

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
FEBRUARY 5, 2026**

CALL TO ORDER

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

ROLL CALL

Present:

Mona Sevic

Scott Ruggles, Township Board Liaison

T. Joseph Seward

Debby Dehart

Merrie Carlock, Chairperson

Absent:

Pete Meagher

Robert Seeley, Vice Chair

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 Sevic to approve the agenda as presented. The motion carried with a voice vote: (5 yes votes).

APPROVAL OF MINUTES

A. January 15, 2026

It was MOVED by Seward, seconded by Sevic to approve the minutes of January 15, 2026, as corrected. The motion carried with a voice vote: (5 yes votes)

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

None.

PUBLIC HEARING

None.

CONTINUING BUSINESS

None.

NEW BUSINESS

A. **Edendale Crossing**

located on the northwest corner of Bogie Lake Road and Cedar Island Road. Identified as parcel IDs: 12-29-476-016 through 12-29-476-024 (nine adjacent parcels total)
Consisting of approximately 45.7 acres. Currently zoned R1-A (Single Family

Residential) and AG (Agricultural).

Requests:

1) Reconsideration of preliminary site plan approval recommendation

Applicant: PH Communities, LLC

It was MOVED by Commissioner Seward, seconded by Commissioner Sevic to reconsider the denial of the preliminary site plan of Edendale Crossing. The motion carried with a voice vote: (5 yes votes).

Director O'Neil shared the revisions to the preliminary site plan; the plan was presented at the January 2026 Township Board meeting. Setbacks, reducing lots on Cedar Island Road, and the internal park pathway was configured and was now proposed to extend all the way through Cedar Island Road. The percentage of open space was improved, and the density per acre was Reduced marginally.

Commissioner Ruggles stated there were some Board members who wanted to see a reduction in lots, and the current proposed plan was a compromise. He added that there were varying opinions from the Board regarding the sewer extension being considered a community benefit.

Jim Eppink, on behalf of PH Homes, was present to answer questions. He stated that the Master Plan depicts a real issue of the housing market is not looking for larger lot homes. Housing products within the Township are not keeping up with the demand of diverse homebuyers. He reiterated that the sewer is a public benefit in the sense that it provides an environmental benefit to the Township.

Deborah Falzon, 1909 Reidsview Drive, asked how the sewer benefits the community outside of the development. She had concerns about the square footage and base prices of the houses.

Annette LaBaron, Senator Runestad's representative, was present to speak on behalf of the Senator. She read a statement from the Senator into the record, sharing his concerns regarding the project.

Brian Hughes, 2083 Sandlewood Drive, wanted to know if there will be road improvements to the Cedar Island and Bogie Lake Road intersection.

Deanna Mason- Pena, 1861 Carla Hills Drive, had questions about the dimensions of the driveways to the house, as well as fencing and shed standards. She had concerns about the traffic congestion in the area.

Gene Kula, 1203 Cedar Meadows Drive, shared concerns about the proposed plan and its compatibility with the surrounding character, specifically regarding land use and density.

Tim Rice, 1377 Scottwood Court, shared concerns about sheds, traffic congestion, and the lack of compatibility with the existing surrounding developments.

Mike Morcelli, 2229 Mayfair Drive, stated he bought his house for White Lake's character. He shared concerns about increased traffic load.

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Rob Paciotti, 6289 Caya Way, stated he has a petition with 180 signatures opposed to the project. He reiterated the development is out of character and place.

Mr. Eppink reiterated that the sewer will be extended from the southern portion of the property up to the school campus. RCOC has completed a traffic study for the development and had determined the proposed plans were more than satisfactory traffic wise. Mr. Eppink said the infrastructure will be improved beyond the development's needs. Fences and sheds will most than likely be prohibited. He mentioned the pathway extension from the development to the school campus.

Commissioner Seward stated he did not consider sewer being a public benefit. He stated he was troubled by the lack of water utility extension provided.

It was MOVED by Commissioner Seward, seconded by Commissioner Sevic, to recommend the Township Board deny the preliminary site plan for Edendale Crossing concerns regarding traffic, sewer not being a public benefit, lack of water extension, and density. The motion carried with a roll call vote: (3 yes votes).

(Sevic/yes, Ruggles/no, Seward/yes, Carlock/no, Dehart/yes)

OTHER BUSINESS

None.

LIAISON'S REPORT

Commissioner Ruggles said the Township Board met last month; Edendale was discussed as well as a development concept for the Pontiac Lake Gateway District.

Commissioner Dehart said the ZBA met last month; two cases were heard and approved.

DIRECTOR'S REPORT

Director O'Neil gave a summary of the current projects ongoing in the Township.

COMMUNICATIONS

None.

NEXT MEETING DATE: February 19, 2026

ADJOURNMENT

It was MOVED by Commissioner Carlock, seconded by Commissioner Sevic, to adjourn at 8:03 P.M. The motion carried with a voice vote: (5 yes votes).