



ZONING BOARD OF APPEALS MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MICHIGAN 48383
THURSDAY, AUGUST 28, 2025 – 6:30 PM

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

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. [July 24, 2025](#)
6. CALL TO THE PUBLIC
7. OLD BUSINESS
8. NEW BUSINESS
 - A. [Applicant: Edward Wenz](#)
[8756 Trenton Drive](#)
[White Lake, MI 48386](#)
[Location: 10918 Hillway Street](#)
[White Lake, MI 48386 identified as 12-34-351-015](#)
[Request: The applicant seeks to convert an existing duplex to a single-family home, requiring variances from Section 3.1.6.E – Minimum Lot Width, Section 3.1.6.E – Minimum Side Yard Setback, Section 7.23 – Nonconforming Structures, Section 7.27 – Nonconforming Lots of Record.](#)
 - B. [Applicant: Jasdeep Dhariwal](#)
[2290 Kingston](#)
[White Lake, MI 48386](#)
[Location: 2290 Kingston](#)
[White Lake, MI 48386 identified as 12-14-233-007](#)
[Request: The applicant seeks to build an elevated deck onto the rear of the existing single-family home, requiring a variance from Section 3.11.Q – Notes to District Standards.](#)
 - C. [Applicant: Michelle Spencer](#)
[8200 Carpathian Drive](#)
[White Lake, MI 48386](#)
[Location: Vacant – Lake Jason Drive](#)
[White Lake, MI 48386 identified as 12-34-426-003](#)
[Request: The applicant seeks to construct a single-family home, on a vacant parcel, requiring a variance from Section 3.1.2.F – Minimum Front Yard Setback.](#)
9. OTHER BUSINESS
10. NEXT MEETING DATE: November 13, 2025
11. ADJOURNMENT



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-7 at least five days in advance of the meeting.** An attempt will be made to provide reasonable accommodations.

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
JULY 24, 2025**

CALL TO ORDER

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

Roll was called:

ROLL CALL

Present:

Niklaus Schillack, Vice Chairperson
Mike Powell
Tony Madaffer
Steve Anderson, Township Board Liaison
Clif Seiber

Absent:

Debby Dehart, Planning Commission Liaison
Jo Spencer, Chairperson

Also Present:

Nick Spencer, Building Official
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

**MOTION by Member Anderson, seconded by Member Madaffer, to approve the agenda as presented.
The motion carried with a voice vote: (5 yes votes).**

APPROVAL OF MINUTES

A. May 22, 2025

Member Sieber noted a clerical error on page 3 that needed to be corrected.

**MOTION by Member Anderson, seconded by Member Seiber, to approve the minutes as corrected.
The motion carried with a voice vote: (4 yes votes).**

CALL TO THE PUBLIC

None.

NEW BUSINESS

A. Applicant: Michael Gordon
4351 Delemere Court
Royal Oak, MI 48073
Location: **575 Washington Boulevard**
White Lake, Michigan 48386 identified as 12-27-405-019
Request: The applicant requests to build outdoor covered deck structures, requiring
variances from Section 3.1.5.E – Minimum Lot Width, Section 3.1.5.E – Minimum Side

Yard Setback, Section 7.23 – Nonconforming Structures, and Section 7.27 –
Nonconforming Lots of Record.

Member Schillack noted for the record that 28 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.

Building Official Spencer reviewed the staff report.

Member Seiber asked staff about the Oakland County Health Division stipulated in the approval. Building Official Spencer said a permit from OCHD would be triggered if there was a proposed encroachment on the septic field, but the plans do not show a potential encroachment.

Michael Gordon, representative for the project, was present to speak on behalf of the applicant. Mr. Gordon said the need for the deck was to entertain. The location of the deck is to leave a setback from the septic field.

Member Powell asked Mr. Gordon if there are sliding doors at the end of the house, and what room would be coming off the deck. Mr. Gordon said the deck would be entry off of the kitchen and bedroom. Mr. Flynn, the homeowner, stated he wanted to be able to enjoy the outdoor space and had no plans to enclose the deck structure.

Member Anderson said he visited the site and said the architect did their best to make the plan safe and usable for the homeowner.

Mr. Flynn said the house is old with plaster walls, and doesn't have central air, and the decks would provide relief from the heat.

Member Seiber asked Mr. Gordon how much overhang is on the north soffits. Mr. Gordon said about 2'.

Member Schillack opened the public comment at 6:51 P.M.

