

**WHITE LAKE TOWNSHIP
PLANNING COMMISSION
JANUARY 15, 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

Robert Seeley, Vice Chair

Scott Ruggles, Township Board Liaison

T. Joseph Seward

Debby Dehart

Merrie Carlock, Chairperson

Absent:

Pete Meagher

Others:

Sean O'Neil, Community Development Director

David Waligora, Senior Planner

Matteo Passalacqua, Carlisle Wortman

Mike Leuffgen, DLZ

Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

A. December 4, 2025

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

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

None.

PUBLIC HEARING

None.

CONTINUING BUSINESS

None.

NEW BUSINESS

A. Edendale Crossing

Property 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 Ruggles to approve the request to reconsider the preliminary site plan approval recommendation for Edendale Crossing. The motion carried with a roll call vote: (6 yes votes)

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

Mr. Passalacqua reviewed his letter highlighting the site plan revisions to the preliminary site plan. He summarized the waivers requested by the applicant.

Mr. Leuffgen reviewed his letter and pointed out the engineering revisions to the preliminary site plan.

Jim Eppink, representing PH Homes, said since the last meeting in December, changes were made to the plan. He added that there was a subcommittee meeting to gather additional feedback from Township staff and Planning Commissioners. Density is reduced by five lots, resulting in 3.3 units per acre. Open space was also increased, and an internal road was removed to do so. The setbacks from Bogie Lake Road and Cedar Island Road were increased for the first two lots into the development, resulting in an increase of the landscape buffer on that side of the site. The focus on the open space resulted in a new pocket park for the community. Mr. Eppink said there will still be a one-mile extension of the sanitary sewer from the school property. A proposed extension of the center turn lane along Bogie Lake Road is included. Sidewalks will be extended to the school campus, as well as be installed along Bogie Lake Road and Cedar Island Road. A letter from the Huron Valley Schools Superintendent, Paul Salah, was presented and stated that there is capacity in the HVS school system to support future students from the proposed development.

Commissioner Seward asked Mr. Eppink how much the lot cost would increase if there was a reduction from 120 to 109 lots. Mr. Eppink said the development is already going to be very expensive due to infrastructure extension costs, and in that scenario, there would be approximately \$30,000 added to the price of each home.

Commissioner Seeley asked Mr. Eppink how big the lots would be. Mr. Eppink said a under a quarter of an acre at the smallest. Commissioner Seeley said the Master Plan envisioned one acre lots along Bogie Lake Road.

Commissioner Dehart asked if Cedar Island Road was still proposed to be paved to the entrance of the development. Mr. Eppink confirmed.

Katie Gignac, 2195 Reidsview East, stated that Bogie Lake Road is a country road. She added that she is aware that HVS is trying to create a campus, but the traffic in that area is dangerous for both motorists and pedestrians.

Kathy McCarthy, 1819 Mayfair Drive, said growth must be compatible with existing neighborhoods, and the applicant's proposal is not compatible and is a dramatic change in character.

Rob Saunders, 2040 Carlton Court, stated concerns about the increase in traffic that the development would present. He suggested a left-hand turning lane to make getting ingress and egress off Cedar Island easier.

Rob Paciotti, 6289 Caya Way, stated the new proposal was laughable, and reminded the Planning Commission that homes in the area are currently zoned for suburban farmland. He stated he presented a petition at the December 2025 meeting in opposition to the density of the project, and for the Planning Commission to consider those who purchased their homes expecting a rural development style for neighboring undeveloped properties and development should maintain the surrounding character.

Brian Simmons, 1247 Bogie Lake Road, stated there is a subdivision off Cedar Island Road with larger lots that did not have a problem selling homes, in response to an earlier comment made by the applicant. He asked the Planning Commission to deny the applicant's proposal.

Gene Kula, 1203 Cedar Meadows Drive, said the core reasons behind the initial denial of the plan has not been addressed in this plan revision. He said the lot sizes, spaces between roads, and density remain consistent with a compacted suburban design. He noted the number of waivers the plan still requires is a concern to him. He requested that the Planning Commission deny the applicant's proposal.

Tim Rice, 1377 Scottwood Court, said he was shocked to see the plan. He said he didn't move to White Lake to live in Livonia. He also stated concern with the increase in traffic.

Sheri Meador, 2032 Carlton Court, stated concerns about the increase in traffic and student drivers. She said there will be an issue with traffic cutting through Carla Hills and Brentwood. She added that Carla Hills has county-maintained roads that are not properly maintained that would potentially see more wear. She added to cut the crap.

Curt Thompson, 3096 Havenwood Drive, said the cut-throughs will happen. He suggested the developer focus on a R1-A zoning, and he asked the Planning Commission to deny the applicant's proposal.

Autumn Gibson, 1211 Bogie Lake Road, stated the proposed density is higher than the Master Plan's vision. She said there are many accidents in the area, and a left hand turn lane is not sufficient. The proposed community benefits do not justify the density. She requested the Planning Commission deny the applicant's proposal.

Shannon Percy, 6340 Stonewood Drive, stated the density is too high, and the traffic is already a concern for the area. She added there are murders in the area.

Laura Wittstock, 1880 Teakwood, stated none of the houses in the surrounding area have had issues selling. She said the detention ponds in her development aren't currently sufficient and expects it to get worse with more impervious surface. She asked the Planning Commission to deny the applicant's proposal.

