<sup>1</sup>If the accessory building/ structure is adjacent to a water feature, a 25-foot setback is required per Section 3.11.Q.

<sup>2</sup> Zoning District Lot Coverage Standards Still Applicable

**PART 7: Amend Article 5.0, Performance Standards, Section 5.18-A, Noise, to revise permitted noise levels, modify daytime and nighttime measurement periods, update listed zoning district classifications, and to add an exemption for temporary and infrequent maintenance-related to read as follows:**

A. Noise: No operation or activity shall cause or create noise that exceeds the sound levels prescribed below, using a A-weighted decibel scale dB(a), when measured at the lot line of any adjoining use, based upon the following maximum allowable levels for each use district:

5.18.A Maximum Allowable Noise Level		
Zoning of Adjoining Land Use	Maximum Allowable Noise Level Measured in dB(A)	
	6 7 a.m. – 9 p.m.	9 p.m. – 6 7 a.m.
AG, SF, R1-A, R1-B, R1-C, R1-D, MHP, PD (single-family residential)	60	45
RM-1, RM-2 (multiple-family residential)	65	<del>60</del> 45
NB-O, LB, RB, GB, PB, ROS, NMU, TC, PG (office, commercial, recreation)	70	<del>65</del> 60
LM, E, ROP (industrial, extractive, research)	80	<del>70</del> 45

An approving body may request a predictive noise analysis as part of site plan approval (Planning Commission), special land use approval (Planning Commission), rezoning or planned development approval (Township Board) to document the compliance of anticipated or existing noise sources to this standard. The approving body shall have the sole discretion to decide whether or not a predictive noise analysis shall be required, based on review of the application and use in relation to adjoining properties and uses. It shall be the responsibility of the applicant to submit this noise analysis if requested by the approving body or official. The analysis and report shall be completed by a board-certified noise control engineer competent to conduct predictive noise analysis.

**Temporary and infrequent noises associated with routine landscaping, permitted construction or property maintenance activities, such as lawn maintenance, tree trimming,**

refuse collection, snow removal, shall be exempt from the noise standards of this Section between the hours of 7:00 a.m. and 9:00 p.m.

PART 8: Amend Article 6.0, Development Procedures, Section 6.4.C, Minimum Driveway Spacing, Subsections i and ii, to remove the driveway spacing table, graphic, and related references, to read as follows:

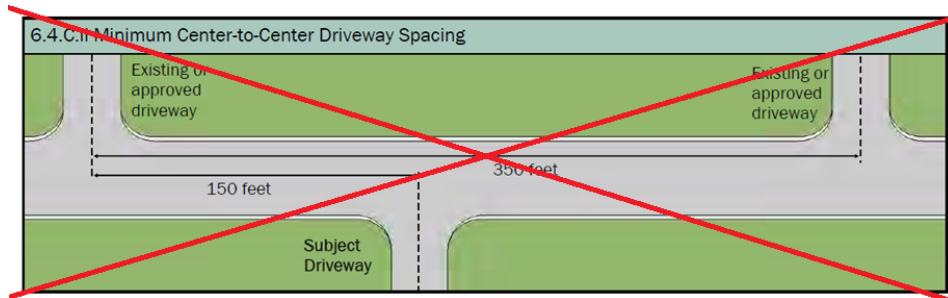
- i. Same Side of Road: For sites with insufficient frontage to meet the minimum driveway spacing standards ~~in Table 6.4.C.i,~~ a waiver will be considered by the Planning Commission only after the Applicant has demonstrated that both alternative access (per Section 6.4.B.vi) and access restriction (per Section 6.4.B.vii) have been seriously considered and incorporated in the site plan where feasible.

~~6.4.C.i Minimum Center-to-Center Driveway Spacing by Speed Limit<sup>1</sup>~~

<del>25 mph</del>	<del>30 mph</del>	<del>35 mph</del>	<del>40 feet</del>	<del>45 mpg</del>	<del>&gt;=50 mpg</del>
<del>130 feet</del>	<del>185 feet</del>	<del>245 feet</del>	<del>300 feet</del>	<del>350 feet</del>	<del>455 feet</del>

~~<sup>1</sup>If unposted, assume 25 mph in commercial or residential area and 55 mph in rural area, unless safe operation indicates lower speed.~~

- ii. Opposite Side of Road: The 350-foot minimum offset ~~shown in the following figure~~ may be reduced to 300 feet for speed limits of 35-40 mph, or to 250 feet for speed limits of 25-30 mph. Driveways expected to serve a relatively high volume of entering left turns, or an unusually high number of entering large vehicles, may require a greater opposite-side spacing, as determined by the Planning Commission and/or the agency having jurisdiction over the road.



PART 9: Amend Article 7.0, Administration, Appeals, and Enforcement, Section 7.23.A, Nonconforming Structures, to establish an exception for expansions authorized by the Zoning Board of Appeals, to read as follows:

No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity, **except as may be authorized by the Zoning Board of Appeals in accordance with Section 7.36(B)(vi).**

**PART 10: Amend Article 7.0, Administration, Appeals, and Enforcement, Section 7.27.A, Nonconforming Lots, to revise the standards applicable to legally created nonconforming and substandard lots and reference Section 5.4, to read as follows:**

~~Where the owner of a nonconforming lot cannot reasonably acquire sufficient land to enable him to conform to the requirements of this Ordinance relating to lot area, lot width, or both, such nonconforming lot may be used by such owner as a building site, provided that all front, side, and rear setback and open space requirements are met.~~

Where the owner of a legally created nonconforming or substandard lot cannot reasonably acquire sufficient land to enable the lot to conform to the minimum lot area and/or lot width requirements of this Ordinance, such lot may be used as a building site, provided that all applicable setback and open space requirements of this Ordinance are met, including any modified setback provisions applicable to substandard lots pursuant to Section 5.4.

**PART 11: Add Article 7.0, Administration, Appeals, and Enforcement, Section 7.36.B.vi, Powers of the Zoning Board of Appeals Concerning Administrative Review and Variances, to authorize the enlargement, extension, or structural alteration of lawful nonconforming single-family residential structures through the variance process, to read as follows:**

Permit the enlargement, extension, or structural alteration of lawful nonconforming single-family residential structures, including dimensional modifications approved through the variance process and in accordance with the standards of Section 7.37.

## REMAINDER OF ORDINANCE

Except as expressly amended by this Ordinance Amendment, the balance of the Charter Township of White Lake Zoning Ordinance, as amended, shall remain unchanged and in full force and effect.

## SAVINGS CLAUSE

This Ordinance Amendment does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired, or any liability, penalty, forfeiture, or punishment pending or incurred prior to the effective date of this Ordinance Amendment.

**SEVERABILITY**

Should any section, subsection, sentence, clause, phrase, or portion of this Ordinance Amendment be declared unconstitutional, invalid, or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance Amendment, which shall continue in full force and effect.

**PUBLIC HEARING AND ADOPTION**

A public hearing on this Ordinance Amendment was held before the Planning Commission of the Charter Township of White Lake at a regular meeting held on June 4, 2026. Following receipt of the Planning Commission's recommendation, this Ordinance Amendment was adopted by the Township Board of the Charter Township of White Lake at a meeting duly called and held on the \_\_\_\_ day of \_\_\_\_\_, 2026, and ordered to be published as prescribed by law.

**EFFECTIVE DATE**

This Ordinance Amendment shall become effective seven (7) days after publication as prescribed by law.

STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF OAKLAND )

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of White Lake, Oakland County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of an Ordinance Amendment adopted by the Township Board of the Charter Township of White Lake at a regular meeting duly called and held on the \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Anthony L. Noble, Clerk  
Charter Township of White Lake

CHARTER TOWNSHIP OF WHITE LAKE  
COUNTY OF OAKLAND  
AMENDMENT \_\_\_\_ TO ZONING ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF WHITE LAKE BY AMENDING ARTICLE 6.0 (DEVELOPMENT PROCEDURES), ONLY AS PROVIDED FOR HEREIN.

NOW HEREBY the Charter Township of White Lake ordains the following amendments to the White Lake Charter Township Zoning Ordinance:

**PART 1: Article 6.0, Development Procedures, Section 6.8, Site Plan Review and Approval, to assign the Township Board as the approving body for Final Site plans, to read as follows:**

A site plan shall be submitted for all new construction, structural alteration, or substantial change in use, as determined by the Director of the Community Development Department, for all principal permitted uses in the AG; SF; NB-O; LB; RB; GB; PB; PD; ROS; LM; E; ROP; TC; PG; NMU; RM-1; RM-2; R1-A, R1-B,

R1-C, and R1-D (except individual single-family homes on an established lot or unit), for all Special Land Uses in every district, and for any other use which requires an off-street parking lot.

An application for site plan approval shall be filed with the Director of the Community Development Department at least twenty-one (21) days prior to the next regularly scheduled meeting of the Planning Commission. Nothing in this section shall be construed to guarantee an application will be considered by the Planning Commission within 21 days of filing unless all staff and consultant reviews have been received. A fee may be established by the Township Board to cover the cost of processing such site plans. When the required number of copies of the application and the site plan drawing are received, the matter will be scheduled for review by the Township and their consultants. Once all comments and reviews of the staff and consultants indicate the plans are ready for Planning Commission consideration, they will be forwarded to the Planning Commission for their next regular meeting with a recommendation for preliminary approval, conditional approval, or denial.

The Planning Commission will review the Preliminary Site Plan and will forward it on to the Township Board with a recommendation for approval, approval with conditions, or denial. Following the review and recommendation by the Planning Commission of the Preliminary Site Plan, the plan will be reviewed by the Township Board. The Township Board will either approve, approve with conditions, or deny the Preliminary Site Plan.

Following approval of the Preliminary Site Plan by the Township Board, the Planning Commission will review the Final Site Plan and **will forward it on to the Township Board with a recommendation for approval, approval with conditions, or denial.**

Following ~~Planning Commission~~ **Township Board** approval of the Final Site Plan, Final Engineering Plans must also be submitted for review by the Township and their consultants. The following chart lists the items required on all site plans and the stage(s) at which the information is required.

**PART 2: Amend Article 6.0, Development Procedures, Section 6.8-F, to assign the Township Board as the approving body for Final Site plans and provide additional clarity in the written ordinance, to read as follows:**

~~Criteria for Preliminary and Final Site Plan Approval – The Preliminary Site Plan shall be reviewed by the Planning Commission and approved by the Township Board, and the Final Site Plan shall be reviewed and approved by the Planning Commission upon finding that:~~

**Criteria for Preliminary and Final Site Plan Approval – The Planning Commission shall review all Preliminary and Final Site Plans and forward a recommendation for approval, approval with conditions, or denial to the Township Board. The Township Board shall take final action on all Preliminary and Final Site Plans, upon finding:**

- i. The applicant has submitted the required information, and it is insufficiently complete and understandable form to allow an accurate description of the proposed uses(s) and structure(s) in terms of density, location, area, height, bulk, placement, setbacks, performance, characteristics, parking, and traffic circulation.
- ii. There is proper relationship between major thoroughfare and proposed service drives, driveways and parking areas so as to encourage the safety and convenience of pedestrian and vehicular traffic and points of access to public thoroughfares have been minimized.
- iii. The location of buildings, outside storage receptacles, parking areas screen walls and utility areas is such that the adverse effects of such uses will be minimized for the occupants of that use and the occupants of surrounding areas.

- iv. Provisions have been made for proper development of roads, easements and public utilities and to protect the general health, safety and welfare of the Township.
- v. The development of the site is such that it does not serve as a physical barrier or detriment to the development of adjacent land.
- vi. The extent to which natural features and characteristics of the land will be preserved has been addressed.
- vii. The use proposed for the site is a use permitted in the district and complies with all applicable requirements of the White Lake Township Zoning Ordinance and any other applicable code or ordinance.
- viii. The proposed use is consistent with the Township's Master Plan and the Highland Road Corridor Plan as amended.

**PART 3: Amend Article 6.0, Development Procedures, Section 6.8.G.i, Site Plan Review and Approval, to assign the Township Board as the approving authority for Final Site Plans, to read as follows:**

Final Site Plan Approval has been granted by the ~~Planning Commission~~ **Township Board**, and

**PART 4: Amend Article 6.0, Development Procedures, Section 6.8-H.ii Site Plan Review and Approval, to assign the Township Board as the approving body for Final Site plans, to read as follows:**

The ~~Planning Commission~~ **Township Board** shall review and have the authority to grant Final Site Plan Approval, once the site plan is determined to be in compliance with the applicable standards of the Zoning Ordinance. ~~Planning Commission~~ **Township Board** approval of a Final Site Plan shall not be made prior to Preliminary Site Plan Approval by the Township Board, and receipt of a report from all appropriate Township departments, Township Planner, Township Engineer, and/or Township Attorney.

**PART 5: Amend Article 6.0, Development Procedures, Section 6.8.I, Site Plan Review and Approval, to assign the Township Board as the approving body for Final Site plans, to read as follows:**

Approval Valid for Two (2) years

Upon approval of a final site plan by the ~~Planning Commission~~ **Township Board**, a building permit shall be requested by the applicant within twenty-four (24) months, or the site plan shall be declared invalid. The ~~Planning Commission~~ **Township Board** may grant a twelve (12) month extension based upon confirmation by the Director of the Community Development Department or his/her designee that there have been no Ordinance

changes affecting the site plan since the time of original approval. Upon receipt of a building permit, reasonable construction shall be commenced within six (6) months and shall be completed within twenty-four (24) months, or the site plan and building permit shall be declared to be invalid, unless the applicant requests an extension.

### **REMAINDER OF ORDINANCE**

Except as expressly amended by this Ordinance Amendment, the balance of the Charter Township of White Lake Zoning Ordinance, as amended, shall remain unchanged and in full force and effect.

### **SAVINGS CLAUSE**

This Ordinance Amendment does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired, or any liability, penalty, forfeiture, or punishment pending or incurred prior to the effective date of this Ordinance Amendment.

### **SEVERABILITY**

Should any section, subsection, sentence, clause, phrase, or portion of this Ordinance Amendment be declared unconstitutional, invalid, or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance Amendment, which shall continue in full force and effect.

### **PUBLIC HEARING AND ADOPTION**

A public hearing on this Ordinance Amendment was held before the Planning Commission of the Charter Township of White Lake at a regular meeting held on June 4, 2026. Following receipt of the Planning Commission's recommendation, this Ordinance Amendment was adopted by the Township Board of the Charter Township of White Lake at a meeting duly called and held on the \_\_\_\_ day of \_\_\_\_\_, 2026, and ordered to be published as prescribed by law.

### **EFFECTIVE DATE**

This Ordinance Amendment shall become effective seven (7) days after publication as prescribed by law.

STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF OAKLAND )

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of White Lake, Oakland County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of an Ordinance Amendment adopted by the Township Board of the Charter Township of White Lake at a regular meeting duly called and held on the \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Anthony L. Noble, Clerk  
Charter Township of White Lake

CHARTER TOWNSHIP OF WHITE LAKE  
COUNTY OF OAKLAND  
AMENDMENT 26-01 TO ZONING ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF WHITE LAKE BY AMENDING SECTION VII.4 – USE MATRIX, ARTICLE 3.0 (ZONING DISTRICTS), ARTICLE 4.0 (USE STANDARDS), ARTICLE 5.0 (SITE STANDARDS), ARTICLE 6.0 (DEVELOPMENT PROCEDURES), ARTICLE 7.0 (ADMINISTRATION, APPEALS, AND ENFORCEMENT) ONLY AS PROVIDED FOR HEREIN.

NOW HEREBY the Charter Township of White Lake ordains the following amendments to the White Lake Charter Township Zoning Ordinance:

**PART 1: Amend SECTION VII.4 – USE MATRIX, by adding “S” into the appropriate column and row of the Use Matrix, to establish that “Nursery schools, group adult and child care centers” are permitted in the Pontiac Lake Gateway (PG) District by Special Land Use:**

	PG
Nursery schools, group adult and child care centers	<b>S</b>

**PART 2: Amend Article 3.0, Zoning Districts, Section 3.1.18.C, Special Land Uses, by adding the following as Paragraph vi:**

**vi. Nursery schools, group adult and child care centers**

**PART 3: Amend Article 3.0, Zoning Districts, Section 3.11.U, to provide additional clarity regarding setback requirements within multiple-family developments, to read as follows:**

Structures located within a multiple-family development, including attached condominiums, row and townhouse dwellings, and the like, shall have a minimum setback of 25’ from the back of sidewalk or 25’ from back of curb for developments without sidewalks. **and similar developments, shall maintain a minimum setback of twenty-five (25) feet from the back of curb or back of sidewalk along any public or private street, internal roadway, or internal drive. Where sidewalks are not provided, the setback shall be measured from the back of curb.**

**PART 4: Amend Article 4.0, Use Standards, Section 4.22, Group Adult or Childcare Center, Including Nursery School, by revising the introductory paragraph to read as follows:**

Group adult or child care centers and nursery schools are permitted uses in the ~~RM-1 and RM-2 (Multiple Family), NB-O (Neighborhood Office), LB (Local Business), PD (Planned Development District), PB (Planned Business District), LM (Light Manufacturing), and ROP (Research Office Park)~~ **LB (Local Business), PD (Planned Development District), NMU (Neighborhood Mixed Use), RB (Regional Business), GB (General Business), PB (Planned Business District), and TC (Town Center) districts. Group adult or child care centers and**

nursery schools may be permitted as Special Land Uses in the RM-1 and RM-2 (Multiple-Family), NB-O (Neighborhood Office), LM (Light Manufacturing), ROP (Research Office Park), and PG (Pontiac Gateway) districts subject to the following conditions:

PART 5: Replace Article 5.4, SUBSTANDARD LOTS, in its entirety, to read as follows:

#### Intent

The purpose of this Section is to establish reasonable dimensional standards for legally created substandard lots containing or intended for single-family residential development. The Township recognizes that many existing single-family residential lots, particularly within older lake area subdivisions, were created prior to the adoption of current zoning standards and do not conform to current lot area and/or lot width requirements. The standards of this Section are intended to allow for the reasonable use, maintenance, expansion, and improvement of single-family homes on such lots while maintaining orderly development patterns.

#### A. Applicability

For purposes of this Section, a substandard lot shall mean a legally created lot that does not comply with the minimum lot area and/or minimum lot width requirements of the zoning district in which it is located. This Section shall apply only to substandard lots located in zoning districts where single-family dwellings are permitted and which contain an existing single-family dwelling or are intended to be developed with a single-family dwelling. The standards of this Section shall apply to the construction, expansion, alteration, and improvement of single-family dwellings on such lots.

#### B. Side Yard Setback Reductions for Substandard Lots

For substandard lots that do not meet minimum lot width requirements, side yard setbacks may be reduced to ten percent (10%) of the lot width, with a minimum of five (5) feet, whichever is greater.

#### C. Additional Relief

Where a proposed construction, expansion, alteration, or improvement cannot comply with the standards of this Section, the applicant may seek additional relief under Section 7.27 of this Ordinance, if applicable.

PART 6: Amend Article 5.0, Site Standards, Section 5.7, Accessory Buildings or Structures in Residential Districts, including the section title, to read as follows:

## ACCESSORY BUILDINGS OR STRUCTURES

### A. Separation from Principal Structure

No detached garage or accessory building or structure shall be located less than ten (10) feet from a principal building or structure unless it complies with all regulations applicable to principal buildings or structures.

### B. Setbacks

#### 1. Residential Districts (Except SF and AG parcels above 2 acres)

Accessory buildings or structures shall be set back a minimum of five (5) feet from side lot lines and five (5) feet from rear lot lines. Setbacks shall be measured to the nearest part of the structure, including overhangs and gutters. These requirements are subject to Section 5.7.A.

#### 2. SF and AG Districts

Accessory buildings or structures in the Suburban Farm (SF) and Agricultural (AG) districts utilizing the height allowances permitted under Section 5.7.C.1 shall be set back a minimum of ten (10) feet from side lot lines and ten (10) feet from rear lot lines.

### C. Height and Size

#### 1. Residential Height Limits

Accessory buildings or structures shall not exceed fourteen (14) feet in wall height or eighteen (18) feet in building height. In Suburban Farm (SF) and Agricultural (AG) districts, on parcels at least two (2) acres in size, maximum wall height may be increased to sixteen (16) feet and maximum building height may be increased to twenty (20) feet.

#### 2. Total Accessory Building Area

In all residential districts except Suburban Farm (SF) and Agricultural (AG), the combined ground floor area of all accessory buildings or structures on a lot shall not exceed 125% of the ground floor area of the principal building. Attached garages shall be excluded from this calculation. The Township's Assessing records shall be used to determine the ground floor area.

### 3. Maximum Ground Floor Area of One Accessory Building

No single accessory building or structure shall exceed 4,000 square feet of ground floor area, except in Suburban Farm (SF) and Agricultural (AG) districts on parcels at least five (5) acres in size.

#### D. Nonresidential Districts

Accessory buildings or structures in nonresidential districts shall comply with the development standards applicable to the zoning district in which the property is located.

Table 5.7- Residential Accessory Buildings or Structures Summary		
Standard	Residential Districts	SF & AG Districts
Distance from Principal Building	Minimum <b>10 ft</b>	Minimum <b>10 ft</b>
Front Setback	Meets District Front Yard Setback	Meets District Front Yard Setback
Side Setback	Minimum <b>5 ft</b>	5 ft, or 10 ft if utilizing height allowances for parcels $\geq 2$ acres
Rear Setback <sup>1</sup>	Minimum <b>5 ft</b>	5 ft, or 10 ft if utilizing height allowances for parcels $\geq 2$ acres
Wall Height	Max <b>14 ft</b>	Max <b>14 ft</b> Max <b>16 ft</b> (lot $\geq 2$ acres)
Building Height	Max <b>18 ft</b>	Max <b>18 ft</b> Max <b>20 ft</b> (lot $\geq 2$ acres)
Total Accessory Building Area (All Combined) <sup>2</sup>	$\leq 125\%$ of principal building ground floor area (attached garages excluded) per Assessing Records	N/A
Max Size (Single Building) <sup>2</sup>	<b>4,000 sq ft</b>	Not limited if lot $\geq 5$ acres
<sup>1</sup> If the accessory building/ structure is adjacent to a water feature, a 25-foot setback is required per Section 3.11.Q.		
<sup>2</sup> Zoning District Lot Coverage Standards Still Applicable		

**PART 7: Amend Article 5.0, Performance Standards, Section 5.18-A, Noise, to revise permitted noise levels, modify daytime and nighttime measurement periods, update listed zoning district classifications, and to add an exemption for temporary and infrequent maintenance-related to read as follows:**

A. Noise: No operation or activity shall cause or create noise that exceeds the sound levels prescribed below, using a A-weighted decibel scale dB(A), when measured at the lot line of any adjoining use, based upon the following maximum allowable levels for each use district:

5.18.A Maximum Allowable Noise Level		
Zoning of Adjoining Land Use	Maximum Allowable Noise Level Measured in dB(A)	
	<del>6</del> 7 a.m. – 9 p.m.	9 p.m. – <del>6</del> 7 a.m.
AG, SF, R1-A, R1-B, R1-C, R1-D, MHP, PD (single-family residential)	60	45
RM-1, RM-2 (multiple-family residential)	65	<del>60</del> 45
NB-O, LB, RB, GB, PB, ROS, NMU, TC, PG (office, commercial, recreation)	70	<del>65</del> 60
LM, E, ROP (industrial, extractive, research)	80	<del>70</del> 45

An approving body may request a predictive noise analysis as part of site plan approval (Planning Commission), special land use approval (Planning Commission), rezoning or planned development approval (Township Board) to document the compliance of anticipated or existing noise sources to this standard. The approving body shall have the sole discretion to decide whether or not a predictive noise analysis shall be required, based on review of the application and use in relation to adjoining properties and uses. It shall be the responsibility of the applicant to submit this noise analysis if requested by the approving body or official. The analysis and report shall be completed by a board-certified noise control engineer competent to conduct predictive noise analysis.

**Temporary and infrequent noises associated with routine landscaping, permitted construction or property maintenance activities, such as lawn maintenance, tree trimming, refuse collection, snow removal, shall be exempt from the noise standards of this Section between the hours of 7:00 a.m. and 9:00 p.m.**

**PART 8: Amend Article 6.0, Development Procedures, Section 6.4.C, Minimum Driveway Spacing, Subsections i and ii, to remove the driveway spacing table, graphic, and related references, to read as follows:**

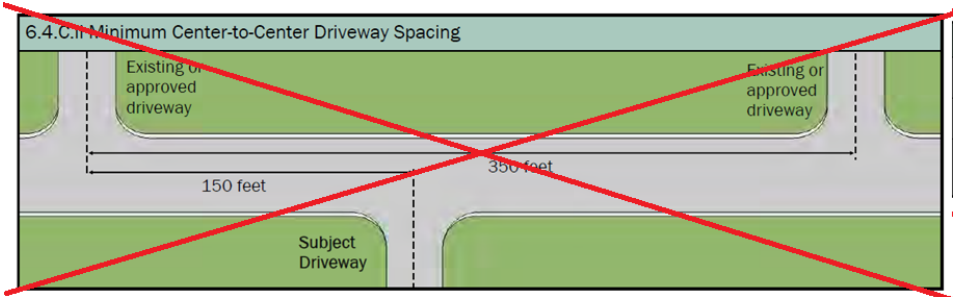
- i. Same Side of Road: For sites with insufficient frontage to meet the minimum driveway spacing standards ~~in Table 6.4.C.i,~~ a waiver will be considered by the Planning Commission only after the Applicant has demonstrated that both alternative access (per Section 6.4.B.vi) and access restriction (per Section 6.4.B.vii) have been seriously considered and incorporated in the site plan where feasible.

