



## PLANNING COMMISSION MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MI 48383  
THURSDAY, MAY 21, 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 7, 2026](#)
6. CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)
7. 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 \(Local Business\).\*\*](#)
8. 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](#)
9. NEW BUSINESS
  - A. [Draft Zoning Ordinance Amendments Discussion](#)
10. LIAISON'S REPORT
11. DIRECTOR'S REPORT
12. OTHER BUSINESS
13. COMMUNICATIONS
14. NEXT MEETING DATE: June 4th, 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

**Absent:**

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**

**It was MOVED by Commissioner Seward, seconded by Commissioner Meagher to approve the agenda as presented. The motion carried with a voice vote: (4 yes votes).**

**APPROVAL OF MINUTES**

A. March 19, 2026

**It was MOVED by Commissioner Seward, seconded by Commissioner Meagher to approve the minutes as presented. The motion carried with a voice vote: (4 yes votes).**

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

Kathryn Chipman, proprietor of Skull Island Camp, requested the Planning Commission to consider amending language in the zoning ordinance to allow daycare centers within the Pontiac Lake Gateway District as a Special Land Use.

**PUBLIC HEARING**

- A. Property described as parcel number 12-20-402-004 (6340 Highland Road), located at the southwest corner of Bogie Lake Road and Highland Road, consisting of approximately 5.36 acres.  
Request: **Special land use approval**  
Applicant: Najor Companies

Senior Planner Waligora reviewed his report with the Planning Commission.

Keith Masiaiz, Najor Company, was present.

Commissioner Seward asked if the urgent care tenant was confirmed. Mr. Maziasz said it is very close to being finalized.

Commissioner Seeley opened the public hearing at 6:54 P.M.

Mary Carlisle, 6820 Thompson Lane, asked if an additional urgent care was needed in the area,

Vicky Guikian, 7441 Biscayne, stated she has concerns about the traffic.

Commissioner Seeley closed the public hearing at 7:03 P.M.

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

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

**The motion carried with a roll call vote: (4 yes votes).  
(Sevic/yes, Seeley/yes, Seward/yes, Meagher/yes).**

#### **CONTINUING BUSINESS**

None.

#### **NEW BUSINESS**

None.

#### **OTHER BUSINESS**

None.

#### **LIAISON'S REPORT**

None.

**DIRECTOR'S REPORT**

Director O'Neil stated that the CDD department and Carlisle and Wortman are working on researching and drafting language amendments to better regulate data center uses. Several developments such as West Valley and Gateway Crossing continue construction; Avalon will start site work soon.

**COMMUNICATIONS**

None.

**NEXT MEETING DATE: May 21, 2026**

**ADJOURNMENT**

It was **MOVED** by Member Seward, seconded by Member Sevic to adjourn at 7:17 P.M. The motion carried with a voice vote: (4 yes votes).

DRAFT

# memo

To: White Lake Planning Commission

From: David Waligora, AICP

Date: May 14, 2026

RE: Rezoning of 9391 Highland Rd (12-23-202-001) from PB- Planned Business to LB – Local Business

## REZONING REQUEST

Applicant Brendel’s Holdings LLC is requesting rezoning of Parcel ID 12-23-202-001, located at 9391 Highland Road, from PB Planned Business to LB Local Business. The subject site contains approximately 11.64 acres and is located on the south side of Highland Road (M-59), east of Fisk Road.

The applicant states the rezoning request is intended to “more accommodate more local business and align with adjoining parcels.”

**Applicant:** Brendel’s Holdings LLC  
**Address:** 1995 Hill Rd  
 White Lake, MI

## EXISTING CONDITIONS

**Address:** 9391 Highland Road

**Parcel ID:** 12-23-202-001

**Size:** 11.64 acres

**Existing Zoning:** PB Planned Business

**Requested Zoning:** LB Local Business

**Existing Land Use:** Vacant

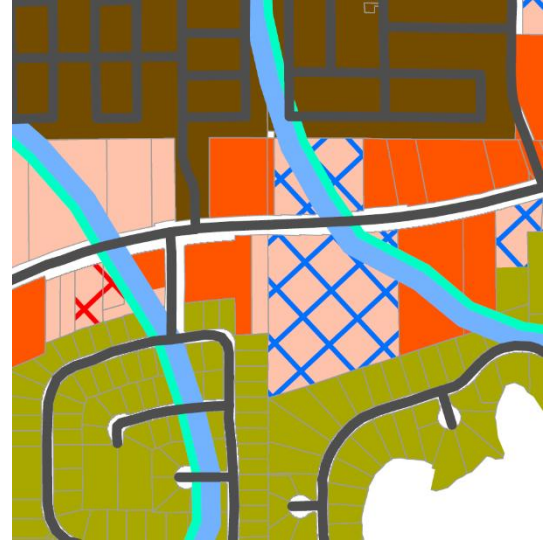
**Location:** South side of Highland Road (M-59), west of Fisk Road



## ZONING DISTRICT COMPARISON

### Existing PB Planned Business District

The PB Planned Business District is intended to accommodate larger scale coordinated commercial development under unified planning and design standards. The district requires a minimum site size of 10 acres, a 50-foot front setback, and development standards substantially determined by the Planning Commission. At this time, the parcel does not have an approved planned business development concept associated with the site.



The property is adjacent to LB Local Business zoning to the west, GB General Business zoning to the east and portions of the north, and PB Planned Business zoning to the north.

The northeast corner of the property appears to be located within the Wellhead Protection Area.

### Proposed LB Local Business District

The LB Local Business District is intended to accommodate local-serving commercial uses. The district requires:

- **Minimum lot size:** 1 acre
- **Minimum lot width:** 120 feet
- **Front setback:** 25 feet
- **Side setback:** 10 feet minimum / 30 feet total
- **Rear setback:** 20 feet

The LB district permits a broad range of retail and service commercial uses intended to serve nearby residential areas and surrounding neighborhoods. Staff notes there is substantial overlap between uses permitted within the PB and LB districts.

Compared to the existing PB district, the LB district may accommodate smaller scale and more conventional commercial development patterns along the corridor.

Commercial Corridor	Provides regional goods and services to residents and non-residents. Includes large box stores and drive thrus.	Large grocery, outlet, mixed-use, restaurants	Varies based on development	PB, GB, LB, PD, TC, NMU
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A clip of the Future Land Use Map is shown to the right, which includes the subject parcel in the Commercial Corridor (red).



**SECTION 7.13 – CRITERIA FOR AMENDMENT OF THE OFFICIAL ZONING MAP**

*Pursuant to Section 7.13 of the White Lake Township Zoning Ordinance, the following criteria shall be considered when evaluating requests to amend the Official Zoning Map.*

**A. Whether the Requested Zoning is Consistent with the Township Master Plan**

The subject property is located along the Highland Road (M-59) corridor, which contains a mixture of commercial zoning districts and commercial land uses. The requested LB zoning classification appears generally consistent with the established commercial character of the corridor.

Staff notes the applicant indicates the rezoning is intended to align with adjoining commercially zoned parcels.

**B. Whether the Requested Zoning is Compatible with Surrounding Zoning and Land Uses**

The property is located within an established commercial corridor along M-59. The requested LB district appears compatible with existing surrounding commercial zoning patterns and commercial development within the area.

The requested LB district appears compatible with the scale and character of surrounding commercial development along the corridor.

**C. Whether There is a Demonstrated Need for the Requested Zoning in the Township**

The applicant indicates the current PB zoning does not adequately accommodate the desired local business uses proposed for the property.

Staff notes the LB district is intended to accommodate local-serving retail and commercial uses, while the PB district is generally intended for larger coordinated planned business developments requiring additional unified site planning considerations.

#### **D. Whether the Current Zoning Classification is Reasonable**

The current PB zoning classification is not necessarily inappropriate for the site given its size and location along the M-59 corridor. However, staff notes the parcel may also reasonably function under the LB district due to the surrounding commercial context and the nature of nearby development.

#### **E. Whether the Requested Rezoning Would Have Adverse Impacts on Public Facilities or Adjacent Properties**

The property fronts directly onto Highland Road (M-59), a major commercial corridor designed to accommodate commercial traffic volumes and business activity.

At this time, staff is not aware of any specific adverse impacts associated with the proposed rezoning itself. Any future development would still require applicable site plan review and compliance with Township development standards, including landscaping, lighting, access management, stormwater, parking, and performance standards.

#### **STAFF COMMENTS**

Staff notes the requested rezoning would replace a large-scale coordinated commercial zoning district with a more conventional commercial zoning classification commonly utilized along the Highland Road corridor.

Staff further notes many commercial uses permitted within the PB district are also permitted within the LB district, although the PB district is generally intended for larger planned commercial developments.

#### **PUBLIC HEARING**

Public hearing notices were mailed in accordance with the Michigan Zoning Enabling Act and Township Ordinance requirements. Township records indicate 38 owner/occupant notices were mailed for the May 21, 2026 public hearing.

#### **STAFF RECOMMENDATION**

Staff recommends approval of the rezoning request for Parcel ID 12-23-202-001 from PB Planned Business to LB Local Business based upon the findings outlined within this staff report and the determination that the request appears generally consistent with the Future Land Use Plan, established commercial character of the Highland Road corridor, and surrounding zoning pattern.

## **SUGGESTED MOTION**

Motion to recommend approval to the Township Board of the request to rezone Parcel ID 12-23-202-001, located at 9391 Highland Road, from PB Planned Business to LB Local Business, based upon the findings outlined within the staff report dated May 14, 2026, and the determination that the request is consistent with Section 7.13, Criteria for Amendment of the Official Zoning Map, of the White Lake Township Zoning Ordinance.

**Director's Report**

Project Name: Jax Kar Wash  
 Description: Planned development agreement and final site plan approval  
 Date on Agenda this packet pertains to: May 21, 2026

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

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 05/14/2026
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See letter dated 05/12/2026



**Connect. Build. Thrive.**

May 14, 2026

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

**RE: Jax Kar Wash- Final Site Plan/Final Engineering Plan Review – 2<sup>nd</sup> Review**

Ref: DLZ No. 2545-7861-10 Design Professional: PEA Group

Dear Mr. O' Neil,

Our office has reviewed the above-mentioned plan dated April 20, 2026. These plans were reviewed for conformance with the Township Engineering Design Standards. We offer the following comments for your consideration:

In addition, the following comments from our Final Site Plan/Final Engineering review letter dated April 10, 2026 remain as notations and/or will also need to be addressed:

- a) *The plan shows that the western lot line is to be moved further east. Has this property transfer and updated property legal description been done and recorded with Oakland County? We defer to the Township regarding this item. We note that the property line shift and transfer of property to the adjacent parcel to the west will impact whether Jax will need to grant an off-site easement to the proposed Panera Bread (property to the west) for placement of a portion of Panera's parking on the Jax property. It will also impact the legal description for an access easement across the Jax southern drive (see below Comment c) for Panera's benefit. Comment remains. Design engineer has noted that the westerly property line is to be reconfigured. Confirmation of the reconfiguration shall be required at the time of Final Engineering Plan submittal. Comment outstanding. It now appears that the western property line will not be moved east; however, Sheet C-3.0 provides legal descriptions for both the Jax Kar Wash property (Parcel #12-20-276-034) and the parcel (12-20-276-040) to the west. Both legal descriptions are marked as "legal proposed to be amended." Please clarify. **Comment addressed.***
- b) *Verify BM elevations for BMs 300 and 301. The elevations for these two benchmarks are approximately 2' higher than the identical benchmarks shown on the previous Cosmo's Car Wash plan for this parcel. Comment partially addressed. Design engineer has stated that the benchmarks for the former Cosmo's Car Wash had incorrect descriptions. Please place a PS seal and signature on*



Sheet C-1.0 as certification that a PS has prepared and reviewed the topographic survey. **Comment addressed.**

- c) The five (5) proposed parking spaces to the south indicate there will be five (5) employees maximum on site at one time. Is this number accurate and does it include persons drying vehicles after they exit the car wash as well as the person at the attendant booth? Does this number include on site management? **Comment outstanding. Per design engineer, "Jax Kar Wash operates numerous locations throughout southeastern Michigan, five parking spaces is sufficient for their business operations." We defer to the Township whether the 5 spaces meet Township requirements for number of required employee spaces. We note the current submittal reserves 4 parking spaces for employees and we continue to defer to the Township relative to Township requirements for employee parking.**
- d) Clarify why the two proposed parking spaces at the SE corner of the vacuum area have bumper blocks shown. Currently curbing is proposed so there would be no need for bumper blocks. We note there is also a bumper block detail shown on Sheet C-9.0. We also note that the architect's exterior rendering showing the ADA space up close, shows bumper blocks. Please check that all plans are consistent with what is intended for parking spaces. **Comment partially addressed. The bumper blocks have been removed; however, please remove bumper block detail from Sheet C-9.0 and bumper blocks on the architects rendering, as stated in our original above comment. Comment partially addressed. Bumper block detail has been removed from Details Sheet C-9.1; the architects rendering was not submitted with the current plan set so we are unable to comment as to whether the rendering has been corrected. Comment addressed.**
- e) A one way drive to enter the vacuum area with a width of 13' is proposed. Zoning Ordinance 5.11 Q. v. requires a minimum 20' width for one way drives. **Comment addressed. The one way drive lane is now shown as 21'-20.5' wide. We note that the single lane one way drive into and out of the car wash building is < the required minimum 20' width for one way drives. We defer to the Township regarding this item.**
- f) Provide fire truck turning radii plan that also demonstrates ingress, internal circulation, and egress of a standard 40' length fire truck on the site. **Comment outstanding. Please provide updated Fire truck turning radii plan for the newly proposed layout. After discussion with the Fire Marshal, we understand the Fire Department would plan to enter the site from the north and enter the vacuum area from the north drive. After emergency activities, the fire truck would use the south drive as a turn around to exit the site back through the vacuum area. Please show this movement with a turning profile, the south drive will likely need to be widened to 20 feet to be a proper "T" turn around.**
- g) Add note to plan indicating that applicant/ owner shall repair and /or clean up (a lot of grass growing in between existing sidewalk slabs) any of the existing sidewalks located along property frontages. We note there are several damaged sections of existing sidewalk along the Bogie Lake Road and M-59 frontages. **Comment partially addressed. Notes regarding the above comment have been added to plan Sheet C-3.1; however, move arrow on note for Bogie Lake Road sidewalk. Currently arrow points to Bogie Lake Road. Comment partially addressed. Please also place the note regarding repair of sidewalks along the existing Bogie Lake Road sidewalk on Sheet C-3.0. Comment addressed.**
- h) We defer to the Township regarding the requirement for sidewalk along Audbon Drive (Reference Zoning Ordinance Sections 5.20 and 5.21). We note that the proposed Panera Bread to the west



