



ZONING BOARD OF APPEALS MEETING
LOCATION: ELECTRONIC MEETING
THURSDAY, SEPTEMBER 23, 2021 – 7:00 PM

White Lake Township | 7525 Highland Rd | White Lake, MI 48383 | Phone: (248) 698-3300 | www.whitelaketwp.com

AGENDA

PLEASE SEE ATTACHED ON-LINE MEETING INSTRUCTIONS
RESIDENTS MAY CALL IN VIA:

1 312 626 6799 US (Chicago)

1 888 788 0099 US Toll-free

MEETING ID: 824 3190 0949

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES**

A. Zoning Board of Appeals Regular Meeting of August 26, 2021

5. OLD BUSINESS

- A. Applicant: Michael Epley
6075 Carroll Lake Road
Commerce, MI 48382
Location: **9386 Bonnie Briar**
White Lake, MI 48386 identified as 12-14-276-014
Request: The applicant requests to construct an enclosed porch and attached garage, requiring variances from Article 3.1.6.E, R1-D Single Family Residential Side-Yard Setback, Rear-Yard Setback, and Minimum Lot Area. A variance from Article 7.28.A, Repairs and Maintenance to Nonconforming Structures is required due to both the value of improvements and the increase in cubic content.

6. NEW BUSINESS

- A. Applicant: Ryan Heil
1600 Hazel Avenue
Grand Blanc, MI 48439
Location: **English Villas Sub Lot 345**
White Lake, MI 48386 identified as 12-14-282-002
Request: The applicant requests to construct a house, requiring variances from Article 3.1.6.E, R1-D Single Family Residential Front-Yard Setback, Side-Yard Setback, Maximum Lot Coverage, Minimum Lot Area, and Minimum Lot Width.



- B. Applicant: Roger Lewis
85 N. Hulbert Street
White Lake, MI 48386
Location: **9 Danforth Drive**
White Lake, MI 48386 identified as 12-26-126-035
Request: The applicant requests a post-construction variance for the alteration of a nonconforming structure, requiring a variance from Article 7.23.A, Nonconforming Structures.

- C. Applicant: Brian McNamara
1801 Bogie Lake Road
White Lake, MI 48386
Location: **1801 Bogie Lake Road**
White Lake, MI 48386 identified as 12-33-201-005
Request: The applicant, under Article 7.36, Powers of Zoning Board of Appeals Concerning Administrative Review and Variances, is appealing a determination made by Township officials in the enforcement of Article 5.12 for fence height and setbacks.

- D. Applicant: Gardner Signs Inc.
1087 Naughton Road
Troy, MI 48083
Location: **3671 Highland Road**
White Lake, MI 48383 identified as 12-19-101-037
Request: The applicant requests to install a monument sign within the setback from the road right-of-way and exceeding the allowed size, requiring variances from Article 5.9.J.i.a and Article 5.9.J.i.b.

- E. Applicant: Mark Johnson
150 Danforth Street
White Lake, MI 48386
Location: **150 Danforth Street**
White Lake, MI 48386 identified as 12-23-376-004
Request: The applicant requests to construct a garage, requiring variances from Article 3.1.6.E, R1-D Single Family Residential Front-Yard Setback and Side-Yard Setback. A variance from Article 7.28.A, Repairs and Maintenance to Nonconforming Structures is required due to both the value of improvements and the increase in cubic content.

7. OTHER BUSINESS

- A. **Next Meeting Date** : October 28, 2021 Regular Meeting

8. ADJOURNMENT



ELECTRONIC MEETING INSTRUCTIONS

NOTE: THIS MEETING WILL BE HELD ELECTRONICALLY AS AUTHORIZED UNDER THE OPEN MEETINGS ACT, PUBLIC ACT 267 OF 1976, AS AMENDED. MEMBERS OF THE PUBLIC BODY AND MEMBERS OF THE PUBLIC MAY PARTICIPATE ELECTRONICALLY, AS DESCRIBED BELOW.

Reason for allowing participation by electronic means:

To mitigate the spread of COVID-19, protect the public health, and provide essential protections to vulnerable citizens, in-person contact should be limited. Critical mitigation measures include social distancing and limiting the number of people interacting at public gatherings. This includes public meetings.

Members of the public may access the agenda materials via the Township website – <https://www.whitelaketwp.com/meetings> by end of day, **Thursday, September 16, 2021**, but possibly sooner.

Members of the public wishing to participate in the electronic meeting may do so by:

Dialing the phone number below and enter the meeting ID when prompted. A password is no longer required for dial in participation.

Telephone Access: 1 312 626 6799 US (Chicago) or
US Toll-free: 1 888 788 0099

Meeting ID: 824 3190 0949

Where to watch the meeting:

The meeting will be available to view live on our YouTube Channel which can be easily reached from the live meeting link located on the White Lake Township website home page www.whitelaketwp.com or by visiting: https://www.youtube.com/channel/UCYPorjifGrhCNd368R_Cyg_w/featured. Closed captioning will be available after YouTube fully renders meeting video.

Procedure for public participation by electronic means:

In order for the Township to allow electronic participation in the meeting, there must be full opportunity for both the general public and the members of the public body to hear, and be heard at appropriate times during the meeting, except during any closed session portions of the meeting. Public participants will be muted upon entry to the meeting, but will have a chance to speak during public comment or at public hearings if one is involved.

Once connected to the meeting, members of the public wishing to participate in the virtual public comment or virtual public hearing must alert us that they wish to speak by pressing *9 on their telephone keypad. Pressing *9 will activate the “**raise your hand**” feature signaling to us that you wish to comment. Because of limitations with muting and unmuting members of the public, there will only be one public comment period which will be announced by the meeting moderator at the appropriate time. Participants who have “**raised their hand**” to **speak during public comment or public hearings** will be called on one at a time, as would happen during an in-person meeting. When you are unmuted, please introduce yourself by stating your name and address for the record. You will then have (3) minutes to share your comments with the Township board. At the conclusion of your comments or your (3) minutes, you will be muted and removed from the public comment queue.

Participants may also choose to submit written comments that will be read into record during public comment by the Chairperson of the Zoning Board of Appeals. Submit any written comments via e-mail to Hmicallef@whitelaketwp.com by **Noon, September 22, 2021**, the day before the meeting.

Procedures for accommodations for persons with disabilities: The Township will follow its normal procedures for individuals with disabilities needing accommodations for effective participation in this meeting. **Please contact the Township Clerk’s office at (248) 698-3300 X-113 at least two days in advance of the meeting.** An attempt will be made to make reasonable accommodations.