~~6.4.C.i Minimum Center-to-Center Driveway Spacing by Speed Limit<sup>1</sup>~~

<del>25 mph</del>	<del>30 mph</del>	<del>35 mph</del>	<del>40 feet</del>	<del>45 mpg</del>	<del>&gt;=50 mpg</del>
<del>130 feet</del>	<del>185 feet</del>	<del>245 feet</del>	<del>300 feet</del>	<del>350 feet</del>	<del>455 feet</del>

~~<sup>1</sup>If unposted, assume 25 mph in commercial or residential area and 55 mph in rural area, unless safe operation indicates lower speed.~~

- ii. Opposite Side of Road: The 350-foot minimum offset ~~shown in the following figure~~ may be reduced to 300 feet for speed limits of 35-40 mph, or to 250 feet for speed limits of 25-30 mph. Driveways expected to serve a relatively high volume of entering left turns, or an unusually high number of entering large vehicles, may require a greater opposite-side spacing, as determined by the Planning Commission and/or the agency having jurisdiction over the road. **A waiver will be considered by the Planning Commission only after the Applicant has demonstrated that both alternative access (per Section 6.4.B.vi) and access restriction (per Section 6.4.B.vii) have been seriously considered and incorporated in the site plan where feasible.**



**PART 9: Amend Article 7.0, Administration, Appeals, and Enforcement, Section 7.23.A, Nonconforming Structures, to establish an exception for expansions authorized by the Zoning Board of Appeals, to read as follows:**

No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity, **except as may be authorized by the Zoning Board of Appeals in accordance with Section 7.36(B)(vi).**

**PART 10: Amend Article 7.0, Administration, Appeals, and Enforcement, Section 7.27.A, Nonconforming Lots, to revise the standards applicable to legally created nonconforming and substandard lots and reference Section 5.4, to read as follows:**

~~Where the owner of a nonconforming lot cannot reasonably acquire sufficient land to enable him to conform to the requirements of this Ordinance relating to lot area, lot width, or both, such nonconforming lot may be used by such owner as a building site, provided that all front, side, and rear setback and open space requirements are met.~~

Where the owner of a legally created nonconforming or substandard lot cannot reasonably acquire sufficient land to enable the lot to conform to the minimum lot area and/or lot width requirements of this Ordinance, such lot may be used as a building site, provided that all applicable setback and open space requirements of this Ordinance are met, including any modified setback provisions applicable to substandard lots pursuant to Section 5.4.

**PART 11: Add Article 7.0, Administration, Appeals, and Enforcement, Section 7.36.B.vi, Powers of the Zoning Board of Appeals Concerning Administrative Review and Variances, to authorize the enlargement, extension, or structural alteration of lawful nonconforming single-family residential structures through the variance process, to read as follows:**

Permit the enlargement, extension, or structural alteration of lawful nonconforming single-family residential structures, including dimensional modifications approved through the variance process and in accordance with the standards of Section 7.37.

**PART 12: Article 6.0, Development Procedures, Section 6.8, Site Plan Review and Approval, to assign the Township Board as the approving body for Final Site plans, to read as follows:**

A site plan shall be submitted for all new construction, structural alteration, or substantial change in use, as determined by the Director of the Community Development Department, for all principal permitted uses in the AG; SF; NB-O; LB; RB; GB; PB; PD; ROS; LM; E; ROP; TC; PG; NMU; RM-1; RM-2; R1-A, R1-B,

R1-C, and R1-D (except individual single-family homes on an established lot or unit), for all Special Land Uses in every district, and for any other use which requires an off-street parking lot.

An application for site plan approval shall be filed with the Director of the Community Development Department at least twenty-one (21) days prior to the next regularly scheduled meeting of the Planning Commission. Nothing in this section shall be construed

to guarantee an application will be considered by the Planning Commission within 21 days of filing unless all staff and consultant reviews have been received. A fee may be established by the Township Board to cover the cost of processing such site plans. When the required number of copies of the application and the site plan drawing are received, the matter will be scheduled for review by the Township and their consultants. Once all comments and reviews of the staff and consultants indicate the plans are ready for Planning Commission consideration, they will be forwarded to the Planning Commission for their next regular meeting with a recommendation for preliminary approval, conditional approval, or denial.

The Planning Commission will review the Preliminary Site Plan and will forward it on to the Township Board with a recommendation for approval, approval with conditions, or denial. Following the review and recommendation by the Planning Commission of the Preliminary Site Plan, the plan will be reviewed by the Township Board. The Township Board will either approve, approve with conditions, or deny the Preliminary Site Plan.

Following approval of the Preliminary Site Plan by the Township Board, the Planning Commission will review the Final Site Plan and **will forward it on to the Township Board with a recommendation for approval, approval with conditions, or denial.**

Following ~~Planning Commission~~ **Township Board** approval of the Final Site Plan, Final Engineering Plans must also be submitted for review by the Township and their consultants. The following chart lists the items required on all site plans and the stage(s) at which the information is required.

**PART 13: Amend Article 6.0, Development Procedures, Section 6.8-F, to assign the Township Board as the approving body for Final Site plans and provide additional clarity in the written ordinance, to read as follows:**

~~Criteria for Preliminary and Final Site Plan Approval – The Preliminary Site Plan shall be reviewed by the Planning Commission and approved by the Township Board, and the Final Site Plan shall be reviewed and approved by the Planning Commission upon finding that:~~

**Criteria for Preliminary and Final Site Plan Approval – The Planning Commission shall review all Preliminary and Final Site Plans and forward a recommendation for approval, approval with conditions, or denial to the Township Board. The Township Board shall take final action on all Preliminary and Final Site Plans, upon finding:**

- i. The applicant has submitted the required information, and it is insufficiently complete and understandable form to allow an accurate description of the proposed uses(s) and structure(s) in terms of density, location, area, height, bulk, placement, setbacks, performance, characteristics, parking, and traffic circulation.

- ii. There is proper relationship between major thoroughfare and proposed service drives, driveways and parking areas so as to encourage the safety and convenience of pedestrian and vehicular traffic and points of access to public thoroughfares have been minimized.
- iii. The location of buildings, outside storage receptacles, parking areas screen walls and utility areas is such that the adverse effects of such uses will be minimized for the occupants of that use and the occupants of surrounding areas.
- iv. Provisions have been made for proper development of roads, easements and public utilities and to protect the general health, safety and welfare of the Township.
- v. The development of the site is such that it does not serve as a physical barrier or detriment to the development of adjacent land.
- vi. The extent to which natural features and characteristics of the land will be preserved has been addressed.
- vii. The use proposed for the site is a use permitted in the district and complies with all applicable requirements of the White Lake Township Zoning Ordinance and any other applicable code or ordinance.
- viii. The proposed use is consistent with the Township's Master Plan and the Highland Road Corridor Plan as amended.

**PART 14: Amend Article 6.0, Development Procedures, Section 6.8.G.i, Site Plan Review and Approval, to assign the Township Board as the approving authority for Final Site Plans, to read as follows:**

Final Site Plan Approval has been granted by the ~~Planning Commission~~ **Township Board**, and

**PART 15: Amend Article 6.0, Development Procedures, Section 6.8-H.ii Site Plan Review and Approval, to assign the Township Board as the approving body for Final Site plans, to read as follows:**

The ~~Planning Commission~~ **Township Board** shall review and have the authority to grant Final Site Plan Approval, once the site plan is determined to be in compliance with the applicable standards of the Zoning Ordinance. ~~Planning Commission~~ **Township Board** approval of a Final Site Plan shall not be made prior to Preliminary Site Plan Approval by the Township Board, and receipt of a report from all appropriate Township departments, Township Planner, Township Engineer, and/or Township Attorney.

**PART 16: Amend Article 6.0, Development Procedures, Section 6.8.I, Site Plan Review and Approval, to assign the Township Board as the approving body for Final Site plans, to read as follows:**

Approval Valid for Two (2) years

Upon approval of a final site plan by the ~~Planning Commission~~ **Township Board**, a building permit shall be requested by the applicant within twenty-four (24) months, or the site plan shall be declared invalid. The ~~Planning Commission~~ **Township Board** may grant a twelve (12) month extension based upon confirmation by the Director of the Community Development Department or his/her designee that there have been no Ordinance changes affecting the site plan since the time of original approval. Upon receipt of a building permit, reasonable construction shall be commenced within six (6) months and shall be completed within twenty-four (24) months, or the site plan and building permit shall be declared to be invalid, unless the applicant requests an extension.

#### **REMAINDER OF ORDINANCE**

Except as expressly amended by this Ordinance Amendment, the balance of the Charter Township of White Lake Zoning Ordinance, as amended, shall remain unchanged and in full force and effect.

#### **SAVINGS CLAUSE**

This Ordinance Amendment does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired, or any liability, penalty, forfeiture, or punishment pending or incurred prior to the effective date of this Ordinance Amendment.

#### **SEVERABILITY**

Should any section, subsection, sentence, clause, phrase, or portion of this Ordinance Amendment be declared unconstitutional, invalid, or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance Amendment, which shall continue in full force and effect.

**PUBLIC HEARING AND ADOPTION**

A public hearing on this Ordinance Amendment was held before the Planning Commission of the Charter Township of White Lake at a regular meeting held on June 4, 2026. Following receipt of the Planning Commission's recommendation, this Ordinance Amendment was adopted by the Township Board of the Charter Township of White Lake at a meeting duly called and held on the \_\_\_\_ day of \_\_\_\_\_, 2026, and ordered to be published as prescribed by law.

**EFFECTIVE DATE**

This Ordinance Amendment shall become effective seven (7) days after publication as prescribed by law.

STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF OAKLAND )

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of White Lake, Oakland County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of an Ordinance Amendment adopted by the Township Board of the Charter Township of White Lake at a regular meeting duly called and held on the \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Anthony L. Noble, Clerk  
Charter Township of White Lake

**Director's Report**

Project Name: Mack Industries  
 Description: Preliminary and final site plan approval  
 Date on Agenda this packet pertains to: June 4<sup>th</sup>, 2026

- Public Hearing
- Initial Submittal
- Revised Plans
- Preliminary Approval
- Final Approval
- Special Land Use
- Rezoning
- Other:

**You will check all the boxes the project applies to above**

Contact	Consultants & Departments	Approval	Denial	Approved w/Conditions	Other	Comments
Sean O'Neil	Community Development Director	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Based on comments from staff & consultants
Mike Leuffgen	DLZ	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 05/15/2026
Matteo Passalacqua	Carlisle Wortman Associates, Inc	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 05/11/2026
Jason Hanifen	WLT Fire Marshal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	05/13/2026



**Connect. Build. Thrive.**

May 15, 2026

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

**RE: Mack Industries Addition - Preliminary Site Plan Review- 2<sup>nd</sup> Review  
-Final Site Plan Review-1<sup>st</sup> Review**

DLZ # 2645-8022-03

Dear Mr. O' Neil,

Our office has reviewed the above-mentioned plan prepared by PEA Group and dated April 30, 2026. This plan was reviewed for general engineering feasibility and conformance with the Township Engineering Design Standards. We offer the following comments for your consideration:

**Site Improvement Information-**

- Expansion of existing 14,000 SF manufacturing building to 134,708 SF.
- Removal of existing building to the east of proposed building expansion.
- Proposed 3,440 SF office/ employee training room building.
- Proposed detention and infiltration system as well as leaching basins for stormwater management.
- Manufacturing and training buildings to be serviced by proposed well for water.
- Office/employee training building to be serviced by proposed septic for sanitary.

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

Please note that comments from our April 16, 2026 review are in *italics*. Responses to those comments are in **bold**. New comments are in standard font.

General

1. Cover Sheet C-0.0- Project Narrative- Paragraph 1- Building square footage has changed to 134,708. Please update.



- We note that when using the scale provided on Sheet C-3.0 that the scale does not correspond to the plan dimensions proposed. Please revise.

#### Grading/Paving

- We defer to the Township as to whether the existing parking lot shall be brought up to current standards in terms of paving, curbing, and striping (Zoning Ordinance 5.11.Q xi and xviii). At a minimum, we recommend a paved van accessible ADA space(s) and associated loading zone be provided either within the existing parking lot or adjacent to the proposed training room building (Zoning Ordinance 5.11 O. i-iii) An ADA compliant access ramp to this building is also recommended.*  
**Comment partially addressed. The engineer response letter notes that the existing office parking lot near the entrance to White Lake Road is concrete; two of the 3 existing ADA spaces will be restriped. Please provide dimensions for the 2 ADA spaces, at the existing office building, that are proposed to be restriped to demonstrate compliance with current ADA space width and length standards. The existing employee parking for the manufacturing building and yard employees is gravel. We continue to defer to the Township as to whether this parking lot shall be required to be brought up to current standards in terms of paving, curbing, and striping. The plan now shows a van accessible parking space and loading zone at the training room building.**
- We defer to the Township Planning department related to extending sidewalk along the property frontage. Will the improvements trigger this requirement?* **Comment addressed and remains as a notation. The applicant is requesting a waiver from the Township to not construct sidewalk along the White Lake Road frontage.**
- Sheet C-9.0- Remove duplicate concrete sidewalk detail on this sheet.* **Comment addressed. Duplicate detail has been removed.**

#### Sanitary Sewer

- Oakland County Health Department will need to approve and permit septic field for this property.*  
**Comment remains as a notation.**
- It is not clear as to whether restrooms are proposed in the proposed manufacturing building expansion or whether there are existing facilities in the existing 14,000 SF building. Is the existing manufacturing building on septic? Please clarify. We note that any building floor drains shall be required to be connected to the septic system as the proposed expansion is required to be brought up to current Township requirements.* **Comment addressed. Engineer response letter notes that the existing manufacturing building does not have restrooms or floor drains.**

#### Watermain

- We defer to the Township Fire Department regarding adequate fire suppression requirements.*  
**Comment addressed. Design engineer notes " The building does not require fire suppression per 903.2 for use Group F-2 as noted on the architectural sheets."**



2. *Provide a fire truck turning plan for a 40 foot fire truck to demonstrate all proposed buildings are accessible by a fire truck. **Comment partially addressed. Fire truck maneuvering path is now shown on plan; however, a portion of the path ( see two small areas west and south of proposed 134,708 SF building)is shown in a couple areas where material storage is still shown. Are these materials within the proposed fire truck path proposed to be relocated?***
3. *Clarify if the existing manufacturing building has water service. **Comment addressed. Expanded manufacturing building is proposed to have water service; this is now shown on plan.***
4. *Oakland County will need to approve the well permit for this property. **Comment remains as a notation.***

### Stormwater Management

1. *Leaching basins are only allowed per the following requirements from WLT Engineering Design Standards C.5.a.-c.Please confirm the following conditions apply:*

*Engineered Infiltration Systems may be utilized when all the following conditions exist:*

- a. *No adequate storm sewer, open ditch, or road drain is available for storm water disposal, and an open retention pond is not prudent or feasible. **Condition has been met.***
- b. *Soil composition is optimum and ground water table is suitable for percolation. Optimum soil conditions defines soil composed entirely of coarse sand, gravel, or a coarse sand gravel mixture. A soils report by a licensed engineer with borings to 10 feet below the bottom of the infiltration system with groundwater level data and in situ or laboratory determined permeability rates and recommending the advisability of an Engineered Infiltration System shall be provided. **Condition not met. Per design engineer response, a soils and infiltration report shall be provided at the time of Final Engineering Plan submittal.***
- c. *Leaching basins shall be sized as a combination storage and groundwater discharge detention basin with storage volume determined the same as open detention basins. The discharge rate shall not exceed a perc rate of 6" per hour for the bottom and sides of the soil/stone interface (sides of the trenches). Stone voids ratio may be assumed as 0.40. **Condition has been met.***

*One of two standard basins based on the designs shown on the Township Standard Storm Sewer Detail Sheet or proprietary underground storage/infiltration systems or other engineered systems if approved by the Township Engineer may be used. **Comment addressed. A StormArc system and associated calculations have been specified/provided. In addition, standard leaching basins per Township standards are proposed.***

3. *The leaching basin detail shown on Sheet C-9.0 shall be per Township Storm Sewer Details or subject to DLZ's review and approval. See Comment 1c above. **Comment addressed. The detail is per Township standard detail and has now been labeled as such.***



4. *Provide preliminary storm/infiltration calculations for the proposed leaching basins.* **Comment partially addressed. Storm/infiltration calculations have been provided; we note that for calculation for I1, we calculate 2.76 in/hr; please verify.**
5. *What is the intent to collect stormwater drainage from the proposed training room building? We note that the building FG and FF elevations will sit slightly lower than some existing surrounding grades including proposed septic field grades. At a minimum, the proposed building downspouts shall be routed into a leaching trench/basin system instead of spilling to grade.* **Comment addressed. A StormArc detention and infiltration system is now proposed for this building for collection of stormwater runoff.**
6. *The leaching basins for the proposed manufacturing building expansion are proposed in the designated clear path which is not to be paved. Please specify how the basins will be kept free of dirt and debris.* **Comment addressed. The proposed StormArc system is a protected concrete system.**
7. *The condition of the existing leaching trench on the south side of the existing 14,000 SF manufacturing building shall be evaluated and any maintenance performed as required.* **Comment remains as a notation. A note has been added to plan to evaluate this existing trench.**
8. Additional information regarding the rim elevations of the ‘Ultimate Overflow Outlets with Weir/Orifice Elevation at Top of Detention System’ as well as a profile of these areas will be required at time of FEP submittal.

### Recommendation

The plan now demonstrated engineering feasibility. There are a few items listed above which can be addressed on the Final Engineering Plan. We are now recommending approval of the Preliminary and Final Site Plan subject to Township acceptance of the parking lot as presented and waiver of sidewalk construction along the White Lake Road frontage.

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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**Carlisle | Wortman**  
ASSOCIATES, INC.

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

May 11<sup>th</sup>, 2026

**Amended Site Plan Review  
for  
White Lake Charter Township, Michigan**

<b>Applicant:</b>	Mack Industries
<b>Project Name:</b>	Structure Expansion / Amended Site Plan
<b>Plan Date:</b>	March 30, 2026
<b>First Revision</b>	April 30, 2026
<b>Location:</b>	8275 White Lake Road / Parcel ID 12-01-176-004
<b>Action Requested:</b>	Amended Site Plan Review

**PROJECT NARRATIVE**

The applicant is requesting to amend their final site plan by expanding the existing 14,000 sqft structure to 148,708 sqft. A small 3,440 sqft building is proposed northeast of the new building as well. The existing building at the entrance of the facility is to remain while the existing building directly east of the new building is to be demolished.

The Site Data table on Sheet C-3.0 states the expanded building is to be used for manufacturing and the small new building is to be used as an office and training. The applicant states the expansion of the existing warehouse building will accommodate expanded manufacturing of manholes, vaults, and culverts. The building will also house concrete batch plant production and pipe fabrication activities.

The response letter dated May 1<sup>st</sup>, 2026 states the existing areas of outside storage will remain. The stored materials within the area of building expansion will be relocated to areas of existing outside storage, as existing inventory is either shipped out of the yard or un-used inventory is sent to the concrete crusher.

A note on the sheet states the materials stored in the dashed area are to be removed to allow storage of inventory within the expanded building. Dotted areas that are within the footprint of the expanded building are to be removed to make way for the expansion and a 26 foot access path around the perimeter of the expanded building.

Outdoor storage of pallets, containers, materials, or products incidental to the principal permitted use requires a special land use permit. Township records indicate the site has been permitted to operate

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*

continuously as a concrete production facility with outdoor storage since the 1960's. Under these circumstances, the site's outdoor storage may be an existing non-conforming use which may continue to operate with the following guidance from Section 7.24 of the zoning ordinance:

- A. The nonconforming use shall not be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Ordinance.
- B. The nonconforming use shall not be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this Ordinance.
- C. If the nonconforming use of land ceases for any reason for a period of more than one (1) year, thereafter such land shall conform to the regulations specified by this Ordinance for the district in which such land is located.
- D. Only structures conforming to the requirements of this Ordinance shall be erected in connection

From the statements made by the applicant, it appears there is no proposed expansion of the outdoor storage footprint. However, we recommend the site plan be updated showing specifically where existing materials stored outside are to be relocated prior to the issuance of a certificate of occupancy. This will ensure no unintended expansion of the outdoor storage has taken place. If the outdoor storage must be expanded to accommodate the proposed improvements, or the applicant seeks to expand outdoor storage for future operations, then a special land use permit shall be required.