Mary Earley, 5925 Pineridge Court, stated that applicants need to speak into the microphone so the audience can hear clearly.

Member Schillack closed the public hearing at 6:53 P.M.

Member Seiber said the lot width posed a practical difficulty and the applicant's request wasn't egregious.

Member Powell said an additional gable would alter the architecture of the house, and the septic tank location would pose for practical difficulty.

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

- A. Practical Difficulty
 - Member Seiber said the lot width and the current house make for a practical difficulty.
- B. Unique Situation
 - Member Schillack said the location of the septic field and the narrow lot width provided a unique situation.
- C. Not Self-Created
 - Member Powell said the applicant did not construct the original house or plat the lot.
- D. Substantial Justice
 - Member Seiber said surrounding houses have similar structures.
- E. Minimum Variance Necessary
 - Member Schillack said the applicant was not expanding upon current non-conformities.

Member Seiber moved to APPROVE move to approve the variances requested by Michael Gordon from Section 3.1.5, 7.23, and Section 7.27 of the Zoning Ordinance for Parcel Number 12-27405-019 identified as 575 Washington Boulevard, in order to build two new covered decks onto the rear of the structure. Variances from Section 3.1.5 are granted to allow for both construction on a lot that is 34.82 feet less than the minimum lot width required in the RI-C zoning district, and for both side yards which will result in variances of 4.25 feet and 1.25 feet respectively. Additionally, a variance from Section 7.23 is also granted to allow for the enlargement of a nonconforming structure. Finally, a variance from Section 7.27 of the Zoning Ordinance is also granted to allow for development on a lot that does not meet the minimum Ordinance requirements for lot width. This approval has the following conditions:

- 1. The Applicant shall obtain all necessary permits from the White Lake Township Building Division and the Oakland County Health Division.**
- 2. No mechanical units, including a 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.**
- 3. Per Section 5.3, all portions of the proposed structure (including the roof/soffits/gutters) shall be setback a minimum of five (5) feet from the north and south property lines.**
- 4. A foundation certificate shall be required prior to vertical construction.**
- 5. An as-built survey shall be required to verify the approved setbacks.**

Member Powell SUPPORTED, and the motion carried with a roll call vote: (5 yes votes) Seiber/yes, Powell/yes, Schillack/yes, Madaffer/yes, Anderson/yes)

- B. Applicant: Marlene Klimechi
17290 Garden Ridge Lane
Northville, MI 48168
Location: **8852 Charbane Avenue**
White Lake, Michigan 48386 identified as 12-36-351-022
Request: The applicant proposes to construct an accessory building, requiring variances from Section 3.1.6.E – Minimum Lot Area, Section 3.1.6.E – Minimum Lot Width, 3.1.6.E

– Minimum Front Yard Setback, Section 3.11.T – Notes to District Standards, and Section 7.27 – Nonconforming Lots of Record.

Member Schillack noted for the record that 23 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.

Building Official Spencer reviewed the staff report.

Member Powell asked staff about the condition of the existing structure. Building Official Spencer said the current structure is in poor condition.

Marlene Klimecki, 8852 Charbane, was present to speak on behalf of her case. She said the original house on the structure burned down, and the primary structure was rebuilt. The garage did not burn down, but it is in bad condition due to the slope of the garage. She shared concerns about the garage collapsing on the neighbor's property. The garage is infested with pests as well.

Member Anderson asked the applicant if anything was currently stored in the garage. Ms. Klimecki said no.

Member Powell asked Ms. Klimecki if she planned on living in the house. Ms. Klimecki said if the garage can't be rebuilt, she will not. She bought the house with the intent of living in White Lake.

Member Seiber asked Ms. Klimecki if the garage was on two levels. Ms. Klimecki said no.

Member Schillack opened the public comment at 7:10 P.M. Seeing none, he closed the public comment at 7:11 P.M.

Member Seiber said the lot size and width are deficient, and giving the garage side entry makes for a safer situation.

Member Powell said the new garage will be an improvement.

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

- A. Practical Difficulty
 - Member Powell said the current garage is disintegrating.
- B. Unique Situation
 - Member Anderson said the structure is dilated and infested with pests.
- C. Not Self-Created
 - Member Seiber said the garage is pre-existing.
- D. Substantial Justice
 - Member Seiber said there is a neighbor with a garage in a similar orientation.

E. Minimum Variance Necessary

Member Schillack said the non-conformity is being reduced with the applicant's request.

