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## WHITE LAKE TOWNSHIP

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### WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

**August 9, 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: Mr. Kowall were excused.

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

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

Visitors: 4

#### **Approval of Agenda:**

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

#### **New Business:**

	<b>File 12-014</b>
Applicant:	Robert Minshall 505 N. Ponchartrain White Lake, MI 48386
Location:	523 Deer Run, identified as 12-23-277-008
Request:	Variance to Article 6 for lot size and front yard setback

Ms. Spencer noted for the record that 15 property owners within 300 ft. were notified of the request. There were no letters received in favor or opposition and one letter was returned undeliverable by the US postal service.

Mr. Iacoangeli reviewed his report dated August 2, 2012. This is a vacant parcel located in the Twin Lakes Village Sub No. 1. This is a non-conforming lot of record located on Tull Lake. This home will utilize a private septic system. The new home will be connected to the public water system.

The applicant is proposing to build a new 2,772 sq. ft. one and a half story single-family residential home. This home will replace the home that was destroyed on the lot in 2009. The ground floor for the home will be 2,320 sq. ft.

The applicant has sited the home on the lot in such a way to minimize the variances need to build a single-family home. The need for the septic system along with the odd shape of the parcel creates a practical difficulty. Also, there is a deficiency in the lot size of 2,700 sq. ft. that makes the lot legal non-conforming. It should be noted that the home would be located 36.9 ft. away from the traveled portion of the Deer Run Road.

Mr. Minshall stated agreed this is an odd shaped lot and they want to build basically on the same footprint that was there previously. Dave Plautz of Crest Homes, and architect for the project, added they are further away from the cul-de-sac than the existing 3 homes that are there.

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

Pat Scalici, 509 Deer Run, questioned the distance from the house to the curb. Mr. Plautz stated it was 36.9 ft. from the road and further explained the dimensions. Her concern was with her line of sight to the road and whether this house would block that view.

With no other comments, the public hearing was closed.

**Mr. Artinian moved in File 12-014 to grant a 2,700 sq. ft. variance to minimum lot size with an end result of 13,300 sq. ft. and a 16.3 ft. variance to the front yard setback for an end result of 18.7 ft., with the addition of gutters and downspouts. Ms. Novak-Phelps supported and the MOTION CARRIED with a roll call vote: Spencer – yes (this is a legal non-conforming and there is a practical difficulty with the shape of the parcel and the applicant has worked to minimize the variances requested); Artinian – yes (for the reasons stated); Pearson – yes; Novak-Phelps – yes (for reasons stated and she is glad to see there is usable land to be built upon). (4 yes votes)**

**Next Meeting Date:**

- a. Regular Meeting – August 23, 2012

**Adjournment:**

**Mr. Artinian moved to adjourn the meeting at 7:11 pm. Ms. Pearson supported and the MOTION CARRIED with a unanimous voice vote. (4 yes votes)**