***Items to be Address:*** *We recommend the site plan be updated showing specifically where existing materials stored outside are to be relocated prior to the issuance of a certificate of occupancy. This will ensure no unintended expansion of the outdoor storage has taken place. If the outdoor storage must be expanded to accommodate the proposed improvements, or the applicant seeks to expand outdoor storage for future operations, then a special land use permit shall be required.*

**SITE DESCRIPTION**

<b>Lot Area:</b>	93.20 net/gross acres
<b>Frontage:</b>	Approx. 2,400 feet along White Lake Road
<b>Address:</b>	8275 White Lake Road
<b>Current Use:</b>	Light Industrial Pre-Cast Concrete Product Manufacturing

*Aerial image of the site*

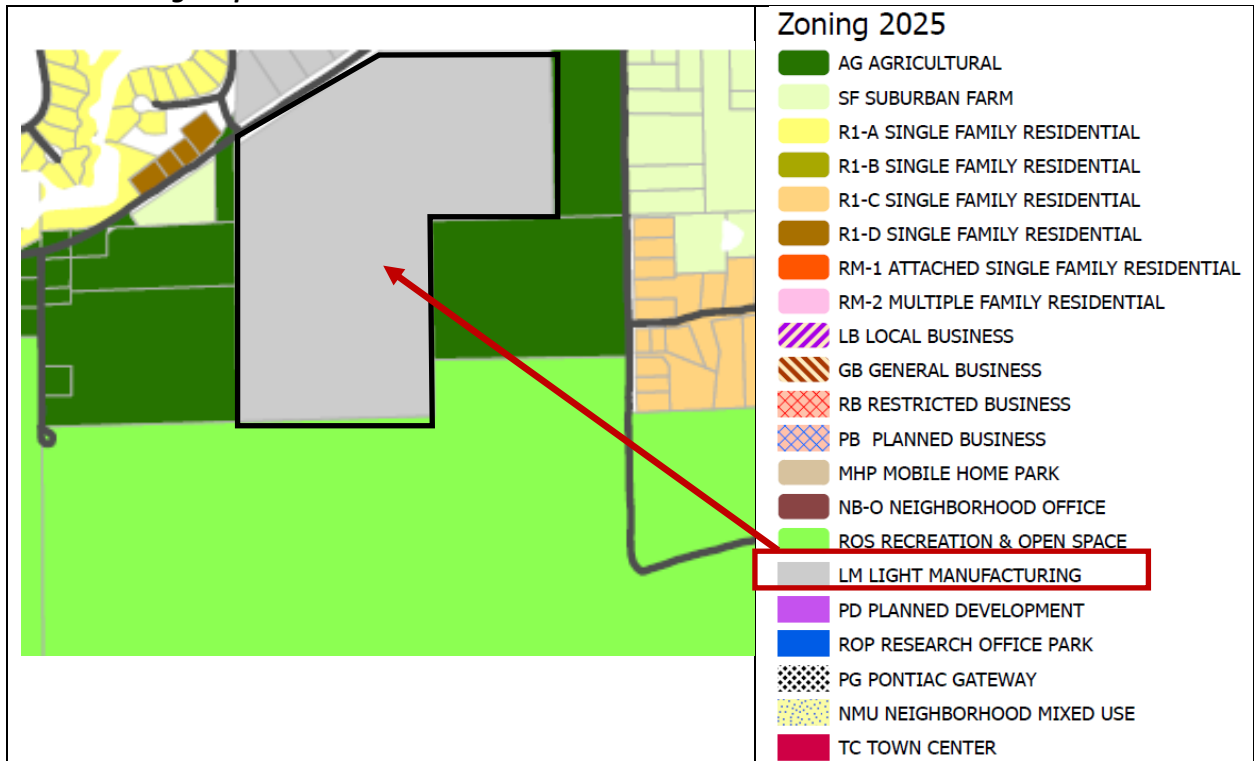


Source: NearMap September 2025

	North	East	South	West
<b>Surrounding Zoning</b>	<i>LM, Light Manufacturing</i>	<i>AG, Agricultural Farm / ROS, Recreation and Open Space</i>	<i>ROS, Recreation and Open Space</i>	<i>AG, Agricultural</i>
<b>Surrounding Land Uses</b>	<i>Small Scale Industrial</i>	<i>Vacant</i>	<i>Vacant</i>	<i>Vacant</i>
<b>Future Land-Use Map</b>	<i>Production / Technology</i>	<i>Production / Technology – Recreation / Open Space</i>	<i>Recreation / Open Space</i>	<i>Production / Technology</i>

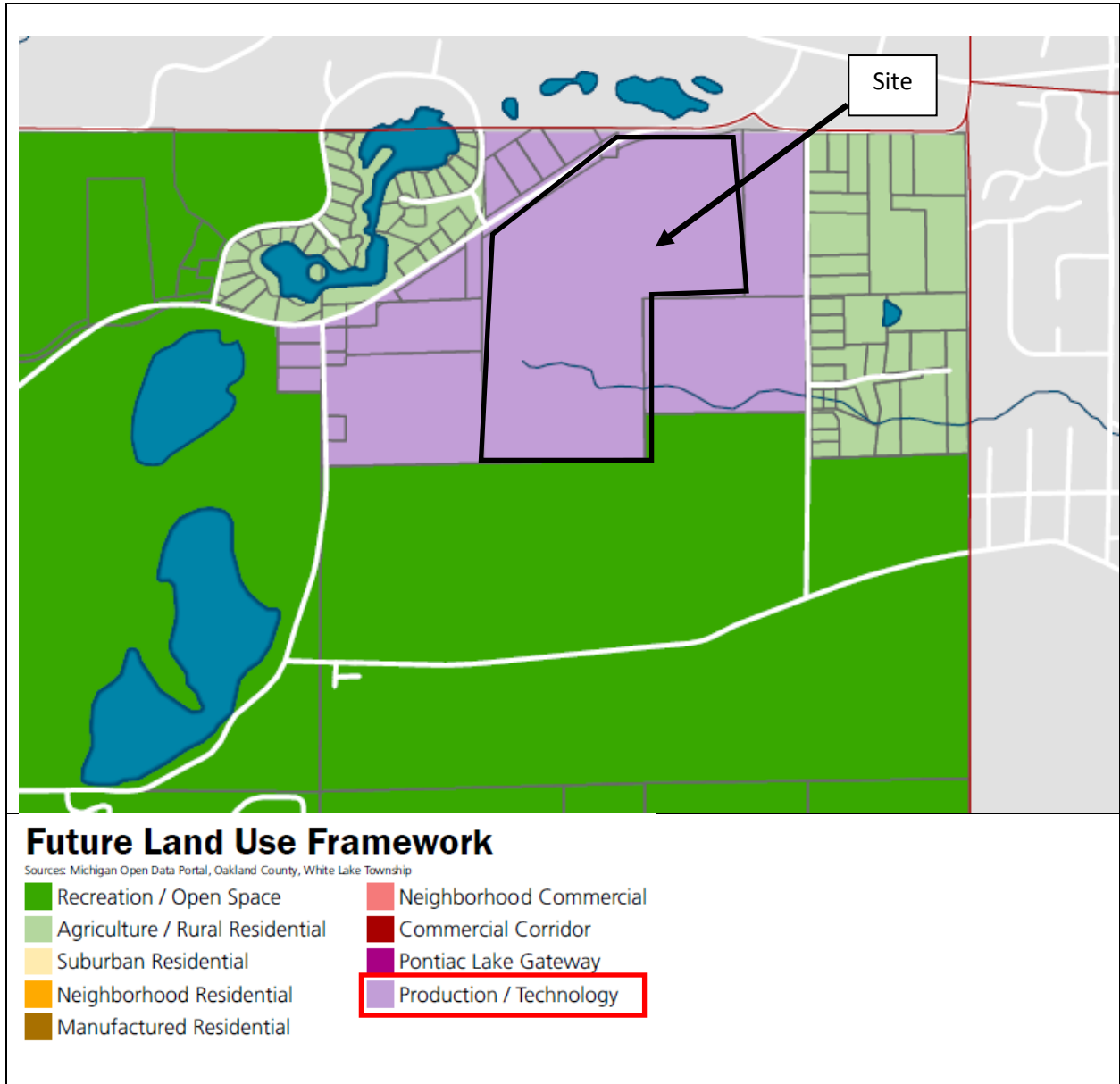
<b>Current Zoning</b>	<p><b>LM, Light Manufacturing</b></p> <p><i>The LM, Light Manufacturing District is established as a district in which the principal uses allowed are light manufacturing, fabrication, processing, wholesale activities or warehousing activities. The intent of this article is to control nuisance effects of warehousing, wholesale activities, open storage, and light industry such as smoke, noise, odor, dust, dirt, glare, vibrations, and other adverse effects so that such uses could be compatible with other nearby land uses such as commercial or residential.</i></p> <p><i>The light manufacturing district encourages uses to locate on major highways so that traffic generated by these uses would not utilize local residential streets. In LM Light Manufacturing Districts principal permitted uses are those which are characterized by less intensive activities of a smaller size and scale than typically found in heavy industrial, general manufacturing areas. Light industrial uses are anticipated to locate in industrial park types of settings where uses are conducted within totally enclosed buildings with little or no outside activities permitted. Typical light manufacturing activities concentrate upon production and processing activities together with related technical, design and administrative functions. Activities which involve large volumes of truck traffic are not light manufacturing activities.</i></p>
-----------------------	--

**Current Zoning Map**



<b>Future Land Use</b>	<b>Production / Technology</b> <i>Serves community's need for research facilities and light industrial opportunities.</i>
------------------------	--

**Future Land Use Map**



**Item to be Addressed:** None.

**NATURAL RESOURCES**

**Topography:** Sheet C-1.0 shows existing site topography for the developed portion of parcel. The portion of the site dedicated to operations is relatively flat. No proposed grading plans have been provided.

We defer to Township Engineering for any concerns with the proposed grading plans as well as any issues cited regarding stormwater management and natural environment protection.

**Wetlands:** Per the Department of Environment, Great Lakes and Energy (EGLE) wetland mapper tool, it is possible that some wetlands may exist at the extreme southern end of the parcel. However, this area is not proposed for any development in this plan.

**Woodland:** The portion of the site used for operations is clear of trees and vegetation. The area to the south of operations contains mature vegetation. The proposed expansion of the structure would not impact the natural portions of the site.

**Soils:** Predominant soils are Leoni Gravelly Sandy Loam, Urban Land and Houghton and Adrian Mucks.

**Water:** No waterbodies are present onsite.

**General Notes:** None.

**Item to be Addressed:** Any items cited by Township Engineering.

**AREA, WIDTH, HEIGHT, SETBACKS**

Standard bulk and lot regulations for the LM zoning district are set forth in Section 3.1.20 and Section 3.11.

**Light Manufacturing District Standards**

	Required	Proposed	Compliant
<b>Expanded Building Setbacks</b>			
Front	70 feet	175.24 feet	Yes
Side	50 feet	West Line / 1,026.38 feet East Line / 692.99 feet	Yes
Rear	50 feet	546.38 feet	Yes
Wetland	25 feet	N/A	N/A
Height	40 feet or 2 stories	50.33 feet	No / Variance granted April 23, 2026

<b>Accessory Office Building</b>			
Front	70 feet	314.47 feet	Yes
Side	50 feet	West Line / Not Provided East Line / 570.94 feet	Likely Yes
Rear	50 feet	937.26 feet	Yes
Wetland	25 feet	N/A	N/A
Height	40 feet or 2 stories	16.83 feet	Yes
<b>Lot Standards</b>			
Minimum Lot Size	1 acre	93.20	Yes
Minimum Lot Width	175 feet	Approx. 2,400 feet	Yes
Maximum Lot Coverage	30%	4.88%	Yes
Lot Depth to Width Ratio	4 to 1	Not Provided	Likely

**Items to be Addressed:** None.

**ACCESS & CIRCULATION**

**Vehicle Access & Circulation**

The site’s sole ingress/egress is an approx. 40-foot-wide concrete drive located on White Lake Road. Distances between the existing drive and the nearest site access drives and intersections have not been provided, however they appear to comply with the minimum distances established in Section 6.4.C.i.

The response letter dated May 1, 2026 states the expansion is anticipated to generate seven additional trucks per day including two additional aggregate truck deliveries, one additional cement truck delivery, and four additional delivery trucks shipping materials offsite. The Township will need to determine if this increase in truck traffic warrants additional traffic information.

26-foot-wide clear paths are shown at the entrance of the site and around the new structures. A secondary access point from White Lake Road is shown west of the primary access drive. Emergency vehicle access circulation is provided on Shet C-3.0. No truck wells are proposed as part of the building expansion.

**Non-Motorized Access and Circulation**

5-foot-wide concrete pathways are proposed around the accessory office building. No pedestrian pathways are outlined around the expanded structure.

Per Section 5.21, a 6-foot-wide sidewalk is required along the White Lake Road frontage. The applicant is requesting a waiver from this requirement due to the fact that installing such a pathway would require the removal of a significant number of trees and berm that currently provide screening of the facility along White Lake Road.

**Public Transit**

No public transit services are offered in this area of the Township.

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) *The Township will need to determine if the increase in truck traffic warrants additional traffic information.*

**PARKING & LOADING**

The site currently provides a total of 98 parking spaces. Sheet C-3.0 states the existing parking located near the site’s main entrance is sufficient for current and future parking needs. Section 5.11.M states “The amount of required off-street parking space for new uses of buildings, additions thereto, and additions to existing buildings as specified shall be determined in accordance with table in Section 5.11.M.” Utilizing the calculations provided in Section 5.11.M, it is estimated that current uses on the site would require 83 parking spaces. Per the flexibility granted to the Planning Commission via to allow 75%-125% of required parking, the existing parking appears to be sufficient.

Parking lots are required to be constructed of asphalt or concrete and require concrete curbing around the perimeter of the parking area. However given the current parking lot was accepted during the last amended site plan review in 2020, the lot may remain as-is so long as sufficient parking is provided by the lot in its current condition. If additional parking is needed, the parking lot will need to be brought into compliance with current layout, construction, and placement standards.

The response letter dated May 1,2026 states loading zones are utilized throughout the site but are not permanently placed due to the nature of operations. Trucks are loaded and unloaded per the type of materials being handled and their location on the lot at any given time. Therefore, loading zones cannot be provided on the site plan.

***Items to be Addressed:***

1. *Planning Commission to determine applicants request to not show loading zones on the site plan per applicants explanation provided in the response letter dated May 1, 2026.*
2. *The parking lot may remain as-is so long as sufficient parking is provided by the lot in its current condition. If additional parking is needed, the parking lot will need to be brought into compliance with current layout, construction, and placement standards.*

**ESSENTIAL SERVICES & UTILITIES**

The site is served by DTE for electricity and Consumers for gas. Proposed septic and well are shown on Sheet C-4.1. We defer to Township Engineering on the designs and placement of these systems.

**Mack Industries**

Amended Site Plan Review / First Revision

May 11, 2026

We defer to Township Public Safety to determine the feasibility of site design and fire lanes.

**Items to be Addressed:**

- 1) Any cited concerns of Township Engineering.
- 2) Any cited concerns of Township Public Safety.

## LANDSCAPING & SCREENING

Sheets C-10.0 and L-1 provide information regarding proposed landscaping screening along White Lake Road.

**Greenbelts**

Property Line	Required	Provided	Compliant
<b>North (ROW)</b>	Approx. 2,440 feet – 81 large deciduous or evergreen trees and 650 shrubs	31 large deciduous or evergreen trees, and 0 shrubs. Existing vegetation	No / Waiver Required
<b>East (AG)</b>	A1 or A2 Land Form Buffer and Screen Wall	Existing Vegetation	No / Waiver Required
<b>South (ROS)</b>	None	Existing Vegetation	Yes
<b>West (AG)</b>	A1 or A2 Land Form Buffer and Screen Wall	Existing Vegetation	No / Waiver Required

The Planning Commission will need to consider the site's existing vegetation and proposed infill landscaping to assess if waivers are appropriate or additional landscaping or screening is necessary.

Parking lot landscaping will be required if the parking area requires expansion and therefore current standards shall apply.

The response letter dated May 1, 2026, states the site does not have, nor plans to install, a trash enclosure. The property utilizes several 10-yard dumpsters that are moved throughout the site according to operations.

All ground and rooftop equipment will need to be screened per Section 5.19. The applicant states the only rooftop equipment proposed are for the new 3,440 training building and will be screened on three sides as shown on Sheet A4.

**Items to be Addressed:** The Planning Commission will need to consider the site's existing vegetation and proposed infill landscaping to assess if waivers are appropriate or additional landscaping or screening is

*necessary. If waivers are granted, they should only apply to this specific amended site plan. Future expansions of structure or operations will require new waiver requests.*

**PERFORMANCE STANDARDS**

The performance standards are outlined in Section 5.18. The applicant states no additional noise is anticipated from the expanded operations.

Building lighting is proposed for the expanded structure and small accessory office building. The proposed lighting meets standards.

**Items to be Addressed:** None.

**SIGNAGE**

No signage is proposed on the site plan.

**Items to be Addressed:** None.

**ARCHITECTURE & LAYOUT**

Elevations and floor plans for both buildings are provided on Sheets A1 through A4. The expanded structure will be constructed of split faced concrete block and metal siding. The accessory office building will be constructed solely of split faced concrete block with four clear windows on the east and west elevation.

**Items to be Addressed:** None

**SUMMARY**

This review has concluded that due to the relatively unique requirements of concrete product manufacturing and the consistency of long-standing operations on the site, there is enough information provided for the Planning Commission to consider the proposed building expansion and new construction.

We do note that one of the most important considerations for the proposal is ensuring the screening of the existing and proposed site operations from White Lake Road as well as ensuring that if the onsite outdoor storage area requires expansion due to the amended site plan, or any future operations, a special land use permit shall be required.

Waivers, modifications and determinations, as well as potential conditions of approval, are provided on the next page for the Planning Commissions consideration.

**Waivers / Modifications / Determinations**

---


- 1. We recommend the site plan be updated showing specifically where existing materials stored outside are to be relocated prior to the issuance of a certificate of occupancy. This will ensure no unintended expansion of the outdoor storage has taken place. If the outdoor storage must be expanded to accommodate the proposed improvements, or the applicant seeks to expand outdoor storage for future operations, then a special land use permit shall be required.*
- 2. Planning Commission to determine applicants request to not show loading zones on the site plan per applicant's explanation provided in the response letter dated May 1, 2026.*
- 3. The Planning Commission will need to consider the site's existing vegetation and proposed infill landscaping to assess if waivers are appropriate or additional landscaping or screening is necessary. If waivers are granted, they should only apply to this specific amended site plan. Future expansions of structure or operations will require new waiver requests.*

**Potential Conditions**

---

- 1. Any items cited by Township Engineering.*
- 2. Any items cited by Township Public Safety.*
- 3. The Township will need to determine if the increase in truck traffic warrants additional traffic information.*
- 4. The parking lot may remain as-is so long as sufficient parking is provided by the lot in its current condition. If additional parking is needed, the parking lot will need to be brought into compliance with current layout, construction, and placement standards.*

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](http://www.whitelaketwp.com/fire)

**Site / Construction Plan Review**

**To: Sean O'Neil, Planning Department Director**

**Date: 05-13-2026**

**Project: MACK INDUSTRIES**

**Job #: 20-0295.01**

**Date on Plans: 04-30-2026**

---

The Fire Department has the following comments regarding the 2<sup>nd</sup> review of preliminary site plans for the project known as MACK INDUSTRIES

1. The Fire Dept has no further comments at this time.
2. The access drive and parking lot shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities.
3. Due to the proposed building height (exceeding 30 feet), Aerial Fire Apparatus Access Roads shall apply.
  - a. Shown the access drive to the proposed building with dimensions on future reviews.
  - b. Width. The access drive shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building.
  - c. Proximity to the Building. A minimum of 15 feet, and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building as approved.
  - d. Obstructions. Overhead utility and power lines shall not be located over the Aerial Fire Apparatus Road / drive or between the road / drive and the building.
4. D104.1 Buildings or facilities exceeding 30 feet or three stories in height shall not have fewer than two means of fire apparatus access for each structure.
 

D104.2 Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.
5. The required turning radius shall accommodate the largest Fire Department apparatus (50') and provide a turn radius profile showing apparatus movement on future plans.



**Fire Department**  
Charter Township of White Lake

7420 Highland Road  
White Lake, MI 48383  
Office (248) 698-3993  
[www.whitelaketwp.com/fire](http://www.whitelaketwp.com/fire)

6. The angle of approach/Departure to and from White Lake roads shall not exceed 8 degrees.
7. Provide a complete scope of use including manufacturing details.

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

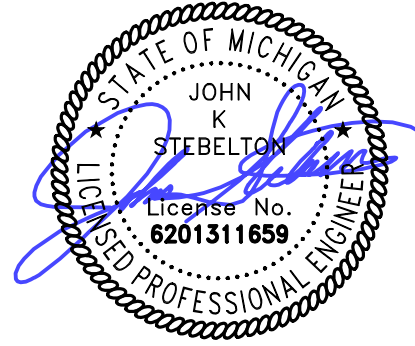
Plans are reviewed using the International Fire Code (IFC), 2021 Edition and Referenced NFPA Standards.

# PRELIMINARY SITE PLANS

# MACK INDUSTRIES

## 8275 WHITE LAKE ROAD

### WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN



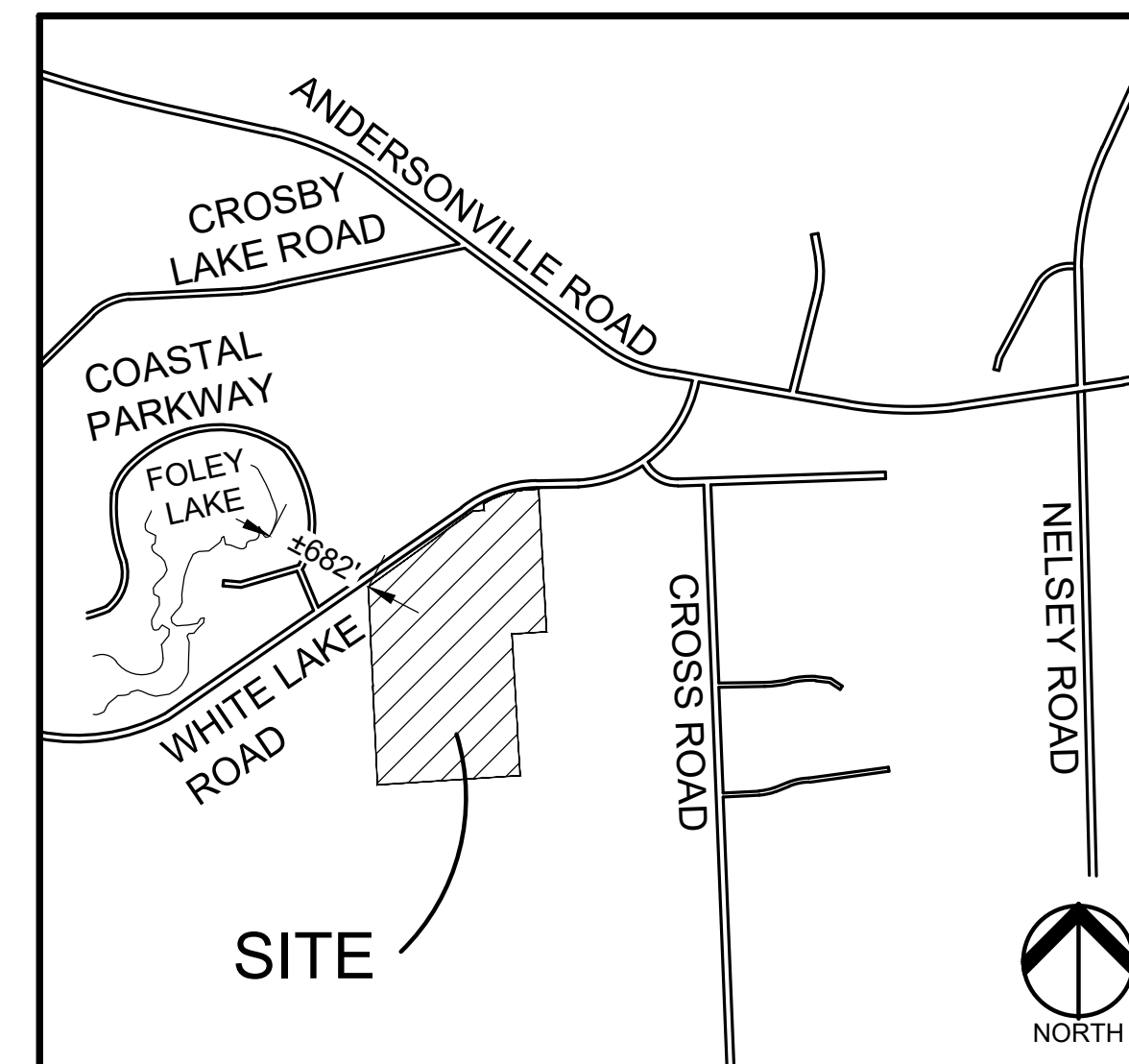
PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
3/30/2026		SITE PLAN APPROVAL

**PROJECT NARRATIVE:**

The proposed development involves a significant expansion of the Mack Industries facility located in White Lake, Michigan, centered around a 134,580-square-foot industrial addition to the existing manufacturing building. This expansion is specifically designed to support the production of precast concrete products, including manholes, pipes, underground detention structures, and various other concrete storm devices. The building layout incorporates strategically placed overhead doors to facilitate efficient truck circulation and the seamless transfer of materials produced inside the facility. Trucks will deliver raw materials for construction directly to the production area, and once the manufacturing process is complete, finished products will be moved via these overhead doors to various designated outdoor locations on the property for curing and storage.

To further support site operations and the workforce, a smaller satellite building will be constructed near the larger addition to house a training room, lockers, and restrooms. This auxiliary structure includes a single van-accessible concrete pad placed against the perimeter sidewalk to ensure full compliance with accessibility standards. To ensure a sensitive transition between land uses, 31 additional 8' ht. evergreen trees have been added to fill gaps in the existing vegetation to increase the buffer along White Lake Road frontage.

Infrastructure for the site includes a new water well to provide a domestic water connection to both proposed structures, along with a dedicated sanitary septic system to service the satellite building's restrooms. Stormwater management for the project will primarily handle roof runoff directed to the north of the property. Consistent with the existing facility's drainage strategy, this runoff will be collected and managed through a detention and infiltration system, ensuring efficient subsurface disposal and natural groundwater recharge.



