

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
JUNE 25, 2026**

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
Clif Seiber
Michael Powell

Absent:

Niklaus Schillack, Vice Chairperson
Steve Anderson, Township Board Liaison

Also Present:

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

APPROVAL OF AGENDA

It was MOVED by Member Seiber, seconded by Member Dehart, to approve the agenda as presented. The motion carried with a voice vote: (4 yes votes).

APPROVAL OF MINUTES

A. May 28, 2026

It was MOVED by Member Dehart, seconded by Member Seiber to approve the minutes as presented. The motion carried with a voice vote: (4 yes votes).

CALL TO THE PUBLIC

None.

OLD BUSINESS

None.

8. NEW BUSINESS

- A. Applicant: Lamar Gergis
4314 Jackson Blvd
White Lake Township, MI 48386
Location: **4314 Jackson Blvd**
White Lake Township, MI 48386, identified as 12-07-328-015
Request: Variance request for Front and Side Yard Setback for Garage Addition

Senior Planner Waligora reviewed his report with the ZBA.

Lamar Gergies, 4314 Jackson, stated he needed a new engineered septic system, and the proposed location for the garage addition was in relation to the best location for the septic field.

Member Seiber asked the applicant about the overhangs on the addition and stated they are not allowed to encroach past 5' of the side yard property line. Mr. Gergis stated the garage overhangs would mirror the same projection as the overhangs on the house.

Chairperson Spencer opened the public hearing at 6:44 P.M.

Rob Parret, 4326 Jackson, is the applicant's neighbor and did not have any objections to the applicant's request.

Doug Zwada, 4288 Jackson Boulevard, stated he did not have any objections to the applicant's request.

Chairperson Spencer closed the public hearing at 6:45 P.M.

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

- A. Practical Difficulty
 - Member Seiber stated the square footage, irregular shape, and narrowness of the lot presented practical difficulty
 - Member Powell said the septic system location is also a practical difficulty.
- B. Unique Situation
 - Member Dehart reiterated the lot shape, width, and septic system placement made a unique situation.
- C. Not Self-Created
 - The applicant did not plat the lot.
- D. Substantial Justice
 - Member Seiber stated other properties in the neighborhood exceed the front yard setbacks.
- E. Minimum Variance Necessary
 - Member Seiber stated this is the minimum variance necessary.

It was MOVED by Member Seiber to approve the requested variances for the property located at 4314 Jackson Boulevard (Parcel No. 12-07-328-015) to permit construction of a 22-foot by 40-foot detached garage with a front setback of 16.3 feet where 35 feet is required and a side setback of 5.5 feet where 10 feet is required, having found that the applicant satisfied the standards for granting a variance contained within the White Lake Township Zoning Ordinance, subject to the following conditions:

- 1. The detached garage shall be constructed substantially in accordance with the site plan and survey prepared by JUMCOR Group dated January 12, 2026, as submitted with the variance application.**

2. **Any modification to the approved garage footprint, location, dimensions, or setbacks shall require review by the Township and may require additional approvals and/or variances from the Zoning Board of Appeals.**
3. **In no event shall the projection of any roof overhang be closer than five feet to the side lot lines .**
4. **Any modifications of the driveway beyond the property line will require a RCOC permit.**

**Member Powell seconded, and the motion carried with a roll call vote: (4 yes votes).
(Seiber/yes, Powell/yes, Dehart/yes, Spencer/yes).**

- B. Applicant: Derek and Kaitlyn Byerle
 12201 William Randy Ct
 White Lake, MI 48386
 Location: **12201 William Randy Ct**
 White Lake, MI 48386, identified as 12-15-276-031
 Request: 12201 William Randy Lot Width Variance

Senior Planner Waligora reviewed his report with the ZBA.

Kaitlyn Byerele, 12201 Willian Randy Court, was present to speak on her request. She stated the reasons for her request and reviewed sections of 7.23 of the Zoning Ordinance and how they applied to her request. The property currently does not meet the lot width standards for the Suburban Farm district, and the private road predates the applicant's ownership. This property is the only one on William Randy Court, and there isn't another property like it in the Township similar scenario.

Chairperson Spencer opened the public hearing at 7:10 P.M. Five letters in favor of the applicant's request were read into the record.

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

- A. Practical Difficulty
- Member Seiber stated compliance with the private road ordinance from decades ago provides a practical difficulty.
 - Member Powell agreed, and stated it is difficult to meet the lot width requirement for Suburban Farm District without a lot split.
- B. Unique Situation
- Member Dehart the property is the only one in the Township like this.
- C. Not Self-Created
- The applicant did not plat the lot.
- D. Substantial Justice
- Member Powell stated granting the request opens the ability for the applicant to be able to improve on their property without the need to come to ZBA.
 - Member Seiber said the lot is like other properties along Teggerdine on non-private roads.
- E. Minimum Variance Necessary

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- Member Dehart stated the applicant is not requesting for the width to be smaller than what is currently platted.

It was MOVED by Member Seiber to approve the variance requested for Parcel No. 12-15-276-031, commonly known as 12201 William Randy Court, specifically granting a variance from Section 3.1.2(F) of the White Lake Township Zoning Ordinance to permit a lot width of 73.67 feet where 165 feet is required within the SF, Suburban Farms Zoning District.

- 1. The applicant has demonstrated compliance with the standards for approval contained in Section 7.37 of the White Lake Township Zoning Ordinance.**
- 2. Prior to the vacation, extinguishment, or modification of the William Randy Court private road easement, the applicant shall demonstrate to the satisfaction of the Township Engineer that any stormwater management facilities or drainage functions previously associated with the private road have been adequately reestablished, relocated, or otherwise provided for in a manner that does not adversely impact adjoining properties or public infrastructure.**

**Member Powell supported, and the motion carried with a roll call vote: (4 yes votes).
(Powell/yes, Dehart/yes, Spencer/yes, Seiber/yes).**

OTHER BUSINESS

- A. Staff Memo - ZBA Jurisdiction

NEXT MEETING DATE: July 23, 2026

ADJOURNMENT

It was MOVED by Member Dehart, seconded by Member Powell to adjourn at 7:21 P.M. The motion carried with a voice vote: (4 yes votes).