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WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS – Special Meeting September 6, 2012 at 6:00 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. Lanthier, Mr. Artinian and Ms. Pearson were excused.

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

Also Present: Sean O'Neil, Community Development Director
Lynn Lindon, Recording Secretary

Visitors: 10

Approval of Agenda:

Mr. Kowall moved to approve the agenda as presented. Ms. Novak-Phelps supported and the MOTION CARRIED with a voice vote. (3 yes votes)

New Business:

	File 12-016
Applicant:	Carl Raye 10001 Burgess Ct. White Lake, MI 48386
Location:	10001 Burgess Ct., identified as 12-27-428-001
Request:	Variance to Article 6 for lot size, lot width, distance to neighbors, and side yard setback.

Ms. Spencer noted for the record that 35 property owners within 300 ft. were notified of the request. There were 4 letters received in favor or opposition, and no letters were returned undeliverable by the US postal service.

Mr. O'Neil reviewed the staff planner's report dated August 27, 2012. This is a one story single family home located in the Cedar Shores No. 4 Neighborhood. This is a legal non-conforming structure on a non-conforming lot of record. This home uses a private septic system and a private well. The applicant is proposing to build a new 115 sq. ft. addition to the west side of the home. This addition will match the existing western wall of the garage and will be 5x24 or 115 sq. ft. The new addition will be approximately 5 ft. from the property line on the west and will be 15 ft. at its closest point from other structure on the neighboring lot. The existing garage is located 7 ft. from the current property line.

Mr. Raye indicated they would like to bump the kitchen out to allow for a barrier-free bathroom for his physical restrictions.

Ms. Spencer opened the discussion for comments from the public.

Scot Page, 10017 Burgess Ct., they are the most affected by this and he is not opposed. He feels this will enhance the community. They are in favor anything they can do to help them.

Ms. Spencer read 3 letters into record, all in support of the Raye's request. With no other comments, the public hearing was closed.

Mr. O'Neil said the side yard setback variance requests are significant and should be discussed.

Mr. Kowall moved to approve File 12-016 a 2,740 sq. ft. variance to minimum lot size for an end result of 13,260 sq. ft.; a 16 ft. variance to required lot width for an end result of 84 ft.; a 5 ft. variance to the west side yard setback for an end result of 5 ft.; and a 5 ft. distance to neighbors setback for an end result of 15 ft. subject to the recommendation that firewall reinforcement be done to the west wall. Ms. Novak-Phelps supported and the MOTION CARRIED with a roll call vote: Novak-Phelps – yes (she commends them for being a good neighbor); Spencer – yes (first 2 variance requests are due to the non-conformity and the other 2 are a hardship), Kowall - yes (for reasons stated) (3 yes votes)

Next Meeting Date:

- a. September 27, 2012

Adjournment:

Mr. Kowall moved to adjourn the meeting at 6:15 pm. Ms. Novak-Phelps supported and the MOTION CARRIED with a unanimous voice vote. (3 yes votes)