LOCATION MAP  
NO SCALE

INDEX OF DRAWINGS	
Sheet Number	Sheet Title
C-0.0	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	OVERALL SITE PLAN
C-3.1	PRELIMINARY DIMENSION PLAN
C-4.1	PRELIMINARY ENGINEERING PLAN
C-8.0	STORMWATER MANAGEMENT PLAN
C-9.0	NOTES AND DETAILS
C-10.0	WHITE LAKE ROAD SCREENING
L-1.0	LANDSCAPE PLAN
1 OF 1	PHOTOMETRIC PLAN
ARCHITECTURAL PLANS	
A1	FLOOR PLAN
A2	BUILDING ELEVATIONS
A3	TRAINING ROOM FLOOR PLAN
A4	TRAINING ROOM ELEVATIONS

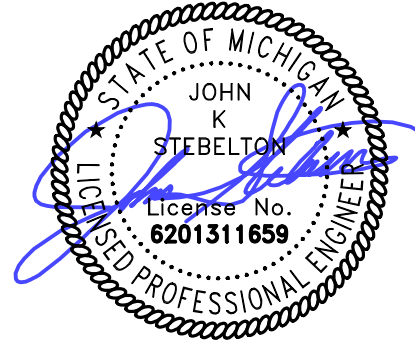
**DESIGN TEAM**

OWNER	CIVIL ENGINEER	CONTRACTOR
MACK INDUSTRIES 8265 WHITE LAKE ROAD WHITE LAKE TWP., MI 48386 CONTACT: HOWARD MACK PHONE: 248.249.3458 EMAIL: HMACK@MACKCONCRETE.COM	PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48326 CONTACT: JOHN HOUSER, PE PHONE: 844.813.2949 EMAIL: JHOUSER@PEAGROUP.COM	SALZEIDER, INC. 40900 WOODWARD AVE., SUITE 275 BLOOMFIELD HILLS, MI CONTACT: SCOTT SALZEIDER PHONE: 248.388.7869 EMAIL: SSALZEIDER@SALZEIDERINC.COM
ARCHITECT	LANDSCAPE ARCHITECT	
PUCCI + VOLLMAR ARCHITECTS, PC 508 E. GRAND RIVER AVE., SUITE 100B BRIGHTON, MI 48116-1566 CONTACT: KARL F. VOLLMAR PHONE: 810.225.2930 EMAIL: KARL@PV-ARCHITECTS.COM	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JANET EVANS, PLA PHONE: 844.813.2949 EMAIL: JEVANS@PEAGROUP.COM	



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	3/30/2026
CITY COMMENTS	4/30/2026

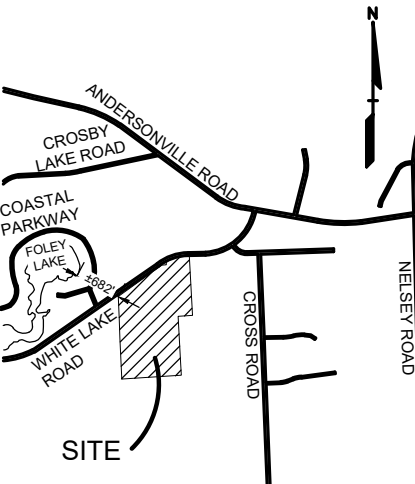
NOT FOR CONSTRUCTION



0 20 40 80  
SCALE: 1" = 40'



CAUTION!!  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT  
**SALZEIDER, INC.**  
40900 WOODWARD AVE., SUITE 275  
BLOOMFIELD HILLS, MI 48304

PROJECT TITLE  
**MACK INDUSTRIES**  
8275 WHITE LAKE ROAD  
WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS  
CITY COMMENTS 4-30-26

ORIGINAL ISSUE DATE:  
MARCH 30, 2026  
DRAWING TITLE  
**TOPOGRAPHIC SURVEY**

PEA JOB NO. 20-0295.01  
P.M. JH  
DN. JKS  
DES. JKS  
DRAWING NUMBER:

**C-1.0**

- LEGEND:**
- OH-ELEC- EX. OH. ELEC. POLE & GUY WIRE
  - UG-CATV- EX. U.G. CABLE TV & PEDESTAL
  - UG-COMM- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
  - UG-ELEC- EX. U.G. ELEC. MANHOLE & METER
  - EX. GAS LINE
  - EX. GAS VALVE & GAS LINE MARKER
  - EX. TRANSFORMER & IRRIGATION VALVE
  - EX. WATER MAIN
  - EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
  - EX. WATER VALVE BOX & SHUTOFF
  - EX. SANITARY SEWER
  - EX. SANITARY CLEANOUT & MANHOLE
  - EX. COMBINED SEWER MANHOLE
  - EX. STORM SEWER
  - EX. CLEANOUT, MANHOLE & CULVERT
  - EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
  - EX. YARD DRAIN, ROOF DRAIN & DOWNSPOUT
  - EX. UNIDENTIFIED STRUCTURE
  - EX. MAILBOX, SIGN & GUARD POST
  - EX. LIGHT POLE & YARD LIGHT
  - EX. PUBLIC LIGHTING MANHOLE
  - EX. FENCE
  - EX. GUARD RAIL
  - EX. DEC. TREE, CONIFEROUS TREE & SHRUB
  - EX. TREE TAG & TREE LINE
  - EX. SPOT ELEVATION
  - EX. CONTOUR
  - EX. WETLAND
  - IRON FOUND / SET
  - NAIL FOUND / NAIL & CAP SET
  - BRASS PLUG SET
  - MONUMENT FOUND / SET
  - SECTION CORNER FOUND
  - RECORDED / MEASURED / CALCULATED

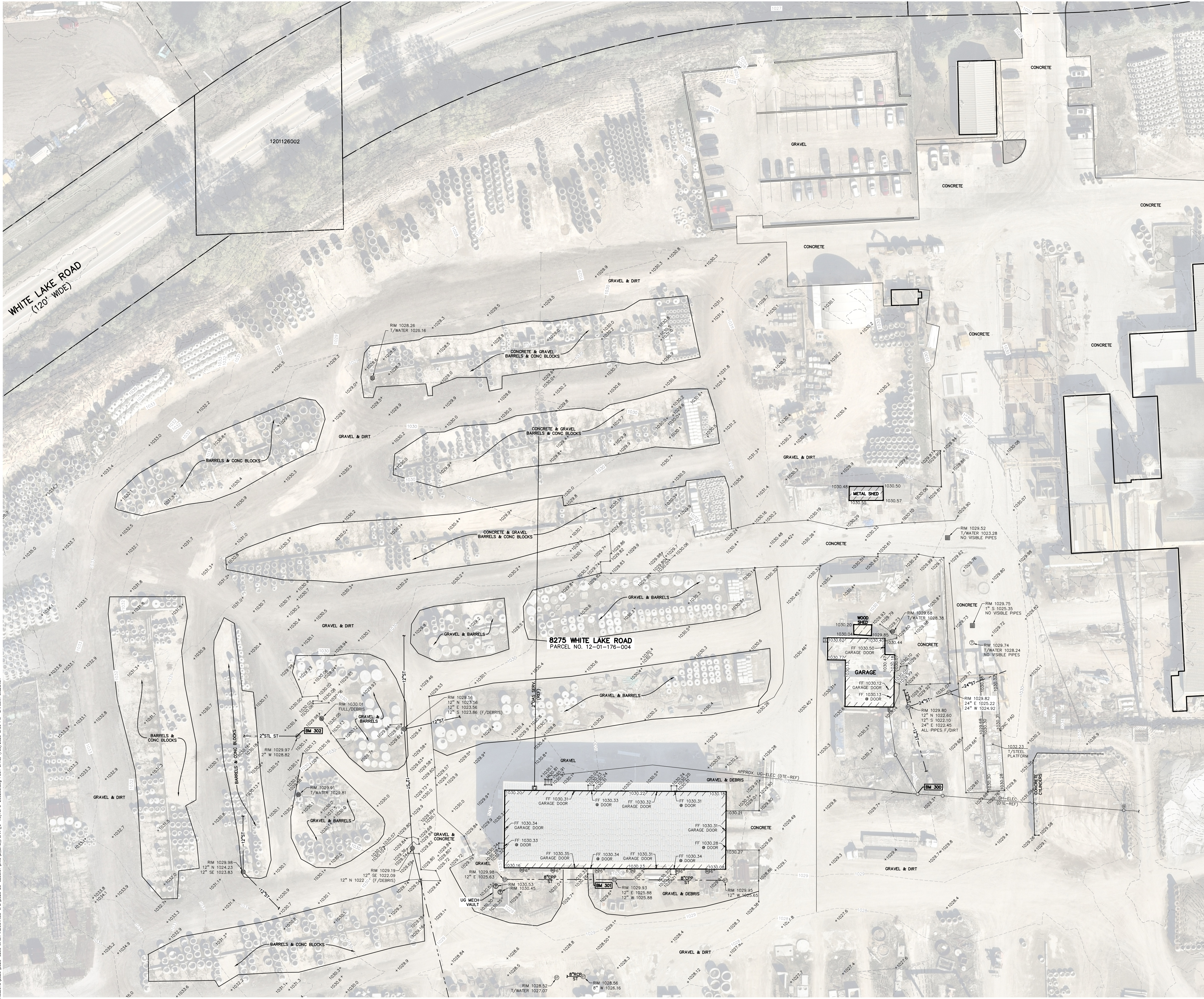
**REFERENCE DRAWINGS:**  
ELECTRIC DTE ELECTRIC MAP 235-428, DATED 03/24/2026  
GAS CONSUMERS ENERGY ON-LINE PORTAL

**LEGAL DESCRIPTION:**  
(Per Oakland County)

PARCEL ID 19-01-176-004  
Land in the Township of White Lake, Oakland County, Michigan, described as follows:  
  
T3N. R8E. SEC 1 PART OF E 1/2 OF NW FRAC 1/4 LYING SLY OF RELOC WHITE LAKE RD EXC THAT PART IN PCL BEG AT PT DIST N 87-19-55 W 6.73 FT & N 88-34-10 W 195.66 FT FROM N 1/4 COR. TH S 03-22-50 W 238.05 FT. TH N 88-34-10 W 133.07 FT. TH N 03-22-50 E 238.05 FT. TH S 88-34-10 E 133.07 FT TO BEG. ALSO PART OF W 1/2 OF NE FRAC 1/4 BEG AT N 1/4 COR. TH S 87-39-00 E 306.43 FT. TH S 01-15-20 W 1386.22 FT. TH N 88-05-00 W 308.50 FT. TH N 01-20-34 E 1393.90 FT TO BEG. ALSO PART OF W 1/2 OF NE FRAC 1/4 & PART OF E 1/2 OF NW FRAC 1/4 BEG AT PT DIST S 87-39-00 E 306.43 FT FROM N 1/4 COR. TH S 87-39-00 E 510.08 FT. TH S 01-15-20 W 1373.46 FT. TH N 89-05-00 W 510 FT. TH N 01-15-20 E 1386.22 FT TO BEG EXC BEG AT PT DIST S 87-39-00 E 306.31 FT FROM N 1/4 COR. TH S 87-39-00 E 460.44 FT. TH ALG CURVE CONCAVE NWLY, RAD 910 FT, CHORD BEARS S 81-54-36 W 329.95 FT, DIST OF 331.79 FT. TH N 87-38-42 W 134.81 FT. TH N 01-15-20 E 59.79 FT TO BEG 90.95 A 11-22-FR 003 & 201-005

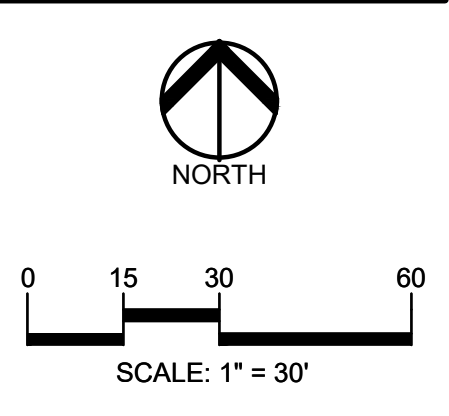
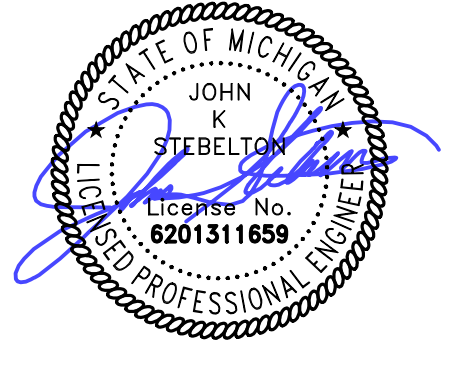
**BENCHMARKS:**  
(GPS DERIVED - NAVD83)

BM #300  
SET BENCH TIE IN THE SOUTHWEST FACE OF A POWER POLE LOCATED APPROX. 172' EAST FROM THE NORTHEAST BUILDING CORNER.  
ELEV - 1031.31  
  
BM #301  
SCRIBED \* ON THE SOUTHEAST CORNER OF A CONCRETE FROST SLAB LOCATED ON THE SOUTH SIDE OF THE BUILDING. APPROX. 80' SOUTHWEST FROM THE SOUTHWEST BUILDING CORNER.  
ELEV - 1030.26  
  
BM #302  
DIMPLE ON THE NORTH RIM OF A STORM MANHOLE LOCATED APPROX. 193' NORTHWEST FROM THE NORTHWEST BUILDING CORNER.  
ELEV - 1029.99

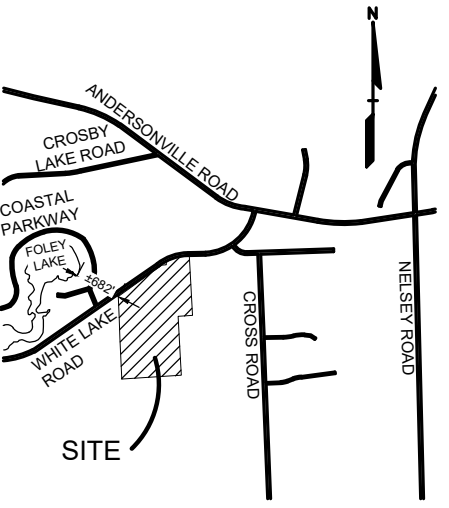


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NOT FOR CONSTRUCTION



**CAUTION!!**  
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CLIENT  
**SALZEIDER, INC.**  
40900 WOODWARD AVE., SUITE 275  
BLOOMFIELD HILLS, MI 48304

PROJECT TITLE  
**MACK INDUSTRIES**  
8275 WHITE LAKE ROAD  
WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS  
CITY COMMENTS 4-30-26

ORIGINAL ISSUE DATE:  
MARCH 30, 2026

DRAWING TITLE  
**OVERALL SITE PLAN**

PEA JOB NO. 20-0295.01  
P.M. JH  
DN. JH  
DES. JKS  
DRAWING NUMBER:

**C-3.0**

- LEGEND:**
- OH-ELEC-W-O- EX. OH. ELEC. POLE & GUY WIRE
  - UG-CATV-X- EX. U.G. CABLE TV & PEDESTAL
  - UG-COMM-X-O- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
  - UG-ELEC-X-E- EX. U.G. ELEC. MANHOLE & METER
  - EX. GAS LINE
  - EX. GAS VALVE & GAS LINE MARKER
  - EX. TRANSFORMER & IRRIGATION VALVE
  - EX. WATER MAIN
  - EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
  - EX. WATER VALVE BOX & SHUTOFF
  - EX. SANITARY SEWER
  - EX. SANITARY CLEANOUT & MANHOLE
  - EX. COMBINED SEWER MANHOLE
  - EX. STORM SEWER
  - EX. CLEANOUT, MANHOLE & CULVERT
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  - EX. YARD DRAIN, ROOF DRAIN & DOWNSPOUT
  - EX. UNIDENTIFIED STRUCTURE
  - EX. MAILBOX, SIGN & GUARD POST
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  - EX. TREE TAG & TREE LINE
  - EX. SPOT ELEVATION
  - EX. CONTOUR
  - EX. WETLAND
  - IRON FOUND / SET
  - NAIL FOUND / NAIL & CAP SET
  - BRASS PLUG SET
  - MONUMENT FOUND / SET
  - SECTION CORNER FOUND
  - (R) (M) (C) RECORDED / MEASURED / CALCULATED

**REFERENCE DRAWINGS:**  
ELECTRIC DTE ELECTRIC MAP 235-428, DATED 03/24/2026  
GAS CONSUMERS ENERGY ON-LINE PORTAL

**LEGAL DESCRIPTION:**  
(Per Oakland County)  
PARCEL ID 12-01-178-004  
Land in the Township of White Lake, Oakland County, Michigan, described as follows:  
T3N, R8E, SEC 1 PART OF E 1/2 OF NW FRAC 1/4 LYING SLY OF RELOC WHITE LAKE RD EXC THAT PART IN PCL BEG AT PT DIST N 87-19-55 W 6.73 FT & N 88-34-10 W 195.66 FT FROM N 1/4 COR. TH S 03-22-50 W 238.05 FT, TH N 88-34-10 W 133.07 FT, TH N 03-22-50 E 238.05 FT, TH S 88-34-10 E 133.07 FT TO BEG. ALSO PART OF W 1/2 OF NE FRAC 1/4 BEG AT N 1/4 COR. TH S 87-39-00 E 306.43 FT, TH S 01-15-20 W 1386.22 FT, TH N 89-05-00 W 308.50 FT, TH N 01-20-34 E 1393.90 FT TO BEG. ALSO PART OF W 1/2 OF NE FRAC 1/4 & PART OF E 1/2 OF NW FRAC 1/4 BEG AT PT DIST S 87-39-00 E 306.43 FT FROM N 1/4 COR. TH S 87-39-00 E 510.08 FT, TH S 01-15-20 W 1373.46 FT, TH N 89-05-00 W 510 FT, TH N 01-15-20 E 1386.22 FT TO BEG EXC BEG AT PT DIST S 87-39-00 E 306.31 FT FROM N 1/4 COR. TH S 87-39-00 E 660.44 FT, TH ALG CURVE CONCAVE NWLY, RAD 910 FT, CHORD BEARS S 81-54-36 W 329.95 FT, DIST OF 331.79 FT, TH N 87-38-42 W 134.81 FT, TH N 01-15-20 E 59.79 FT TO BEG 90.95 A 11-2-20 FR 003 & 201-005

**BENCHMARKS:**  
(GPS DERIVED - NAVD83)  
BM #300  
SET BENCH TIE IN THE SOUTHWEST FACE OF A POWER POLE LOCATED APPROX. 172' EAST FROM THE NORTHEAST BUILDING CORNER.  
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SCRIBED "X" ON THE SOUTHEAST CORNER OF A CONCRETE FROST SLAB LOCATED ON THE SOUTH SIDE OF THE BUILDING. APPROX. 80' SOUTHEAST FROM THE SOUTHWEST BUILDING CORNER.  
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BM #302  
DIMPLE ON THE NORTH RIM OF A STORM MANHOLE LOCATED APPROX. 193' NORTHWEST FROM THE NORTHWEST BUILDING CORNER.  
ELEV - 1029.98

**SITE DATA TABLE:**  
SITE AREA: 93.20 ACRES (4,059,923 SF.) NET AND GROSS  
ZONING: LM - LIGHT MANUFACTURING  
PROPOSED USE: MANUFACTURING (EXISTING 14,000 SF. + PROPOSED ADDITIONAL 134,708 SF.) OFFICE (PROPOSED 3,440 SF.)

**BUILDING INFORMATION:**  
• MAXIMUM ALLOWABLE BUILDING HEIGHT = 40 FT. (2 STORIES)  
• PROPOSED BUILDING HEIGHT = 1 STORY  
HIGH POINT = 50'-4"  
LOW POINT = 37'-4"  
AVERAGE HEIGHT = 43'-10"

\*\*VARIANCE OBTAINED ON 4-23-2026

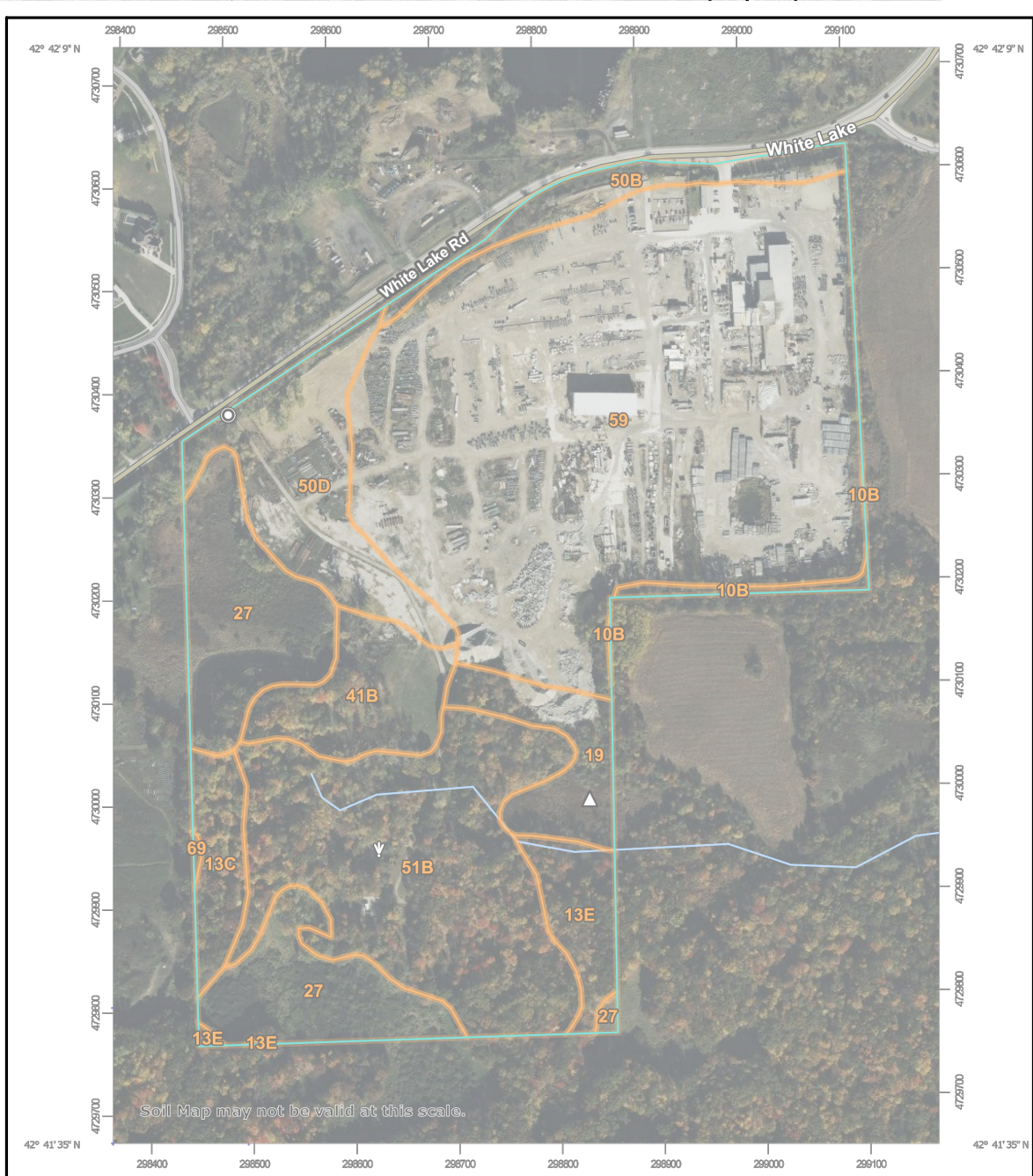
• BUILDING FOOTPRINT AREA  
= PR + EX. MANUFACTURING = 14,000 SF. + 134,708 SF. = 148,708 SF.  
= PROPOSED OFFICE = 3,440 SF.  
= EXISTING EAST SITE BUILDINGS = 46,197 SF.  
TOTAL = 148,708 + 3,440 + 46,197 = 198,345 SF.

