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WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

July 26, 2012 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 was excused.

ROLL CALL: Robert Artinian – Vice Chairperson
Wayne Gilbert - Alternate
Rik Kowall
Mike Lanthier
Gail Novak-Phelps - Excused
Linda Pearson - Secretary
Josephine Spencer - Chairperson

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

Visitors: 5

Approval of Agenda:

Mr. Artinian moved to approve the agenda as presented. Ms. Pearson supported and the MOTION CARRIED with a voice vote. (5 yes votes)

Approval of Minutes:

- a. Meeting minutes of May 24, 2012
- b. Meeting minutes of May 30, 2012

Ms. Pearson moved to approve the minutes of May 24, 2012 as presented. Mr. Artinian supported and the MOTION CARRIED with a voice vote. (5 yes votes)

Ms. Pearson moved to approve the minutes of May 30, 2012 as presented. Mr. Artinian supported and the MOTION CARRIED with a voice vote. (5 yes votes)

New Business:

Applicant: **File 12-013**
Wade Paris
2000 Kingston

White Lake, MI 48386
Location: Lot 36, south side of Gale Road, east of Wabum, identified as
12-11-451-013
Request: Variance to Article 6 for lot width, side yard setback, and distance
to neighbors

Ms. Spencer noted for the record that 19 property owners within 300 ft. were notified of the request. There was one letter received from 9395 Gale, who is not opposed to the request as submitted, but wants to make sure the applicant does not change their plans to block her view of the lake. One letter was returned undeliverable by the US postal service.

Mr. Iacoangeli noted the applicant has adjusted his request to now be 2.5 ft. for the east side yard setback as opposed to the 2 ft. that was previously requested. Also, the distance to neighbors has been adjusted to 2.5 ft. for a new end result of 7.5 ft. with applicant now contributing 11.5 ft. Mr. Iacoangeli continued that this lot is large for a lake lot and the applicant has worked with the building official for the least intrusive request. The applicant had to decide whether to shift the house forward and create the need for a front yard variance. After discussion, the applicant decided to leave the front yard alone and request the 2.5 ft. on the side yard. The house would sit parallel to Lot 37.

Mr. Iacoangeli reviewed his report dated July 16, 2012. This will be a single-family residential home located on Gale Road just to the east of Wabum. This home will be connected to the sanitary sewer system and will use a private well. The applicant seeks to build a 2,682 sq. ft. single family residential home on Lot 36 of the Callahan's Subdivision neighborhood on Pontiac Lake.

Ms. Spencer asked if there was a homeowner's association that would require a review of the applicant's plan and it was stated there was not. Ms. Spencer noted for the record that the proposed plan does not show any structures at the water's edge.

Mr. Lanthier asked for clarification on the distance to the neighbors. Mr. Iacoangeli stated he measured from the point where the house becomes non-conforming, and 8 ft. is the most severe portion. Each neighbor is supposed to contribute 10 ft. on the side yard, but in this case, the neighbor is closer to the property line and Mr. Paris is carrying the weight of the side yard and contributes more to the distance to neighbors. If the setback on the side was perfect at 10 ft., Mr. Paris wouldn't need this variance.

Mr. Paris distributed copies of his adjustments to the board members. He stated they are not building the house for resale, but rather to raise their family. This lot will allow them to build the house they want to live in. He has talked with Mr. Bonnavier and Mr. O'Neil and they agreed this is the best plan that would come with minimal impact and fit into the setbacks. He stated he has talked with both adjacent neighbors and their only concern was with him blocking their line of sight.

Ms. Pearson questioned where the proposed deck would come and whether it would block the view of the neighbor. Mr. Paris responded that the deck is on the center section of the house and it would not affect Lot 37. Also, every house on the water is within the 130 ft. range, while he is at 145 ft. It was noted that Lot 35 sits back by the road and there's nothing they can do about that.

Ms. Spencer opened the discussion to the public.

Jim Chism, 9345 Gale Road, stated he did not have any objections with what Mr. Paris is proposing.

Mr. Lanthier moved in File 12-013 to grant a 10 ft. side variance to the required lot width for an end result of 70 ft.; (2) a 2.5 ft. variance to the east side yard setback for an end result of 7.5 ft.; (3) a 2.5 ft. variance to distance from neighbors for an end result of 17.5 ft. and that no accessory structures be erected at waters edge, and gutters and downspouts be added. Mr. Kowall supported and the MOTION CARRIED with a roll call vote: Spencer – yes (this is a legal non-conforming and the applicant has worked with the building and planning departments to minimize the variances requested); Artinian – yes (for the reasons stated); Lanthier – yes; Pearson – yes; Kowall – yes (for reasons stated and this will be an enhancement to the area). (5 yes votes)

Next Meeting Date:

- a. Special Meeting – August 9, 2012
- b. Regular Meeting – August 23, 2012

Adjournment:

Ms. Pearson moved to adjourn the meeting at 7:28 pm. Mr. Lanthier supported and the MOTION CARRIED with a unanimous voice vote. (5 yes votes)