Member Anderson moved to **APPROVE** the variances requested by Marlene Klimechi from Section 3.1.6, 3.11.T, and Section 7.27 of the Zoning Ordinance for Parcel Number 1236-351-022 identified as 8852 Charbane Avenue, in order to build a new two-car, detached garage. Variances from Section 3.1.6 are granted to allow for both construction on a lot that is 30 feet less than the minimum lot width required, and 4,510 square feet less than the required minimum lot area in the RI-D zoning district. Additionally, a variance from Section 3.1.6 is granted to allow for the garage to encroach 25 feet into the required front yard setback (from Charbane Avenue). A 3.4 foot variance from Section 3.11.T is also granted, allowing an encroachment into the required side yard setback for side-entry garages. Lastly, a variance from Section 7.27 of the Zoning Ordinance is also granted to allow for development on a lot that does not meet the minimum Ordinance requirements for lot area and width. 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 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.
3. The proposed structure shall be setback at least five (5) feet from the south property 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. Parking of vehicles/equipment, and storage of any kind, will not be permitted in the area between the new structure and Charbane Avenue.
7. All necessary permits from RCOC and the Oakland County Health Division will be obtained prior to the issuance of building permits.

Member Seiber **SUPPORTED**, and the motion carried with a roll call vote: (5 yes votes) (Anderson/yes, Seiber/yes, Madaffer/yes, Powell/yes, Schillack/yes).

- C. Applicant: Micah Swansey
417 Teggerdine Road
White Lake, MI 48386
Location: **417 Teggerdine Road**
White Lake, MI 48386 identified as 12-22-326-022
Request: The applicant requests to construct an accessory building, requiring a variance from Section 3.11.K – Notes to District Standards.

Member Schillack noted for the record that 25 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.

Building Official Spencer reviewed the staff report.

Member Seiber asked staff if an accessory structure is 10' from a principal structure, are the rear yard and side yard setbacks 5'. Building Official Spencer confirmed.

Micah Swansey, the homeowner, was present to speak on behalf of his case. He said the lot is unique based on the two frontages. He said the grading of the property resulted in a swale in the front of the house that would need to be excavated if the structure was moved. The right-of-way on Teggerdine Trail is 93'. His objective is to clean up the backyard and store vehicles in the accessory structure.

Member Powell asked the applicant where the door on the accessory structure would be. Mr. Swansey said it would face the Teggerdine Trail frontage.

Member Seiber asked the applicant if the property holds water during a heavy rain. Mr. Swansey said no, there is no history of standing water. He added that the site will be balanced to make sure water isn't going to be held in the area.

Member Powell asked how grading would be done so as not to affect the neighbor's property. Mr. Swansey said the grading would be done to divert the water to the south of the property.

Member Seiber asked the applicant for the confirmed height of the side walls. Mr. Swansey said the side walls will be 12'. Member Seiber stated if the barn was moved easterly and it would meet the front yard setback on Teggerdine Trail. Mr. Swansey said the topography of the lot made it difficult to move the location of the building. He stated the grading and the double frontage of the lot made for a unique situation.

Member Anderson asked the applicant if the trailer would be stored in the accessory structure. Mr. Swansey confirmed that an additional trailer and vehicle will be stored as well.

Member Schillack opened the public hearing at 7:36 P.M. Seeing none, he closed the public hearing at 7:37 P.M.

Member Powell said he thinks the lot should be considered with two frontages. He wasn't opposed to variances, but was not convinced that grading was a hardship. He was in favor of the accessory structure being farther from Teggerdine Trail.

Member Madaffer stated the accessory structure could be moved east.

Member Seiber said he was not comfortable with the structure being so close to the edge of the Teggerdine Trail right-of-way. He was in favor of tabling the applicant's request for them to relocate the proposed structure away from Teggerdine Trail.

Member Powell said he was in favor of setting a minimum for the applicant in regards to the Teggerdine Trail setback.

Mr. Swansey said he could meet a 10 front yard setback. He would prefer a decision this evening to not delay.

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

- A. Practical Difficulty
 - Member Anderson said the practical difficulty is the lot having two frontages.
- B. Unique Situation
 - Member Powell said the lot has two frontages and is small.
- C. Not Self-Created
 - The hardship is not self-created.
- D. Substantial Justice
 - Member Powell said if the lot wasn't configured as is, he wouldn't be in front of the Board.
- E. Minimum Variance Necessary
 - Member Schillack said it will be a minimum variance necessary after the Board increased the front yard setback.