• BUILDING LOT COVERAGE = 198,345 / 4,059,923 = 4.89%

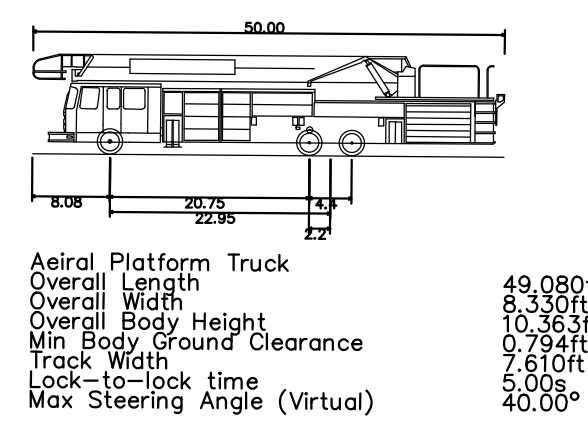
SETBACK REQUIREMENTS:	PROPOSED:	REQUIRES:
• FRONT (NORTH)	175.24'	70'
• SIDE (EAST)	192.97'	50'
• SIDE (WEST)	1026.38' (EXISTING)	50'
• REAR (SOUTH)	564.38'	100'

**PARKING CALCULATIONS:**  
REQUIRED:  
• PER OWNER NEEDS, PARKING IS CURRENTLY MET AND WILL CONTINUE TO BE MET WITHIN THE EXISTING NORTHERN PARKING LOT.  
PROVIDED: 99 PARKING SPACES (INCL. 4 BARRIER FREE W/ 1 VAN)

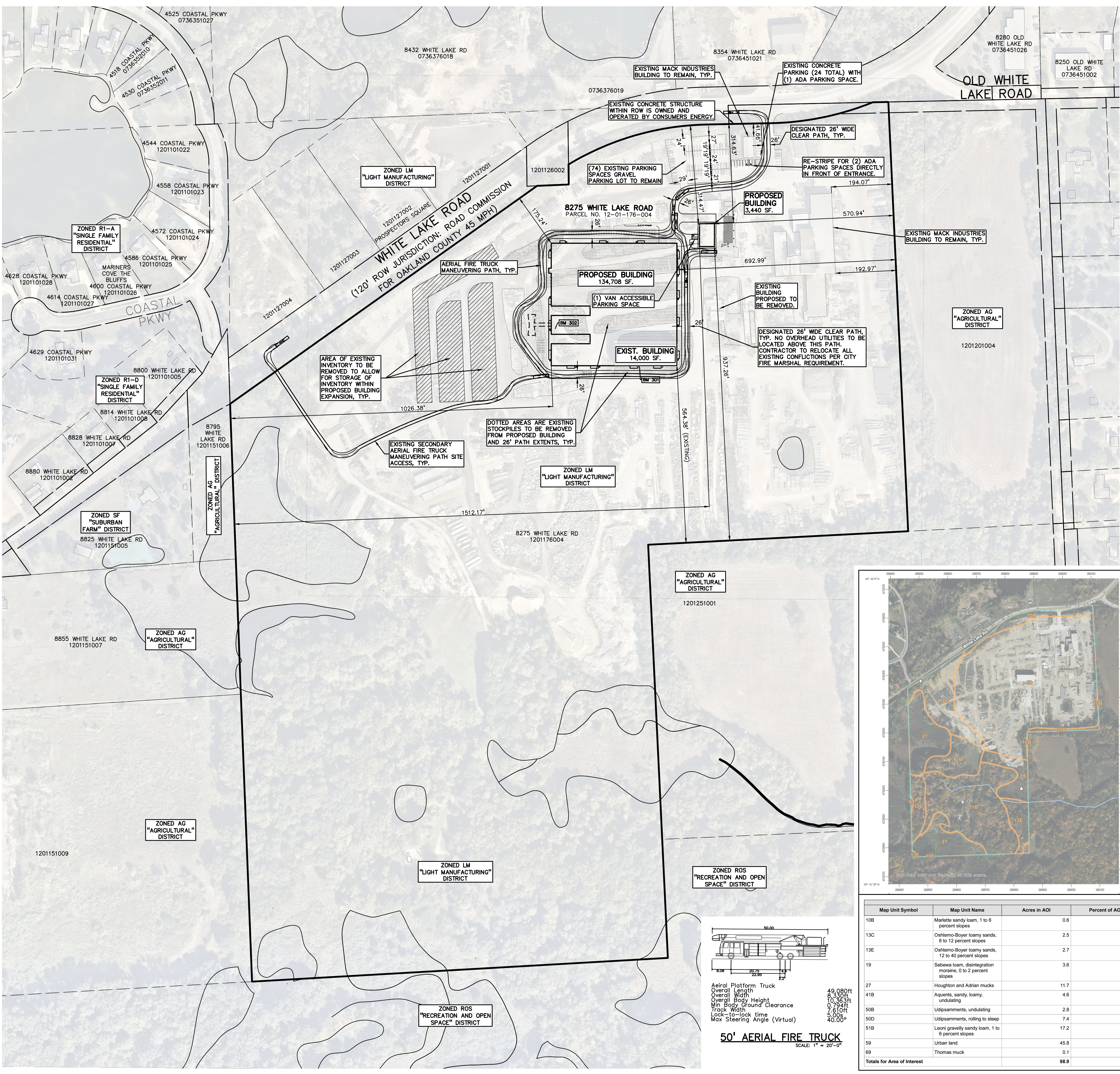
**SITE SOILS INFORMATION:**  
ACCORDING TO THE USDA NATURAL RESOURCES SERVICE WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:  
REFER TO MAP AND LEGEND ON THIS SHEET

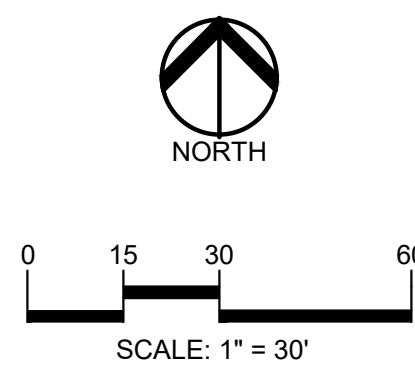
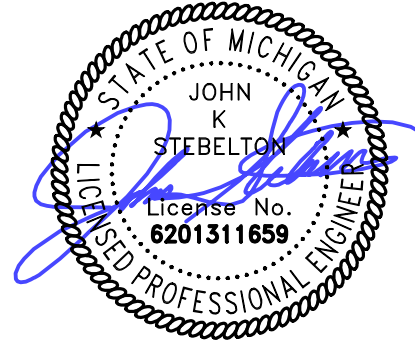


Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10B	Marlette sandy loam, 1 to 6 percent slopes	0.6	0.6%
13C	Oshemo-Boyer loamy sands, 6 to 12 percent slopes	2.5	2.5%
13E	Oshemo-Boyer loamy sands, 12 to 40 percent slopes	2.7	2.7%
19	Sebewa loam, disintegration moraine, 0 to 2 percent slopes	3.6	3.6%
27	Houghton and Adrian mucks	11.7	11.8%
41B	Aquens, sandy, loamy, undulating	4.6	4.7%
50B	Udpsamments, undulating	2.8	2.8%
50D	Udpsamments, rolling to steep	7.4	7.5%
51B	Leoni gravelly sandy loam, 1 to 6 percent slopes	17.2	17.4%
59	Urban land	45.8	46.4%
69	Thomas muck	0.1	0.1%
Totals for Area of Interest		98.9	100.0%

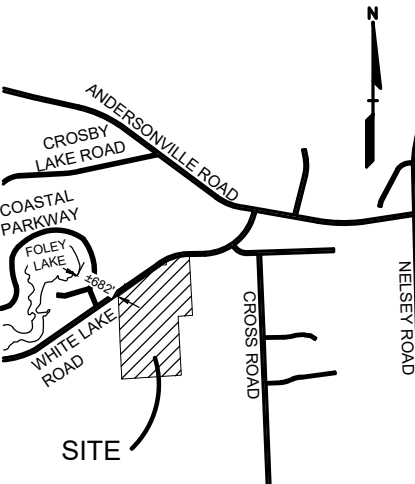


**50' AERIAL FIRE TRUCK**  
SCALE: 1" = 20'-0"





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8275 WHITE LAKE ROAD  
WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS  
CITY COMMENTS 4-30-26

ORIGINAL ISSUE DATE:  
MARCH 30, 2026

DRAWING TITLE  
**PRELIMINARY DIMENSION PLAN**

PEA JOB NO. 20-0295.01  
P.M. JH  
DN. JKS  
DES. JKS  
DRAWING NUMBER:

**C-3.1**

**LEGEND:**

-OH-ELEC-	EX. OH. ELEC. POLE & GUY WIRE
-UG-CATV-	EX. U.G. CABLE TV & PEDESTAL
-UG-COMM-	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
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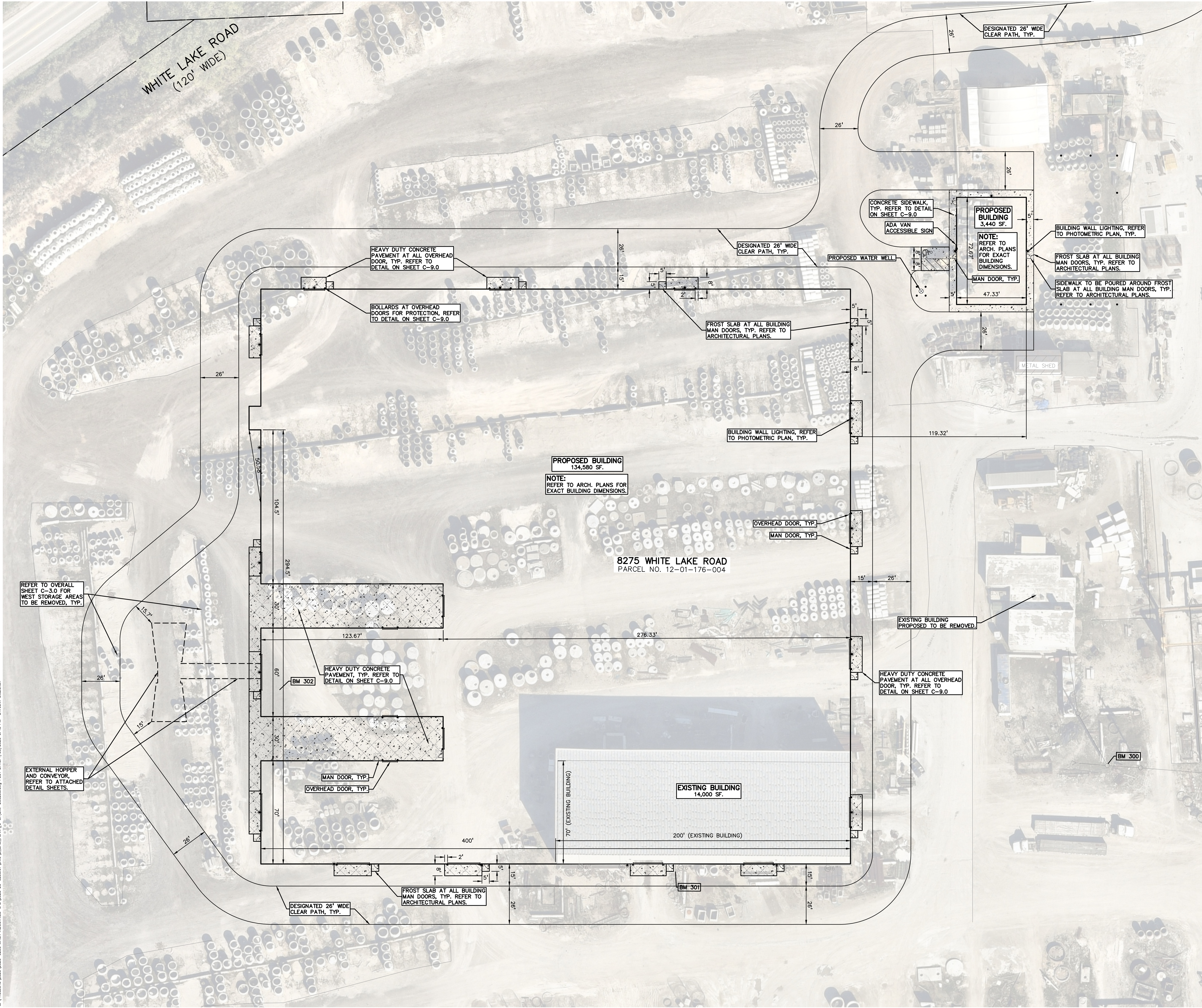
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**BENCHMARKS:**  
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DIMPLE ON THE NORTH RIM OF A STORM MANHOLE LOCATED APPROX. 193' NORTHWEST FROM THE NORTHWEST BUILDING CORNER.  
ELEV - 1029.98

**LEGEND:**

	CONCRETE PAVEMENT
STD HEAVY DUTY ONLY	HEAVY DUTY ONLY
	ASPHALT PAVEMENT
STD HEAVY DUTY STRENGTH	HEAVY DUTY STRENGTH
	GRAVEL
	WETLAND
	CONCRETE CURB AND GUTTER
	REVERSE GUTTER PAN
	SETBACK LINE
	SIGN
	LIGHTPOLE
	FENCE
	GUARD RAIL



NOT FOR CONSTRUCTION

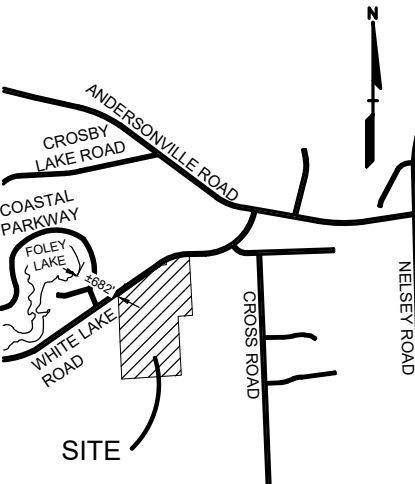
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0 15 30 60  
SCALE: 1" = 30'



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PROJECT TITLE  
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WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS  
CITY COMMENTS 4-30-26

ORIGINAL ISSUE DATE:  
MARCH 30, 2026

DRAWING TITLE  
**PRELIMINARY ENGINEERING PLAN**

PEA JOB NO. 20-0295.01

P.M. JH  
D.N. JKS  
DES. JKS

DRAWING NUMBER:

**C-4.1**

- LEGEND:**
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**REFERENCE DRAWINGS:**

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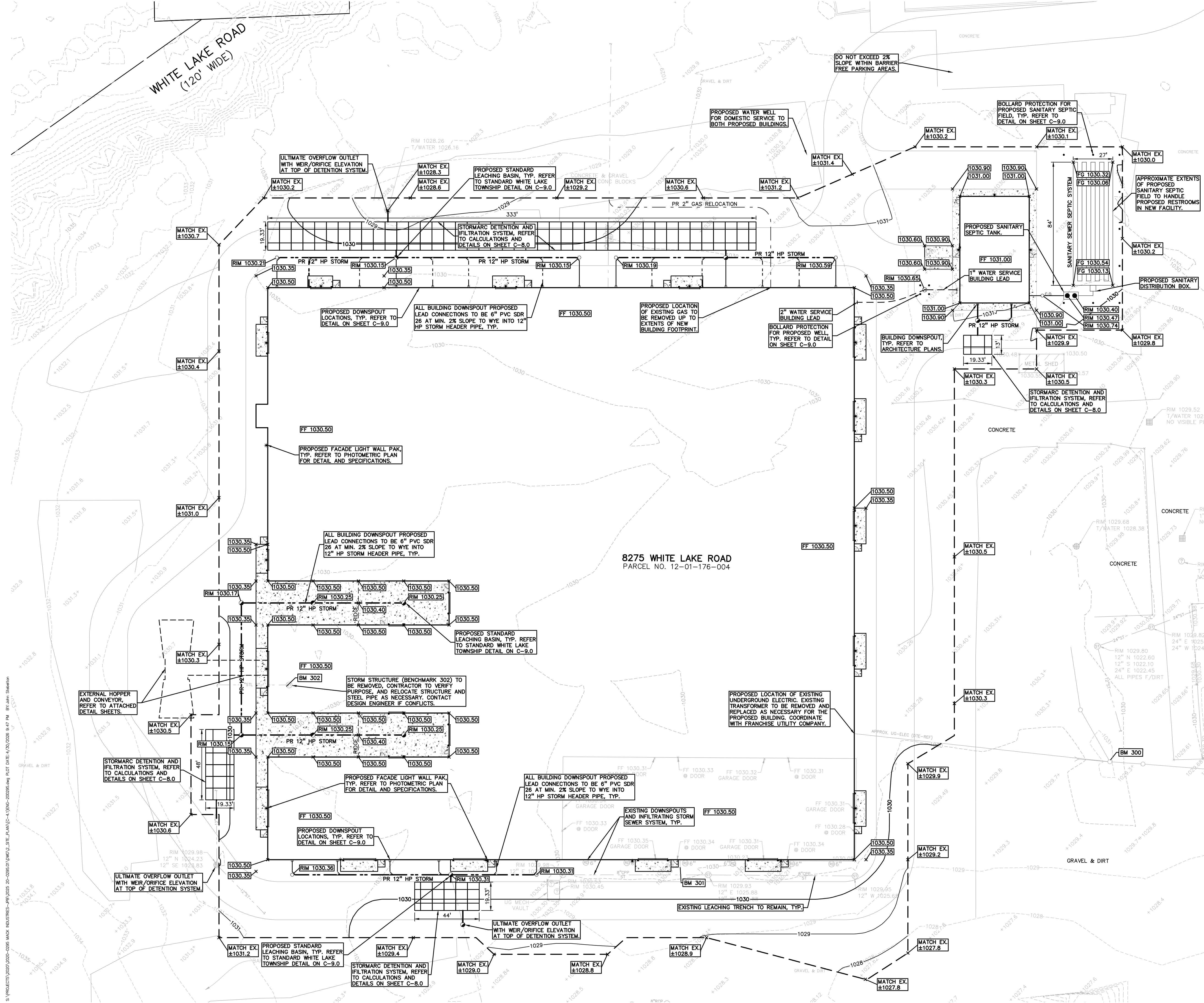
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ELEV - 1029.98

- GRADING LEGEND:**
- EXISTING SPOT ELEVATION
  - PROPOSED SPOT ELEVATION, TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - PROPOSED REVERSE GUTTER PAN
  - PROPOSED RIDGE LINE
  - PROPOSED SWALE/DITCH
- ABBREVIATIONS**
- T/C = TOP OF CURB F = FLUSH WALK  
T/P = TOP OF PAVEMENT G = GUTTER GRADE  
T/S = TOP OF SIDEWALK FF = FINISH FLOOR  
T/W = TOP OF WALL FG = FINISH GRADE  
B/W = BOTTOM OF WALL RIM = RIM ELEVATION

**EARTHWORK BALANCING NOTE:**

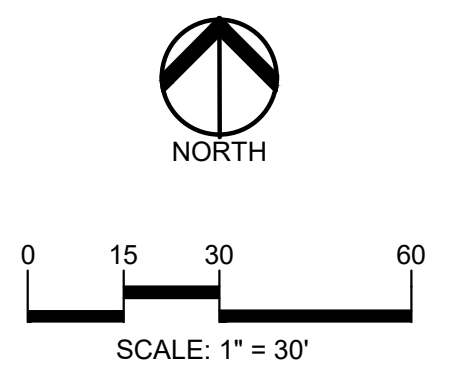
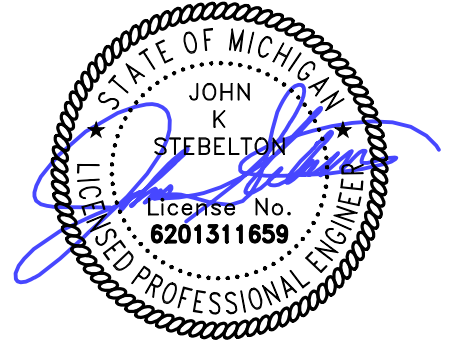
THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.



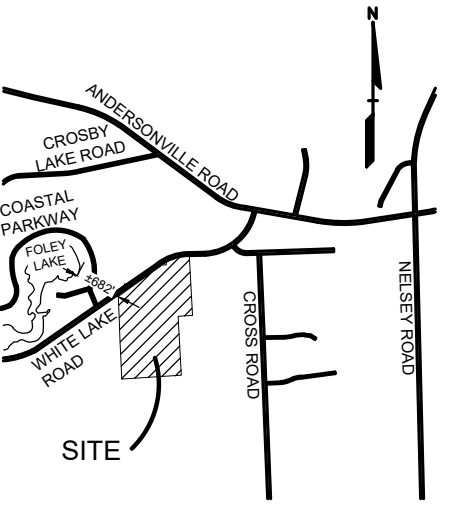
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NOT FOR CONSTRUCTION





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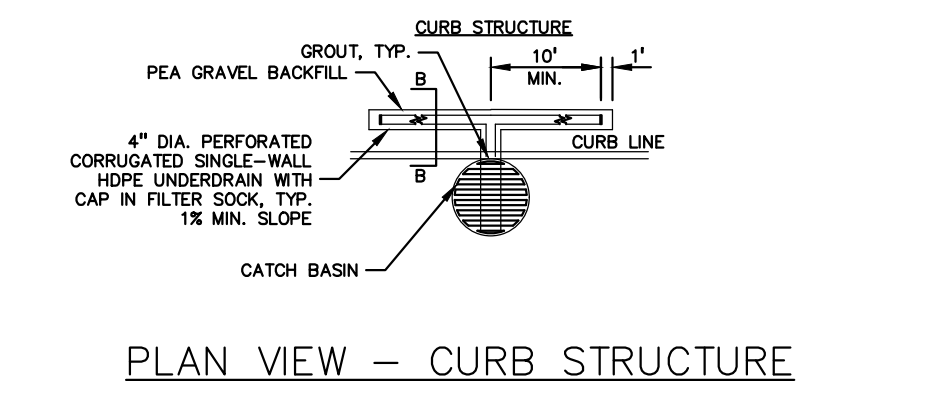
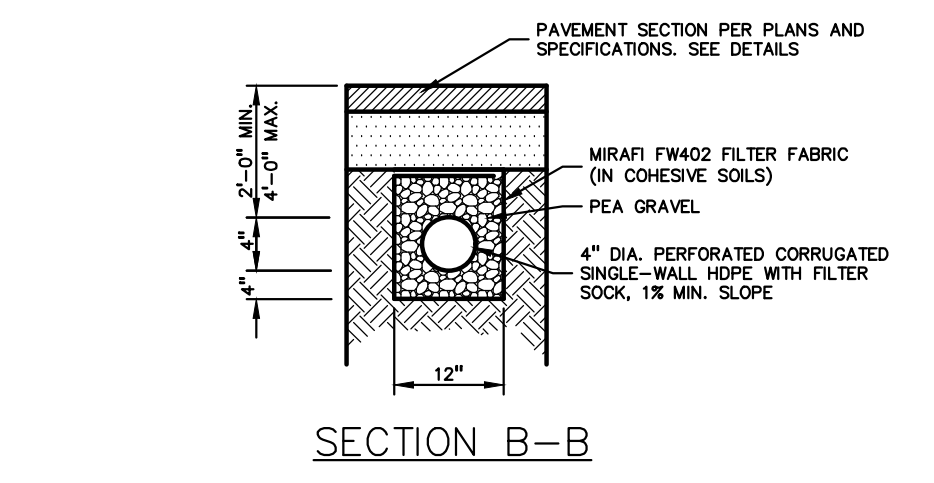
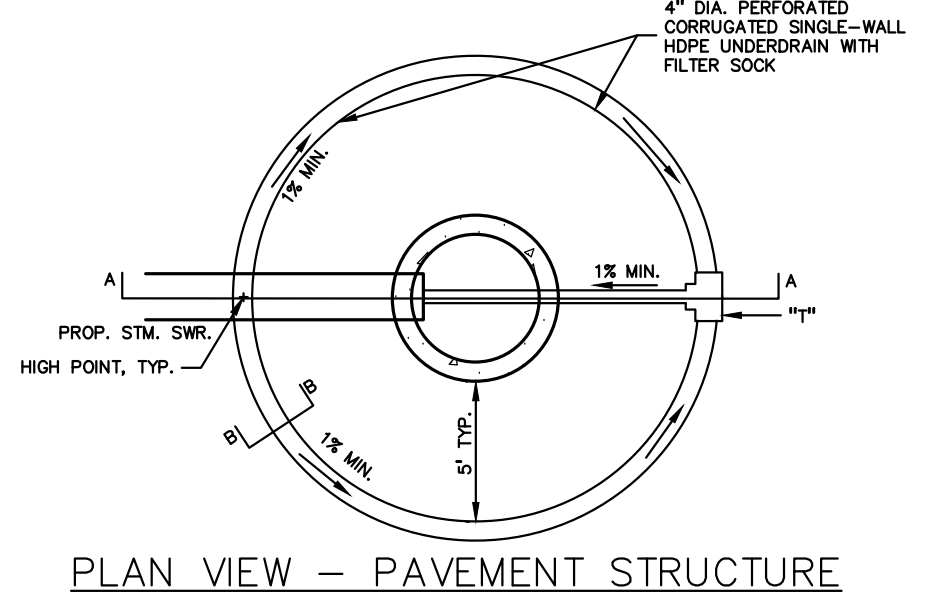
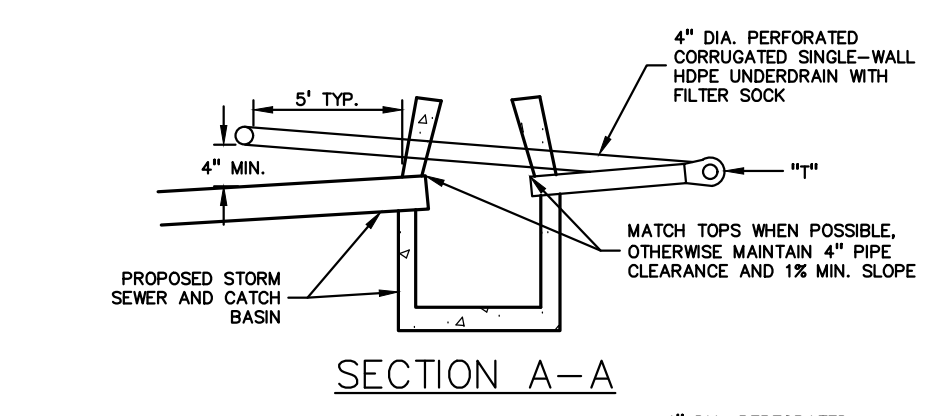
REVISIONS	
CITY COMMENTS	4-30-26

