

Gregory R. Baroni, Supervisor
Terry Lilley, Clerk
Mike Roman, Treasurer



Trustees
Scott Ruggles
Andrea C. Voorheis
Rik Kowall
Michael Powell

WHITE LAKE TOWNSHIP

7525 Highland Road • White Lake, Michigan 48383-2900 • (248) 698-3300 • www.whitelaketwp.com

WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

August 25, 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 excused.

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

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

Visitors: 4

Approval of Agenda:

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

Approval of Minutes:

- a. Minutes of regular meeting of June 23, 2016

Ms. Spencer moved to approve the minutes of June 23, 2016 as presented. Mr. Walz supported and the MOTION CARRIED with a voice vote. (4 yes votes)

New Business:

a.	File 16-016
Applicant:	Thomas & Pauline Knapton 2943 Mud Hill White Lake, MI 48383
Location:	2943 Mud Hill, White Lake, MI 48383, identified as 12-15-101-017
Request:	Variance to Article 3.1.2 SF Suburban Farms for front yard setback.

Mr. Erlich noted for the record that 8 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 August 18, 2016. The home is located on a 5.03-acre parcel. The home uses a private well and a private septic system. The applicant is proposing to construct a 30 ft. x 40 ft. pole barn on the property. Because the lot is technically a corner lot at the corner of Hailey Road and Mud Hill, it has 2 front yard setbacks. The new pole barn will be set back approximately 400 ft. off Hailey Road. However, based on this location, it would be required to have a 35 ft. front yard setback from Mud Hill Road. Due to the topography on Mud Hill, the applicant is proposing a 20 ft. setback from the property line to the edge of the structure. This would require a 15 ft. front yard setback variance.

Mr. Knapton did not have anything further to add. Mrs. Knapton indicated that the topography is woodsy and has severe slopes. This is the only flat place on the property where they can put the pole barn.

Mr. Erlich opened the public hearing at 7:10 pm. With no comments, the public hearing was closed at 7:10 p.m.

Ms. Novak-Phelps moved to approve the variance requested by Thomas & Pauline Knapton for the property at 2943 Mud Hill, White Lake, MI 48383, parcel 12-15-101-017 in order to construct a 30 ft. x 40 ft. pole barn on the property. The variance requested is for a 15 ft. front yard setback from the permitted 35 ft. for an end result of 20 ft., conditioned that the applicant will pull all necessary permits from the township building department. Ms. Spencer supported and the MOTION CARRIED with a roll call vote: Spencer – yes (the layout of the land creates a practical difficulty and there is no other alternative; Novak-Phelps – yes (a hardship exists and there are no other alternatives due to topography, and this is an improvement to the owners for storage on the property); Walz – yes (for the reasons stated); Erlich – yes (for the reasons stated). (4 yes votes)

Next Meeting Date:

- a. Special Meeting – September 15, 2016 at 6:00 pm (before the Planning Commission meeting)
- b. Regular Meeting on September 22, 2016 (possible cancellation)

Adjournment:

Ms. Spencer moved to adjourn the meeting at 7:13 p.m. Ms. Novak-Phelps supported and the MOTION CARRIED with a voice vote. (4 yes votes)