Mr. Eppink noted the Master Plan considered different products from single family to more density in the area. He added that density isn't directly related to lot size. He reiterated that his client has listened hard and has taken the comments from the staff and Planning Commissioners into consideration.

Commissioner Ruggles said he appreciated those who came out this evening and their feedback given this evening.

Commissioner Seeley stated the proposed community benefits are not sufficient, and he wanted to see a real public benefit. He also disagreed with the proposed density and wanted to see the lot size reduced.

Commissioner Carlock said she wanted to see more changes to the plan and wanted to see a an actual public benefit. She said the Master Plan's intention was not to attract housing for small lots, and the proposal does not meet the spirit nor intent of the Master Plan.

Commissioner Seward shared Commissioner Carlock's comments. He added the proposal was still too dense.

Commissioner Ruggles said there is an improvement density wise, but the people of White Lake have spoken. He said he didn't recall a lot of positive feedback on the project and suggested reducing the density. He said the Master Plan's intention is not for high density to be crammed in the area.

It was MOVED by Commissioner Seward, seconded by Commissioner Seeley to recommend the Township Board deny Edendale Crossing's preliminary site plan as it still does not meet the intent and goals of the Master Plan. The motion carried with a roll call vote: (6 yes votes). (Seeley/yes, Dehart/yes, Carlock/yes, Seward/yes, Sevic/yes, Ruggles/yes).

B. Walmart

located on the north side of Highland Road, east of Fisk Road. Identified as 12-14-476-015 (9190 Highland Road). Consisting of approximately 13.11 acres

Requests: **Amended final site plan approval**

Applicant: WD Partners

It was MOVED by Commissioner Seward, seconded by Commissioner Dehart to recuse Commissioner Sevic from item B due to her working relationship with Walmart. The motion carried with a roll call vote (5 yes votes):

(Seeley/yes, Dehart/yes, Carlock/yes, Seward/yes, Ruggles/yes).

Senior Planner Waligora stated that the updated color scheme was overlooked when Walmart appeared before the Planning Commission in April 2025. The colors will be updated to be a darker gray, which is consistent with the updated branding for all Walmart stores.

Ben Duran, WD Partners, presented colored elevations. He stated Walmart repaints their stores every five to seven years, and all the panels are painted in gray. Blue paint is used in the front of the stores for wayfinding purposes. He noted the stone façade and awnings will remain unpainted.

It was MOVED by Commissioner Seeley, seconded by Commissioner Dehart to approve Walmart's (12-14-476-015 (9190 Highland Road) amended final site plan to include the updated color scheme as presented. The motion carried with a roll call vote: (5 yes votes) (Ruggles/yes, Seward/yes Carlock/yes, Dehart/yes, Seeley/yes).

OTHER BUSINESS

A. Lakefront Boardwalk - Conceptual Presentation (no action to be taken)

John Parvin, 1009 Livingston Street, stated he was born and raised in the Township. The vision for the property is to create a year-round destination for residents and visitors with a thoughtfully planned mixed use development. He shared the intention and ideas for the property.

Commissioner Seeley said this was the best proposal for the property to date. Commissioner Ruggles agreed. Commissioner Carlock stated that the Planning Commission in general likes the idea.

B. Election of Officers and Appointment of Liaisons

It was MOVED by Commissioner Seeley, seconded Commissioner Seward, to appoint Merrie Carlock as chair of the Planning Commission for 2026. The motion carried with a voice vote: (6 yes votes).

It was MOVED by Commissioner Dehart, seconded by Commissioner Carlock to appoint Robert Seeley as vice chair of the Planning Commission for 2026. The motion carried with a voice vote: (6 yes votes).

It was MOVED by Commissioner Seeley, seconded by Commissioner Sevic to appoint Debby Dehart as the secretary of the Planning Commission for 2026. The motion carried with a voice vote: (6 yes votes).

It was MOVED by Commissioner Seward, seconded by Commissioner Seeley to appoint Debby Dehart as liaison to the ZBA for 2026. The motion carried with a voice vote: (6 yes votes).

It was MOVED by Commissioner Seeley, seconded by Commissioner Seward to appoint Merrie Carlock as liaison to Parks and Recreation for 2026. The motion carried with a voice vote: (6 yes votes).

LIAISON'S REPORT

Commissioner Dehart said the ZBA heard two cases in December; one was postponed and the other was approved.

Commissioner Ruggles stated that the Board met today to approve laminate countertops for the Township Hall's service counters and the dais will be built out of the wood milled from the property. The January Board meeting will be next Tuesday.

Commissioner Carlock said the Township received their funds for the Phase 2 construction grant of Stanley Park. There are a few punch list items for the Phase 1 construction grant that will be completed in the spring.

DIRECTOR'S REPORT

Director O'Neil welcomed Senior Planner Waligora to the Township. Gateway Crossing is still doing work on their site. Avalon is working through the language for the dedicated dog park. Construction at the Civic Center buildings continue. The Vertical Bridge Cell Tower requested to be postponed until March of 2026.

COMMUNICATIONS

None.

NEXT MEETING DATE: February 5, 2026

ADJOURNMENT

It was MOVED by Commissioner Seeley, seconded by Commissioner Dehart, to adjourn at 9:24 P.M. The motion carried with a voice vote: (6 yes votes).