Member Powell moved to APPROVE the variances requested by Micah Swansey from Section 3.11.K of the Zoning Ordinance for Parcel Number 12-22-326-022, identified as 417 Teggerdine Road, in order to build a new accessory structure. A variance from Section 3.11.K is granted to allow for construction of said structure that will encroach 24 feet into the required front yard setback (from Teggerdine Trail). This approval has the following conditions:

The Applicant shall obtain all necessary permits from the White Lake Township Building Division.

- 1. No mechanical units, including a 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. The proposed structure shall be setback at least five (5) feet from the north property line, including eaves and eavestroughs.**
- 2. A foundation certificate shall be required prior to vertical construction.**
- 3. An as-built survey shall be required to verify the approved setbacks.**
- 4. A driveway permit (for Teggerdine Trail) from RCOC must be obtained prior to the issuance of a building permit, if a driveway is installed**

Member Anderson SUPPORTED, and the motion carried with a roll call vote (4 yes votes): (Powell/yes, Anderson/yes, Madaffer/yes, Schillack/yes, Seiber/no).

The ZBA recessed at 7:55 P.M. The ZBA returned from recess at 7:57 P.M.

- D. Applicant: Kit Klekamp
9708 Mandon Road
White Lake, MI 48386
Location: **9708 Mandon Road**
White Lake, Michigan 48386 identified as 12-35-126-010
Request: The applicant seeks to enlarge his existing single-family home, requiring variances from Section 3.1.6.E – Minimum Lot Width, Section 3.1.6.E – Minimum Lot Area, Section 3.1.6.E – Minimum Side Yard Setback, Section 3.1.6.E – Minimum Front Yard Setback, Section 7.23 – Nonconforming Structures, and Section 7.27 – Nonconforming Lots of Record.

Member Schillack noted for the record that 31 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 1 letter was returned undeliverable from the U.S. Postal Service.

Building Official Spencer reviewed the staff report.

Member Schillack asked staff for clarification regarding the shed on the property. Building Official Spencer said it looks like the shed is potentially encroaching on the neighbor's property.

Member Powell stated the survey states the shed is encroaching onto the adjacent property by 1'.

Kit Klekamp, homeowner, was present to speak on behalf of the request. He said he was told by the surveyor that he probably owned the property where the shed is encroaching, but because the house and the original survey are so old, it couldn't be confirmed. He stated he will be putting a second story on the house for storage and to add a mother-in-law suite.

Member Powell stated OCHD has requirements when adding living space to the home; the septic system would require evaluation. Mr. Klekamp said he was aware of this and was trying to get the variance approvals first.

Member Powell stated the surrounding neighbors did not voice any opinions of opposition to the applicant's request.

Member Schillack opened the public hearing at 8:09 P.M. Seeing none, he closed the public comment at 8:09 P.M.

Member Powell stated he is in favor of residents being able to approve their property and the surrounding neighborhood.

Member Seiber said the shed would need to be moved to meet ordinance requirements, but due to the age and structure of the shed, it may not be able to be moved. He was impressed at the minority of the variances due to the narrowness 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 width presents a practical difficulty.

B. Unique Situation

- Member Schillack said the shed age and good structural condition are unique.

C. Not Self-Created

- Member Seiber said the applicant did not plat the lot.

D. Substantial Justice

- Member Schillack said there are similar houses in the area.

E. Minimum Variance Necessary

- Member Seiber said the applicant is matching existing setbacks, so it is the minimum variance necessary.

Member Seiber moved to APPROVE the variances requested by Kit Klekamp from Section 3.1.6, 7.23, and Section 7.27 of the Zoning Ordinance for Parcel Number 12-35-126-010 identified as 9708 Mandon Road, in order to build both first and second story additions onto the existing structure. Variances from Section 3.1.6 are granted to allow for construction on a lot that is 35 feet less than the minimum lot width required in the R1-D zoning district, and for both front yard and (east) side yards, which will result in variances of 2.7 feet and 3.6 feet, respectively. Additionally, a variance from Section 7.23 is also granted to allow for the enlargement of a nonconforming structure. Finally, a variance from Section 7.27 of the Zoning Ordinance is also granted to allow for development on a lot that does not meet the minimum Ordinance requirements for lot width. This approval has the following conditions:

- 1. The Applicant shall obtain all necessary permits from the White Lake Township Building Division and the Oakland County Health Division.**
- 2. 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.**
- 3. Per Section 5.3, all portions of the proposed structure (including the roof/soffits/gutters) shall be setback a minimum of five (5) feet from the property lines.**
- 4. A foundation certificate shall be required prior to vertical construction. 5. An as-built survey shall be required to verify the approved setbacks.**

Member Powell SUPPORTED, and the motion carried with a roll call vote: (5 yes votes). (Seiber/yes, Powell/yes, Schillack/yes, Madaffer/yes, Anderson/yes).

