

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
MARCH 26, 2026**

CALL TO ORDER

Chairperson Spencer called the meeting to order at 6:30 P.M. She 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:

David Waligora, Senior Planner
Nick Spencer, Building Official
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

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

CALL TO THE PUBLIC

None.

APPROVAL OF MINUTES

A. February 26, 2026

Member Seiber wanted to correct the minutes to reflect his no vote on the Jackson Boulevard case.

It was MOVED by Member Anderson seconded by Member Seiber to approve the minutes of February 26, 2026, as amended. The motion carried with a voice vote: (5 yes votes).

OLD BUSINESS

A. Applicant: Alfa Construction Guys, LLC, Contractor
23460 Industrial Park Dr.
Farmington Hills, MI 48335
Location: **10164 Elizabeth Lk Rd**
White Lake, MI 48386, identified as 12-27-226-012
Request: The applicant seeks to enlarge a single-family home, requiring variances from Section 3.1.6 – Development Standards for front and side setbacks and Section 7.23(A) - Nonconforming Structures

Senior Planner Waligora stated that there was a clerical error, and this case was not noticed properly last month, so we needed to redo the public hearing portion. He then reviewed his staff report with the ZBA, further he reaffirmed that the parcel is a substandard lot.

Chairperson Spencer opened the public hearing at 6:37 P.M.

Robin Tottis, 10170 Elizabeth Lake Road, spoke in opposition to the applicant's request.

Cherie Veilleux, 10130 Elizabeth Lake Road, spoke in opposition to the applicant's request.

Nancy Wood, 10125 Elizabeth Lake Road, shared concerns about air quality related to the demolition of the former structure.

Julie Vanderhaven, 10131 Elizabeth Lake, shared concerns about air quality related to the demolition of the former structure.

Doug Burns, 10314 Elizabeth Lake Road, shared concerns about the front yard setback variance.

Justin Columbus, 830 Pembroke, stated many of the complaints heard this evening do not relate to the variances requested. He stated what the applicant is requesting is reasonable.

Katie Wasson, 51 N. Hulbert, stated the neighbor's issues with demolition have nothing to do with the variance request. She is in support of the applicant's request.

Chairperson Spencer closed the public hearing at 6:53 P.M.

Member Schillack agreed that there are two different threads of conversation this evening: demolition/environmental issues and variance related issues.

Building Official Spencer stated the ordinance does not have language regarding environmental concerns, and concerned residents can reach out to the EPA or EGLE about air quality issues. He said those issues have been addressed with the contractor. He added an asbestos survey is asked for with any demolition permit application, but the state does not require an asbestos survey on single family structures (unless four single family structures adjacent are being demolished).

Member Anderson stated that he understood the environmental concerns, and the ZBA shares the same concerns regarding air and environmental quality. He added environmental issues are out of the jurisdiction of the ZBA in relation to variance approval.

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

- A. Practical Difficulty
 - Member Seiber stated the lot is narrow in width.
- B. Unique Situation

- Member Dehart stated the topography is a unique situation.
 - Member Schillack said not all lots on the lake have the same topography
- C. Not Self-Created
- The homeowner did not plat the lot.
- D. Substantial Justice
- Member Seiber said other lots in the area enjoy a shorter setback.
 - Member Schillack stated many of the other homes on the street are close to the road.
- E. Minimum Variance Necessary
- Member Dehart said non-conformity is being decreased.

Member Seiber MOVED to approve the 4 variances requested by Alfa Construction Guys, LLC, for parcel number 12-27-226-012, identified as 10164 Elizabeth Lake Road, for the purpose of remodeling the existing structure. Specifically approving 3 variances from Section 3.1.6 and 1 from Section 7.23, to allow a 20.04-ft front yard setback where the ordinance requires a minimum of 35 ft; a 7.3 ft west side yard setback where the ordinance requires a minimum of 10 ft; a side yard setback of 8.87 ft where the ordinance requires a minimum of 10 ft; and the ability to increase the nonconforming setback.

The variance is granted subject to the following conditions:

- 1. The applicant has shown their ability to meet the standards of Section 7.37 A – E for each of the variance requests.**
- 2. The Applicant shall obtain all necessary permits from the White Lake Township Building Division.**
- 3. No mechanical units, including an HVAC 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.**
- 4. A foundation certificate shall be required prior to vertical construction.**
- 5. An as-built survey shall be required to verify the approved setbacks.**
- 6. All necessary permits from RCOC and the Oakland County Health Division will be obtained prior to the issuance of building permits.**

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

NEW BUSINESS

- A. Applicant: Joseph Mannozi, Owner
145 Oxbow Lake Rd
White Lake, MI 48386
Location: **145 Oxbow Lake Rd**
White Lake, MI 48386, identified as 12-27-227-008
Request: Variance requests from: Sec. 3.1.5 for a side yard variance, and Sec 7.23 A, to enlarge a non-conforming structure.