Preliminary Site Plan showed a proposed sidewalk across their Audbon Drive frontage. Comment remains. We note that the current submittal shows the sidewalk along Audbon Drive outside of the existing ROW. A sidewalk easement shall be required. In addition, the proposed alignment does not match the location of the approved frontage sidewalk on the property/proposed development to the west. **Comment addressed.**

- i) Provide ADA space dimensions in accordance with the requirements of Zoning Ordinance Section 5.11 O. iii. For van access. Dimensions shall be 8' parking space and 8' loading area. Currently a 12' wide space and 5.5' loading zone are shown. Comment addressed. Van accessible dimensions per Township Zoning Ordinance have been added. Comment is now outstanding. The parking space dimensions were previously shown on the PSP dated 10/09/2025; however, dimensions have since been removed. Please provide ADA parking space and associated loading zone dimensions on Sheet C-3.0. **Comment addressed.**
- j) Move sidewalk ramp, adjacent to the proposed ADA space, to the north to align with the loading zone. Comment partially addressed. Please clarify if the ~~northernmost~~ southernmost sidewalk portion is flush with the ADA loading area elevation. The intent for this area regarding the proposed grades and relative to the ramp is not clear. Additional grading will be required on the FEP to confirm compliance with ADA standards. Comment partially addressed. Additional grading has been provided; however, the 994.30 sidewalk grade at the top of the ramp does not appear correct based on the proposed grades of the sidewalk and ramp to the south. It appears the ramp grades drop down heading north except at the 994.30 grade. Please clarify. **Comment addressed.**
- k) An off-site grading and construction easement shall be required for off-site grading to the west. In addition, an off-site grading easement shall be required from Meijer for proposed off-site grading SE of the site. **Comment partially addressed. We note that off-site grading to the west is no longer proposed so an easement from the property to the west is no longer required. Comment regarding off-site grading easement (from Meijer) to the SE remains; easement will need to be provided prior to FSP/FEP approval.**
- l) Sheet C-9.0-Chain Link Fence Detail- We defer to the Township as to whether the fence shall be decorative or whether chain link is acceptable. The fence shall be a minimum of 42" in height. Please reference White Lake Township Engineering Design Standards Section B.6. which states " Any portion of a retaining wall more than 30" high shall have provided at the top of said wall a decorative railing not less than 42"high (non-residential uses) meeting the requirements of Section 1012.3 of the Michigan Building Code." Comment partially addressed. Fence is now indicated on Sheet C-3.1 to be a 42" high decorative fence. Please remove Chain Link Fence Detail on Sheet C-9.0. Comment partially addressed. The ornamental fence is referenced on the Segmented Wall Detail on Sheet C-9.1; the fence detail is noted to be on this sheet as well. Only a chain link fence detail is shown. Please remove chain link fence detail and provide ornamental fence detail. The ornamental fence shall be a minimum of 42" in height. **Comment addressed.**
- m) The applicant will need to provide information detailing whether this site falls under the Meijer Storm Water Management Facilities Easement, Maintenance Agreement and Lien document or if a new agreement will be required for this development. Likely a new agreement will be required and supporting exhibits will need to be provided. **Comment partially addressed. Per the design engineer,**



**the site falls within the Meijer Stormwater Management tributary area. Comment regarding a new agreement is outstanding.**

- n) *Provide details on the FSP/FEP for the water quality units. The units will be required to remove 80% of TSS. **Comment addressed.***
- o) *Show existing 54' wide sanitary sewer easement that is on the Meijer sign property located SE of the Jax site. Comment remains. Design engineer states this will be added to the FSP/FEP. Comment outstanding. The existing easement has not been shown on the FSP/FEP. **Comment addressed.***
- p) *Currently a 500 gallon oil/water separator is proposed. Provide support documentation to demonstrate that this size separator will be sufficient to service the proposed car wash operation. In addition, is a water reclamation system proposed? If so, please show on plan. Lastly, is MH Structure A on the plan proposed to be a monitoring MH? Comment partially addressed. An internal water reclamation system is proposed. MH Structure A B is labeled as a monitoring manhole. Although the design engineer states Jax uses a 500 gallon oil/water separator, provide support documentation for the proposed 500 gallon capacity. Comment outstanding. The Township requires a minimum 1000 gallon capacity for the oil/water separator. (Township Ordinance Sec. 38-511). **Comment addressed.***
- q) *We defer to the Township Fire Department regarding hydrant coverage. **Comment remains as a notation.***
- r) *Sheet C-3.0-Add dimensions for standard parking spaces, ADA space and associated loading zone, drive widths, sidewalk adjacent to proposed building , and sidewalk along Audbon Drive. Comment partially addressed. Provide ADA space and associated loading zone dimensions on plan. **Comment addressed.***

#### Access Driveway Comments-

The Township Board requested the site layout be revised to utilize Audbon Drive for site access instead of Bogie Lake Road. Since Audbon Drive is a private drive, therefore the Road Commission will likely not comment on access standard deficiencies. We have provided comments relating to the access standards for reference but understand the Township may still see this configuration as preferred relative to what was previously presented. The following comments relate to the proposed driveway configuration's conformance with the Township Engineering Design Standards, the Road Commission for Oakland County (RCOC) and Michigan Department of Transportation (MDOT) geometric design guidance.

- a) The plan shows the proposed site driveway approximately 100' west of the intersection of Audbon Dr. and Bogie Lake Rd. The MDOT guidelines recommend a minimum distance of 85' between a commercial drive approach and a receiving *unsignalized* intersection. Please note, no *required* minimum distance guidance is provided by MDOT so long as the commercial driveway is not within the functional or physical area of an intersection.
- b) The plan shows the proposed site driveway with an approximately 62.85' offset from the Culvers driveway across Audbon Dr. The MDOT guidelines have a desirable driveway offset distance of 255' on a 25 MPH roadway. Please note, no *required* minimum distance guidance is provided by MDOT.
- c) MDOT design guidance on commercial driveways on the same side of the road identify 130' as the minimum recommended spacing. There are currently no additional commercial driveways on the



same side of Audbon, but the guidelines should be considered for future development on the adjacent parcel.

#### FSP/FEP Comments-

##### General

1. *Cover Sheet- Index of Drawings- Remove duplicate ' 1 of 1 White Lake Charter Twp- Storm Sewer Std Details' .* **Comment addressed.**
2. *Sheet C-2.0-General Demolition Notes- Note 14-Second line- Change 'City' to 'Township.'* **Comment addressed.**
3. *Sheet C-5.0-Soil Erosion Maintenance Schedule and Notes 8-Last line- Change 'City' to 'Township.'* **Comment addressed.**
4. *Sheet C-9.0- General Notes 5- First Line- Change 'City' to 'Township.'* **Comment addressed.**

##### Sanitary Sewer

1. *Attach WLT standard details sheet for sanitary sewer to plan.* **Comment addressed.**
2. *Sheet C-6.0-Provide pipe length, diameter, slope, and inverts for all pipe segments. Example, where both leads exit building and where lead enters and exits oil/water separator.* **Comment addressed.**
3. *Sheet C-9.0-Sanitary Sewer Notes-Note 5-Change '100 feet' to '75 feet.'* **Comment addressed.**

##### Watermain

1. *Attach WLT standard details sheets for watermain to plan.* **Comment addressed.**
2. *Sheet C-9.0-Water Main Notes- Note 7-'XXXX Standards'- Please complete.* **Comment addressed.**

##### Grading/Paving

1. *Sheet C-4.0-The following elevations are low points with no positive outlet for drainage. Please revise for positive drainage:*
  - a) *992.30-NW of dumpster.* **Comment addressed.**
  - b) *991.36-Near south entrance to vacuums, across from ADA space.* **Comment addressed.**
  - c) *988.64-SW corner of drive/site.* **Comment addressed.**
2. *Sheet C-4.0-NE corner of site- 991 contour label reads as '9911-991.'* **Comment addressed.**
3. *Sheet C-4.0-Southern end of retaining wall- Provide proposed T/W and B/W elevations.* **Comment addressed.**
4. *Sheet C-4.0- Provide T/W and B/W elevations along midpoint of proposed retaining wall.* **Comment addressed.**



5. *Sheet C-4.0- NW corner of site near proposed sidewalk along Audbon Drive- There are two sets of different grades pointing to the same locations (See 996.55, Match Ex. +- 995.6 and 996.65, Match Ex. +-995.0). Please clarify. **Comment addressed.***
6. *Sheet C-4.0- West side of site- Proposed 983 contour line needs to match/tie into existing contour line in this area. **Comment addressed.***
7. *Sheet C-4.0- Sidewalk abutting car wash building- Provide proposed grades at midpoint of the main sidewalk north/south run. **Comment addressed.***
8. *Sheet C-4.0-Drainage arrow near transformer pad appears to be pointing the wrong direction. **Comment addressed.***
9. *Sheet C-4.0- SE corner of site- Offsite Meijer owned area by existing Meijer sign- What is the proposed 980 contour being tied into? This is not clear on the plan. **Comment addressed.***
10. *Sheet C-4.0- Provide rim elevations for all storm structures (including manholes and stormwater pretreatment units) and well as for all sanitary sewer structures on this plan sheet. **Comment addressed.***
11. *Sheet C-4.0-Sidewalk Ramp Legend- Provide details for both the Sidewalk Ramp Type 'R' and the MDOT R-28 Standard Ramp and Detectable Warning Strip. **Comment addressed.***
12. *Sheet C-9.0-General Grading and Earthwork Notes- Remove Note 7. No detention is proposed. **Comment addressed.***
13. *Sheet C-9.1-Segmented Retaining Wall- Please revise/provide the following:*
  - a) *Remove the 6' maximum height designation. **Comment addressed.***
  - b) *Provide manufacturer details. **Comment addressed.***
  - c) *Show perforated drain connection to storm sewer on Utility Plan Sheet C-6.0. In addition, there is a reference to connection of the drain to Storm Structure r-50; please update. **Comment addressed.***
  - d) *Wall structural calculations prepared, sealed, and signed by a registered civil/structural engineer. **A note has been added to the plan sheets regarding the Contractor being responsible for providing shop drawings and retaining wall calculations prior to construction of the wall, will the Township accept this after plan approval?***

#### Stormwater Management

1. *Provide on plan manufacturer, model #, sizing ( 80%TSS removal required), and detail for the proposed water quality units. **Comment addressed.***
2. *Sheet C-6.0- Storm Structures table- Provide all information for MHs 3 and 9. **Comment addressed.***
3. *Sheet C-7.0-CB6-CB5- Verify that pipe can withstand the vertical point force from the proposed retaining wall. **Comment addressed, a casing pipe has been added to protect storm pipe.***
4. *Sheet C-7.0- WQU2-CB1- Show existing 18" diameter sanitary sewer crossing. **Comment addressed.***



5. *Sheets C-7.0-7.1-Clarify what the individual numbers (enclosed in hexagons) at utility crossings are for. **Comment addressed.***
6. *Sheets C-7.0-7.1-Provide T/P and B/P pipe elevations at all utility crossings. **Comment addressed.***
7. *Sheet C-7.1-WQU7 will need to be relocated upstream of where shown due to the drop currently shown from the current WQU7 location to the existing storm sewer. In addition, the drop from the proposed storm sewer to the existing storm sewer shall require a structure with a 2' deep sump. **Comment addressed.***
8. *Sheet C-7.1- Connection of WQU7 to Stub 7A- Our records indicate an AB elevation for the existing storm sewer stub of 976.50 while the proposed 12' of 15" diameter storm pipe shows a proposed invert connection to the existing stub of 974.94 resulting in the invert at the proposed connection being approximately 1.5' lower than the invert at the existing stub. **Comment addressed.***
9. *Sheet C-7.1- Storm Structures and Sanitary Structures tables- Please remove from this sheet as these tables are in duplicate and already on Sheet C-7.0. **Comment addressed.***
10. *Sheet C-7.1-ST12-8 Profile- Label ST12 on the Utility Plan Sheet C-6.0 or relabel profile as "BLDG-8 PROFILE." **Comment addressed.***
11. *Sheet C-7.1- ST12-8 Profile- Provide storm invert at building. **Comment addressed.***
12. *Provide storm sewer pipe sizing calculations in table format for a 10 year storm. **Comment addressed.***
13. *Sheet C-8.0- Stormwater Runoff Pre and Post Calculations- Post-Development Calculations have not been updated based on updated Post-Development Drainage Map; calculations look like calculations from Preliminary Site Plan dated 10/09/2025. Please revise. **Comment addressed.***
14. *Sheet C-9.0-Storm Sewer Notes- Note 3- Change 'SDR 26' to 'SDR 23.5.' **Comment addressed.***

#### Landscape Plan

1. *Sheet L-1.0-Storm sewer layout on this sheet is the old layout. Please update. **Comment addressed.***
2. *Sheet L-1.0- The proposed Tupelo tree is too close to CB6. Please shift for greater horizontal separation. **Comment addressed.***

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#### Required Permits and Approvals

The following permits and approvals will be required:

1. Permit from the Road Commission for all work within the Bogie Lake Road right of ways.
2. A permit from MDOT may be required for any potential work in the M-59 ROW.
3. SESC permit from OCWRC.
4. Permission from White Lake Township for work within the existing sanitary sewer easement along M-59.



5. Executed Stormwater Management Facilities Easement Maintenance Agreement and Lien is required; an easement exhibit for the proposed storm sewer shall be required. In addition, the Meijer Storm Sewer Agreement will need to be revised.
6. Sidewalk easement for the proposed sidewalk along Audbon Drive frontage (proposed outside of ROW).
7. Grading easement (from Meijer) for off-site grading SE of proposed development.