- E. Applicant: Brett Meyer
9507 Mandon Road
White Lake, MI 48386
Location: **9507 Mandon Road**
White Lake, MI 48386 identified as 12-35-129-037
Request: The applicant seeks to build a second-story addition onto an existing single-family home, requiring variances from Section 3.1.6.E – Minimum Side Yard Setback, Section 3.1.6.E – Minimum Front Yard Setback, and Section 7.23 – Nonconforming Structures.

Member Schillack noted for the record that 28 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.

Building Official Spencer reviewed the staff report.

Brett Meyer, the homeowner, was present to speak on behalf of his case. He said he bought the house several years ago. He wanted the addition for more space and to add value to the house.

Member Powell asked the applicant where the septic and well on the property were. Mr. Meyer said the septic is on the west side of the property, and the well is in the front of the house.

Member Powell said he could not tell how OCHD would determine the expansion of the project. Mr. Meyers said the house is currently certified for 2 bedrooms, and the current bedroom would be changed into a laundry room.

Member Schillack opened the public hearing at 8:29 P.M. Seeing none, he closed the public hearing at 8:29 P.M.

Member Powell said he did not want to penalize property owners who want to improve their property. He commended the homeowner for trying to improve the property.

Member Seiber said the variances were minimal and the homeowner would not be expanding on non-conforming.

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

A. Practical Difficulty

- Member Powell said the lot size, location of the septic system, the easement, and the only option being a vertical addition presented a practical difficulty.

B. Unique Situation

- Member Seiber said the location of the easement of the property and the house's location on the lot.
- Member Schillack said another homeowner's house on their property made for a unique situation.

C. Not Self-Created

- Member Schillack said the neighbor's house is on the applicant's property.

D. Substantial Justice

- Member Seiber said a second-story addition is in conformance with what the rest of the neighbors enjoy.

E. Minimum Variance Necessary

- Member Seiber said the applicant is not expanding on non-conformities.

Member Schillack moved to APPROVE the variances requested by Brett Meyer from Section 7.23 of the Zoning Ordinance for Parcel Number 12-35-129-037, identified as 9507 Mandon Road in order to build a second story on an existing one-story, nonconforming structure. Variances from Section 3.1.6 are also granted to allow for construction of said addition that will have encroachments, which are existing, of 15.6 feet into the required front yard setback and 0.4 feet into the side yard setback. This approval has the following conditions:

- 1. The Applicant shall obtain all necessary permits from the Oakland County Health Division prior to the issuance of a building permit.**
- 2. The Applicant shall obtain all necessary permits from the White Lake Township Building Division.**

- 3. No mechanical units, including a 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.**

Member Anderson SUPPORTED, and the motion carried with a roll call vote: (5 yes votes) (Schillack/yes, Anderson/yes, Seiber/yes, Madaffer/yes, Powell/yes).

OLD BUSINESS

None.

OTHER BUSINESS

None.

NEXT MEETING DATE: August 28, 2025

ADJOURNMENT

MOTION by Member Madaffer, seconded by Member Anderson to adjourn at 8:39 P.M. The motion carried with a roll call vote: (5 yes votes).

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS**

**REPORT OF THE
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Zoning Board of Appeals
FROM: Sean O'Neil, Community Development Director
DATE: August 18, 2025



Agenda item: 8A

Appeal Date: August 28, 2025

Applicant: Edward Wenz

Address: 8756 Trenton Drive
White Lake, MI 48386

Location: 10918 Hillway Street
White Lake, MI 48486

Zoning: R1-D Single Family Residential

Property Description

The approximately 0.36-acre (15,660 square-foot) parcel identified as Parcel Number 12-34-351-015 is located within the Oak Ridge Park subdivision and is zoned R1-D (Single Family Residential). The property currently has a duplex residence with a detached two-car garage located on it. Additionally, the property is currently served by a private well and septic but will be connected to the sanitary sewer system if the proposed addition is constructed. This lot has a width of 57 feet along its Hillway Street frontage.

