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WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

December 10, 2015 at 7:00 p.m.

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: Ms. Novak-Phelps and Mr. Ruggles were excused.

ROLL CALL: Robert Artinian – Vice Chairperson
Joseph Erlich – Secretary
Gail Novak-Phelps - Excused
Scott Ruggles – Board Liaison - Excused
Josephine Spencer - Chairperson
Dave Walz - Alternate

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

Visitors: 3

Approval of Agenda:

Mr. Erlich moved to approve the agenda as presented. Mr. Artinian supported and the MOTION CARRIED with a voice vote. (4 yes votes)

Approval of Minutes:

- a. Minutes of regular meeting of September 24, 2015

Mr. Artinian moved to approve the minutes of September 24, 2015 as presented. Mr. Walz supported and the MOTION CARRIED with a voice vote. (4 yes votes)

New Business:

- a. **File 15-027**
Applicant: Vincelli Construction & Restoration
9634 Buckingham
White Lake, MI 48386
Location: 9529 Buckingham, White Lake, MI 48386
Request: Variance to Article 3.1.6 R1-D Single Family Residential for front and rear yard setbacks, lot size, lot coverage, and natural features setback.

Mr. Artinian moved to take File 15-027 off the table. Mr. Walz supported and the MOTION CARRIED with a voice vote. (4 yes votes)

Ms. Spencer noted for the record that 36 property owners within 300 ft. were notified of the request. No letters were received in favor, one letter was received in opposition, and no letters were returned undeliverable by the U.S. Postal Service.

Mr. Iacoangeli reviewed his report dated December 3, 2015. This is a single-family residential property zoned R1-D located in the English Villas Subdivision on Pontiac Lake. The home uses a private well and the public sanitary sewer system.

Since being tabled at the request of the applicant on September 24, 2015, the garage has been reduced in size from 24 ft. x 24 ft. to 22 ft. x 22 ft. This reduction in size reduces the footprint of the garage by 92 sq. ft. The reduction in the square footage reduces the percent lot coverage to 19.79, which is below the 20% maximum lot coverage, thus eliminating the need for a variance. Also since the last meeting, the applicant was able to decrease the needed rear yard setback by 2 ft. This additional 2 ft. removes the need for a natural features setback of 25 ft. from Pontiac Lake.

Mr. Miller, 9634 Buckingham, White Lake, indicated that they are making the garage parallel with the street in order to reduce the amount of variance required and they also eliminated the natural features variance request. The ingress/egress to the garage will be for a side entrance. He added that this is a dead end street on a peninsula and the home is quite set back from neighboring structures.

Mr. Walz asked what the need for the garage is when the applicant already has an existing garage on the property. Mr. Miller stated that they currently have a 1-car garage, but are parking their vehicles outside. They would like this new garage to house their vehicles.

Mr. Artinian appreciates what they have done, and feels it is a much better plan.

Mr. Artinian moved in File 15-027 to grant the following variances: (1) a 21 ft. front yard setback variance from the required 30 ft. for an end result of 9 ft.; (2) a 5 ft. variance to the rear yard setback from the required 30 ft. for an end result of 25 ft.; (3) a variance to minimum lot size of 864 sq. ft. from the required 12,000 sq. ft. for an end result of 11,136 sq. ft. Mr. Erlich supported and the MOTION CARRIED with a roll call vote: Spencer – yes (the applicant has worked with the site and reduced 2 of the variances, one for non-conformity and the others being requested are minimal); Artinian – yes (for reasons stated); Walz – no (there is an existing 1-car garage with a concrete apron that supports 2 vehicles and there are property owners in the immediate area. With a 1-car garage or no garage, he does not see a practical difficulty); Erlich – yes (for reasons stated, and this is a good medium from where we were before). (3 yes votes; 1 no votes)

a.	File 15-028
Applicant:	Rita Portelli 42333 Oakland Dr. Canton, MI 48188
Location:	2089 Kingston, White Lake, MI 48386, identified as parcel 12-13-153-002
Request:	Variance to Article 3.1.6 R1-D Single Family Residential for front and rear yard setbacks, lot size, lot width, lot coverage, side and front yard setbacks.

Mr. Iacoangeli reported that the applicant has withdrawn her application.

a. **File 15-31**

Applicant: Christine Atkinson
9808 Mandon Rd.
White Lake, MI 48386
Location: 9808 Mandon Rd, White Lake, MI 48386
Request: Variance to Article 3.1.6 R1-D Single Family Residential lot width
for parcel 12-35-126-032.

Mr. Iacoangeli reported that the applicant has requested to postpone her application until a later date.

Other Business:

- a. Adoption of the 2016 meeting dates

Mr. Walz moved to approve the 2016 meeting dates. Mr. Erlich supported and the MOTION CARRIED with a voice vote. (5 yes votes)

Next Meeting Date:

- a. Regular Meeting – January 21, 2016

Adjournment:

Mr. Artinian moved to adjourn the meeting at 7:15 p.m. Mr. Erlich supported and the MOTION CARRIED with a voice vote. (4 yes votes)