### **Recommendation**

The majority of our comments related to the Final Site Plan have been addressed with a few exceptions that we have deferred to Township Planning. We are confident the remaining Final Site Plan items can be cleaned up on a final submittal ahead of a Pre-Construction Meeting and therefore recommend approval of the Final Site Plan subject to requested revisions being provided on a future Final Engineering submittal. **In order to streamline the review process, we request a response letter to the above comments be provided by the engineer upon revised plan resubmittal.**

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

X:\Projects\2025\2545\786110 WLT Jax Car Wash\FSP&FEP-Review.02\Jax Review.02.docx



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

May 11, 2026

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



<b>Applicant:</b>	BMW KAR WASH, LLC
<b>Project Name:</b>	JAX Car Wash (Meijer Outlot)
<b>Plan Date:</b>	December, 23 <sup>rd</sup> , 2025
<b>First Revision</b>	April 20 <sup>th</sup> , 2026
<b>Location:</b>	Northwest corner of Bogie Lake Road and Highland Road (M-59) Parcel ID: 12-20-276-034
<b>Action Requested:</b>	Final Site Plan / Planned Business Approval

**PROJECT NARRATIVE**

The applicant is requesting final site plan approval to construct a 5,555 sqft automobile wash establishment (car wash) in an outlot of the Meijer Planned Business district. Automobile wash establishments are principal permitted uses in the PB zoning district.

The PB Planned Business District is primarily a commercial district intended to permit, with Township approval, private and/or public development in a coordinated and cohesive arrangement which may be more difficult to achieve under more conventional, piecemeal development designed to conform with standard zoning requirements. It is further intended that the PB District be located along major thoroughfares, such as M-59.

For PB developments, the Planning Commission holds a public hearing and recommends approval, conditional approval, or denial of the site plan to the Township Board. The Township Board then reviews the application and grants approval if the Board determines that the plan satisfies all requirements for preliminary plan approval. Development agreements are required for review prior to final site plan review by the Planning Commission. The Planning Commission approves or denies the final site plan and recommends approval or denial of the development agreement to the Township Board. The Township Board has final authority over the approval of the development agreement.

On December 16, 2025, the Township Board considered the Jax Kar Wash preliminary site plan. That plan had been recommended for approval, with conditions, by the Planning Commission on December 4, 2025.

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*

One of the stated conditions was related to the driveway location. The Board opted to table the Jax request in December, until the driveway could be relocated from Bogie Lake Road to Audbon drive along the north side of the parcel. At the February 17, 2026 Board of Trustees meeting, the Board reviewed and approved the modified preliminary site plan showing the new access point.

Modifications to the final site plan are reviewed in depth throughout this report. For ease of reference, those modifications are summarized below.

- The site’s sole access is from Audbon Drive to the north. The proposed cross connection with the site to the west has been removed.
- Per the access modification, the building and stacking lanes have been swapped. This has resulted in modified setbacks.
- Vacuum parking stalls have increased from 20 to 25 spaces. Employee parking has been reduced from five to four spaces.

**Items to be Address:** None

**SITE DESCRIPTION**

<b>Lot Area:</b>	1.88 gross acres (81,920 square feet)
<b>Frontage:</b>	Approx. 384 feet along Bogie Lake / Approx. 193 feet along Highland Road (M-59) - Proposed
<b>Address:</b>	6001 Highland Road
<b>Current Use:</b>	Vacant

**Aerial image of the site**



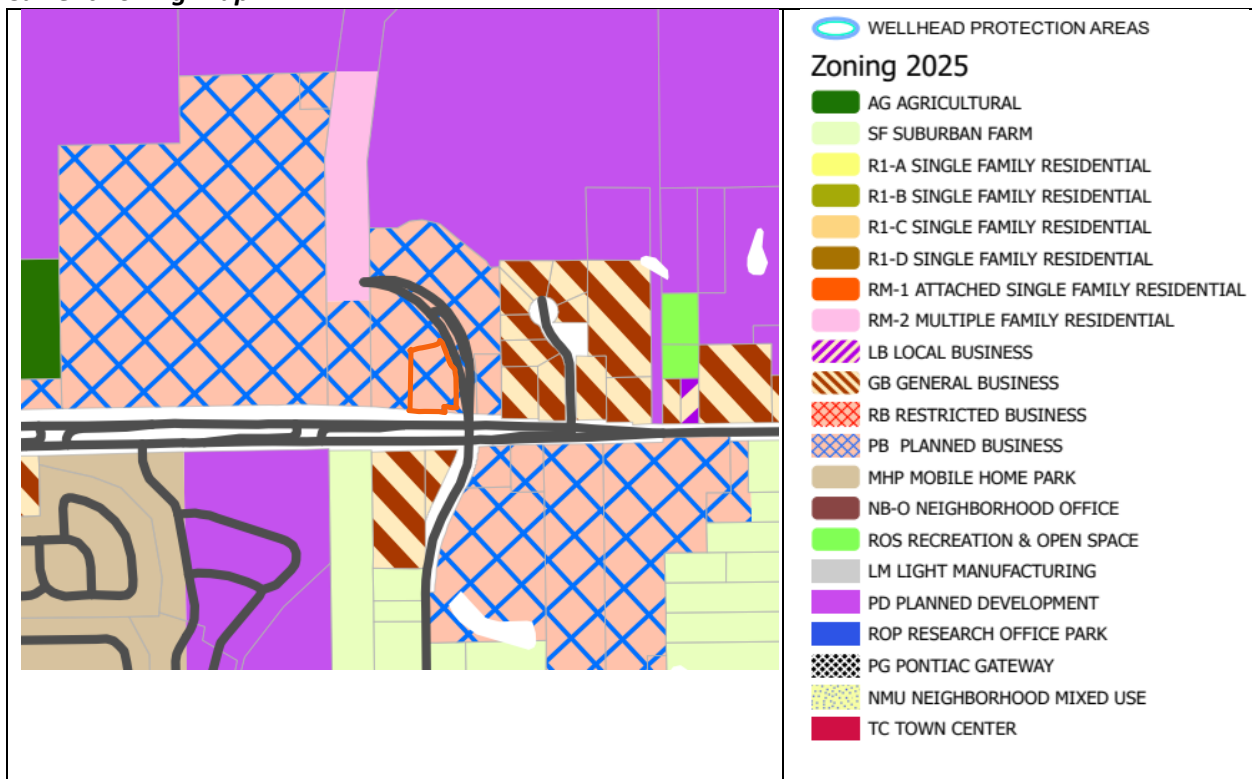
Source: NearMap July 2025

	North	East	South	West
<b>Surrounding Zoning</b>	<i>PB, Planned Business</i>	<i>PB, Planned Business</i>	<i>GB, General Business</i>	<i>PB, Planned Business</i>
<b>Surrounding Land Uses</b>	<i>Commercial</i>	<i>Commercial</i>	<i>Vacant</i>	<i>Vacant</i>
<b>Future Land-Use Map</b>	<i>Commercial Corridor</i>	<i>Commercial Corridor</i>	<i>Commercial Corridor</i>	<i>Commercial Corridor</i>

<b>Current Zoning</b>	<p><b>PB, Planned Business</b></p> <p><i>The PB Planned Business District is primarily a commercial district intended to permit, with Township approval, private and/or public development in a coordinated and cohesive arrangement which may be more difficult to achieve under more conventional, piecemeal development designed to conform with standard zoning requirements. To that end it becomes possible to permit greater flexibility in the types of land uses, land use arrangements and development requirements than would otherwise apply. It is further intended that the PB District be located along major thoroughfares, such as M-59, as opposed to locations in residential neighborhood areas where conflicts of land uses may arise more easily.</i></p>
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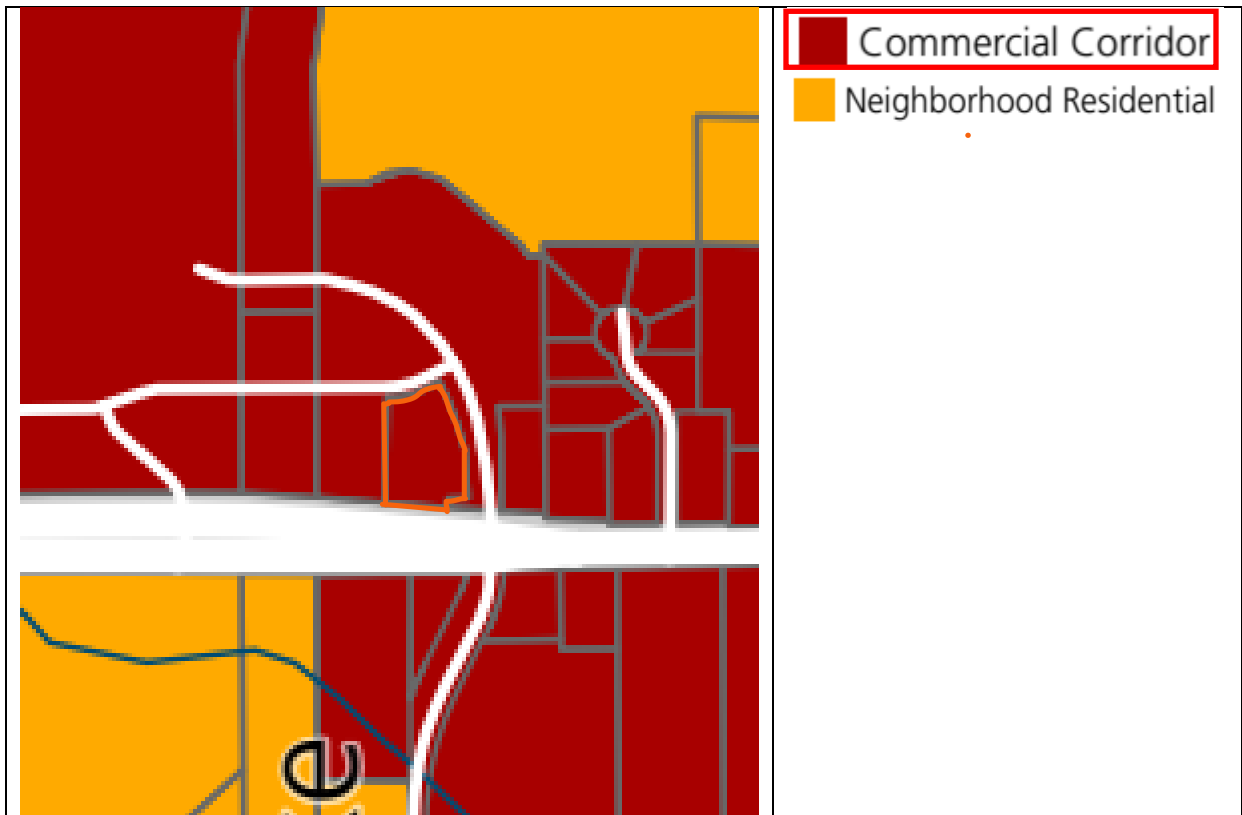
*Development standards, as approved in a development plan, in this district shall result in a project that is superior to one constructed under standard zoning requirements and shall be mutually acceptable to the applicant(s) and the Township. Therefore, any PB Plan shall be substantially consistent with the Township Master Plan, desirable principals of land use planning, zoning ordinance standards and other applicable development requirements. In order to achieve these objectives, approval of a PB development requires approval of both a Site Plan and PB Agreement which sets forth specific physical, functional, amenity and design features and other related requirements considered essential to the development.*

**Current Zoning Map**



<b>Future Land Use</b>	<p><b>Commercial Corridor</b></p> <p><i>Description: "Provides regional goods and services to residents and non-residents. Includes large box stores and drive thrus."</i></p> <p><i>Example of Uses: "Large grocery, outlet, mixed-use, restaurants"</i></p>
------------------------	---

**Future Land Use Map**



The preliminary site plan originally proposed a modification to the western lot line. That modification is no longer proposed.

The zoning and Master Plan compatibility of the development is assessed in the Planned Business portion of this review.

**Item to be Addressed:** None

**PLANNED BUSINESS**

Standards for PB projects are outlined in Section 6.7 of the zoning ordinance. This portion of the report will review those standards to identify any potential issues with the proposed development.

**Required information**

The site plan provides required information for review. A draft development agreement has been provided in the final site plan application.

**Design Standards**

Pedestrian pathways are recommended along all frontage streets and sidewalk connections to all uses

within the development, to parking lots and to sidewalks fronting the road right-of-way. While recommended, Section 5.21 and 5.22 require these pathways and shall be reviewed in the Access and Circulation portion of this report.

All current and proposed uses within the PB are complementary and do not require extensive buffering.

The proposed building is to scale with the other outlot developments. Sides visible from roadways are similar to the building's main faced. Articulation is provided along all elevations as well as color variation. Developments along Highland Road (M-59) must meet architectural requirements which are reviewed in Architecture and Layout portion of this report.

Access to the site and utility assessments will be evaluated later in this report.

### **Compatibility to Master Plan**

As noted earlier in this report, the proposed project area is designated as Commercial Corridor on the 2024 Master Plan Future Land Use map. Examples of uses in this district specifically list large grocery stores with outlots. Car washes primary operations do not provide goods but do provide services and are not uncommon for outlot development.

The Goals and Objectives portion of the Master Plan offers insight on the future vision residents have for the Township. One of the top goals identified by residents related to site development is providing multi-modal transportation. Few alternate transit options exist in the Township, however the site has the opportunity to offer pedestrian connections to neighboring developments.

### **Land Use**

Car washing and vacuuming are the only uses identified for the site which is permissible in the PB district.

### **Dimensional and Density Standards**

No parallel plan was provided to show the development of the site under a specific zoning district. However, no dimensional or density deviations are being proposed so a parallel plan is not necessary. The front yard setback for the original PD development agreement is 75 feet from M-59 for this site. This is addressed in the area, width, height, and setbacks portion of our review.

### **Community Benefit**

A community benefit is required as part of any PB or PD development. During the December 4<sup>th</sup>, Planning Commission public hearing, the Planning Commission accepted the applicant's proposal to contribute to the Corridor Improvement Authority fund.

***Items to be Addressed:*** Any items cited by Township Legal Counsel.

### COMMUNITY IMPACT STATEMENT

Section 3.1.10 and 6.6 of the zoning ordinance outline the need for a Community Impact Statement (CIS) for Planned Development and Business projects. A waiver may be requested from providing a CIS if a development is not perceived to have a noticeable impact on Township services or residents. During the December 4<sup>th</sup>, 2025 Planning Commission public hearing, the Planning Commission waived the requirement for a CIS.

