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WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

July 26, 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. Schillack was excused.

ROLL CALL: Debby Dehart
Mike Powell – Board Liaison
Nik Schillack - Excused
Josephine Spencer –Chairperson
Dave Walz – Vice Chair

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

Visitors: 3

Approval of the Agenda:

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

Approval of Minutes:

- a. Zoning Board of Appeals Meeting of June 28, 2018

Mr. Walz moved to approve the minutes of June 28, 2018 as submitted. Ms. Dehart supported and the MOTION CARRIED with a voice vote (4 yes votes)

New Business:

c.	File 18-020
Applicant:	Debra Calvin 4140 Midland Rd., E Waterford, MI 48329
Location:	2150 Kingston, White Lake, MI 48386, identified as 12-13-154-008
Request:	Variance to Article 3.1.6 R1-D Single Family Residential for side yard setback, lot width, lot size and lot coverage.

Ms. Spencer noted for the record that 21 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 July 18, 2018. This is zoned R1-D Single Family Residential. This lot is located in the English Villas Subdivision located on Pontiac Lake. This home will use a private well for drinking water, and the public sewer for sanitation. The applicant is proposing to remove the existing home and replace it with a new one and a half story, 1078 sq. ft. home (main floor).

The applicant is proposing to demolish the existing non-conforming house on the property located at 2150 Kingston. The applicant would then replace the home with a new home that is more conforming. The new home would require a side yard setback variance in the amount of 5 ft. that would leave the home 5 ft. from the property line on the north side of the property. This home will be set back 14 ft. on the south side of the property. The home would meet all of the other dimensional requirements for the district. This new home will fall below the allowable lot coverage being only 14.6%. Township GIS Data shows the lot area at 7,360 sq. ft. This lot is deficient in lot width being only 40 ft. of the required eighty ft. for the district. Also, the lot is deficient in lot size being only 7,350 sq. ft. of the required 12,000 sq. ft. for the R1-D District.

Ms. Dehart questioned the 5 ft. setback on one side and 14 ft. setback on the other side and why the proposed home wasn't more centered on the property. Mr. Iacoangeli stated it had to do with the location of the well and being able to access it. The southeast corner is where the well is at and the 14 ft. is being reserved for access. This is actually an improvement to the lot.

Debra Calvin, 4140 Midland, Waterford, MI 48329, stated she wants to build another home and the existing cottage there now is in very poor condition. They need room to service the well and that's the reason why the new home is not centered on the property. Basically, the western wall is sitting where the new house will start. This was the best option. She added that she hopes to build a garage in the future and wanted to leave enough room set back from the house for a garage.

Mr. Walz asked why she didn't include the garage now and Ms. Calvin responded that her reasons are financial. She decided to cut what she doesn't need right now, but is planning on having a garage in the future.

Mr. Powell thanked her for having the future house staked and indicated that he got a good feel for what she is asking for, and for the neighborhood. He respects the 14 ft. setback for the service vehicle. He also noticed that if she left the front of the house where it's at, she can leave the pump grinder. He asked whether she had any plans for the shed out by the lake, as it is also in bad shape. Ms. Calvin stated that she would restore the shed. Mr. Powell added that they did a nice job placing the home on the site, architecturally.

Ms. Spencer opened the public hearing at 7:12 p.m. With no comments, the public hearing was closed at 7:13 p.m.

Mr. Walz moved in File 18-020 to approve the variance requested by Debra Calvin for the property parcel 12-13-154-008 in order to construct a new home. The variances requested are as follows: (1) a 5 ft. variance to the north side yard setback from the permitted 10 ft. to 5 ft.; (2) a 40 ft. variance to required lot width from the required 80 ft. for an end result of 40 ft.; (3) a 7,360 sq. ft. variance to minimum lot size from the required 12,000 sq. ft. for an end result of 4,640 ft. This approval will have the following conditions: That the 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; and a soil erosion permit from Oakland County will be obtained and maintained during construction.

Discussion on the Motion:

Mr. Powell stated that the second variance is not self-imposed, nor is the minimum lot area. These variances are making the lot less restrictive and he would be voting favorably.

Ms. Dehart supported and the MOTION CARRIED with a roll call vote: Powell – yes (for the reasons stated; (Walz – yes (for the reasons stated and the house will be moved further away from lot line and have a setback from the property line 5 ft. versus the 3 ft. where it is today); Spencer - yes (this is a non-conforming lot and an improvement to the area); Dehart – yes (for reasons stated). (4 yes votes)

Next Meeting Date:

- a. Regular Meeting – August 23, 2018

Adjournment:

The meeting was adjourned at 7:18 p.m.