

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
DECEMBER 11, 2025**

CALL TO ORDER

Chairperson Spencer called the meeting to order at 6:30 P.M. He led the Pledge of Allegiance.

Roll was called:

ROLL CALL

Present:

Debby Dehart, Planning Commission Liaison
Jo Spencer, Chairperson
Niklaus Schillack, Vice Chairperson
Steve Anderson, Township Board Liaison
Clif Seiber

Also Present:

Sean O'Neil, Community Development Director
David Waligora, Senior Planner
Nick Spencer, Building Official
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

Anderson wanted to swap case 7A with case 7B.

**It was MOVED by Member Anderson, seconded by Member Seiber to approve the agenda as amended.
The motion carried with a voice vote: (5 yes votes).**

APPROVAL OF MINUTES

A. August 28, 2025

Member Schillack noted a clerical error on Page 6.

It was MOVED by Member Anderson, seconded by Member Dehart, to approve the minutes as corrected. The motion carried with a voice vote: (5 yes votes).

CALL TO THE PUBLIC

None.

NEW BUSINESS

A. Applicant: Gregg Matthews
2103 Hampton Street
White Lake, MI 48386
Location: **2103 Hampton Street**
White Lake, MI 48386 identified as 12-14-279-003
Request: The applicant seeks to construct a single-family home, requiring variances from

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Section 3.1.6 – Minimum Lot Area, Section 3.1.6 – Minimum Front Yard Setback, and
Section 3.1.6 – Minimum Side Yard Setback.

Chairperson Spencer noted for the record that 13 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Director O’Neil reviewed his report.

Member Schillack asked staff if the shed on the south side was on the neighbor’s property. Director O’Neil said it was either on or over the property line, based on the survey.

Gregg Matthews, applicant, and Wade Paris, 9377 Gale, were present. Mr. Paris said the plans originally called for a rebuild. He said rebuilding the existing home would cause issues with the existing setbacks. The new plans improve on the existing setback deficiencies.

Chairperson Spencer opened the public hearing at 6:55 P.M. Seeing none, she closed the public hearing.

Member Seiber said the lot depth and size made for a practical difficulty. He added reducing the front yard setback would push the rear of the house further and potentially encroach on the rear and natural features setbacks.

Member Anderson agreed with Member Seiber and stated that the applicant’s plan is the best use of the lot.

The ZBA discussed the standards from Article 7, Section 37 of the ClearZoning Ordinance:

- A. Practical Difficulty
 - Member Seiber said the lot’s irregular shape and it being undersized made for a practical difficulty
- B. Unique Situation
 - Member Dehart reiterated that the lot shape and the houses along the street all are close to the road.
- C. Not Self-Created
 - The applicant did not construct the original house or plat the lot.
- D. Substantial Justice
 - Member Dehart said the applicant is proposing a house that is not the closest to the road compared to the other houses on the street.
- E. Minimum Variance Necessary
 - Member Dehart said the applicant’s proposal improves upon the non-conformities the current house has.

Member Seiber MOVED to approve the variances requested by Gregg Matthews from Section 3.1.6 of the Zoning Ordinance for Parcel Number 12-14-279-003, identified as 2103 Hampton Street, to build a new house. Variances from Section 3.1.6 are granted to allow for construction of said structure that will encroach 12.8 feet into the required front yard setback, 1.5 feet into the required (north) side yard

setback, and on a parcel that is 1,588 sq ft deficient in lot area. This approval has the following conditions:

- 1. The Applicant shall obtain all necessary permits from the White Lake Township Building Division.**
- 2. No mechanical units, including an HV AC system or generator, shall be placed in the front yards or closer than five (5) feet to any side yard lot line or rear lot line.**
- 3. A foundation certificate shall be required prior to vertical construction.**
- 4. An as-built survey shall be required to verify the approved setbacks.**
- 5. All necessary permits from RCOC and the Oakland County Health Division will be obtained prior to the issuance of building permits**
- 6. The shed adjacent to the south property line shall be removed.**

**Member Anderson supported, and the motion carried with a roll call vote: (5 yes votes).
(Seiber/yes, Anderson/yes, Dehart/yes, Schillack/yes, Spencer/yes).**

- B. Applicant: Ozysia Tkachuk
3320 Fox Blvd.
Commerce, MI 48382
Location: **9731 Portage Trail**
White Lake, MI 48386 identified as 12-26-177-017
Request: The applicant seeks to construct a single-family home, requiring a variance from Section 3.11.J – Notes to District Standards.

Chairperson Spencer noted for the record that 43 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 2 letters were returned undeliverable from the U.S. Postal Service.

Director O’Neil reviewed his report.

Member Seiber stated that it looks like there may be someone occupying the sheds on the property. Building Official Spencer said he will investigate it.

Building Official Spencer gave the ZBA a brief history of the property.

The applicant was not present.

Chairperson Spencer opened the public hearing at 7:20 P.M. Seeing none, she closed the public hearing.

**Member Schillack MOVED to postpone the variance requests of Ozysia Tkachuk for Parcel Number 12-26-177-017, identified as 9731 Portage Trail, to consider comments stated during this public hearing, until the applicants are present to speak on their case and no later than the March 2026 ZBA meeting. Member Dehart supported, and the motion carried with a roll call vote: (5 yes votes).
(Schillack/yes, Dehart/yes, Anderson/yes, Seiber/yes, Spencer/yes).**

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OLD BUSINESS

None.

OTHER BUSINESS

A. Approval of 2026 Meeting Dates

It was **MOVED** by Member Schillack, seconded by Member Dehart to approve the ZBA 2026 meeting dates. The motion carried with a voice vote: (5 yes votes).

NEXT MEETING DATE: January 22, 2026

ADJOURNMENT

It was **MOVED** by Member Anderson, seconded by Member Schillack to adjourn at 7:28 P.M. The motion carried with a voice vote: (5 yes votes).