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WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

January 22, 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: Mr. Artinian and Mr. Ruggles were excused.

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

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

Visitors: 2

Approval of Agenda:

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

Approval of Minutes:

- a. Minutes of regular meeting of December 11, 2014

Ms. Novak-Phelps moved to approve the minutes of December 11, 2014 as presented. Mr. Erlich supported and the MOTION CARRIED with a voice vote. (4 yes votes)

New Business:

a.	File 15-001
Applicant:	Ryan Hiligan 810 Farnsworth White Lake, MI 48386
Location:	810 Farnsworth, White Lake, MI 48386
Request:	Variance to Article 3.1.6 R1-D Single Family Residential for sideyard setback.

Mr. Iacoangeli reviewed his report dated January 22, 2015. This is a single family residential home zoned (R1-D). The property is part of the Cedar Lake Park No. 1 neighborhood and is

located on Cedar Island Lake. The home uses a private well and a private septic system. The applicant is proposing to construct a 6' x 22' home entry addition to the lake side of the home. The new entry addition will be approximately 132 sq. ft. It will be built using the setbacks of the existing exterior walls of the home. Also, the applicant will be constructing a garage addition on to the front side of the home. This addition will provide the foundation for a bonus room above the existing garage. The new garage addition is approximately 142 sq. ft. and this is being added to the 720 sq. ft. existing garage.

The variance being sought is a side yard setback in the amount of 2.2 ft. for an end result of 7.8 ft. The variance is needed for the home entry addition located on the north side of the home. The entry addition will be using the same setback as the existing home, as the exterior wall is approximately 8 ft. from the property line.

Jason McCarthy, contractor for the project, 10217 Lakeside Drive, White Lake, MI, was present to answer questions.

Mr. Hiligan stated they are building up off the garage to create more space for them. They are keeping the existing property lines. He added that the side access would be for a possible rental in the basement so tenants would not have to walk through the main house.

Ms. Spencer asked for clarification on where the home was located on the map. Mr. Hiligan pointed his home out on the map and stated they were tucked behind the home on Mandon Street.

Ms. Spencer opened the discussion for public comment, but none was offered and the public hearing was closed.

Ms. Novak-Phelps moved in File 15-001 to grant a 2.2 ft. variance to the north side yard setback for an end result of 7.8 ft., subject to the addition of a firewall, gutters and downspouts, and that the Building and Community Development Departments address the issue of a separate rental unit in the basement of the home. Mr. Erlich supported and the MOTION CARRIED with a roll call vote: Novak-Phelps – yes (with the conditions in motion); Walz – yes; Erlich – yes; Spencer – yes (the applicant is squaring off what is existing and not creating any additional burden on the property). (4 yes votes)

b.	File 15-002
Applicant:	The Kroger Co. of Michigan 40393 Grand River Ave. Novi, MI 48375
Location:	10951 and 10805 Highland Road, White Lake, MI 48386
Request:	Variance to Article 3.11 I for side yard restrictions that may be waived to allow for construction of a common wall, provided that continuous building development shall not exceed 500 ft. and subject to Planning Commission approval.

Ms. Spencer noted for the record that 27 property owners within 300 ft. were notified of the request. There were no letters received in favor or opposition, and no letters were returned undeliverable by the US Postal Service.

Mr. Iacoangeli reviewed his report dated January 12, 2015. The Kroger Co. of Michigan is seeking a variance to Section 3.11 I to allow the construction of a common wall with continuous building development in excess of 500 ft. The proposed plan will actually be 6 ft. less than the existing K-Mart façade. This is legal non-conforming, and since they are tearing the building down, it takes the cap off the non-conformity. The White Lake Planning Commission has recommended preliminary site plan approval subject to the variance approval by the ZBA.

Mark Perkoski, representing the Kroger Co. of Michigan, was present to address any questions or concerns.

Ms. Spencer noted that the old K-Mart would be torn down and asked if the old Kroger would be torn down as well. Mr. Iacoangeli stated the old Kroger store will have a new tenant, but we don't know who that is yet. He added that the new Kroger store will occupy the Hallmark Store space as well.

Mr. Perkoski thought the total new building would be approximately 700 ft. long. He noted there is a property line that goes between the Kroger/Hallmark stores and K-Mart. The new Kroger will be shorter than other buildings they have that share a common wall.

Mr. Iacoangeli stated this section of the ordinance will be reviewed in the future as to whether this should still be included at all.

Ms. Spencer opened the public hearing, but there were no comments, and the public hearing was closed.

Ms. Novak-Phelps moved in File 15-002 to waive the side yard restriction to allow for construction of a common in excess of 500 ft. Mr. Erlich supported and the MOTION CARRIED with a roll call vote: Spencer – yes; Erlich – yes; Novak-Phelps – yes; Walz – yes. (4 yes votes)

Next Meeting Date:

- a. Regular Meeting – February 26, 2015

Adjournment:

Ms. Novak-Phelps moved to adjourn the meeting at 7:34pm. Mr. Erlich supported and the MOTION CARRIED with a unanimous voice vote. (4 yes votes)