Applicant's Proposal

The Applicant is proposing to add a second story addition to the existing residential structure and convert it from a duplex to a single-family residence. The second story addition would cover the entire first floor of the existing structure and will include a new deck on the north side of the house. The addition would not increase the setback deficiencies. The applicant is planning to install new siding, trim, and a roof to the existing garage, which will not require a variance. The applicant describes that he is seeking variances for his proposed plan because, while he is maintaining the existing setbacks, he is limited in his ability to add onto the house due to the narrow lot (platted in 1956) and the unique lot shape.

Planner's Report

The existing lot is legally nonconforming, as is the current duplex structure in both use and setbacks. Per Section 3.1.6 of the Zoning Ordinance, the minimum lot width in the R1-D zoning district is 80 feet. In this case, the lot width is deficient by 23 feet. Section 3.1.6 also calls for 10 foot side yard setbacks, and the proposal is deficient on both the east and west sides, resulting in setbacks of 6.0 feet and 5.4 feet respectively. Finally, Section 7.23 of the ordinance requires that a variance be obtained for enlarging an existing nonconforming structure, which is the current request. It should be noted that the existing deck on the lakefront (rear) side of the house will be removed and replaced with a deck that is further from the side lot lines than the house will be. It should also be noted that the vacant lot immediately east of this property is a lake access lot that cannot be built on. Staff also cites the elimination of non-conforming use, via the conversion of this structure from a duplex to a single-family home, as a positive benefit arising from the approval of this request.

The requested variances are listed in the following table:

Variance #	Ordinance Section	Subject	Standard	Requested Variance
1	Section 3.1.6	Minimum Side Yard Setback (East)	10 feet	4.0 feet
2	Section 3.1.6	Minimum Side Yard Setback (West)	10 feet	4.6 feet
3	Section 3.1.6	Minimum Lot Width	80 feet	23 feet
4	Section 7.23	Nonconforming Structures	Cannot be enlarged	Addition of a second story on the existing structure as well as a covered porch.

Zoning Board of Appeals Options:

Approval: I move to approve the variances requested by Edward Wenz from Section 3.1.6 and 7.23 of the Zoning Ordinance for Parcel Number 12-34-351-015 identified as 10918 Hillway Street, in order to build a second story addition onto the existing structure. Variances from Section 3.1.6 are granted to allow for construction on a lot that is 23 feet less than the minimum lot width required in the R1-D zoning district, and for both east and west side yard setbacks which will result in variances of 4.0 feet and 4.6 feet respectively. Finally, a variance from Section 7.23 is also granted to allow for the enlargement of a nonconforming structure. This approval has the following conditions:

1. The Applicant shall obtain all necessary permits from the White Lake Township Building Division and Department of Public Services, as well as the Oakland County Health Division.
2. 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.
3. Per Section 5.3, all portions of the proposed structure (including the roof/soffits/gutters) shall be setback a minimum of five (5) feet from the property lines.
4. This structure must be converted to a single-family residence.

Denial: I move to deny the variances requested by Edward Wenz for Parcel Number 12-34-351-015, identified as 10918 Hillway Street due to the following reason(s):

Postpone: I move to postpone the appeal of Edward Wenz *to a date certain or other triggering mechanism* for Parcel Number 12-34-351-015, identified as 10918 Hillway Street, to consider comments stated during this public hearing.

Attachments:

1. Variance application dated June 19, 2025.
2. Applicant's explanatory letter.
3. Survey showing proposed plan dated May 12, 2025.
4. Letter of denial from the Building Official dated August 7, 2025.
5. Floor plans and elevations of the proposed additions.
6. Warranty Deed proving ownership.

7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A – E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.

- C. Not self created: The applicants problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
 - i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
 - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: Edward & Dana Wenz PHONE: 586-291-1616
ADDRESS: 8756 Trenton Dr - White Lake, MI 48386
EMAIL: wenz_ed@yahoo.com
INTEREST IN PROPERTY: ☒ PROPERTY OWNER ☐ BUILDER ☐ OTHER: _____

PROPERTY INFORMATION

ADDRESS: 10918 Hillway St ZONING: Residential
VALUE OF IMPROVEMENT: \$ \$ 300,000.00 SEV OF EXISTING STRUCTURE: \$ \$ 176,910.00

REASONS TO SUPPORT REQUEST (ADDITIONAL SHEETS MAY BE ATTACHED):

Please see attached letter for supporting information.