Senior Planner Waligora summarized his report with the ZBA.

Joseph Mannozi, homeowner, was present. He stated his lot and the configuration of the house on the lot are non-conforming and wanted to keep in compliance with the ordinance as much as possible.

Member Seiber asked if the addition could be moved south. Mr. Mannozi said the septic, topography, and window access would conflict. Building Official Spencer added moving the addition further south would pose issues with the level of the current tri level house.

Chairperson Spencer opened the public hearing at 7:39 P.M. Seeing none, she closed the public hearing at 7:39 P.M.

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

- A. Practical Difficulty
 - Member Dehart said the lot's topography and current home configuration make a practical difficulty.
- B. Unique Situation
 - Member Seiber added the lot is a corner lot.
- C. Not Self-Created
 - The homeowner did not plat the lot and the topography exists.
- D. Substantial Justice
 - Member Schillack stated the proposed plan provided the applicant with substantial justice.
- E. Minimum Variance Necessary
 - Member Seiber said the addition was proposed in the best way possible. Member Schillack stated the addition is proposed for the flat area of the site.

It was MOVED by Member Schillack approve the variance request from the R-1C District dimensional requirements to allow a reduction of the required north side yard setback from 10 feet to 5.4 feet (a variance of 4.6 feet) to permit construction of an addition to the existing single-family home, based on the findings that the request meets the standards of Section 7.37 (A through E), subject to the following conditions:

- 1. The addition shall be constructed in substantial compliance with the plans submitted.**
- 2. No further encroachment into the required side yard setback shall occur without additional Zoning Board of Appeals approval.**
- 3. All necessary permits shall be obtained prior to construction.**

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

- B. Applicant: Jeremy Dinverno of Cedar Island Land, LLC, Owner
6075 Strawberry Circle
Commerce Twp, MI 48382
Location: **9945 Cedar Island Rd White Lake**, MI 48386, identified as 12-35-151-018
Request: Variance request from Sec. 7.26.A Nonconforming uses of structures.

Senior Planner Waligora summarized his report with the ZBA.

Joseph Samona, representative of the applicant, was present. He stated it was not a request to expand the use, and the intention is to only repair the roof. The current roof structure is failing. He explained the reasoning for the variance request.

Chairperson Spencer opened the public hearing at 8:01 P.M. She read three letters in favor of the applicant's request into the record.

Member Schillack asked Mr. Samona what will be stored in the structure. Mr. Samona stated there will be personal items stored. He stated that commercial related items may be stored in the structure, but that won't be the primary use of storage.

Member Seiber stated the structure needs a roof, and there won't be a change in the footprint of the building.

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

- A. Practical Difficulty
 - Member Seiber stated the need to repair a dangerous failing roof provides a practical difficulty.
- B. Unique Situation
 - Member Dehart stated the roof's condition is a unique situation
- C. Not Self-Created
 - The applicant did not create damage to the roof.
- D. Substantial Justice
 - Member Dehart said the neighbors will enjoy the improvement to the roof.
- E. Minimum Variance Necessary
 - It is the minimum variance necessary.

Member Anderson MOVED to approve the variance request from Section 7.26 – Nonconforming Uses of Structures to allow a modification to the existing structure that increases the building height and overall volume, based on the findings that the request meets the standards of Section 7.37 (A through E), subject to the following conditions:

- 1. The modification shall be constructed in substantial compliance with the plans submitted.**
- 2. No further expansion, enlargement, or intensification of the nonconforming use or structure shall occur without additional Zoning Board of Appeals approval.**
- 3. All necessary permits shall be obtained prior to construction.**
- 4. The applicant is hereby advised that outdoor storage (such as personal construction type vehicles and trailers, building materials without an active onsite building permit, long term parking of vehicles, etc.) is not permitted on the property unless and until a conforming principal use is established in accordance with the Zoning Ordinance.**

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

OTHER BUSINESS

One meeting is scheduled for next month's agenda.

NEXT MEETING DATE: April 23, 2026

ADJOURNMENT

It was MOVED by Member Anderson, seconded by Member Spencer to adjourn at 8:12 P.M. The motion carried with a voice vote: (5 yes votes).