ORIGINAL ISSUE DATE:  
MARCH 30, 2026

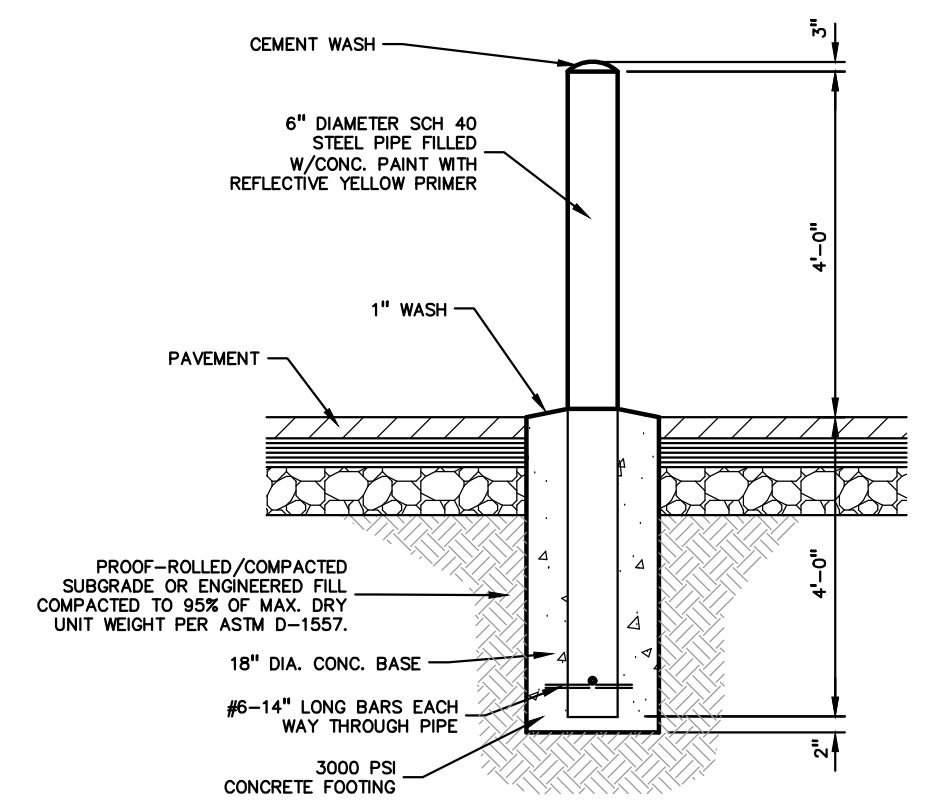
DRAWING TITLE

**NOTES AND DETAILS**

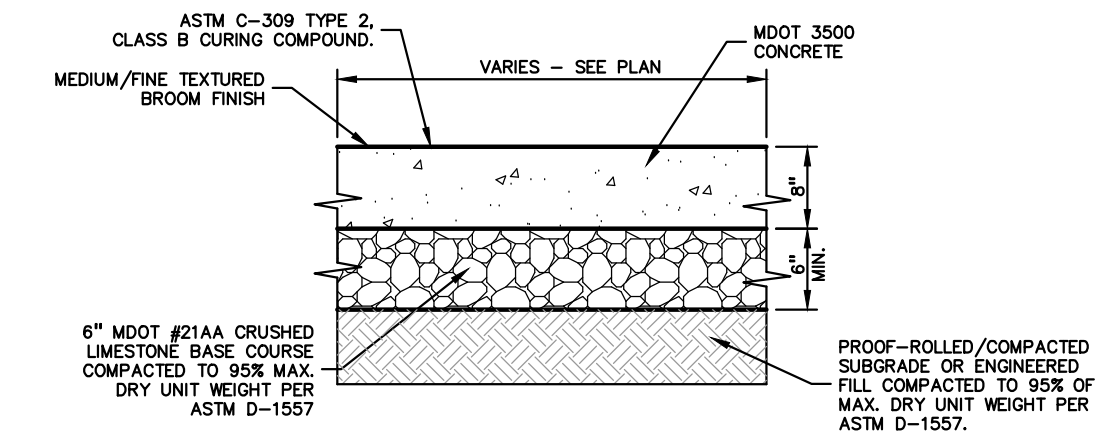
PEA JOB NO.	20-0295.01
P.M.	JH
DN.	JKS
DES.	JKS
DRAWING NUMBER:	



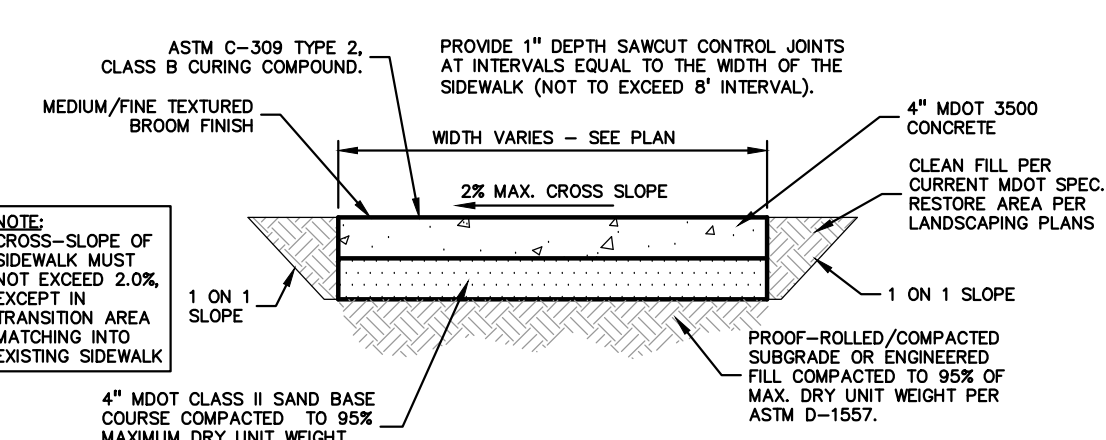
**PAVEMENT INLET/CATCH BASIN UNDERDRAIN DETAIL**  
NOT TO SCALE



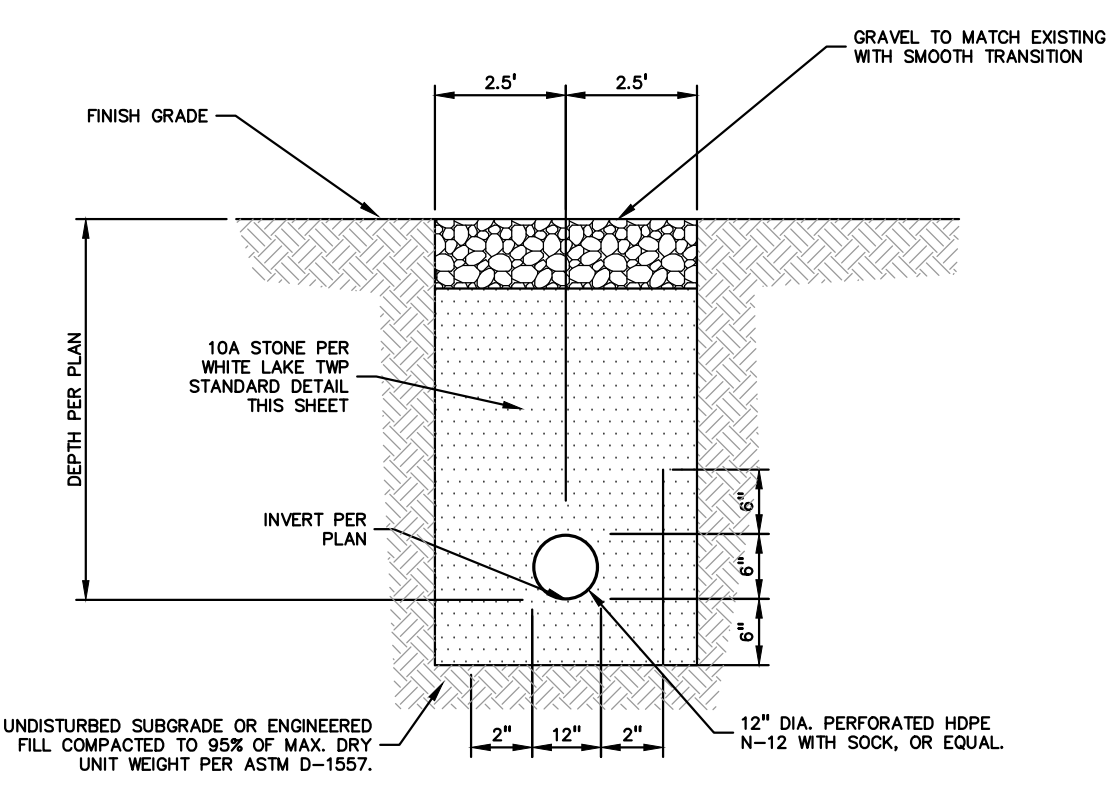
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NOT TO SCALE



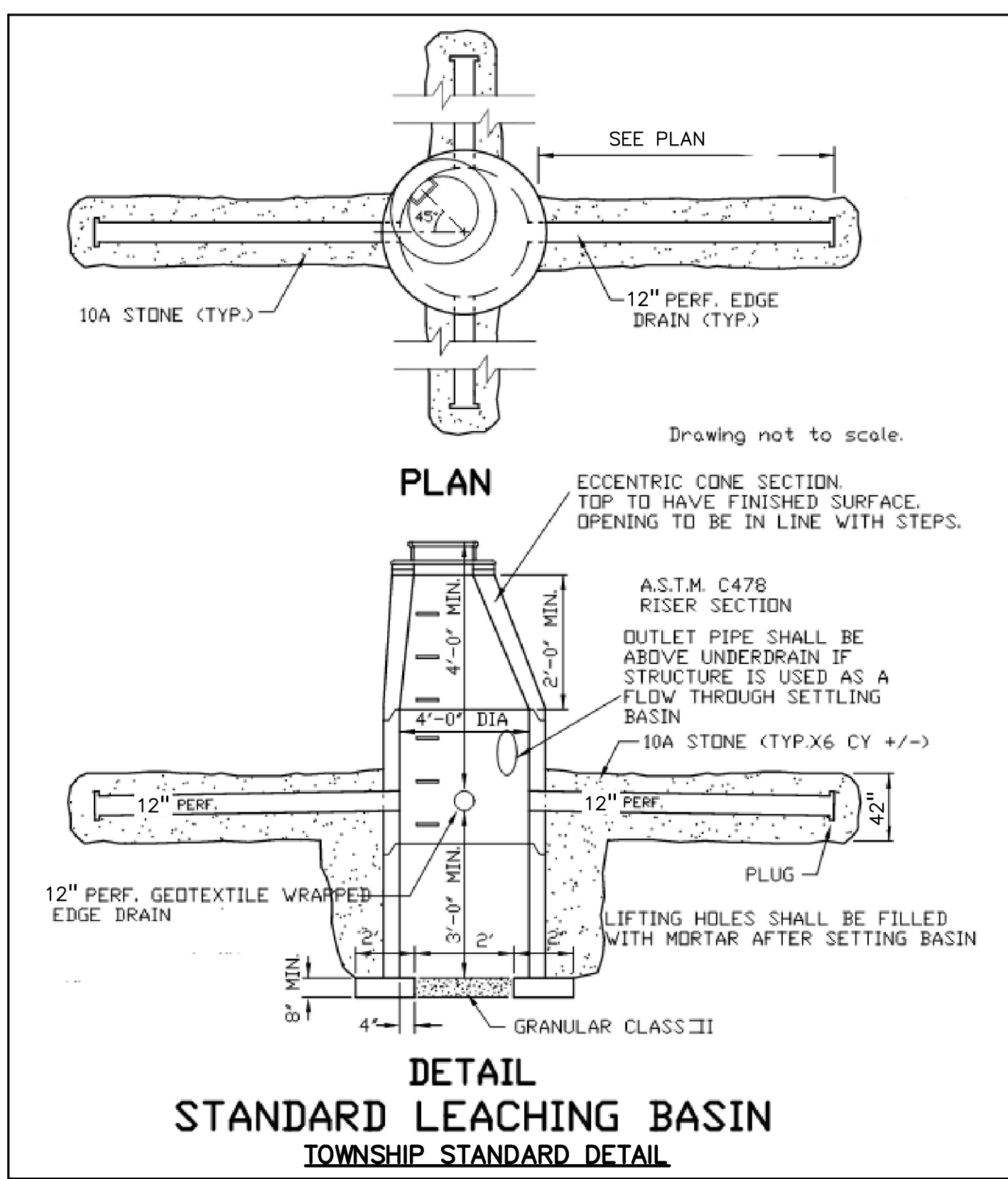
**HEAVY DUTY CONCRETE DETAIL**  
NOT TO SCALE



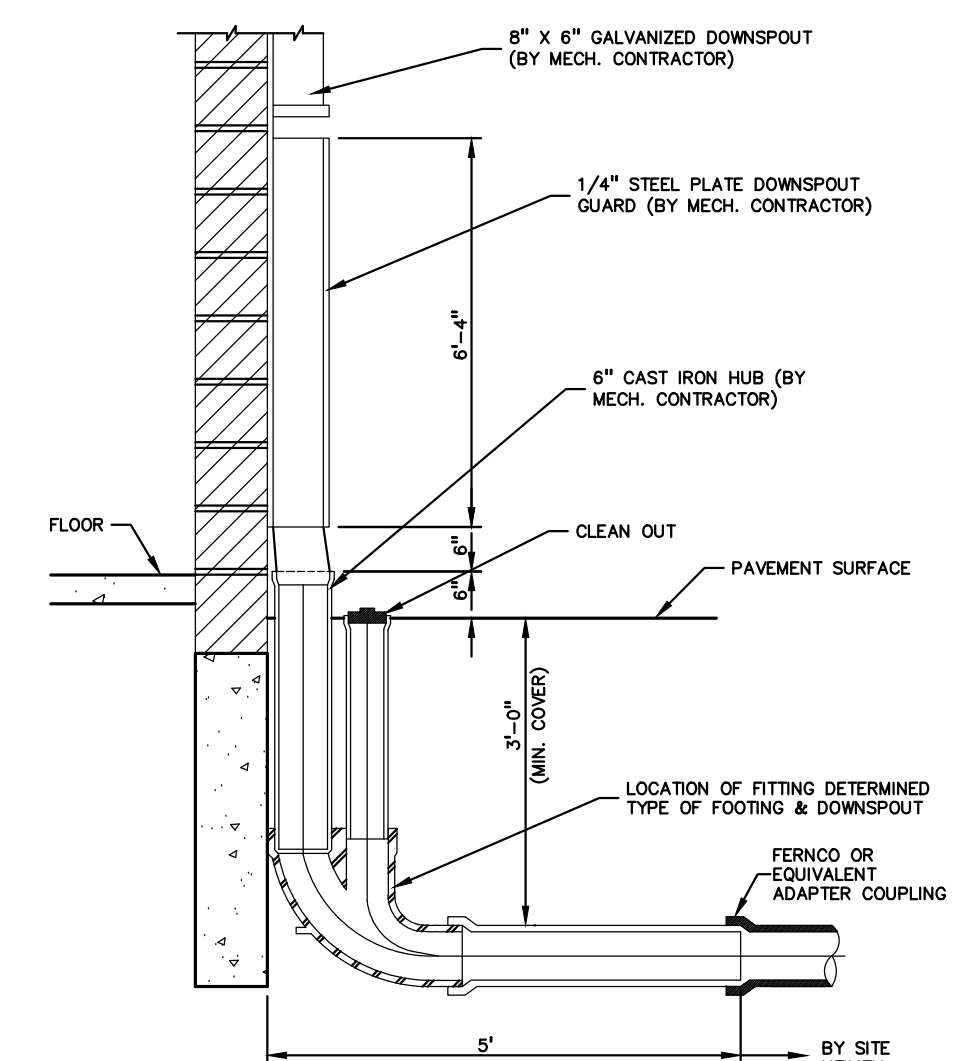
**CONCRETE SIDEWALK**  
NOT TO SCALE



**FRENCH DRAIN DETAIL**  
NOT TO SCALE



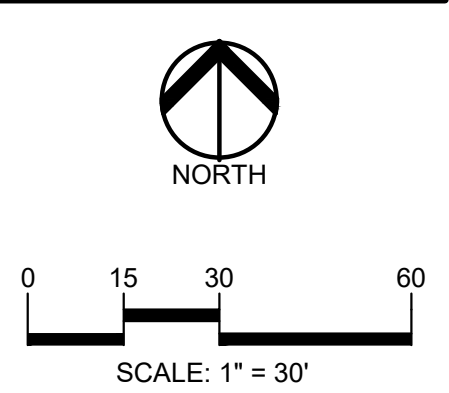
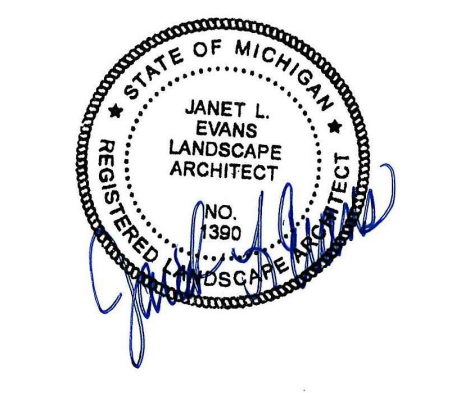
**DETAIL**  
**STANDARD LEACHING BASIN**  
TOWNSHIP STANDARD DETAIL



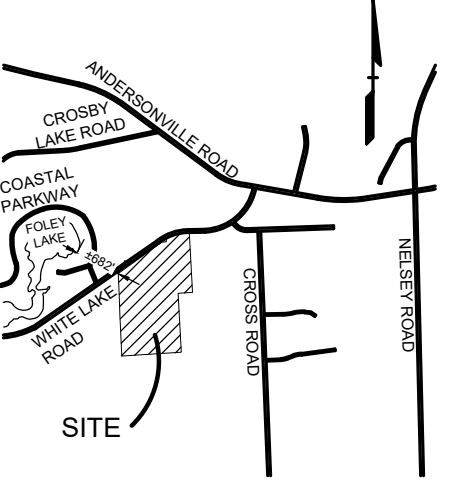
**TYPICAL ROOF CONDUCTOR CONNECTION**  
NOT TO SCALE

S:\PROJECTS\2020\2020-0295\0295-01\DWG\31\_PLAN\31-00DETAIL-202026.dwg PLOT DATE: 4/30/2026 6:45 PM BY: John Stebelton





**CAUTION!!**  
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE OR OTHER WARRANTIES OR WARRANTIES AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT  
**SALZEIDER, INC.**  
 40900 WOODWARD AVE. SUITE 275  
 BLOOMFIELD HILLS, MI 48304

PROJECT TITLE  
**MACK INDUSTRIES**  
 8275 WHITE LAKE ROAD  
 WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS	
CITY COMMENTS	4-30-26

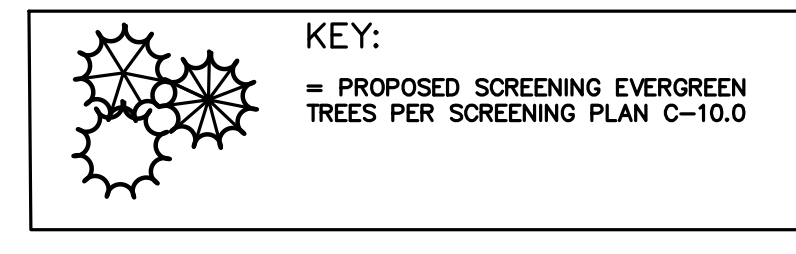
ORIGINAL ISSUE DATE:  
 MARCH 30, 2026

DRAWING TITLE  
**PRELIMINARY LANDSCAPE PLAN**

PEA JOB NO. 20-0295.01

P.M. JH  
 DN. TKC  
 DES. JLE

DRAWING NUMBER:  
**L-1.0**



**PER TOWNSHIP COMMENT:**  
 THE TOWNSHIP PC WILL NEED TO CONSIDER THE SITES EXISTING VEGETATION AND PROPOSED INFILL LANDSCAPE TO ASSESS IF WAIVERS ARE APPROPRIATE OR ADDITIONAL LANDSCAPE AND SCREENING IS NECESSARY.

**LANDSCAPE CALCULATIONS:**  
 PER WHITE LAKE TOWNSHIP ZONING ORDINANCE  
 SCREENING PER SECTION 5.19 N. I AND II:

**REQUIRED IF PRESENT:**  
 ALL TRASH ENCLOSURES, IF PRESENT, SHALL BE COMPLETELY SCREENED FROM VIEW, BY A DECORATIVE MASONRY ENCLOSURE WITH A GATE, MIN. 6' HT.  
 ALL GROUND MOUNTED AND ROOF TOP EQUIPMENT, IF PRESENT, SHALL BE SCREENED FROM VIEW FROM ANY STREET OR ADJ. PROPERTY BY A DECORATIVE WALL, NOT LESS THAN THE HT. OF THE EQUIPMENT TO BE SCREENED, OR SCREENED BY LANDSCAPING APPROVED BY PC.

**NOTES PER WHITE LAKE TOWNSHIP ZONING ORDINANCE:**  
 PINE TREES ARE PROHIBITED IN WHITE LAKE TOWNSHIP.  
 TREES SHALL NOT BE PLANTED CLOSER THAN 4' FEET FROM THE PROPERTY LINE.

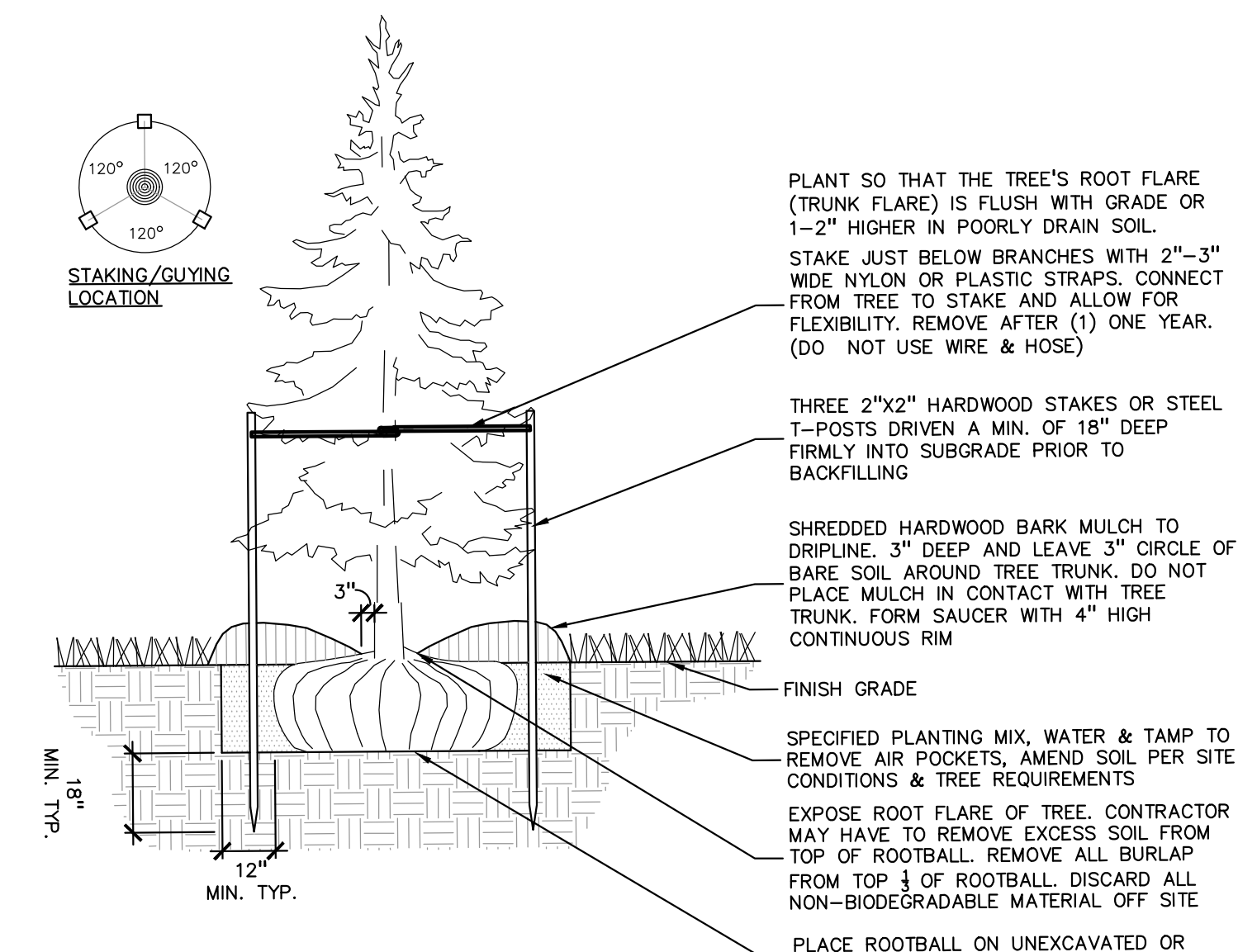
SHREDDED HARDWOOD MULCH SHALL BE DOUBLE SHREDDED QUALITY.

ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR 2 YEARS, THOSE WHICH ARE DISEASED OR DEAD MUST BE REPLACED IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN. THE PLANTS MUST BE REPLACED WITH PLANTINGS OF THE SAME SIZE AS THOSE WHICH WERE REMOVED.

