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## WHITE LAKE TOWNSHIP

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### WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

**May 24, 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 was excused

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

Also Present: Jason Iacoangeli, AICP, Staff Planner  
Lynn Hinton, Recording Secretary

Visitors: 1

#### 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 April 26, 2018

**Ms. Swanson moved to approve the minutes of April 26, 2018 as corrected. Mr. Schillack supported and the MOTION CARRIED with a voice vote (5 yes votes)**

#### New Business:

**c. File 18-010**  
Applicant: Bryce & Kimberley Tomas  
5464 Lancaster Lane  
Commerce, MI 48382  
Location: 3333 & 3321 Duffield, White Lake, MI 48383, identified as 12-07-377-025 and 12-07-377-026  
Request: Variance to Article 3.11 T for minimum side yard setback for side entry garage.

Ms. Spencer noted for the record that 31 property owners within 300 ft. were notified of the request. There were no letters received in favor, no letters received in opposition, and no letters were returned undeliverable by the U.S. Postal Service.

Mr. Iacoangeli reviewed his report updated May 15, 2018. The majority of this project was heard at the April 26 meeting. This request was left off the public notice in error. The home will have a side entrance garage that requires 25 ft. of maneuvering room for a side entry garage. The applicant will be providing 19.5 ft. of maneuvering room in front of the garage. The new lot that is being created as a part of this process will be conforming for the district.

Ms. Tomas said based on the 19.5 ft., vehicles will be shorter and ratio is proportionate to their vehicles. This is not an unreasonable request.

Ms. Spencer opened the public hearing at 7:06 p.m. With no comments, the public hearing was closed at 7:07 p.m.

**Mr. Shillack moved to approve the variance requested by Bryce and Kimberly Tomas for the vacant parcels identified for 12-07-377-025 and 12-07377-036 for a side entry garage. The variance requested is from Article 3.11.T for a 5.5 ft. variance from the required 25 ft. for an end result of 19.5 ft. This approval will have the following conditions: The existing lots will be combined into one new parcel meeting the requirements of the White Lake Township Assessing Department; the applicant will pull all necessary permits with the White lake Township Building Department; the applicant will achieve well and septic approval from the Oakland County Health Division; and 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: Walz – yes (due to the practical difficulty of the lot and this is also an improvement to the area); Spencer - yes (there is a hardship with the lots and this is an improvement); Dehart – yes (for the reasons stated and this is aesthetically more appealing with side entrance garage); Schillack – yes (for the reasons stated); Swanson – yes (for the reasons stated). (5 yes votes)**

**Next Meeting Date:**

- a. Regular Meeting – June 28, 2018

**Adjournment:**

**The meeting was adjourned at 7:10 p.m.**