**Items to be Addressed:** None.

### NATURAL RESOURCES

**Topography:** Sheet C-1.0 shows the existing site topography. The gently slopes from north to south with the highest point being 991.1 feet and the lowest point being 979.1.

**Wetlands:** Sheet C-1.0 shows that there are no wetlands onsite. EGLE wetland mapper confirms no wetlands are present on the lots.

**Woodland:** There are no major woodlands on site. There are small tree and shrub clusters on the southern edge of the site along Highland Road. A few single trees and shrubs are scattered throughout the site.

**Soils:** Sheet C-3.0 states that the site consists of 50B – udipsamments and undulating.

**Water:** Site does not contain any natural water bodies. Sheet C-1.0 states the site is not within any floodplain.



Source: Google Maps 2025

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

**AREA, WIDTH, HEIGHT, SETBACKS**

Lot calculations and setbacks are provided on Sheet C-3.0. Standard bulk and lot regulations for the PB zoning district are set forth in Section 3.1.16 and Section 3.11.

**Planned Business District Standards**

Planned Business	Required	Proposed PB	Compliant
<b>Building Setbacks</b>			
Front	75 feet from M-59 ROW	75 feet (M-59)	Yes
	60 feet from Bogie Lake Road and Audbon Drive ROW	50 feet (Bogie Lake Road)	No for Bogie Lake Road (Waiver Requested)
		137.49 feet (Audbon Drive)	Yes for Audbon Drive
Side	TBD	129.03 feet	TBD
Rear	N/A	N/A	N/A
Wetland	N/A	N/A	N/A
<b>Building Height</b>			
	35 feet or 2 stories	22.5 feet / 1 story	Yes
<b>Lot Standards</b>			
Minimum Lot Area	10 acres	1.88 gross acres	No (see note below)
Minimum Lot Width	TBD	193 feet (M-59)	TBD
Maximum Lot Coverage	TBD	7.65%	TBD
Maximum Depth to Width	4 to 1	Less than 4 to 1	Yes

A minimum lot area of 10 acres is required in the PB District. While the lot area does not meet the minimum requirement, the Meijer outlots were contemplated at the time of the initial development. A waiver from the minimum area requirement is not necessary.

Standard setbacks for automobile wash establishments are 60 feet from the right-of-way (ROW). However, in the development agreement executed in 2003 for the entire site, a minimum setback of 75 feet from the M-59 ROW was established for the car wash outlet. The Bogie Lake Road setback does not meet the 60 foot setback however due to the flexibility of the PB district, the Planning Commission may waive this requirement.

Per Section 3.11.D, the site has three front yards.

**Items to be Addressed:** *Planning Commission to consider allowing a 50-foot setback from Bogie Lake Road ROW instead of the required 60-foot setback.*

**ACCESS & CIRCULATION**

**Vehicle Access & Circulation**

Access to public roads in the Township are either the jurisdiction on Michigan Department of Transportation (MDOT) or Road Commission of Oakland County (RCOC). The Planning Commission may waive standards for access per Section 6.4.F. Below is a review of the proposed access points per the standards of the zoning ordinance.

A shared access drive is no longer proposed with the retail development directly west of the car wash.

**Bogie Lake Intersection**

The Bogie Lake Access has been removed.

**Audbon Drive Intersection**

The access point at Audbon drive is the sole ingress/egress to the site.

Per the Township’s direction, the applicant has altered their access to away from Bogie Lake Road as previously presented. The new access drive does not meet the standard outlined in Section 6.4 regarding distance from opposite side driveways. We specifically note the conflict with the drive for Culvers across Audbon Drive. It appears the site access drive does meet the standard for distance from an intersection however this dimension should be added to the site plan.

Per Section 6.4, the Planning Commission may waive these standards per the criteria outlined in Part F. Any concerns cited by Township Engineering should be considered as it relates to potential waivers.

**Non-Motorized Access and Circulation**

Sections 5.20 and 5.21 provide requirements for site sidewalks and pathways. Existing sidewalks run along M-59 and Bogie Lake Road. The widths of these walkways are not provided. The applicant shall be required to repair/replace any broken sections of concrete within the frontage sidewalks adjacent to the site along Bogie Lake Road and M-59, as determined by the Township Engineering Consultant. The applicant response letter dated April 22, 2026 acknowledges this responsibility.

The frontage along Audbon drive shows a six-foot-wide sidewalk. Development to the west should align with the proposed sidewalk once constructed.

Internal, seven-foot-wide sidewalks are shown along the building and eastern vacuum parking spaces.

**Public Transit**

Public Transit access is available via the SMART Bus Highland Road Route 759. The line runs east/west between Oakland University and Bogie Lake Road along Highland Road (M-59). The accessible Westbound stop is located at the Highland Road (M-59) and Sunny Beach Boulevard intersection. The accessible eastbound stop is located along Highland Road (M-59) at the White Lake Marketplace development. The route operates from approximately 6:00am until 11:00pm on weekdays and 9:00am until 6:00pm on Saturdays.

White Lake Township is also served by the Western Oakland Transportation Authority which provides schedule transportation for Township residents with specific needs.

***Items to be Addressed:***

- 1) *Township Engineering concerns.*
- 2) *Township Public Safety concerns.*
- 3) *It appears the site access drive does meet the standard for distance from an intersection however this dimension should be added to the site plan.*
- 4) *The proposed access drive on Audbon Drive does not meet the opposite side driveway offset distance standards per Section 6.4. The Planning Commission may waive these standards per the criteria outlined in Part F. Any concerns cited by Township Engineering should be considered as it relates to potential waivers.*

**PARKING & LOADING**

Section 5.11 outlines requirements for off-street parking. Automobile car wash is required to have one spot for each employee plus stacking spaces as indicated in 5.11.M.i in the Zoning Ordinance, which requires seven times the maximum capacity of the auto wash. Sheet C-3.0 shows that there are five spaces for internal washed cars thus requiring 35 stacking spaces.

The applicant has provided four employee parking spaces, 32 stacking spaces prior to entering the car wash, and two stacking spaces for exiting the car wash. This is permissible as it is within the permitted 25% reduction allowable in Section 5.11. There will also be 25 vacuum spaces of which one will be handicap accessible. These meet the amount of parking spaces required in the Zoning Ordinance.

Sheet C-3.0 shows the dimensions of the parking, stacking, and vacuum spaces. The parking spaces will be nine feet wide and 20 feet long. The stacking spaces will be 12.5 feet wide by 20 feet long. The vacuum spaces will be 20 feet long and 12 to 12.5 feet wide.

A 30 foot wide drive aisle runs between vacuum spaces. There will be one barrier free access space.

There will be one loading space at the south side of the parking lot that will be 10 feet wide and 50 feet long. This meets the requirements of Section 5.11.P.i. in the Zoning Ordinance.

***Items to be Addressed: None***

**ESSENTIAL SERVICES & UTILITIES**

The site is served by water or sewer. Sheet C-6.0 provides a preliminary utility layout. Section 4.11.D requires site drainage to be designed in a manner that does not create runoff into neighboring properties or roadways. We defer to township engineering to assess the proposed utility systems.

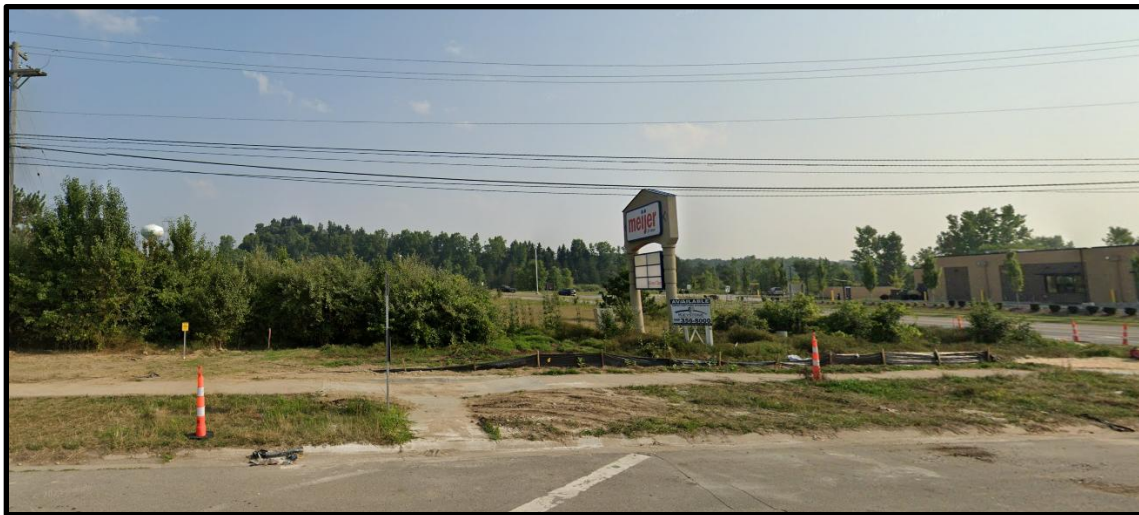
A circulation plan was provided for emergency vehicles on Sheet C-3.1. We defer to Township Public Safety to determine the feasibility of site design and hydrant placement.

**Items to be Addressed:**

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

**LANDSCAPING & SCREENING**

The applicant has provided a preliminary landscape plan on Sheets L-1.0, and L-1.1. Landscaping plans are approved during final site plan. Below is a review of the proposed plan with items to be addressed at final site plan review. Below is a screenshot from August 2025 showing the current conditions.



Source: Google Street View 2025

Section 5.19.D provides requirements for screening along property lines as it relates to adjacent districts and is reviewed below.

**Greenbelts**

<b>Property Line</b>	<b>Required</b>	<b>Provided</b>	<b>Compliant</b>
<b>North (ROW)</b>	159.33 feet – 5 large deciduous or evergreen trees and 42 shrubs	5 large deciduous or evergreen trees, and 42 shrubs.	Yes
<b>East (ROW)</b>	384.48 feet – 13 large deciduous or evergreen trees and 103 shrubs	13 large deciduous and evergreen trees, and 103 shrubs	Yes
<b>South (ROW)</b>	231.6 feet – 8 large deciduous or evergreen trees and 62 shrubs	8 large deciduous and evergreen trees, and 62 shrubs	Yes
<b>West</b>	332.2 feet – 11 large deciduous or evergreen trees and 88 shrubs	11 large deciduous or evergreen trees, and 88 shrubs.  Masonry Wall	Yes

A retaining wall is proposed along the western lot line. The design and specifications of the wall will require Township Engineering review and approval.

**Interior Landscaping**

Section 5.19 E. provides the requirements for interior landscaping which requires at least fifteen percent (15%) of the total lot area to be landscaped and one (1) deciduous or evergreen tree and five (5) shrubs are required to be planted for every three hundred (300) square feet.

The site is 73,735 square feet, and 15% of that is 11,060 square feet. The applicant needs to provide 37 deciduous or evergreen trees, and 185 shrubs. The applicant is in compliance with the interior landscaping standards.

**Minimum Plant Size and Species**

Section 5.19 H. provides the requirements for minimum plant size. All plant sizes and species meet standards.

**Trash Receptacle, Transformer, and Mechanical Equipment Screening**

Sheet C-9.1 shows the details of the dumpster enclosure. The enclosure will be located at the northern end of the building and be screened by site landscaping and an enclosure.

The transformer pad will be screened by eight ornamental trees that will be three feet in height. No information was provided about the height of the electrical transformer. Proposed screening will need to be as tall as the equipment in order to comply.

**Items to be Addressed:** *A retaining wall is proposed along the western lot line. The design and specifications of the wall will require Township Engineering review and approval.*

### PERFORMANCE STANDARDS

The performance standards are outlined in Section 5.18. The applicant has provided a photometric site plan on the last sheet in the drawing set. Average light levels are compliant with ordinance standards however the average building lighting should be added to the plan.

If there is a speaker system, then it needs to meet the requirements of Section 5.18.A. in the Zoning Ordinance.

**Items to be Addressed:** *Average lighting footcandle levels for the building should be added to the plan.*

### SIGNAGE

Placeholders are provided on the architectural elevations for building signage. No monument signage is shown on the site plan. Signs are administratively reviewed by the Township. Additional sign regulations are provided in the development agreement.

**Items to be Addressed:** *None.*

### ARCHITECTURE & LAYOUT

All of the building's facades share similar architectural features with varied articulation. Proposed exterior building materials are horizontal siding, painted CMU block, brick, and painted metal coping. While brick is proposed, it is not the dominant material.

Garage doors are not permitted to face streets. The Planning Commission will need to consider a waiver for the north and south façade garage doors. Windows are provided on three facades. Front facades must offer at least 30% window coverage. The south elevation offers 25.2% window coverage, the North elevation offers 14.4% window coverage, and the East elevation offers no window coverage.

The west elevation or side of the building is visible from the street and offers architectural cues similar to that of the north and south facades as well as 13.9% window coverage.

**Items to be Addressed:**

- 1) *Planning Commission to consider whether proposed exterior construction materials and window coverage is acceptable.*
- 2) *Planning Commission to consider waiving the prohibition of garage doors facing Highland Road and Audbon Drive.*

**SUMMARY**

The Planned Business final site plan may be placed on a Planning Commission agenda. Waiver, modifications, determinations for the Planning Commission to consider are below. Also provided are potential conditions should the Planning Commission approve the final site plan.