APPLICATION FEE: ☒ \$440 ☐ \$550

APPLICANT'S SIGNATURE:  DATE: 6/19/2025

Edward G. Wenz, Jr.

8756 Trenton Drive White Lake, MI 48386 P: 586-291-1616 F: 248-694-2001 E: wenz_ed@yahoo.com

June 19, 2025

White Lake Township
Zoning Board of Appeals
7525 Highland Rd
White Lake Twp, MI 48383

To Zoning Board Members:

Re: Variance for 10918 Hillway Dr.
Parcel ID# 12-34-351-015

My name is Edward Wenz, Jr and I live at 8756 Trenton Dr – White Lake with my wife Dana and our 2 children Trever and Morgan. We have lived at our home for 28 years now on Trenton Dr. Dana & I got the opportunity to purchase this home at 10918 Hillway (lot# 16) on Sugden Lake. We are the owners of the said property and have attached copies of documents showing the ownership we have but the property is deeded into one of our Limited Liability Companies (LLCs) for liability and tax purposes.

We have attached a copy of the proposed renovation designs to the home that we wish to do as a full renovation of the property as required for this appeal.

We have attached a copy of the certified property survey of the existing home as required for this application.

We have attached a copy of the White Lake Twp Building Dept denial letter after their review and denial as required for this appeal.

We have paid the required fee of \$440.00 for this Zoning Board of Appeals request to the Planning Dept of White Lake Twp.

This letter is an explanation of the reasons to support our request for this variance of Article 7 of the White lake Township Clear Zoning Ordinance.

The issues brought to us by the Bldg Dept. from plan review are the following:

- Article 3.1.6 of the White lake Township Clear Zoning Ordinance for R1-D requires: Minimum side yard set back of 10 feet one side and a 20 feet total of two sides, and a minimum lot width 80 feet.
- Article 5.3 of the White lake Township Clear Zoning Ordinance states: in no event will the projection be closer than five (5) feet to the lot line.
- Article 7.23(A) of the White lake Township Clear Zoning Ordinance: No such nonconforming structure may be enlarged or altered in a way which increases its non-conformity.

I hope to provide explanation and rationale for support of our renovation of the home at 10918 Hillway Dr. and approve our zoning variance request.

The proposed renovations of the home will continue to use the same existing footprint of the existing home, with the existing foundation, and all exterior walls. No exterior walls will be moved or modified for this renovation. The home is currently a 2-family duplex that has been a rental home since the property was built. The home currently has 2 bedrooms in each rental and 1 bathroom & kitchen in each rental. Our plan is to bring this home back into line with the use of other surrounding homes in the subdivision by making it into a single-family home. We feel a single-family home would be better value for the community than the current use as a rental. We have been made aware of the rental being a bit of an eyesore and the tenants being quite a problem for many years now. We hope to turn a page and make a beautiful home for a new or existing White Lake family. We are looking to add an addition to the home by going up to build on a 2nd story. The home is currently not meeting the zoning requirements and is non-conforming, but this would be most of all the homes on Sugden Lake and many lakes throughout the White Lake. It seems every developer & property owner had an idea to squeeze as many houses as possible around the lake by making the lots of various odd shapes. Our lot# 16 at 10918 Hillway is not unlike all the lots on the Sugden Lake with an odd shape. The lots west of our lot # 16 have very similar odd pie shapes lots and have done additions and large renovations in the past. And east of our lot many homes have had large renovations & additions done with similar lot setback issues as I can imagine.

The proposed home renovation would be extensive and add a lot of value to the area and continue to bring up property values and tax base within White Lake.

Our renovation will maintain the existing footprint and same design with overhang soffits that exist will be kept around the perimeter and continue by adding soffit on the street side of the home. We are not looking to make it any more non-conforming by keeping the same shape / design it has currently, but to add a 2nd level. The rationale for keeping the existing overhang soffit look is to break up the house to give the home dimension and keep features to help the 2nd floor addition not seem like a skinny shoe box addition. The 2nd floor will be similar in height to our neighbors on each side and down the road both ways.

