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WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

April 28, 2016 at 7:00 p.m.

7525 Highland Road
White Lake, MI 48383

Mr. Erlich 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. Ruggles was absent.

ROLL CALL: Joseph Erlich – Chairperson
Gail Novak-Phelps
Scott Ruggles – Board Liaison - Absent
Nik Schllack – Alternate
Josephine Spencer – Vice Chairperson
Dave Walz - Secretary

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

Visitors: 6

Approval of Agenda:

Ms. Novak-Phelps moved to approve the agenda as presented. Ms. Spencer supported and the MOTION CARRIED with a voice vote. (4 yes votes)

Approval of Minutes:

- a. Minutes of regular meeting of March 24, 2016

Ms. Spencer moved to approve the minutes of March 24, 2016 as presented. Ms. Novak-Phelps supported and the MOTION CARRIED with a voice vote. (4 yes votes)

New Business:

a. File 16-008
Applicant: JMD Contractors Inc.
3935 First Street
Wayne, MI 48184
Location: 9291 Camelot, White Lake, MI 48386, identified as parcel 12-11-451-022
Request: Variance to Article 3.1.6 R1-D Single Family Residential for front yard setback.

Mr. Erlich noted for the record that 24 property owners within 300 ft. were notified of the request. No letters were received in favor, no letters were received in opposition, and no letters were returned undeliverable by the U.S. Postal Service.

Mr. Iacoangeli reviewed his report dated April 20, 2016. The home is located in Callahan's Subdivision on Pontiac Lake. The home uses a private well and the public sewer system. The applicant is proposing to construct a detached 24 ft. x 28 ft. garage in the front yard of the property. The new garage will have a side entry and the applicant's structure measures 28 ft. to the neighboring property to the west. Total square feet will be 672 sq. ft.

The new detached garage will require a front yard setback variance in the amount of 26.5 ft. The new garage will be located 3.5 ft. from the front property line. The R1-D District requires a minimum of 30 ft. front yard setback. It should be noted that the new garage structure will be located approximately 20 ft. from the traveled portion of Camelot Drive.

Ms. Spencer noted that this is a narrow road and asked if Mr. Iacoangeli ever saw the County Road Commission widening the road at some point in time. Mr. Iacoangeli stated that he would highly doubt there would be future plans for widening the road.

Jeff Blankenship of JMD Contractors, indicated that there is an existing wellhead, and they pulled back from the house as much as they could, which pushes the garage out a little further. The reason for the garage is that there is no storage. The existing garage has closets that jet out into the existing garage, which makes it impossible to house a car. It is a glorified storage at best. There currently is a deck permit issued for the rear of the home. It was noted they were denied a permit for the garage, which is why they are here seeking a variance.

Mr. Walz asked for the measurement to the wellhead, and Mr. Blankenship stated the garage is 10 ft. from the wellhead. He added that just the very corner of the proposed garage jets out the closest. Mr. Walz asked if it could be moved closer to the wellhead. Mr. Blankenship stated he could possibly go 1 ft., but on the err of caution, they would like to stay at 10 ft.

Mr. Erlich opened the public hearing at 7:16 p.m.

Ms. Spencer read into record a letter of opposition was received by Cecilia and Robin Gallmeyer, 9283 Camelot St., White Lake, MI 48386. They have concerns with the proximity of the proposed new structure to the property line.

Arlene Ball, 9285 Camelot, stated that they are wonderful people, and this is not personal, but she feels the township would be setting a precedent allow building too close to the road. A lot of the neighbors park cars outside. Even though the county may not pave the road, there was a petition from the neighbors to pave it, and this might have an impact in the future. She is also concerned with how they would get a car in the garage on such a sharp angle. Lastly, the size of the garage would block the view of the street and trees. She is concerned that if the township keeps allowing this, their beautiful end of Camelot will look like the other end.

Denise Falkner, 9275 Camelot, stated that this garage would be blocking some of her view to the nature. Right now from her living room, her view will be cut off. She doesn't want to look at a building when she can see a tree.

Jimmy Ball, 9285 Camelot asked what the normal setback is. Ms. Spencer stated that 30 ft. is permitted. Mr. Ball questioned that this garage would be 3 ft. of the road. Ms. Spencer indicated that each case is looked at individually and the ZBA can't look at aesthetics or financial hardships.

With no other comments, the public hearing was closed at 7:24 p.m.

Mr. Blankenship responded that they are 24 ft. from the road and not the property line. Some houses are touching the road. They are proposing to stick out 3 ft. further than another neighboring garage.

Ms. Novak-Phelps moved to approve the variance requested by JMD Contractors / Kevin McKane, for the property at 9291 Camelot Drive, parcel 12-11-451-022 in order to construct a detached garage. The variance requested is for front yard setback of 26.5 ft. from the permitted 30 ft. for an end result of 3.5 ft. and will pull all required permits from the building department. Ms. Spencer supported and the MOTION CARRIED with a roll call vote: Spencer – yes (there was concern from her that Camelot could possibly be widened, but is confident Oakland County will not widen the road. There is a hardship with the well location); Novak-Phelps – yes (she agrees there is a hardship with well and also, usually the view of the lake is the issue, not the roadside. This construction will be consistent with other properties and is only a 3.5 ft. difference from what a neighboring property has); Walz – yes (for the reasons stated in addition to the narrowness of the lot presenting the unique practical difficulty); Erlich – yes (for the reasons stated). (4 yes votes);

Next Meeting Date:

- a. Regular Meeting – May 26, 2016

Adjournment:

Ms. Spencer moved to adjourn the meeting at 7:29 p.m. Ms. Novak-Phelps supported and the MOTION CARRIED with a voice vote. (4 yes votes)