**Waivers / Modifications / Determinations**

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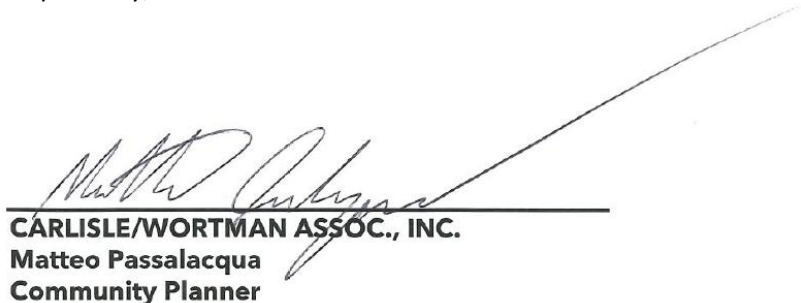
- 1) *Planning Commission to consider whether proposed exterior construction materials and window coverage are acceptable.*
- 2) *Planning Commission to consider waiving the prohibition of garage doors facing Highland Road and Audbon Drive.*
- 3) *Planning Commission to consider allowing a 50-foot setback from Bogie Lake Road ROW instead of the required 60-foot setback.*
- 4) *The proposed access drive on Audbon Drive does not meet the opposite side driveway offset distance standards per Section 6.4. The Planning Commission may waive these standards per the criteria outlined in Part F. Any concerns cited by Township Engineering should be considered as it relates to potential waivers.*

**Items to be addressed**

---

- 1) *Any cited concerns of Township Engineering.*
- 2) *Any cited concerns of Township Public Safety.*
- 3) *Any items cited by Township Legal Counsel.*
- 4) *It appears the site access drive does meet the standard for distance from an intersection however this dimension should be added to the site plan.*
- 5) *A retaining wall is proposed along the western lot line. The design and specifications of the wall will require Township Engineering review and approval.*
- 6) *Average lighting footcandle levels for the building should be added to the plan.*

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: 05-12-2026

Project: Jax Kar Wash (Revised Plans)

Job #: 25-0885

Date on Plans: 04-20-2026

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The Fire Department has the following comments with regards to the 2<sup>nd</sup> review of the site plans for the project known as Jax Kar Wash

1. The access drive and parking lot shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.
2. The angle of approach/Departure to and from White Lake roads shall not exceed 8 degrees.
3. The required turning radius shall accommodate the largest Fire Department apparatus (40') and provide a turn radius profile showing apparatus movement on future plans. Needs to be shown throughout the site plan.
  - a. Due to the turning radius and the kiosk lanes appearing extremely tight for a 40-foot fire apparatus, a turning radius analysis/profile will be required. The analysis shall demonstrate the apparatus entering through the main entrance, maneuvering into the parking lot/vacuum area, and turning around within the car wash entrance area without obstruction.
  - b. Based on the results of the turning radius analysis, the car wash entrance lane may need to be widened to allow the fire apparatus sufficient room to safely maneuver and turn around within the site.

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.

**PLANNED BUSINESS DEVELOPMENT AGREEMENT**

**JAX KAR WASH**

**THIS PLANNED BUSINESS DEVELOPMENT AGREEMENT** (the "Agreement"), dated \_\_\_\_\_, 2026, is made and entered into by and between the **CHARTER TOWNSHIP OF WHITE LAKE**, a Michigan municipal corporation, having the address of 7525 Highland Road, White Lake, Michigan 48383 (the "Township"), and **BMW KAR WASH LLC**, a Michigan limited liability company, whose address is 380 N. Old Woodward, Suite 205, Birmingham, Michigan 48009 ("Jax").

**RECITALS:**

A. Jax is the fee owner of the real property in White Lake Township, Michigan, which is more particularly described on **Exhibit A**, attached hereto and made a part hereof (hereinafter referred to as the "Property").

B. The Property is zoned PB, Planned Business District, and is currently designated as Commercial Corridor on the 2024 Master Plan Future Land Use map and is located within the White Lake Township Corridor Improvement Authority District.

C. This Planned Business Development consists of 1.881 acres of real property as described on Exhibit A. The Property is a vacant outlot located north of M-59, west of Bogie Lake Road, and south of the Meijer private drive.

D. In September 9, 2025, Jax applied to the Township to develop the Property as a 5,555 sq. ft. full-service car wash using the Planned Business Development (PBD) process under the Township's Zoning Ordinance.

E. The Planning Commission recommended approval of the Preliminary Site Plan dated September 30, 2025, at its December 4, 2025, Planning Commission Meeting, subject to conditions, including Township Board consideration of safety issues related to the proposed ingress/egress from Bogie Lake Road, after having held a public hearing on that date.

F. On December 16, 2025, the Township Board considered a revised Preliminary Site Plan that updated the proposed ingress/egress from Bogie Lake Road, and voted to postpone consideration.

G. On February 17, 2026, the Township Board considered the revised Preliminary Site Plan and approved the Preliminary Site Plan dated \_\_\_\_\_.

G. On \_\_\_\_\_, 2026, Jax submitted a revised Site Plan for final site plan approval, dated March 24, 2026, which has been determined by the Community Development Director to be in substantial conformance with the Preliminary Site Plan approved by the Planning Commission and Township Board. The revised Site Plan, attached hereto as **Exhibit B** shall be hereinafter referred to as the "PBD Plan."

H. The PBD Plan proposes the construction of a 5,555 sq. ft. full service car wash using the Planned Business Development (PBD) process under the Township's Zoning Ordinance (the "Development").

I. Considering the Property is zoned PB, a public hearing was previously held on the Preliminary Site Plan, and the determination of the Community Development Director that the PBD Plan is in substantial conformance with the Preliminary Site Plan approved by the Planning Commission and Township Board, final site plan approval is appropriate.

J. On \_\_\_\_\_, the Planning Commission considered and recommended approval of the PBD Plan and this Agreement.

K. On \_\_\_\_\_, the Township Board considered and approved the PBD Plan and this Agreement subject to certain conditions.

L. The Township considered and relied upon the representations by Jax of certain public benefits of the Jax PBD, which benefits were summarized in Jax's Written Statement submitted by Jax's representative, PEA Group, dated October 15, 2025, as supplemented by Jax's correspondence to the Community Development Director, dated May 14, 2026.

M. Jax has represented to the Township its objective to be achieved by the Development is to provide a desired service to the community at a convenient location.

N. Jax has represented to the Township that it has no intention to sell or lease the Development.

O. The Township desires to ensure that the real property that is depicted on the PBD Plan is developed in accordance with, and used for the purposes permitted by the approved PBD Plan, the related documents and undertakings of Jax, and all applicable laws, ordinances, regulations, and standards; and Jax's desire to proceed with obtaining engineering division approval of the proposed site plan and the issuance of permits required to develop the Property in accordance with the approved PBD Plan.

**NOW, THEREFORE**, it is hereby agreed as follows:

1. The Township has granted its approval of the PBD Plan and this Agreement under the Planned Development Approval Process of Section 6.7 of the Township's Zoning Ordinance, which approval is subject to the terms and conditions of this Agreement. The parties agree and acknowledge that the Property shall be developed only in accordance with:

(a) all applicable provisions of the White Lake Township Code of Ordinances, including (without limitation) Section 6.7 of the Zoning Ordinance relating to Planned Developments; and

(b) the PBD Plan, as such PBD Plan was approved by the Planning Commission on \_\_\_\_\_, which PBD Plan shall also constitute the approved final site plan, lighting and landscape plan for the Development, because Jax chose to submit the PBD Plan in sufficient detail

so as to allow the PBD Plan to act as the final site plan, lighting and landscape plan for the Development; and

(c) engineering construction plan review and approval by the Township's Engineering Consultant, which plans shall be submitted by Jax in accordance with all applicable laws, ordinances, regulations and standards; and

(d) this Agreement.

The items listed in 1.a. through d. above are referred to in this Agreement as the "PBD Documents."

2. The permitted use of the Property shall be those permitted in the PB, Planned Business District.

3. The Township's approval of the PBD Documents, and the use of the Property and any development thereof, are subject to compliance with this Agreement and the following conditions:

- a. Submission by Jax of engineering construction plans and approval by the Township's Engineering Consultant. Such plans shall comply with all applicable ordinances, standards, rules, regulations, and requirements of the Township as determined by the Engineering Consultant, including without limitation its comments in the May 14, 2026 correspondence to the Community Development Director relating to the PBD Plan.
- b. The requirements of the Township as determined by the Planning Consultant, including without limitation its comments in the Report , issued by Mr. Matteo Passalacqua, of Carlisle Wortman Associates, Inc., the Township's Planning Consultant, dated May 11, 2026, relating to the PBD Plan.
- c. The requirements of the Fire Department, including without limitation, the requirements set forth in correspondence dated May 12, 2026, issued by the Fire Department to the Planning Commission, and applicable fire and safety codes adopted by the Township.
- d. The requirements of the Department of Public Services (DPS), including without limitation the requirements set forth in correspondence dated March 24, 2026 issued by the DPS to the Community Development Director.
- e. Jax shall be required to repair/replace any broken sections of concrete within the frontage sidewalks adjacent to the site along Bogie Lake Road and Highland Road (M-59), as determined by the Township's Engineering Consultant.
- f. Jax is required to secure an off-site grading easement from the property to the southeast (Meijer).
- g. Conditions imposed on the Development by the Planning Commission during site plan review, conditions recommended by the Township's Planning Consultant and Engineer and any other staff, and any other reasonable conditions, which may be

subsequently imposed on the site plan, landscape plan, and engineering plans that are not contrary to this Agreement and the approved PBD Plan.

- h. All improvements shown on the PBD Plan and PBD Documents completed at Jax's sole cost and expense, in accordance with applicable ordinances, rules, standards and regulations.
- i. The only deviation from otherwise applicable Township ordinances is:
  - i. The front yard building setback requirement from Bogie Lake Road is 60 feet. The PD Plan proposes a 50 foot front yard setback (may also need a deviations from the side yard setback and for lot standards).
  - ii. Garage doors are not permitted to face streets. The PD Plan proposes garage doors facing Highland Road and Audbon Drive.
  - iii. Five employee parking spaces are required. The PD Plan proposes four (4) employee parking spaces.
  - iv. The PD Plan proposes an access drive that does not meet the standard for distance from an intersection.
  - v. The PD Plan proposes an access drive on Audbon Drive, which does not meet the opposite side driveway offset distance standards as required by Sec. 6.4 of the Township's Zoning Ordinance.
  - vi. The PD Plan proposes exterior construction materials and window coverage that do not meet the Township standards.
- j. Jax shall ensure that the proposed use on the Property shall not exceed the performance criteria found in the Township's Zoning Ordinance, Section 5.18.
- k. Prior to commencement of construction of the Development, Jax will contribute the sum of \$7,500.00 to the Corridor Improvement Authority (CIA) to benefit its Development, which is located within the CIA District, and the community.
- l. Architectural style, elevation features and materials must be consistent with Jax's representations to the Planning Commission at its Planning Commission Meeting on \_\_\_\_\_, and in accordance with the PBD Plan.
- m. The proposed development schedule for the development of the Property is attached as Exhibit C (needs to be provided), which may be modified by Jax as necessary or appropriate, with the Township's consent.
- n. The Traffic Impact Study was waived by the Planning Commission at its [\_\_\_\_\_] meeting. (has not been waived)

- o. The Community Impact Statement was waived by the Planning Commission at its [ ] meeting. (has not been waived)
- 4. The Zoning Board of Appeals shall have no jurisdiction over the Property or the application of this Agreement.
- 5. Except for deviations specifically approved by the Township under this Agreement, if any, and the approved PBD Plan, the Township Code of Ordinances, Zoning Ordinance and all applicable regulations of the Township shall apply to the Property, and any violation of such Codes, Ordinances and regulations by Jax, its successors or assigns, or occupant of the Property shall be deemed a breach of this Agreement, as well as a violation of the Township Code or Ordinance.
- 6. (a) Any breach of this Agreement shall constitute a nuisance *per se* which shall be abated. The parties therefore agree that, in the event of a breach of this Agreement by Jax, which is not cured in accordance with this Agreement, the Township, in addition to any other relief to which it may be entitled at law or in equity, shall be entitled under this Agreement to an order of a court of competent jurisdiction providing for relief in the form of injunctive relief or specific performance requiring abatement of the nuisance *per se*.  
  
(b) In the event of a breach of this Agreement, the Township may notify Jax of the occurrence of the breach and issue a written notice requiring the breach be cured within thirty (30) days; provided, however, that if the breach, by its nature, cannot be cured within thirty (30) days, Jax shall not be in the breach hereunder if Jax commences the cure within the thirty (30) day period and diligently pursues the cure to completion. Failure to comply with such notice shall, in addition to the remedy provided in subsection (c) below and any other relief to which the Township may be entitled in equity or at law, render Jax liable to the Township in any suit for enforcement for actual costs incurred by the Township including, but not limited to, reasonable attorneys' fees, expert witness fees and the like.  
  
(c) In addition to the above described remedies, in the event the breach is due to a failure to maintain the Property in a first class condition, using commercially reasonable standards consistent with the PBD plan and this Agreement, and the Township provided the notice described in subsection (b), above, which notice sets forth the date, time and place of a hearing before the Township Board for the purpose of allowing Jax to be heard as to why the Township should not proceed to perform the maintenance which has not been undertaken. In that hearing, the time for curing such deficiencies and the hearing itself may be extended. If, following the hearing, the Township Board shall determine that the deficiency has not been cured within the time specified at the hearing, then upon five (5) days written notice to Jax, the Township shall thereupon have the power and authority, but not the obligation, to enter upon the Property or cause its agents or contractors to enter upon the Property to cure such deficiency as reasonably found by the Township to be appropriate and/or necessary, in a manner so as to reasonably minimize any interference with the business operations on the Property and the cost and expense of such curative action, including the cost of notices by the Township and reasonable legal, planning, and engineering fees and costs incurred by the Township, shall be paid by Jax. Such amount shall constitute a lien on the Property and the Township may require such costs and expenses to be paid prior to the commencement of work. If such costs and expenses have not been paid within sixty (60) days of a billing to Jax, all

unpaid amounts may be a) placed on a delinquent tax roll of the Township as to the Property and shall accrue interest and penalties and shall be collected as and shall be deemed delinquent real property taxes according to the laws made and provided for the collection of delinquent real property taxes in the discretion of the Township; or b) assessed against Jax and collected as a special assessment on the next annual Township tax roll; or c) collected by use of the applicable provisions of Michigan law providing for foreclosure by advertisement, Jax having specifically granted the Township the required power of sale to do so; or d) collected by suit against the Owner. If suit is initiated, the Owner shall pay all the Township's legal fees and costs. The selection of remedy shall be at the sole option of the Township, and election of one remedy shall not waive the use of any other remedy.

7. This Agreement may not be amended except in writing signed by the parties and recorded in the same manner as this Agreement.

