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WHITE LAKE TOWNSHIP

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WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

May 30, 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. Lanthier was excused.

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

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

Visitors: 3

Approval of Agenda:

Ms. Novak-Phelps moved to approve the agenda as presented. Mr. Artinian supported and the MOTION CARRIED with a voice vote. (5 yes votes)

New Business:

	File 12-008
Applicant:	Timothy Patrick Homes 30600 Northwestern Hwy. Farmington Hills, MI 48334
Location:	526 Woodstone Ct., identified as 12-34-377-010
Request:	Variance to Article 6 for natural features setback

Ms. Spencer noted for the record that 6 property owners within 300 ft. were notified of the request. There were no letters received in favor or opposition, and 3 letters were returned undeliverable by the US postal service.

Mr. Iacoangeli reviewed his report dated May 22, 2012. Both cases this evening are for lots in the Willow Lake Estates neighborhood. Both lots will be single-family residential homes located in the Willow Lake Estates neighborhood and will be connected to the sanitary sewer system and will use private wells.

For the property at 526 Woodstone Court, the applicant seeks to build a 3,022 sq. ft. residential home. The lots in Willow Lake Estates were created and approved prior to the Natural Features Setback Ordinance being established. The lots as approved make it impossible to meet the required standard and maintain a reasonable building footprint.

The Community Development Department feels this is not a self-created hardship and this is a situation where the approved lots create the non-conforming situation.

Jason Pzarka, representing Timothy Patrick Homes, stated they purchased the lots and have tried to figure out what would fit on the lots in terms of meeting the architectural guidelines and still have a usable garage space. Mr. Iacoangeli added that there is little upland and if held to the current standards, it would be near impossible to match the quality of homes in the neighborhood.

Ms. Spencer opened the discussion for public comment at 7:06 p.m.

Ryan Dershen, 515 Woodstone, stated he is in favor of the builder the requested variances. He would like more houses in the subdivision since it would increase taxable revenues in the township and add value to the neighborhood. His property currently has 10-12 ft. to the wetlands and when the neighborhood was developed, guidelines were established by the association that new builds have to meet.

With no other comments, Ms. Spencer closed the public hearing at 7:10 p.m.

Ms. Novak-Phelps questioned whether it was normal to approval a potential variance on something that isn't constructed yet. Mr. Iacoangeli responded that typically these variance run with an approved building plan and submitted with terms and conditions.

Ms. Pzarka stated that his intention is to start developing both homes at the same time.

Ms. Spencer moved to approve File 12-008 for Lot 10 of the Willow Lake Estates Subdivision for a 10.15 ft. variance from the 25 ft. required Natural Features setback for an end result of 14.85 ft. Ms. Novak-Phelps supported and the MOTION CARRIED with a roll call vote: Novak-Phelps – yes; Spencer – yes (the hardship is not a self-created and will take care of ordinance that went in after the development was approved), Artinian – yes (for reasons stated and with the addition of gutters and downspouts to control water flow); Pearson – yes (for the reasons stated); Kowall – yes. (5 yes votes)

Ms. Spencer amended her motion to include the addition of gutters and downspouts directed as such where the building department designates. Ms. Novak-Phelps supported the amendment.

	File 12-009
Applicant:	Timothy Patrick Homes 30600 Northwestern Hwy. Farmington Hills, MI 48334
Location:	532 Woodstone Ct., identified as 12-34-377-009
Request:	Variance to Article 6 for natural features setback

Ms. Spencer noted for the record that 6 property owners within 300 ft. were notified of the request. There were no letters received in favor or opposition, and 3 letters were returned undeliverable by the US postal service.

Mr. Iacoangeli reported this case is identical to the one previously discussed. This location is at 532 Woodstone Court. The applicant seeks to build a 3,218 sq. ft. residential home on Lot 09.

Mr. Kowall moved to approve File 12-008 for Lot 9 of the Willow Lake Estates Subdivision for a 13 ft. variance from the 25 ft. required Natural Features setback for an end result of 12 ft. with the addition of gutters and downspouts as directed and designated by the building department. Ms. Pearson supported and the MOTION CARRIED with a roll call vote: Novak-Phelps – yes; Spencer – yes (the hardship is not a self-created and will take care of ordinance that went in after the development was approved), Artinian – yes (for reasons stated); Pearson – yes (for the reasons stated); Kowall – yes. (5 yes votes)

Next Meeting Date:

- a. June 28, 2012 (possible cancellation)

Adjournment:

Mr. Artinian moved to adjourn the meeting at 7:20 pm. Ms. Novak-Phelps supported and the MOTION CARRIED with a unanimous voice vote. (5 yes votes)