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## WHITE LAKE TOWNSHIP

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### WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

**June 28, 2018**

7525 Highland Road  
White Lake, MI 48383

Ms. Spencer called the regular meeting of the White Lake Township Zoning Board of Appeals to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called: Mr. Powell and Ms. Swanson were excused.

ROLL CALL: Debby Dehart  
Mike Powell – Board Liaison - Excused  
Nik Schillack  
Cliff Seiber (Alternate)  
Josephine Spencer –Chairperson  
Allison Swanson - Excused  
Dave Walz – Vice Chair

Also Present: Jason Iacoangeli, AICP, Staff Planner  
Sherri Ward, Recording Secretary

Visitors: 2

#### Approval of the Agenda:

**Mr. Walz moved to approve the agenda as presented. Mr. Schillack supported and the MOTION CARRIED with a voice vote (5 yes votes)**

#### Approval of Minutes:

- a. Zoning Board of Appeals Meeting of May 24, 2018

Schillack wanted to note that his name was misspelled on Page 2.

**Mr. Walz moved to approve the minutes of May 24, 2018 as corrected. Mr. Seiber supported and the MOTION CARRIED with a voice vote (5 yes votes)**

#### New Business:

- a. **File No. 18-018**

Applicant: Alex and Rene Adler  
20305 Homeland

Location: Roseville, MI 48066  
1335 Park Drive  
White Lake, MI 48386, identified as 12-35-432-020

Request: Variance to Article 5.17 Width to Length Proportion and  
Variance to Article 3.1.6 R1-D Single Family Residential  
for side yard and front yard setback, lot coverage, and lot  
size.

Spencer noted for the record that 47 property owners within 300 feet were notified. There were no letters received in favor, no letters received in opposition, and one letter was returned undeliverable by the U.S. Postal Service.

Alexander Adler was present to discuss his ZBA case. He is looking forward to building in the community, but the site is challenging.

John Hookana (6617 Middlebelt Rd., Romulus, MI) stated that he is in favor of the new home. Hookana would like to see someone move in there because usually it's just kids there partying.

Dehart asked about the drop off from the road, if fill will be necessary. Adler stated that there is a small drop from the road to the proposed site, and then it levels out. The grade change from the road to the lake is about 10 feet total. Adler doesn't think he'll need to add fill.

**Mr. Schillack moved to approve the variance requested by Alex and Rene Adler for the property parcel 12-35-432-020 in order to construct a new home. The variances requested are as follows (1) Front yard setback from Article 3.1.6 for a 4 foot variance from the required 30 feet with an end result of 26 feet (2) Side yard setback (north) from Article 3.1.6 for a 4 foot variance from the required 10 feet with an end result of 6 feet (3) Width to Length Proportion from Article 5.17 which requires a 3 to 1 ratio with an end result of a 5.3 to 1 ratio. This approval will have the following conditions: Applicant will pull all necessary permits with the White Lake Township Building Department; The applicant will achieve well approval from the Oakland County Health Division; A Soil Erosion Permit from Oakland County will be obtained, and maintained during construction. Mr. Walz supported and the MOTION CARRIED with a roll call vote: Dehart – yes, Schillack – yes, Spencer – yes (this is a practical difficulty with an odd shaped lot), Walz – (odd shaped lot, will be an improvement to the neighborhood), Seiber – yes. (5 yes votes)**

**Next Meeting Date:  
July 26, 2018**

**Adjournment:  
The meeting was adjourned at 7:12 p.m.**