8. The parties understand and agree that if any part, term, or provision of this Agreement is held by a court of competent jurisdiction, and as a final enforceable judgment, to be illegal or in conflict with any law of the State of Michigan or the United States, the validity of the remaining portions or provisions of this Agreement shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term, or provisions held to be invalid.

9. This Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. In the event of any litigation relating to this Agreement or the PBD, the parties consent to the venue in and to the exclusive jurisdiction of the courts of and in the State of Michigan, including the federal courts.

10. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach. A delay in enforcement of any provision of this Agreement shall not be construed as a waiver or estoppel of the Township's right to eventually enforce, or take action to enforce, the terms of this Agreement. All remedies afforded in this Agreement shall be taken and construed as cumulative; that is, all remedies afforded in this Agreement are in addition to every other remedy provided by law.

11. The signers of this Agreement warrant and represent that they have the authority to sign this Agreement on behalf of their respective principals and the authority to bind each party to this Agreement according to its terms. Further, each of the parties represent that the execution of this Agreement has been duly authorized and is binding on such parties.

12. This Agreement shall run with the land described herein as the Property and bind the parties, their heirs, successors, and assigns. This Agreement shall be recorded in the Oakland County Register of Deeds by the Township. The parties acknowledge that the Property is subject to changes in ownership and/or control at any time, but that heirs, successors, and assigns shall take their interest subject to the terms of this Agreement. All references to "Jax" in this Agreement shall also include its heirs, successors, and assigns.

13. (a) Jax has negotiated with the Township the terms of the PBD Documents, including this Agreement, and such documentation represents the product of the joint efforts and mutual agreements of Jax and the Township.

(b) The parties agree that this Agreement and its terms, conditions, and requirements are lawful and consistent with the intent and provisions of local ordinances, state and federal law, and the Constitutions of the State of Michigan and the United States of America. Jax has offered and agreed to proceed with the undertakings and obligations as set forth in this Agreement in order to protect the public health, safety, and welfare and provide material advantages and development options for Jax, all of which undertakings and obligations the parties agree are necessary in order to ensure public health, safety, and welfare, to ensure compatibility with adjacent uses of land, to promote use of the Property in a socially, environmentally, and economically desirable manner, and to achieve other reasonable and legitimate objectives of the parties, as authorized under applicable Township codes and ordinances and the Michigan Zoning Enabling Act, MCL 125.3101, *et seq.*, as amended. It is also agreed and acknowledged that the terms, conditions, obligations, and requirements of this Agreement are clearly and substantially related to the burdens to be created by the development and use of the Property under the approved PBD, and are, without exception, clearly and substantially related to the Township's legitimate interests in protecting the public health, safety and general welfare. Furthermore, Jax fully accepts and agrees to the final terms, conditions, requirements and obligations of the PBD Documents, and Jax shall not be permitted in the future to claim that the effect of the PBD Documents results in an unreasonable limitation upon uses of all or any portion of the property described in attached Exhibit A, or claim that enforcement of the PBD Documents causes an inverse condemnation, other condemnation or taking of all or any portion of the property described in attached Exhibit A.

14. Jax acknowledges that, at the time of the execution of this Agreement, Jax has not yet obtained engineering approvals for the development of the Property. Jax acknowledges that the Township's Engineering Consultant may impose additional conditions other than those contained in this Agreement during their plan reviews and approvals as authorized by law; provided, however, that such conditions shall not be inconsistent with the PBD Plan or PBD Documents and shall not change or eliminate any development right authorized thereby. The plans approved by the Engineering Consultant and any conditions imposed thereby, shall be incorporated into and made a part of this Agreement automatically upon issuance of the Engineering Consultant's approval of same and without the necessity of amending this Agreement, and shall be enforceable against Jax in the event it proceeds with the development of the Property.

15. It is understood that construction of some of the improvements included in the PBD Documents may require the approval of other governmental agencies.

16. None of the terms or provisions of this Agreement shall be deemed to create a partnership or joint venture between Jax and the Township.

17. The recitals contained in this Agreement and all exhibits attached to this Agreement and referred to herein shall for all purposes be deemed to be incorporated in this Agreement by this reference and made a part of this Agreement.

18. This Agreement, together with the PBD Documents, are intended as the complete integration of all understandings between the parties related to the subject matter herein. No prior contemporaneous addition, deletion, or other amendment shall have any force or effect whatsoever, unless embodied herein in writing. No subsequent notation, renewal, addition, deletion or other amendment shall have any force or effect unless embodied in a written amendatory or other agreement executed by the parties required herein, other than additional conditions, which may be attached to site plan approvals as stated in Section 14 above.

19. The parties intend that this Agreement shall create no third-party beneficiary interest except for an assignment pursuant to this Agreement. The parties are not presently aware of any actions by them or any of their authorized representatives that would form the basis for interpretation construing a different intent and, in any event, expressly disclaim any such acts or actions, particularly in view of the integration of this Agreement.

20. Where there is a question with regard to applicable regulations for a particular aspect of the development, or with regard to clarification, interpretation, or definition of terms or regulations, and there are no apparent express provisions of the PBD Documents which apply, the Township Council, in the reasonable exercise of its discretion, shall determine the regulations of the Township's Zoning Ordinance, as that Ordinance may have been amended, or other Township Ordinances that shall be applicable, provided that such determination is not inconsistent with the nature and intent of this Agreement and the PBD Documents. In the event of a conflict or inconsistency between two or more provisions of the PBD Documents, the more restrictive provision, as determined in the reasonable discretion of the Township Council, shall apply. In the event there exists any conflict between this Agreement and the PBD Plans and current and future Township Zoning Ordinance provisions, this Agreement and the PBD Plan shall apply.

[Signatures on Next Page]

IN WITNESS WHEREOF, the parties hereto have set their hands on the day and year set forth with the notarization of their signatures.

**JAX:**

**BMW KAR WASH LLC**, a Michigan limited liability company

\_\_\_\_\_  
By:  
Its:

STATE OF MICHIGAN    )  
  ) SS  
COUNTY OF OAKLAND )

On this \_\_\_\_ day of \_\_\_\_\_, 2026, before me personally appeared \_\_\_\_\_ the \_\_\_\_\_ of BMW Kar Wash LLC, a Michigan limited liability company, who acknowledged that he/she signed this agreement on behalf of said company.

\_\_\_\_\_  
Notary Public  
Oakland County, Michigan  
Acting in Oakland County, Michigan  
My Commission Expires: \_\_\_\_\_

**TOWNSHIP:**

**CHARTER TOWNSHIP OF WHITE LAKE, a Michigan municipal corporation**

\_\_\_\_\_  
By: Rik Kowall  
Its: Township Supervisor

\_\_\_\_\_  
By: Anthony Noble  
Its: Township Clerk

STATE OF MICHIGAN     )  
  ) SS  
COUNTY OF OAKLAND    )

On this \_\_\_\_ day of \_\_\_\_\_, 2026, before me personally appeared Rik Kowall, the Township Supervisor, and Anthony Noble, the Township Clerk, who acknowledged that they signed and attested to this Agreement on behalf of the Township of White Lake.

\_\_\_\_\_  
Notary Public  
Oakland County, Michigan  
Acting in Oakland County, Michigan  
My Commission Expires: \_\_\_\_\_

- Exhibits:  
A —Property Legal Description  
B - PBD Plans  
C — Development Schedule

Drafted Jointly By:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

EXHIBIT A

## PROPERTY LEGAL DESCRIPTION

Land in the Township of White Lake, Oakland County, MI, described as follows:

Commencing at the Center Post of Section 20, Town 3 North, Range 8 East, White Lake Township, Oakland County, Michigan; said point being South 89 degrees 59 minutes 45 seconds West 2635.27 feet from the East 1/4 corner of said Section 20; thence North 00 degrees 31 minutes 08 seconds East 198.92 feet along the North-South 1/4 line of said Section 20; thence North 89 degrees 58 minutes 09 seconds East 519.78 feet along the Northerly right-of-way line of M-59 (Highland Road, variable width); thence 541.74 feet along the arc of a 5821.58 foot radius circular curve to the right, chord bearing South 87 degrees 21 minutes 59 seconds East 541.55 feet along the Northerly right-of-way line of said M-59; thence South 84 degrees 42 minutes 00 seconds East 189.40 feet along the Northerly right-of-way line of said M-59 for a Place of Beginning; thence North 01 degrees 30 minutes 56 seconds East 332.20 feet; thence North 90 degrees 00 minutes 00 seconds East 15.98 feet; thence 120.47 feet along the arc of a 233.00 foot radius circular curve to the left, chord bearing North 75 degrees 11 minutes 17 seconds East 119.13 feet; thence North 60 degrees 22 minutes 37 seconds East 36.86 feet; thence 234.17 feet along the arc of a 966.50 foot radius circular curve to the right, chord bearing South 19 degrees 25 minutes 09 seconds East 233.59 feet; thence South 03 degrees 10 minutes 30 seconds East 150.32 feet; thence North 88 degrees 29 minutes 04 seconds West 63.50 feet; thence South 01 degrees 30 minutes 56 seconds West 30.03 feet; thence North 84 degrees 42 minutes 00 seconds West 194.54 feet along the Northerly right-of-way line of said M-59 to the Place of Beginning.

EXHIBIT B  
PBD PLANS

DRAFT

Exhibit C  
Development Schedule

DRAFT

# memo

To: White Lake Planning Commission

From: David Waligora, AICP

Date: May 14, 2026

RE: Proposed Zoning Ordinance Amendments for Discussion

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## Overview

The attached ordinance amendment package includes a series of proposed text amendments to multiple sections of the White Lake Township Zoning Ordinance intended to improve clarity, consistency, and administration of the Ordinance, particularly as it relates to historically platted residential lots, lawful nonconforming residential structures, dimensional flexibility, access management standards, accessory structures, and performance standards.

Many of the proposed amendments are administrative and clarifying in nature and are intended to better align the written language of the Ordinance with longstanding Township review practices, current development patterns, and recurring zoning issues encountered during site plan review, zoning administration, and Zoning Board of Appeals proceedings.

Several of the proposed amendments related to lawful nonconforming single-family residential structures are not intended to establish entirely new forms of relief or substantially expand the authority of the Zoning Board of Appeals. Rather, **the amendments are primarily intended to clarify, formalize, and codify longstanding Township administrative and Zoning Board of Appeals practices involving dimensional variance requests and reasonable residential reinvestment in historically developed residential neighborhoods.** The proposed amendments are intended to reconcile existing ordinance language with historical administrative practices in order to improve consistency, predictability, and defensibility in ordinance administration moving forward.

The proposed amendments are not intended to eliminate the Township's existing variance process or substantially alter the authority of the Planning Commission or Zoning Board of Appeals. Rather, the amendments are intended to:

- establish clearer dimensional standards;
- reduce internal ordinance conflicts;
- improve consistency between related ordinance sections;
- reduce recurring variance requests for common residential lot conditions;

- improve ordinance readability and usability;
- and provide clearer review procedures and standards for applicants, staff, boards, and residents.

## Organization of the Amendment Package

For ease of review, the proposed amendments have generally been organized into related topic areas. Several amendments are intended to function together as part of a coordinated review framework and should be reviewed in relation to one another.

### 1. Substandard Lots and Residential Dimensional Relief

#### Sections 5.4 and 7.27

These amendments are intended to establish clearer standards for legally created substandard lots used for single-family residential purposes, particularly within older lake area subdivisions and historically developed neighborhoods that predate current zoning standards.

The amendments:

- establish objective dimensional standards for certain substandard lots,
- provide limited setback flexibility for narrow lots,
- clarify continued residential use rights for legally created lots,
- and formalize the Township's longstanding administrative practice of allowing the Zoning Board of Appeals to consider dimensional variance requests involving lawful nonconforming single-family residential structures.

These amendments are intended to reduce recurring variance requests for common and longstanding lot conditions while preserving Zoning Board of Appeals oversight where additional relief may still be necessary.

### 2. Nonconforming Structure Relief

#### Section 7.36 and 7.23

The proposed amendment to Section 7.23 and 7.36 is intended to clarify that increases in dimensional nonconformity may be considered by the Zoning Board of Appeals where specifically authorized through the variance procedures established in Section 7.36.

This amendment is intended to reconcile existing ordinance language with historical Township variance practices involving lawful nonconforming single-family residential structures.

### 3. Access Management Standards

#### Section 6.4

The proposed amendments to Section 6.4 are intended to improve consistency between the ordinance text, spacing tables, and illustrative figures related to driveway spacing and opposite-side driveway offsets.

The amendments primarily:

- clarify spacing reductions by individual posted speed limits,
- improve ordinance readability,
- and reduce ambiguity during site plan review and access management review.

### 4. Additional Administrative and Clarifying Amendments

Additional amendments included within the attached package address:

- accessory structure standards (Section 5.7)
- Noise Ordinance Standards (Section 5.18-A)
- site plan review procedures, (Section 6.8)
- internal roadway setbacks within multiple-family developments, (Section 6.4)
- Multiple Family Development Setbacks (Section 3.11.U)
- childcare and use matrix clarifications, (Section 4.22)
- and related administrative references throughout the Ordinance.

Many of these amendments are intended to improve internal consistency, readability, and administration of the Ordinance based upon recurring review issues identified by staff, applicants, consultants, and the Planning Commission.

#### How to Review the Attached Amendments

Each amendment section generally includes:

- a goal of amendment statement,
- a summary of proposed changes,
- and an “existing versus proposed” ordinance comparison format.

The Planning Commission is encouraged to review the proposed amendments both individually and in relation to other associated sections, as several amendments are intended to work together as part of a coordinated ordinance framework.

Particular attention should be given to:

- how the proposed substandard lot provisions interact with the proposed residential nonconforming structure relief provisions,
- how proposed dimensional standards may reduce recurring variance requests,
- and how the amendments may improve consistency between existing ordinance administration practices and the written language of the Ordinance.

### Planning Commission Considerations

In reviewing the proposed amendments, the Planning Commission may wish to consider:

- whether the proposed standards appropriately balance reasonable residential reinvestment with neighborhood compatibility;
- whether the proposed amendments improve predictability and consistency in ordinance administration;
- whether the proposed standards reduce unnecessary or repetitive variance requests;
- and whether the amendments remain consistent with the overall intent and character of the Township's Zoning Ordinance and historically developed residential areas.