A CASH BOND OR STANDBY LETTER OF CREDIT IN AN AMOUNT EQUAL TO 125% OF THE COST TO INSTALL ANY INCOMPLETE IMPROVEMENTS AND 100% OF ANY INSTALLED IMPROVEMENTS MUST BE POSTED FOR TWO YEARS DURING WHICH THE GUARANTEE IS IN EFFECT. THE COMMUNITY DEVELOPMENT DIRECTOR OR HIS DESIGNEE SHALL REVIEW THE AMOUNT OF THE GUARANTEED FOR REASONABLENESS PRIOR TO APPROVAL.

**GENERAL PLANTING NOTES:**

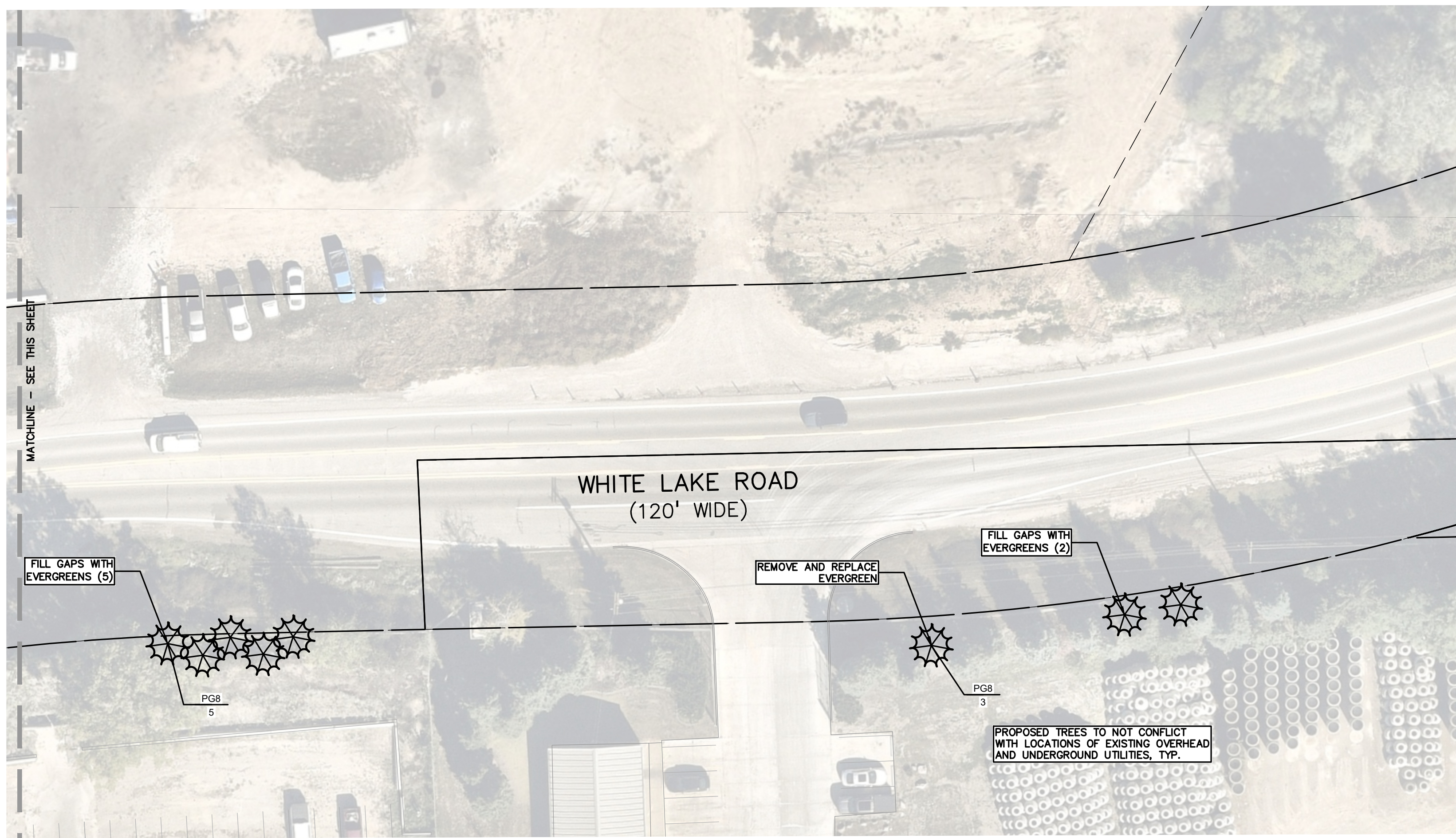
- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1, GRADE.
- ALL PLANT MATERIAL SIZES INDICATED IN THE PLANT SCHEDULE ARE THE MINIMUM SIZE AT TIME OF INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" DOUBLE SHREDDED HARDWOOD MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
- CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
- TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.



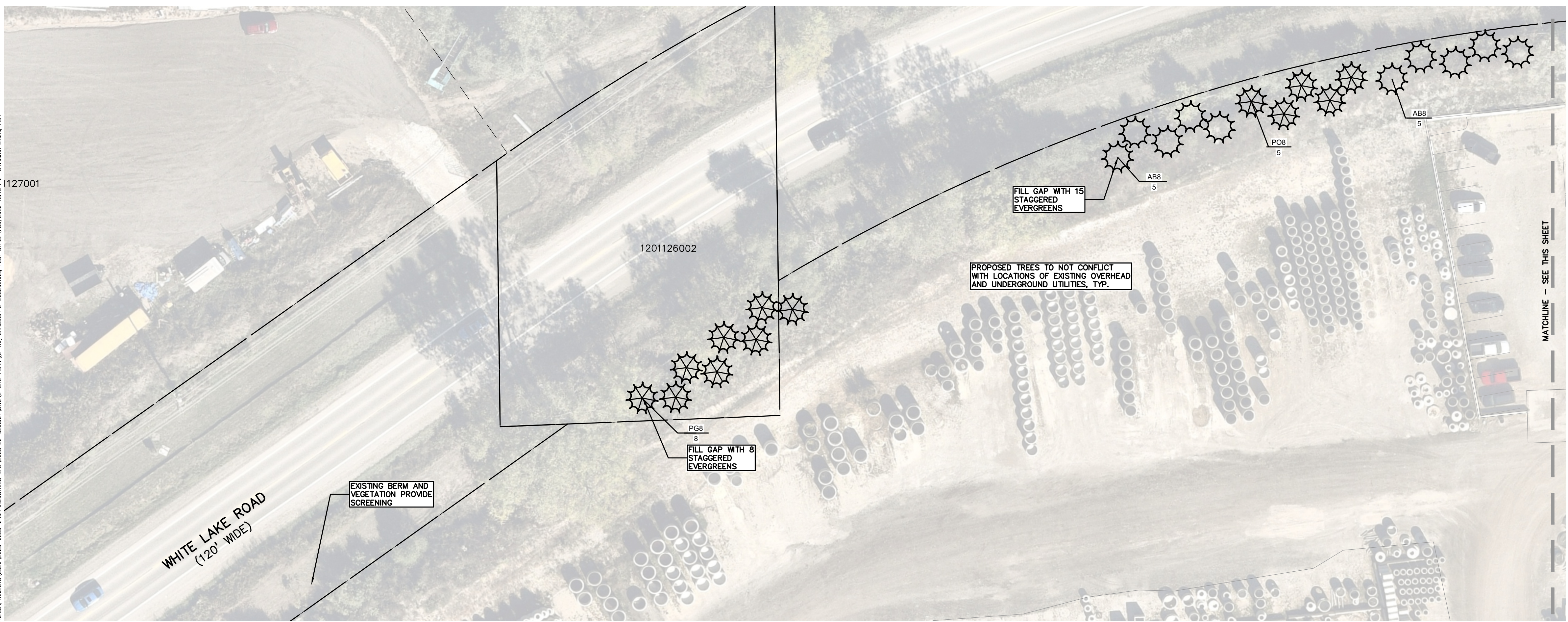
**1 EVERGREEN TREE PLANTING DETAIL**  
 SCALE: 1" = 3'-0"

**PLANT SCHEDULE**

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
<b>EVERGREEN TREES</b>								
ABB	10	ABIES BALSAMEA	BALSAM FIR	8' HT.	B&B	PER PLAN	NATIVE	
PG8	16	PICEA GLAUCA	WHITE SPRUCE	8' HT.	B&B	PER PLAN	NATIVE	
PO8	5	PICEA OMORIKA	SERBIAN SPRUCE	8' HT.	B&B	PER PLAN	NON-NATIVE	
		SUBTOTAL:						



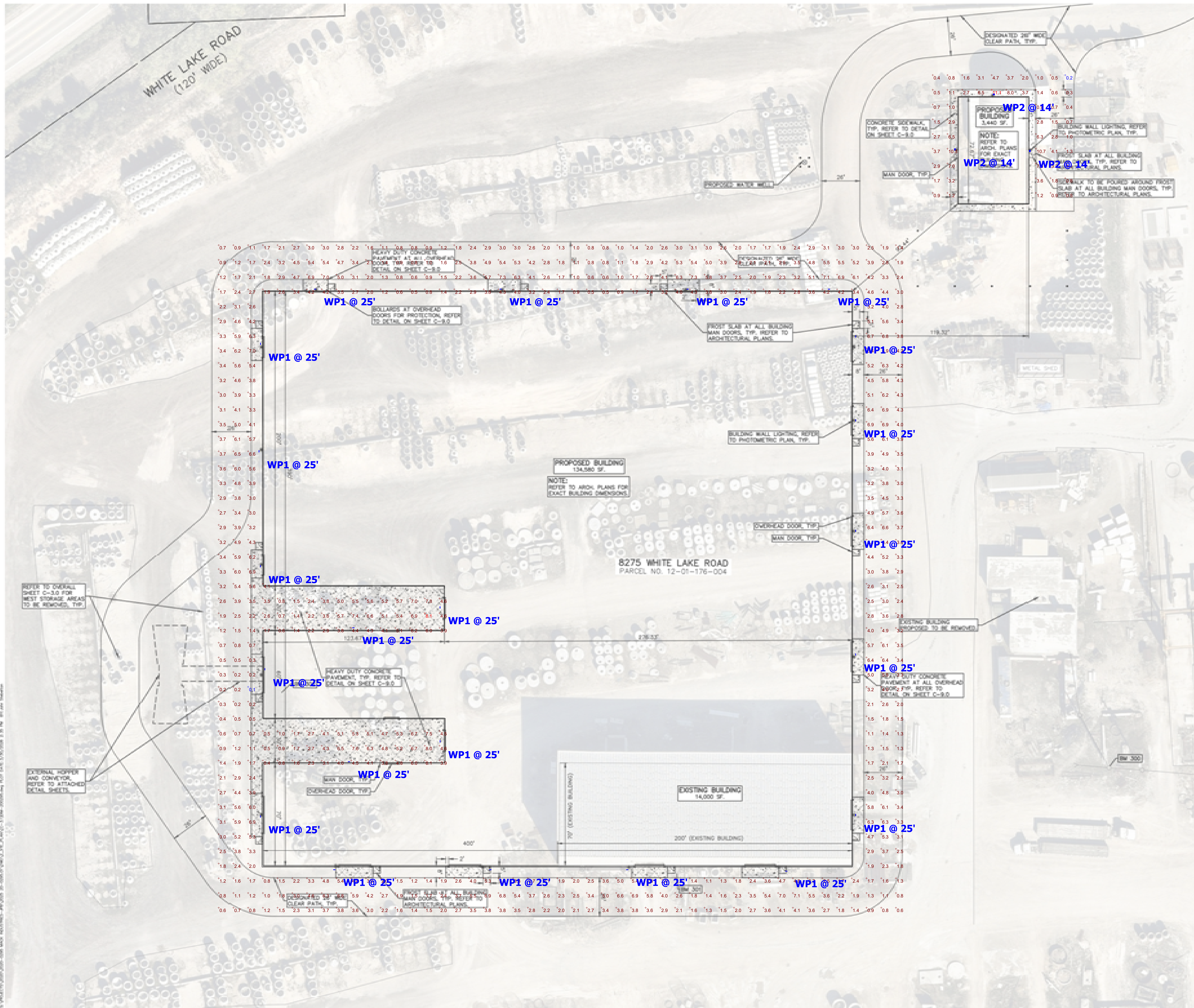
**EAST END (A, B)**



**WEST END (A, B)**

\\pea-hr-file\share\PROJECTS\2020\2020-0295\_MACK\_INDUSTRIES-PEA\_PLAN(A,B)-1.0\_LANDSCAPE-202005.dwg PLOT DATE: 4/30/2026 12:16 PM BR: Janet Evans, P.A.

**NOT FOR CONSTRUCTION**



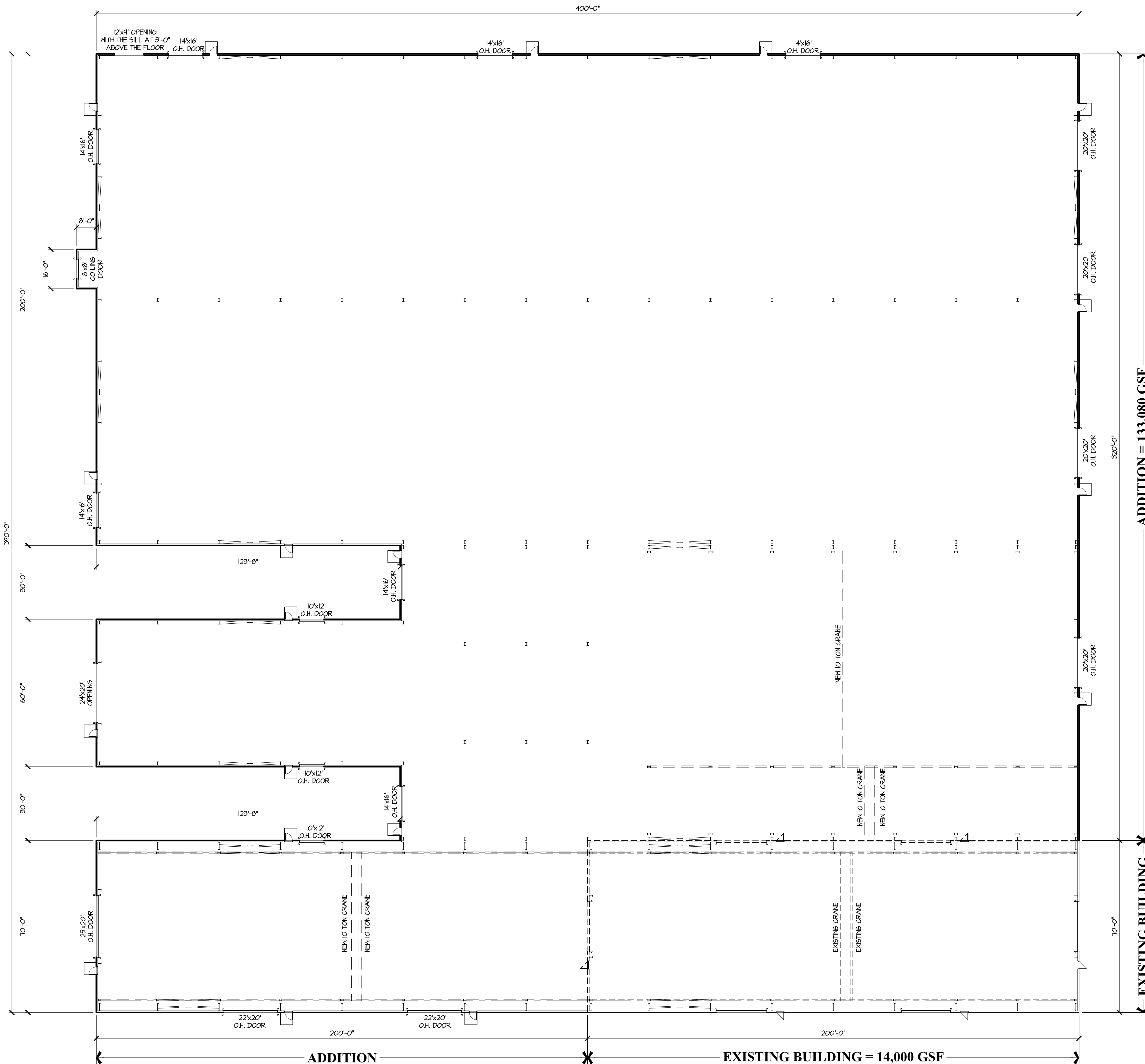
Plan View  
Scale = 1" = 25'

Symbol	Label	QTY	Catalog Number	Lumens per Lamp	Wattage
	WP1	22	ES2-130H-MV-NW-DB-450	19562	185.3
	WP2	3	ES1-48H-MV-NW-W-XX-530	181	82.3

Statistics					
Description	Symbol	Avg	Max	Min	Max/Min Avg/Min
Cac Zone #2	+	3.31 E	83.1 E	0.1 E	81.0 E 33.0 E
Cac Zone #3	+	2.8 E	11.1 E	0.2 E	55.5 E 14.0 E

Designer  
Brian Mendez  
Date  
03/30/2026  
Scale  
Not to Scale  
Drawing No.  
Summary  
1 of 1



ADDITION = 133,080 GSF

EXISTING BUILDING

ADDITION PLAN  
SCALE: 1" = 20'

2021 MICHIGAN BUILDING CODE REVIEW	
CHAPTER 1 - ADMINISTRATION:	
107.3.4 - DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE: KARL F. VOLLMAR MICHIGAN LICENSE # 13010394312, EXPIRES 10-14-2021	
107.3.4.1 - DEFERRED SUBMITTALS: PRE-ENGINEERED METAL BUILDING (PEMB) SHOP DRAWINGS PLUMBING DRAWINGS MECHANICAL DRAWINGS ELECTRICAL DRAWINGS	
CHAPTER 3 - OCCUPANCY:	
USE GROUP = CONCRETE FABRICATION = F-2 (306.3) LOW HAZARD FACTORY INDUSTRIAL NOTE: THE CLOSEST INDUSTRIAL PROCESS LISTED IS "BRICK AND MASONRY"	
CHAPTER 5 - GENERAL BUILDING LIMITATIONS:	
CRITERIA = USE GROUP (F-2), CONSTRUCTION TYPE 2B, AND NON-SPRINKLED.	
T.504.3 - ALLOWABLE HEIGHT = 55' PROPOSED HEIGHT = 50'-4" MAX. (COMPLIES)	
T.504.4 - ALLOWABLE NUMBER OF STORIES = 3 PROPOSED HEIGHT = 1 STORY (COMPLIES)	
507.3 - THE AREA OF A GROUP F-2 BUILDING NOT MORE THAN ONE STORY IN HEIGHT SHALL NOT BE LIMITED WHERE THE BUILDING IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET IN WIDTH (COMPLIES)	
CHAPTER 6 - TYPES OF CONSTRUCTION:	
TYPE 2B = NON-COMBUSTIBLE/UNPROTECTED (602.2)	
FIRE-RATED ASSEMBLIES PER TABLE 601 = 0-HOUR	
CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES:	
T.705.5 - EXTERIOR WALL FIRE RESISTANCE RATING = 0	
CHAPTER 8 - INTERIOR FINISHES:	
WALL AND CEILING FINISHES - (TABLE 803.13): ALL ROOMS AND ENCLOSED SPACES = CLASS 'C' = FLAME SPREAD = 76-200 ALL FINISHES SMOKE DEVELOPED = 0-450 FLOOR FINISHES (SECT. 804.4.2): ALL AREAS = DOC FF-1 "MILL TEST" (PER CPSC 16 CFR PART 1630)	
CHAPTER 9 - FIRE SUPPRESSION:	
THE BUILDING IS NOT REQUIRED TO BE FIRE SUPPRESSED PER 903.2 FOR USE GROUP (F-2)	
TABLE 906.3(1) - FIRE EXTINGUISHERS FOR CLASS 'A' FIRE HAZARDS (MODERATE HAZARD): - MINIMUM RATED SINGLE EXTINGUISHER = 2-A - MAXIMUM FLOOR AREA PER EXTINGUISHER = 11,250 SF. - MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER = 75 FT.	
A FIRE ALARM SYSTEM IS NOT REQUIRED FOR USE GROUP (F-2) PER 907.2.4	
CHAPTER 10 - MEANS OF EGRESS:	
OCCUPANT LOAD CRITERIA (TABLE 1004.5): INDUSTRIAL AREAS = 1 OCC. PER 100 GSF MAX. 148,708 GSF/100 = 1,487 OCCUPANTS	
EGRESS WIDTH REQUIRED: 1005.2.2 - EGRESS COMPONENTS = 2" PER OCC. REQUIRED WIDTH = 0.2 x 1,487 = 298" MIN. PROVIDED WIDTH = (22) DOORS @ 32" CLEAR = 704" (COMPLIES)	
NUMBER OF EXITS (1006.2.1.1): REQUIRED = 4 PROVIDED = 22 (COMPLIES)	
DOOR SWINGS (1010.1.2.1): DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS	
PLUMBING CODE NOTES: RESTROOM FACILITIES ARE PROVIDED IN ANOTHER BUILDING - REFER TO SHEET #A3 FOR THE REQUIRED NUMBER OF PLUMBING FIXTURE CALCULATIONS	

BUILDING AREA TABULATIONS (PER THE ZONING ORDINANCE):	
EXISTING BUILDING =	14,000 GSF
BUILDING ADDITIONS =	134,708 GSF
NEW BUILDING AREA =	148,708 GSF

Item A

**PUCCI + VOLLMAR ARCHITECTS, PC**  
ARCHITECTURE + DESIGN + PLANNING  
P.O. BOX #1923, BRIGHTON, MI 48116-5723  
(810) 225-2930 - www.pv-a.com

FOR:  
**SALZEIDER**  
DESIGN + CONSTRUCT

PROJECT: **MACK INDUSTRIES**  
8275 WHITE LAKE ROAD  
WHITE LAKE TWP., MICHIGAN

SHEET TITLE:  
ADDITION PLAN

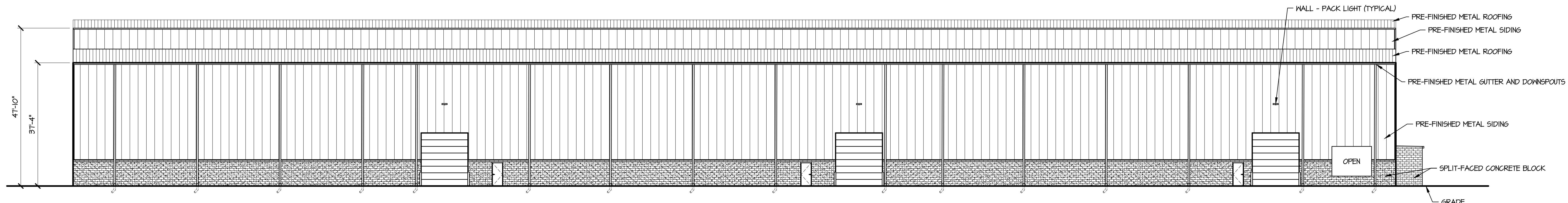
DATE	ISSUED FOR
4-30-2026	REVISED PER OWNER
4-1-2026	BUILDING PERMIT
3-30-2026	SITE PLAN APPROVAL

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USE DIMENSIONS SHOWN ONLY

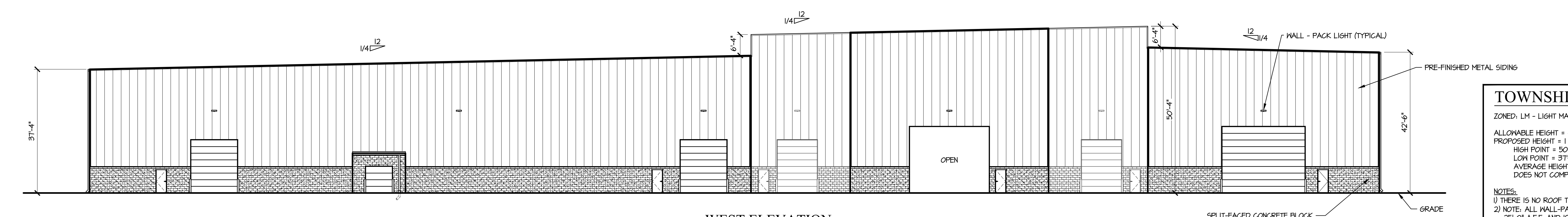
DRAWN BY: KY  
APPROVED BY: KY

PROJECT: 2606

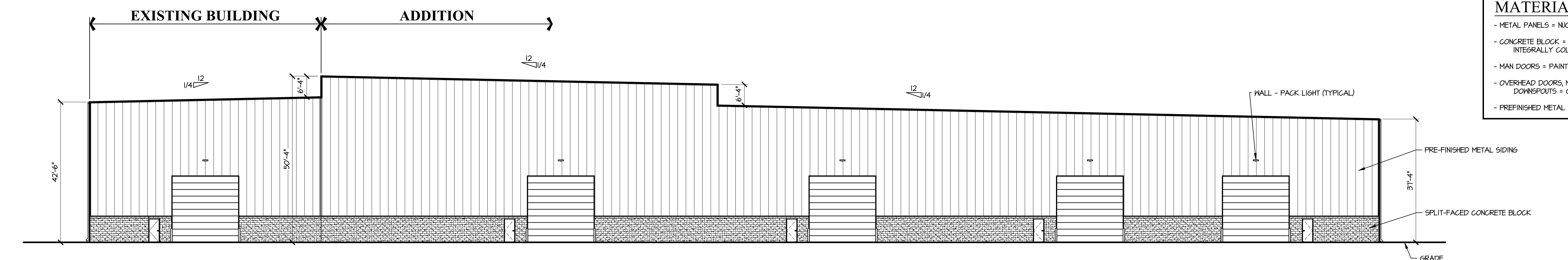
SHEET:  
**A1**



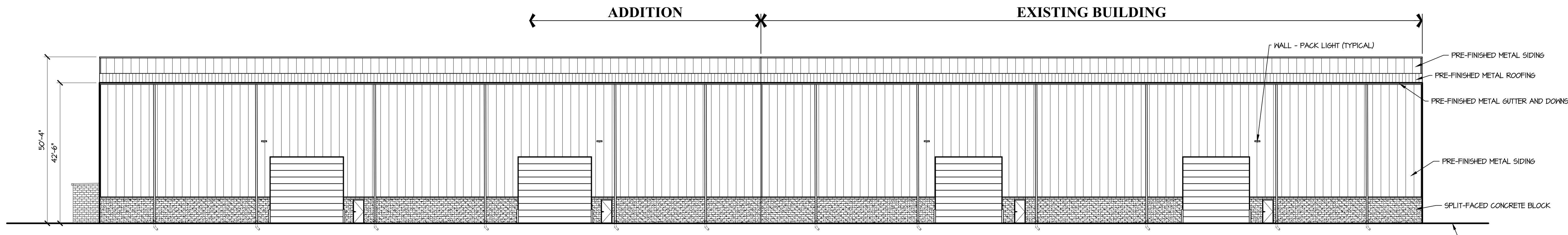
**NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/16" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/16" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"

**TOWNSHIP REGULATIONS:**  
 ZONED: LM - LIGHT MANUFACTURING (SECTION 3.1.20)  
 ALLOWABLE HEIGHT = 40 FT. / 2 STORIES  
 PROPOSED HEIGHT = 1 STORY  
 HIGH POINT = 50'-4"  
 LOW POINT = 37'-4"  
 AVERAGE HEIGHT = 43'-10"  
 DOES NOT COMPLY - VARIANCE REQUESTED

**NOTES:**  
 1) THERE IS NO ROOF TOP MECHANICAL EQUIPMENT.  
 2) NOTE: ALL WALL-PACK LIGHTING IS MOUNTED AT 25'-0" A.F.F. AND IS DIRECTED DOWNWARD.