### Recommendation

Staff recommend the Planning Commission review and discuss the proposed ordinance amendment concepts and provide direction to staff regarding the preparation of formal ordinance amendment language. Following discussion, the Planning Commission may direct staff to proceed with the proposed amendments as presented, or with such revisions, modifications, or additional changes as determined appropriate by the Planning Commission prior to the June 4, 2026, public hearing and formal ordinance amendment consideration process.

## Section 5.4 – Substandard Lots & Section 7.27 – Nonconforming Lots of Record

### Goal of Amendment:

The following ordinance amendments are proposed to establish clear and consistent standards for **legally created substandard lots used for single-family residential purposes** within the Township:

- Expands the existing substandard lot provisions of the Zoning Ordinance to address common dimensional issues associated with the expansion, rehabilitation, and improvement of lawful single-family homes located on historically platted substandard lots.
- Clarifies that legally created substandard lots may continue to be used for single-family residential purposes in districts where such use is permitted.
- Establishes reduced side yard setback standards for substandard lots that do not meet minimum lot width requirements in order to provide reasonable dimensional flexibility for historically platted residential lots and reduce the need for unnecessary substandard lot reviews before the Zoning Board of Appeals.
- Allows existing single-family dwellings located on substandard lots to be reasonably expanded, altered, rehabilitated, and improved consistent with the character of historically developed residential neighborhoods within the Township. The amendment also creates a more consistent review framework between vacant substandard lots and existing residential dwellings located on substandard lots.
- Recognizes the Township’s historical development patterns, including the prevalence of older lake area subdivisions and residential lots created prior to current zoning standards.
- Reduces the need for recurring dimensional variance requests for conditions common to historically platted residential lots.
- Improves consistency in the administration and review of substandard lot requests by establishing objective dimensional standards within the Zoning Ordinance rather than relying upon repeated case-by-case review through the Zoning Board of Appeals.
- Includes amendments to Section 7.27(A) for consistency with the proposed revisions to Section 5.4.
- Clarifies that properties unable to comply with the modified dimensional standards established by this amendment may still seek additional relief through the Zoning Board of Appeals in accordance with the applicable variance procedures of the Zoning Ordinance.

Existing	Proposed
<p>Section 5.4 Substandard Lots</p> <p>Any lot which was of record at the time of the adoption of this Ordinance, that does not meet the requirements of Article 6 for lot area and width, may be utilized for single-family residences in zones permitting this use, provided that the setback and open space provisions of the Ordinance are met. (Also see Article 7.27 regarding non-conforming lots).</p>	<p><b>Substandard Lots – Single-Family Use and Dimensional Standards</b></p> <p><b>Intent</b> The purpose of this Section is to establish reasonable dimensional standards for legally created substandard lots used for single-family residential purposes. The Township recognizes that many existing 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 reasonable residential use, reinvestment, rehabilitation, expansion, and improvement of such properties while maintaining orderly development patterns and reducing the need for recurring dimensional variance requests for common and longstanding lot conditions.</p> <p><b>A. Applicability</b> Any lot that was legally created and does not meet the minimum lot area and/or width requirements of the zoning district in which it is located shall be considered a substandard lot for purposes of this Section.</p> <p>The provisions of this Section shall apply only to single-family residential uses.</p> <p><b>B. Permitted Use</b> 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.</p>

	<p><b>C. Side Yard Setbacks for Substandard Lots</b>          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.</p> <p>This provision applies only to substandard lots and does not apply to conforming lots.</p> <p><b>D. Existing Dwellings on Substandard Lots</b>          An existing single-family dwelling located on a substandard lot may be expanded, altered, or improved in compliance with the applicable requirements of this Ordinance, including any reduced setback provisions for substandard lots. Where such requirements cannot be met, additional relief may be sought through the Zoning Board of Appeals in accordance with Sections 7.27 and 7.36 of this Ordinance</p>
<p>Section 7.27 A</p> <p>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.</p>	<p><b>A. 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.</b></p>

Staff Notes: For your information, any new request involving a substandard lot that does not qualify under the proposed provisions would still be required to seek relief through the Zoning Board of Appeals (ZBA) and satisfy the existing variance standards of the Ordinance. No changes are proposed to those standards at this time. This information is provided simply to give the Planning Commission a complete understanding of the level of scrutiny and review that would continue to apply to these requests.

7.27.B. If all front, side, rear, and open space requirements cannot be met, no building permit shall be issued for a nonconforming lot, except with approval of the Board of Appeals after public hearing in accordance with the Section 7.35 of this ordinance. The application to the Board of Appeals shall simply state, "Nonconforming Lot." The application shall be on forms established by the Township and shall include at a minimum, a drawing showing all proposed structures on the lot, all applicable setbacks, and areas designated for parking of automobiles. The Board of Appeals shall permit the use of such nonconforming lot or lots if it finds that the following standards have been met:

- i. The lot was legally established pursuant to all applicable provisions of Michigan law or White Lake Township ordinance.
- ii. The construction that will result from the issuance of said permits will be in keeping with the general character of the neighborhood in which the construction will take place.
- iii. The proposed use will not have a significant effect on adjoining and nearby property owners.
- iv. The design of the proposed structure is appropriate for the area, width, and shape of the lot, and is designed in such a fashion as to provide adequate access for fire and other emergency vehicles.
- v. The proposed design is consistent with the extent to which other developed lots in the subdivision have maintained the setbacks and other required provisions of this Ordinance.
- vi. The nonconforming lot shall meet all other requirements of this Ordinance, which requirements for the purpose of this Section shall be deemed to include reasonable provisions for automobile parking.
- vii. In no event shall the side yards be less than five (5) feet to permit fire equipment and other emergency vehicles reasonable access and further to prevent the spreading of fire; the Board of Appeals shall not have the right to vary this provision.

## Sections 7.36 and 7.23 – Residential Nonconforming Structure Relief

### Goal of Amendment:

The following ordinance amendments are proposed to clarify and formalize the Township's review and administration of lawful nonconforming single-family residential structures. Historically, the Township's Zoning Board of Appeals has considered and, where appropriate, approved dimensional variance requests permitting reasonable residential additions, expansions, and improvements to lawful nonconforming single-family residential structures, including situations where the degree of an existing dimensional nonconformity may be increased.

The proposed amendments are intended to reconcile this longstanding administrative practice with the existing language of Sections 7.23 and 7.36 by expressly authorizing the Zoning Board of Appeals to consider such requests through the existing variance procedures and standards of the Zoning Ordinance.

The amendments are further intended to provide a more consistent and coordinated review framework between the Township's nonconforming structure regulations, variance procedures, and proposed substandard lot amendments.

### Summary of Proposed Changes:

- Amends Section 7.23 to clarify that lawful nonconforming structures may be enlarged or altered where specifically authorized by the Zoning Board of Appeals in accordance with Section 7.36.
- Adds new provisions to Section 7.36 expressly authorizing the Zoning Board of Appeals to consider dimensional variance requests involving lawful nonconforming single-family residential structures, including requests that may increase an existing dimensional nonconformity.
- Clarifies the Township's historical administrative practice of permitting reasonable residential improvements and reinvestment in lawful nonconforming single-family residential structures through the dimensional variance process.
- Provides a more consistent and coordinated review framework between the Township's nonconforming structure regulations, variance procedures, and proposed substandard lot amendments.

Existing	Proposed
<p>Section 7.36 POWERS OF ZONING BOARD OF APPEALS CONCERNING ADMINISTRATIVE REVIEW AND VARIANCES</p> <p>The Zoning Board of Appeals as herein created, is a body of limited powers. The Zoning Board of Appeals shall have the following specific powers and duties:</p> <p>A. Purpose. To hear and decide appeals where it is alleged there is an error of law in any order, requirement, decision or determination made by Township officials in the enforcement of this Ordinance, and to hear and decide appeals where there are practical difficulties in the way of carrying out the strict letter of this Ordinance so that the spirit of the Ordinance shall be observed, public safety secured, and substantial justice done.</p> <p>B. Authorization. In hearing and deciding appeals, the Zoning Board of Appeals shall have the authority to grant such variances as may be in harmony with the general purpose and intent of this Ordinance, so that the spirit of the zoning ordinance is observed, public safety secured, and substantial justice done, including the following:</p> <p>i. Interpret the provisions of the Ordinance in such a way as to carry out the intent and purpose of the plan, as shown upon the Zoning Map, fixing the use districts accompanying this Ordinance, where street layout actually on the ground varies from the street layout as shown on the map aforesaid. In case of any question as to location of any boundary line between zoning</p>	<p><i>Look on pg 4, whole ordinance is provided to the left to provide context for proposed amendment</i></p>

districts, the Zoning Board of Appeals shall interpret the Zoning Map after recommendation from the Township Planning Commission.

ii. Permit the erection and use of a building, or an addition to an existing building, of a public service corporation or, for public utility purposes, in any zoning district to a greater height or of a larger area than the district requirements herein established, and permit the location in any district of a public utility building or structure if the Zoning Board of Appeals shall find use, height, area, building, or structure reasonably necessary for the public convenience and service.

iii. Permit the modification of the off-street motor vehicle parking space and loading space requirements where, in the particular instance, such modifications will not be inconsistent with the purpose and intent of such requirements.

iv. Permit such modification of the height, lot area, yard setbacks, floor area and lot width regulations as may be necessary to secure an appropriate improvement of a lot which is of such shape or size, or so located with relation to surrounding development or physical characteristics, that it cannot otherwise be appropriately improved without such modifications, provided that modification of lot area regulations shall be permitted only in instances where the nature of the soil and drainage is such that there is sufficient area for safe water supply and sanitary disposal of waste (unless

<p>central water distribution and/or sanitary sewage are provided). Whenever the Zoning Board of Appeals determines that the same are necessary in order to render a decision, it may require the appellant to submit a topographical survey or the results of percolation tests certified by a Registered Engineer or Land Surveyor.</p> <p>v. Permit utilization of substandard lots as regulated by Section 5.4.</p>	<p><i>Added at the end of 7.36, after v.</i></p> <p><b>vi. Permit the enlargement, extension, or structural alteration of lawful nonconforming single-family residential structures, including dimensional modifications approved through the variance process where practical difficulties prevent strict compliance with the requirements of this Ordinance.</b></p>
<p><b>Section 7.23 NONCONFORMING STRUCTURES</b></p> <p>Where a lawful structure exists at the effective date of adoption of this Ordinance, or any applicable amendment thereto, that could not be built under the terms of this Ordinance by reason of restrictions on area, lot coverage, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:</p> <p>A. No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity.</p>	<p>A. No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity, <b>except as may be authorized by the Zoning Board of Appeals in accordance with Section 7.36(B)(vi).</b></p>

**Section 6.4.C – Minimum Driveway Spacing**

**Goal of Amendment:**

The following ordinance amendments are proposed to clarify and improve the consistency of the Township’s access management standards related to minimum driveway spacing and opposite-side driveway offsets. The amendments are intended to better align the ordinance text with the corresponding tables and illustrative figures by utilizing consistent five (5) mile-per-hour speed increments throughout the section. The proposed amendments are further intended to reduce ambiguity during site plan review and improve the administration and interpretation of driveway spacing requirements along arterial and collector roadways within the Township.

**Summary of Proposed Changes:**

- Revises the opposite-side driveway offset standards contained within Section 6.4.C.ii to utilize consistent five (5) mile-per-hour speed increments.
- Replaces generalized speed range groupings with individual posted speed limit categories and corresponding offset distances.
- Establishes graduated opposite-side driveway offset reductions corresponding to individual roadway speed limits.
- Clarifies that roads with posted speed limits of fifty (50) mph or greater are not eligible for reduced opposite-side driveway offsets and must comply with the minimum spacing standards established in Table 6.4.C.i.
- Improves consistency between the ordinance text and the Township’s driveway spacing standards and illustrative figures.

Existing	Proposed
<p>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.</p> <p>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.</p>	<p><b>ii. Opposite Side of Road:</b> Minimum opposite-side driveway offsets shown in the following figure may be reduced as follows:</p> <p>a. Two hundred fifty (250) feet for roads with posted speed limits of twenty-five (25) mph;</p> <p>b. Two hundred seventy-five (275) feet for roads with posted speed limits of thirty (30) mph;</p> <p>c. Three hundred (300) feet for roads with posted speed limits of thirty-five (35) mph;</p> <p>d. Three hundred twenty-five (325) feet for roads with</p>

posted speed limits of forty (40) mph; and

e. Three hundred fifty (350) feet for roads with posted speed limits of forty-five (45) mph.

Roads with posted speed limits of fifty (50) mph or greater shall comply with the minimum four hundred fifty-five (455) foot driveway spacing standard established in Table 6.4.C.i and shall not be eligible for reduced opposite-side driveway offsets.

Driveways expected to serve a relatively high volume of entering left turns, or an unusually high number of entering large vehicles, may require greater opposite-side spacing, as determined by the Planning Commission and/or the agency having jurisdiction over the road.

**Section 5.7 – Accessory Buildings**

**Goal of Amendment:**

The following ordinance amendments are proposed to reorganize and clarify the accessory building and structure regulations within residential zoning districts in order to improve readability and usability for residents, contractors, and staff:

- Reorganizes existing accessory building regulations into a more user friendly and streamlined format.
- Clarifies standards related to setbacks, building separation, height, and building size limitations.
- Updates subsection formatting and organization to improve readability and interpretation of ordinance requirements.
- Removes rear yard coverage limitations for accessory buildings and structures, as this standard has historically not been reviewed or enforced by the Township and is not commonly regulated in surrounding communities.
- Adds a summary standards table intended to provide a simplified overview of accessory building requirements for residential properties.