**MATERIALS:**

- METAL PANELS = NUCOR, COLOR: DESERT SAND.
- CONCRETE BLOCK = NATIONAL BLOCK INTEGRALLY COLORED: KHAKI
- MAN DOORS = PAINTED TO MATCH CONG. BLOCK COLOR.
- OVERHEAD DOORS, METAL TRIM, GUTTERS, AND DOWNSPOUTS = COLOR TO MATCH NUCOR SIDING.
- PREFINISHED METAL ROOFING COLOR = GALVALUME

Item A.

**PV+A**

**PUCCI + VOLLMAR ARCHITECTS, PC**  
 ARCHITECTURE + DESIGN + PLANNING  
 P.O. BOX #1923, BRIGHTON, MI 48116-5723  
 (810) 225-2930 - www.pv-a.com

STATE OF MICHIGAN  
 KARL VOLLMAR  
 ARCHITECT  
 LICENSED ARCHITECT  
 #01039372

FOR: **SALZEIDER**  
 DESIGN + CONSTRUCT

PROJECT: **J MACK INDUSTRIES**  
 8275 WHITE LAKE ROAD  
 WHITE LAKE TWP., MICHIGAN

SHEET TITLE: **EXTERIOR ELEVATIONS**

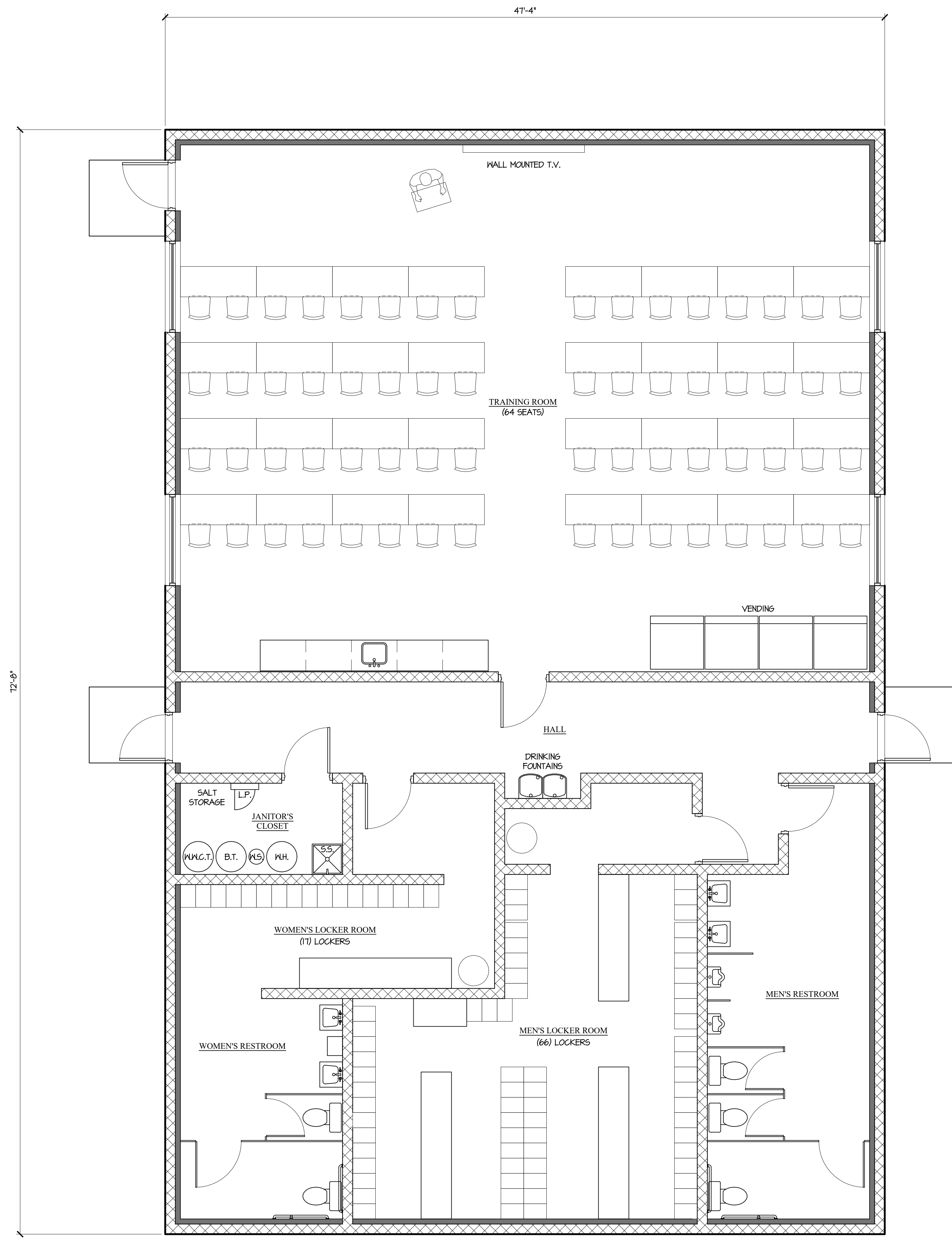
4-30-2026	REVISED PER OWNER	DATE
4-1-2026	BUILDING PERMIT	DATE
3-30-2026	SITE PLAN APPROVAL	DATE
	ISSUED FOR	

DO NOT SCALE THIS PRINT, USE DIMENSIONS SHOWN ONLY

DRAWN BY: KY  
 APPROVED BY: KY

PROJECT: 2606

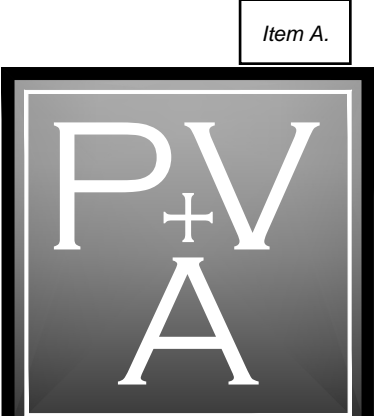
SHEET: **A2**



TRAINING ROOM BUILDING PLAN = 3,440 GSF  
SCALE: 1/4" = 1'-0"

2021 MICHIGAN BUILDING CODE REVIEW	
<b>CHAPTER 1 - ADMINISTRATION:</b>	
107.3.4 - DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE: KARL F. VOLLMAR MICHIGAN LICENSE # 1301039372, EXPIRES 10-19-2021	
107.3.4.1 - DEFERRED SUBMITTALS: PLUMBING DRAWINGS MECHANICAL DRAWINGS ELECTRICAL DRAWINGS	
<b>CHAPTER 3 - OCCUPANCY:</b>	
USE GROUP = (B) BUSINESS (304.1) NOTE: THE BUILDING HOUSES A TRAINING ROOM (EDUCATION USE ABOVE 12TH GRADE), RESTROOMS, AND LOCKER ROOMS.	
<b>CHAPTER 5 - GENERAL BUILDING LIMITATIONS:</b>	
CRITERIA = USE GROUP (B), CONSTRUCTION TYPE 2B, AND NON-SPRINKLED.	
ALLOWABLE HEIGHT = 55' MAX. (TABLE 504.3) ALLOWABLE STORIES = 3 MAX. (TABLE 504.4) PROPOSED HEIGHT = 16'-10" / 1 STORY (COMPLIES)	
ALLOWABLE AREA FACTOR = N5 (TABLE 506.2) ALLOWABLE AREA = 23,000 GSF PROPOSED AREA = 3,440 GSF (COMPLIES)	
<b>CHAPTER 6 - TYPES OF CONSTRUCTION:</b>	
TYPE 2B = NON-COMBUSTIBLE/UNPROTECTED (602.2) FIRE-RATED ASSEMBLIES PER TABLE 601 = 0-HOUR	
<b>CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES:</b>	
T.105.5 - EXTERIOR WALL FIRE RESISTANCE RATINGS = 0	
<b>CHAPTER 8 - INTERIOR FINISHES:</b>	
WALL AND CEILING FINISHES - (TABLE 803.13): CORRIDORS = CLASS 'B' = FLAME SPREAD = 0-15 ALL ROOMS AND ENCLOSED SPACES = CLASS 'C' = FLAME SPREAD = 0-200 ALL FINISHES SMOKE DEVELOPED = 0-450 FLOOR FINISHES (SECT. 804.4.2): CORRIDORS = II = 0.22 WATTS/CM <sup>2</sup> OR GREATER (PER ASTM E648, OR NFPA 253) ALL AREAS = DOC FF-1 "FILL TEST" (PER CPSC 16 CFR PART 1630)	
<b>CHAPTER 9 - FIRE SUPPRESSION:</b>	
THE BUILDING IS NOT REQUIRED TO BE FIRE SUPPRESSED PER 903.2 FOR USE GROUP (B)	
TABLE 906.3(1) - FIRE EXTINGUISHERS FOR CLASS 'A' FIRE HAZARDS (MODERATE HAZARD): - MINIMUM RATED SINGLE EXTINGUISHER = 2-A - MAXIMUM FLOOR AREA PER EXTINGUISHER = 11,250 S.F. - MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER = 75 FT.	
A FIRE ALARM SYSTEM: IS NOT REQUIRED FOR USE GROUP (B) PER 907.2.2	
<b>CHAPTER 10 - MEANS OF EGRESS:</b>	
OCCUPANT LOAD CRITERIA (TABLE 1004.5): ASSEMBLY - TABLES AND CHAIRS = 1 OCC. PER 15 NSF MAX. = 1572/15 = 105 OCC. MIN. LOCKER ROOMS = 1 OCC. PER 50 GSF MAX. = 1176/50 = 24 OCC. MIN. TOTAL OCCUPANT LOAD = 105 + 24 = 129	
EGRESS WIDTH REQUIRED: 1005.3.2 - EGRESS COMPONENTS = 2' PER OCC. REQUIRED WIDTH = 0.2 x 124 = 24.8' MIN. PROVIDED WIDTH = (2) DOORS @ 32" CLEAR = 64" (COMPLIES)	
NUMBER OF EXITS (1006.2.1.1): REQUIRED = 2 PROVIDED = 2 (COMPLIES)	
T.1006.2.1 - SPACES WITH ONE EXIT USE GROUP B MAX. OCCUPANTS = 44 TWO REMOTE EXITS ARE REQUIRED FROM THE TRAINING ROOM	
DOOR SWING (1010.1.2.1): DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS	

MINIMUM NUMBER OF PLUMBING FACILITIES PER THE 2021 MICHIGAN PLUMBING CODE - TABLE 403.1				
OCCUPANCY AND OCCUPANT LOAD	WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS	SERVICE SINKS
INDUSTRIAL 100 OCCUPANTS (403.1 EXCEPTION #1)	REQ'D. @ 1 PER 100 = 100 / 100 = 1.00 REQ'D.	REQ'D. @ 1 PER 100 = 100 / 100 = 1.00 REQ'D.	REQ'D. @ 1 PER 400 = 100 / 400 = 0.25 REQ'D.	
BUSINESS 124 OCCUPANTS	REQ'D. @ 1 + 1 PER 50 = 124 / 50 = 3.56 REQ'D.	REQ'D. @ 1 + 1 PER 80 = 124 / 80 = 2.61 REQ'D.	REQ'D. @ 1 PER 100 = 124 / 100 = 1.24 REQ'D.	
TOTAL FIXTURES REQUIRED (SEE NOTE P.403.1.1)	4.56 = 5 3 MEN 2 WOMEN	3.61 = 4 2 MEN 2 WOMEN	1.54 = 2 1 HIGH 1 LOW	1
TOTAL FIXTURES PROVIDED	3 MEN + 2 URINAL 2 WOMEN	2 MEN 2 WOMEN	1 HIGH 1 LOW	1
NOTES:	P.403.1 EXCEPTION #1 OWNER MAY PROVIDE AN AFFIDAVIT INDICATING THE ACTUAL NUMBER OF OCCUPANTS IN THE SPACE.			
	P.403.1.1 EXCEPTION #1 OWNER MAY PROVIDE STATISTICAL DATA INDICATING A DISTRIBUTION OF SEXES OTHER THAN 50% MEN AND 50% WOMEN.			



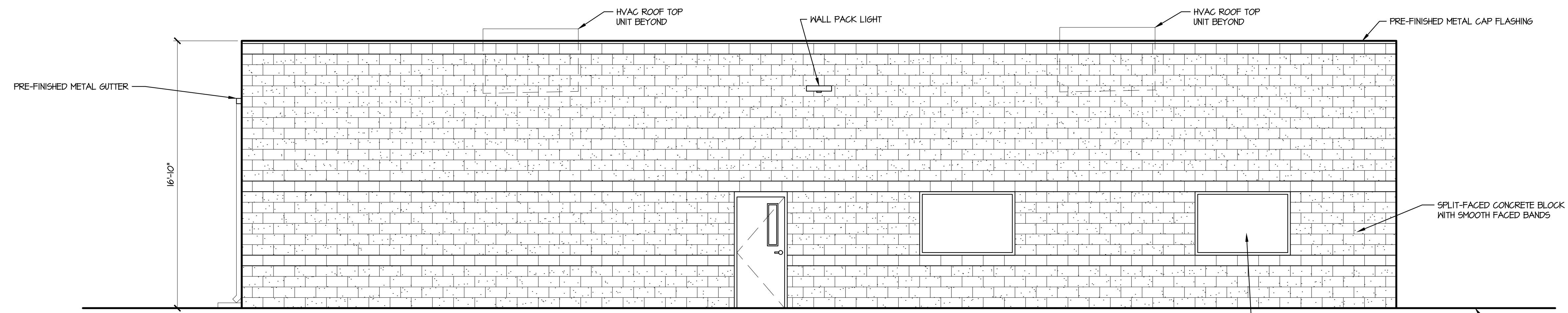
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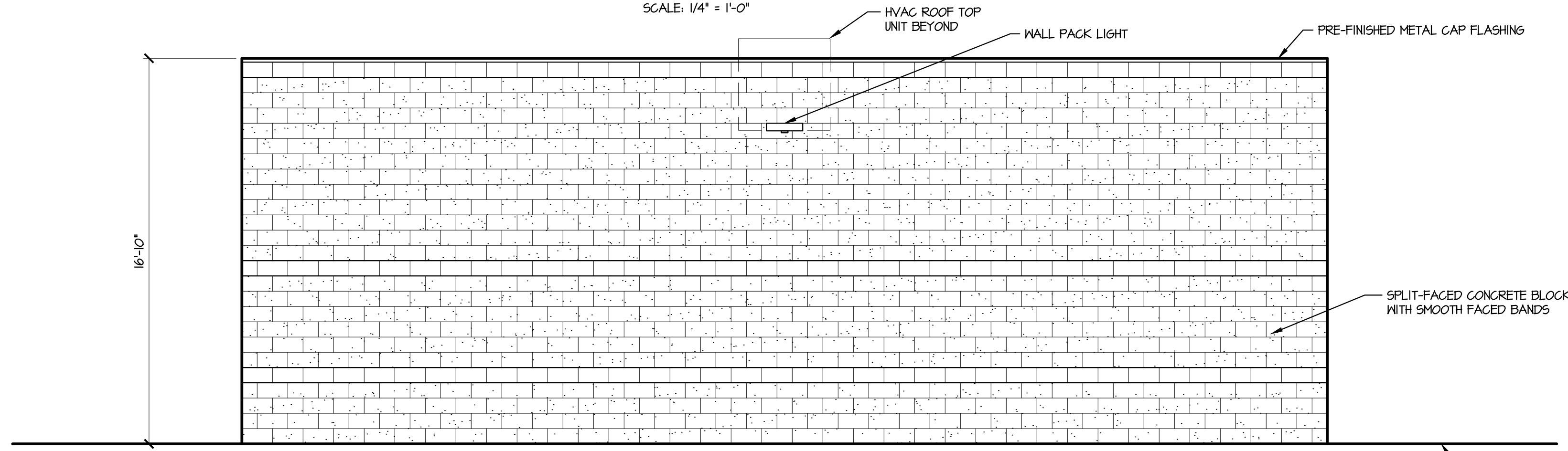
FOR: **SALZEIDER**  
DESIGN + CONSTRUCT

PROJECT: **MACK INDUSTRIES**  
8275 WHITE LAKE ROAD  
WHITE LAKE TWP., MICHIGANSHEET TITLE: **TRAINING ROOM BUILDING PLAN**

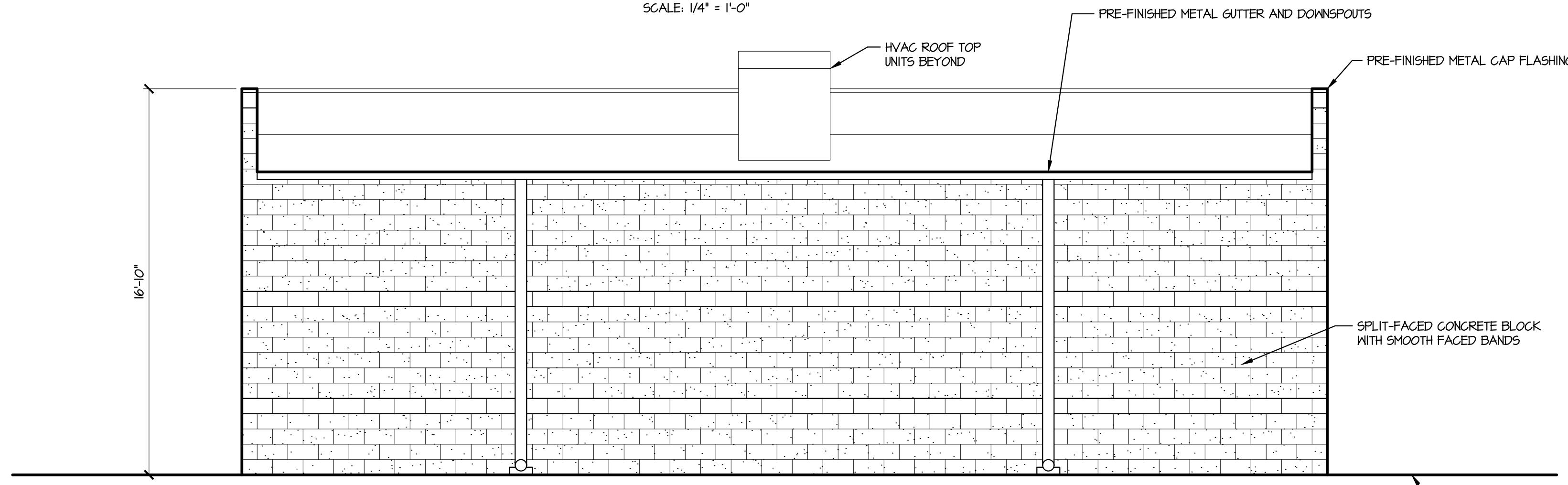
REVISIONS	DATE	BY	REASON
4-30-2026			REVISED PER OWNER
4-1-2026			BUILDING PERMIT
3-30-2026			SITE PLAN APPROVAL
			ISSUED FOR
DO NOT SCALE THIS PRINT, USE DIMENSIONS SHOWN ONLY			
DRAWN BY: KY		APPROVED BY: KY	
PROJECT: 2606		SHEET: <b>A3</b>	



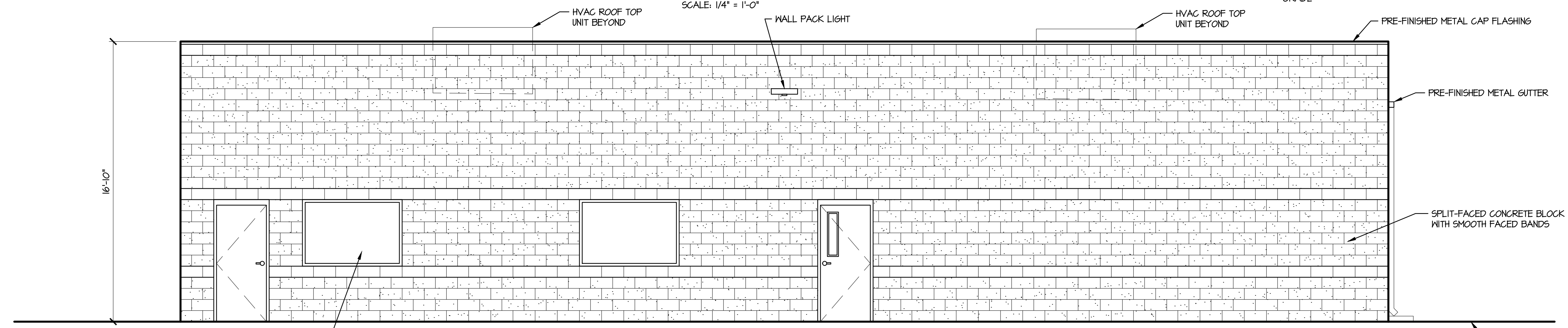
**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**TOWNSHIP REGULATIONS:**  
 ZONED: LM - LIGHT MANUFACTURING (SECTION 3.1.20)  
 ALLOWABLE HEIGHT = 40 FT. / 2 STORIES  
 PROPOSED HEIGHT = 16'-10" / 1 STORY  
 NOTE: ALL WALL-PACK LIGHTING IS MOUNTED AT 14'-0" A.F.F. AND IS DIRECTED DOWNWARD.

**MATERIALS:**  
 - METAL CAP FLASHING, GUTTERS, AND DOWNSPOUTS = NUCOR, COLOR: DESERT SAND.  
 - CONCRETE BLOCK = NATIONAL BLOCK INTEGRALLY COLORED; KHAKI  
 - MAN DOORS = PAINTED TO MATCH CONC. BLOCK COLOR.

Item A.

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FOR: **SALZEIDER**  
 DESIGN + CONSTRUCT

**MACK INDUSTRIES**  
 8275 WHITE LAKE ROAD  
 WHITE LAKE TWP., MICHIGAN

TRAINING ROOM BUILDING PLAN  
 AND EXTERIOR ELEVATIONS

PROJECT	SHEET TITLE

4-30-2026	REVISED PER OWNER
4-1-2026	BUILDING PERMIT
3-30-2026	SITE PLAN APPROVAL
	DATE

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DRAWN BY: KY  
 APPROVED BY: KY

PROJECT: 2606

SHEET: **A4**