Existing	Proposed
<p>• ACCESSORY BUILDINGS OR STRUCTURES IN RESIDENTIAL DISTRICTS</p> <p>In residential districts accessory buildings or structures, except as otherwise permitted in this Ordinance, shall be subject to the following regulations:</p> <ul style="list-style-type: none"> <li>• No detached garage or accessory building or structure shall be located closer than ten (10) feet to any principal structure or building, unless it conforms to all regulations of this Ordinance applicable to principal structures and buildings.</li> <li>•</li> </ul>	<p><b>5.7 ACCESSORY BUILDINGS OR STRUCTURES</b></p> <p>Accessory buildings or structures shall comply with the following regulations:</p> <p><b>A. Residential Districts</b></p> <p>Accessory buildings or structures in residential districts, unless otherwise specifically regulated elsewhere in this Ordinance, shall comply with the following regulations:</p> <p><b>i. Separation from Principal Structure</b></p> <p>No detached garage or accessory building or structure shall be located closer than ten (10) feet to any principal building or structure, unless it complies with all regulations applicable to principal buildings.</p> <p><b>ii. Setbacks</b></p> <p><b>a. General Setbacks</b></p> <p>Accessory buildings or structures in residential districts shall be located at least five (5) feet from all side and rear lot lines, measured to any portion of the structure, including overhangs and gutters, except as otherwise provided in this Section.</p>

- Accessory buildings or structures in (R1) residential zoning districts shall have a minimum setback of five (5) feet from the rear lot line and five (5) feet from the side lot lines to any portion of the structure

including overhangs or gutters, except as modified by Section 5.7.A of this Ordinance. Accessory buildings or structures in (SF) and (AG) zoning districts with wall heights exceeding 14 ft and/or building height exceeding 18 ft shall have a minimum setback of ten (10) feet from the rear lot line and ten (10) feet from the side lot lines.

C. Accessory building or structure walls in all residential districts, with the exception of Suburban Farm (SF) and Agricultural (AG), shall not exceed fourteen (14) feet in height and the building shall not exceed eighteen (18) feet in height. Accessory buildings or structures in (SF) and (AG) shall be permitted to have structure walls not to exceed sixteen (16) feet in height, and the building shall not exceed twenty

(20) feet in height, provided the lot is a minimum of two (2) acres in size. The accessory building or structure may occupy not more than twenty-five (25) percent of a required rear yard and/or forty (40) percent of any non-required rear yard. With the exception of the (SF) and (AG) zoning districts, in no instance shall the sum total of the ground floor areas of all accessory buildings or structures on a single lot exceed 125% of the ground floor area of the principal building or structure, excluding

#### **b. Increased Setbacks for Taller Structures in SF and AG Districts**

In Suburban Farm (SF) and Agricultural (AG) districts, accessory buildings or structures permitted to exceed the height limitations established in Section 5.7.A.iii.c shall be located at least ten (10) feet from all side and rear lot lines.

#### **iii. Height Limitations**

##### **a. Measurement Standards**

For purposes of this Section, wall height shall mean the vertical distance measured from the average finished grade adjacent to the structure to the highest point of the exterior wall plate or eave line.

##### **b. Standard Height Limits**

In all residential districts, including SF and AG districts on parcels less than two (2) acres in area:

- Maximum wall height: fourteen (14) feet;
- Maximum building height: eighteen (18) feet.

##### **c. Increased Height Allowances in SF and AG Districts**

In SF and AG districts, accessory buildings or structures located on parcels at least two (2) acres in area may have:

- A maximum wall height of sixteen (16) feet; and
- A maximum building height of twenty (20) feet.

##### **iv. Total Accessory Building Area**

In all residential districts except SF and AG districts on parcels at least two (2) acres in area, the total combined ground floor area of all accessory buildings or structures on a lot shall not exceed one hundred twenty five (125%) percent of the ground floor area of the principal building or structure, excluding attached garages.

##### **v. Maximum Size of a Single Building**

No single accessory building or structure shall exceed four thousand (4,000) square feet of ground floor area, except in SF and AG districts where the parcel is at least five (5) acres in area.

#### **B. 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.**

attached garages. No single accessory building or structure may exceed 4,000 square feet of ground floor area, with the exception of those located in the (SF) or (AG) districts, and where the parcel size is a minimum of five (5) acres.

Standard	Residential Districts & SF/AG Districts Under 2 Acres	SF/AG Districts 2 Acres or Greater
Distance from Principal Building	Minimum 10 ft	Minimum 10 ft
Side Setback	Minimum 5 ft	Minimum 5 ft; increases to 10 ft for structures utilizing increased height allowances
Rear Setback	Minimum 5 ft	Minimum 5 ft; increases to 10 ft for structures utilizing increased height allowances
Maximum Wall Height	14 ft	16 ft
Maximum Building Height	18 ft	20 ft
Total Combined Accessory Building Area	Maximum 125% of principal building ground floor area (excluding attached garages), except SF and AG districts on parcels at least 2 acres in area	Not Limited (within the lot coverage ratio)
Maximum Size of Single Accessory Building	4,000 sq ft	4,000 sq ft, except no maximum on parcels 5 acres or larger

## Section 5.18.A – Maximum Allowable Noise Levels

### Goal of Amendment:

The following ordinance amendments are proposed to revise the Township’s maximum allowable noise standards in order to promote compatibility between differing land uses, preserve residential quality of life, and maintain the Township’s historically quieter nighttime environment. The proposed amendments are intended to reduce the potential impacts associated with sustained operational noise, particularly during nighttime hours, while recognizing the Township’s suburban and semi-rural development character and the proximity of industrial, commercial, and residential land uses in certain areas of the community. The amendments are further intended to provide clearer and more consistent noise expectations for future development and redevelopment within the Township.

### Changes Between Existing and Proposed Section 5.18.A Table Noise Standards

- Revises the daytime and nighttime measurement periods from:
  - 6:00 a.m. – 9:00 p.m. to 7:00 a.m. – 9:00 p.m. for daytime noise standards.
  - 9:00 p.m. – 6:00 a.m. to 9:00 p.m. – 7:00 a.m. for nighttime noise standards.
- Reduces the allowable nighttime noise level for **Multiple-Family Residential** districts from:
  - 60 dB(A) to 45 dB(A).
- Expands the **Office / Commercial / Recreation** category to include:
  - NMU (Neighborhood Mixed Use)
  - TC (Town Center)
  - PG (Pontiac Gateway District).
- Reduces the allowable nighttime noise level for **Office / Commercial / Recreation** districts from:
  - 65 dB(A) to 60 dB(A).
- Reduces the allowable nighttime noise level for **Industrial / Extractive / Research** districts from:
  - 70 dB(A) to 45 dB(A).
- Retains the existing daytime noise standards for all land use categories.
- Adds an exemption for temporary and infrequent residential, landscaping, construction, and maintenance related noise occurring between **7:00 a.m. and 9:00 p.m.** including activities such as lawn maintenance, refuse collection, tree trimming, snow removal, and the operation of small gas-powered equipment.

## Existing Table

Land Use Category	Zoning Districts Included	Daytime (6 AM – 9 PM)	Nighttime (9 PM – 6 AM)
Single-Family Residential	AG, SF, R1-A, R1-B, R1-C, R1-D, MHP, PD (single-family)	60 dB(A)	45 dB(A)
Multiple-Family Residential	RM-1, RM-2	65 dB(A)	60 dB(A)
Office / Commercial / Recreation	NB-O, LB, RB, GB, PB, ROS, NMU, TC, PG	70 dB(A)	65 dB(A)
Industrial / Extractive / Research	LM, E, ROP	80 dB(A)	70 dB(A)

## Proposed Table

Land Use Category	Zoning Districts Included	Daytime (7 AM – 9 PM)	Nighttime (9 PM – 7 AM)
Single-Family Residential	AG, SF, R1-A, R1-B, R1-C, R1-D, MHP, PD (single-family)	60 dB(A)	45 dB(A)
Multiple-Family Residential	RM-1, RM-2	65 dB(A)	<b>45 dB(A)</b>
Office / Commercial / Recreation	NB-O, LB, RB, GB, PB, ROS, <b>NMU, TC, PG</b>	70 dB(A)	<b>60 dB(A)</b>
Industrial / Extractive / Research	LM, E, ROP	80 dB(A)	<b>45 dB(A)</b>

Existing	Proposed
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,	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,

<p>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.</p>	<p>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 <b>board-certified</b> noise control engineer competent to conduct predictive noise analysis.</p> <p><b>Temporary and infrequent noises associated with routine residential, landscaping, construction, or property maintenance activities, including lawn maintenance, tree trimming, refuse collection, snow removal, and the operation of small gas-powered equipment, shall be exempt from the noise standards of this Section between the hours of 7:00 a.m. and 9:00 p.m.</b></p>
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### *Explanatory Notes:*

#### Understanding Decibel Levels

Noise levels are measured using a logarithmic scale known as the decibel scale, expressed as dB(A). Unlike a normal linear scale, small increases in decibel levels can represent significant increases in perceived loudness and sound energy.

As a general reference:

- An increase of approximately 10 dB(A) is commonly perceived by the human ear as roughly twice as loud.
- An increase of approximately 3 dB(A) represents a doubling of sound energy, even though the perceived change in loudness is less noticeable to most people.

For example:

- A sound measured at 60 dB(A) is generally perceived as about twice as loud as a sound measured at 50 dB(A).
- Likewise, a sound measured at 70 dB(A) is generally perceived as about twice as loud as a sound measured at 60 dB(A).

**Real World Examples of Common Noise Levels**

Because decibel levels are measured on a logarithmic scale, increases in sound levels can quickly become much more noticeable and disruptive. The following examples are approximate real world comparisons:

**Approximate Noise Level Real World Example**

40–45 dB(A)	Quiet suburban neighborhood at night
50 dB(A)	Moderate rainfall or a quiet office
60 dB(A)	Normal conversation at close distance
70 dB(A)	Vacuum cleaner or busy street traffic nearby
80 dB(A)	Gas powered lawn mower or loud restaurant
90 dB(A)	Motorcycle, leaf blower, or heavy truck at close range
100 dB(A)	Chainsaw or loud industrial equipment
110–120 dB(A)	Rock concert or emergency siren at close range

For reference, the proposed nighttime industrial standard of 45 dB(A) is intended to maintain a quieter nighttime environment and reduce the impacts of sustained operational noise on nearby residential and mixed-use areas.

**Section 3.11.U – Multiple Family Development Setbacks**

**Goal of Amendment:**

The following ordinance amendment is proposed to clarify setback requirements for structures located within multiple family developments, including attached condominiums, row houses, townhouse developments, and similar residential projects. The amendment is intended to clarify that the required setback applies not only to public road frontage, but also to internal private streets, internal roadways, and internal vehicular circulation drives within a development. The proposed amendment is intended to improve consistency in ordinance interpretation and administration during the site plan review process.

Existing Language	Proposed Language
<p>U. 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.</p>	<p>U. Structures located within a multiple-family development, including attached condominiums, row and townhouse dwellings, <b>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.</b></p>

**Section 4.22 – Group Adult or Childcare Center, Including Nursery School**

Goal of Amendment:

The following ordinance amendments are proposed to clarify the regulation and zoning classification of group adult or child care centers and nursery schools within the Township Zoning Ordinance:

- Clarifies which zoning districts permit group adult or child care centers and nursery schools by right versus Special Land Use, consistent with the Township Use Matrix.
- Adds the PG (Pontiac Gateway District) as a district where the use may be permitted as a Special Land Use.
- Updates Section 3.1.18 and adds an “S” to the Use Matrix for the PG District.
- Revises the title of Section 4.22 from “Childcare” to “Child Care” for consistency with terminology used elsewhere in the Ordinance.

Existing Language	Proposed Language
<p>4.22 GROUP ADULT OR CHILDCARE CENTER, INCLUDING NURSERY SCHOOL</p> <p>Group adult or child care centers and nursery schools are permitted uses in the <u>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)</u> districts subject to the following conditions:</p>	<p>4.22 GROUP ADULT OR <b>CHILD CARE</b> CENTER, INCLUDING NURSERY SCHOOL</p> <p>Group adult or child care centers and nursery schools are permitted uses in the <b>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)</b> districts. Group adult or child care centers and nursery schools may be permitted as Special Land Uses in the <b>RM-1 and RM-2 (Multiple-Family), NB-O (Neighborhood Office), LM (Light Manufacturing), ROP (Research Office Park), and PG (Pontiac Gateway)</b> districts, subject to the following conditions:</p>

## Section 6.8 – Site Plan Review and Approval

### Goal of Amendment:

The following ordinance amendments are proposed to clarify the review and approval process for Final Site Plans by establishing the Township Board as the final approving authority, while retaining Planning Commission review and recommendation responsibilities. Additional amendments are proposed to revise related administrative references throughout Section 6.8 for consistency with the revised approval process.

Existing Language	Proposed Language
<p>Section 6.8</p> <p>...Following approval of the Preliminary Site Plan by the Township Board, the Planning Commission will review the Final Site Plan. Following Planning Commission approval of the Final Site Plan, Final Engineering Plans must also be submitted</p>	<p>...Following approval of the Preliminary Site Plan by the Township Board, the Planning Commission will review the Final Site Plan <b>and will forward it on to the Township Board with a recommendation for approval, approval with conditions, or denial.</b> Following <b>Township Board</b> approval of the Final Site Plan, Final Engineering Plans must also be submitted</p>
<p>Section 6.8 F</p> <p>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:</p>	<p><b>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. The Final Site Plan shall be reviewed by the Planning Commission, which shall forward a recommendation for approval, approval with conditions, or denial to the Township Board for final action.</b></p>
<p>Section 6.8 G.</p> <p>Criteria for Final Engineering Plan Approval</p> <p>i. Final Site Plan Approval has been granted by the Planning Commission, and...</p>	<p>Criteria for Final Engineering Plan Approval</p> <p>i. Final Site Plan Approval has been granted by the <b>Township Board</b>, and...</p>

<p>Section 6.8.H.ii</p> <p>The Planning Commission 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 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.</p>	<p>The <b>Township Board</b> 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. <b>Township Board approval of a Final Site Plan shall not occur prior to Township Board approval of the Preliminary Site Plan</b>, and receipt of a report from all appropriate Township departments, Township Planner, Township Engineer, and/or Township Attorney.</p>
<p>Section 6.8.I</p> <p>Approval Valid for Two (2) Years Upon approval of a final site plan by the Planning Commission, 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 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.</p>	<p>Approval Valid for Two (2) Years Upon approval of a final site plan by the <b>Township Board</b>, a building permit shall be requested by the applicant within twenty-four (24) months or the site plan shall be declared invalid. The <b>Township Board</b> 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.</p>