Keeping the existing foundations and 1st floor walls, exterior brick, and overhang soffits keep us at the same look and setbacks that are existing without becoming more non-confirming. The 2nd floor would have overhangs matching the 1st floor so to be symmetrical and give the house matching architecture and flow of design. The current setbacks vary because the shape of the lot looks like a pie shape. We are 57.08' at the road and 25.5' at the water's edge. The same overhang on the left side (Side B) of the home will be left for an overhang covering the two (2) side doors that are existing and these 2 side doors will be maintained with this new design. There is an existing deck on the home on the water side (Side C). This will be removed, and a new 2nd story walk out deck built to the similar size of the existing 1st floor wood deck, but move in to make it more conforming. The 1st floor patio will be stamped concrete patio exiting the home to the lake side (side C). The current deck actually extends further from the home edge towards the property line, by removing and holing in from the house corners we make this part more conforming than its current state. We will not put that back in that location but keep within the boundaries of the rear wall only, as noted on the plan.

We have proposed a small deck on the right side of the home (side D) that will project out 5ft 9inches from the wall of the house, this is to add dimension and make the entry way more elegant and give a view of the lake. A new deck with porch overhang ceiling is added to the existing porch ceiling to be able to facilitate an upper deck. The left side (Side B) with the overhangs existing already are less than the 10ft requirements and are approximately a 4+ feet setback, this varies from 4ft to a few additional inches based on how the home was set on the property with an angle and the odd shape lots effect this, please see survey for how home is placed on lot.

We will be removing an old existing wood deck on side D abutting the property line to the park as a change, this old deck is seen in the survey. With removing and bringing back landscaping will be more pleasing to the eye and to the community. This helps with bringing the property to be more conforming.

The garage is being renovated as part of this project as to make this garage look a new and help use of the garage and finish the exterior with new siding, soffit, trim, roof, etc...

Our dilemma is the current zoning set back for homes. These were never factored in when the lakes were developed and all these small, odd shape lots were platted. And as you know up and down Hillway they have been adding on to homes, building up, building out, and making upgrades to many, many homes. These homes most likely have been before this Zoning Board of Appeals in the past to get these variances to do the additions they have done. We are looking to renovate our home and do a similar upgrade like our neighbors on both sides and all down the road.

I have also included documents of the previous owner who we purchased the homes from made a very big sacrifice of donating a lot to the east to create the now existing park, which is easterly of our property line adjacent to this park. The lot had been deeded to White Lake Twp for the Oak Ridge Subdivision Park so the 82 lots in the sub we are in can use the property as an access to the lake. Obviously, this was a huge gift to all the residents and allows all residents to access the lake where in the past it may have been restricted. This area is now managed by the Sugden Lake Civic Association who maintains the property on behalf of the Township I am told. The association is tasked with lawn cutting and lets neighbors use the lot to launch boats. This added a lot of value to everyone's property. The deeding to the township was back in 1981. So, the lot we own has a little less property now than it used to, but gave all the residents a valuable asset.

We feel this renovation and addition of a 2nd floor will bring great value to the existing property, the values of all homes in Oak Ridge Subdivision, and higher values for the township. But most of all build a beautiful home for a family to live and enjoy Sugden lake and White Lake Twp at large.

The issues we have that make meeting the zoning requirements and the need for our variance would be some of the following items:

- Practical Difficulty:
 - The lot laid out decades ago, in 1956, is wider on the road then the lake front. The lots narrows as it heads to the lake adding to our difficulty meeting setbacks on side yards.
 - The positioning of the existing home build
 - Our lot width and total area add to our difficulty
- Unique Situation:
 - The lot has a very unique shape
 - The home on this lot is already non-conforming

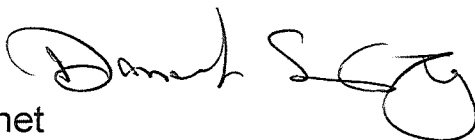
- The lots pie shape created a unique situation by itself.
- The existing home was built at an angle to the side property lines, but as the lot lines narrow this effects the side yard setbacks.
- The neighbors home newer home build addition on the left built up the grade of the property to cause excess water drainage to our lot. Along with their sump discharge being directed to our side B deck with a homemade trough. This will require us to add a French drain to the yard to help with yard drainage to help both us and the neighbor.
- Not Self-Created:
 - We did not create this issue, as it was a preexisting issue from the date built for the home and garage.
 - The applicant did not draw these plot / property lines and have existed since the day it was built in 1956 with these property lines and setbacks.
 - The non-conforming situation was created with build in 1956.
- Minimum Variance Necessary:
 - With maintaining the existing overhang style from the existing 1st and 2nd floor, we are not making it have further setback issues and asking for a minimum variance for the new construction 2nd floor and maintain the existing setbacks on the 1st floor. We also are not making it anymore non-conforming.
 - With this build we would not be impacting any neighbors view of the lake or park next door.

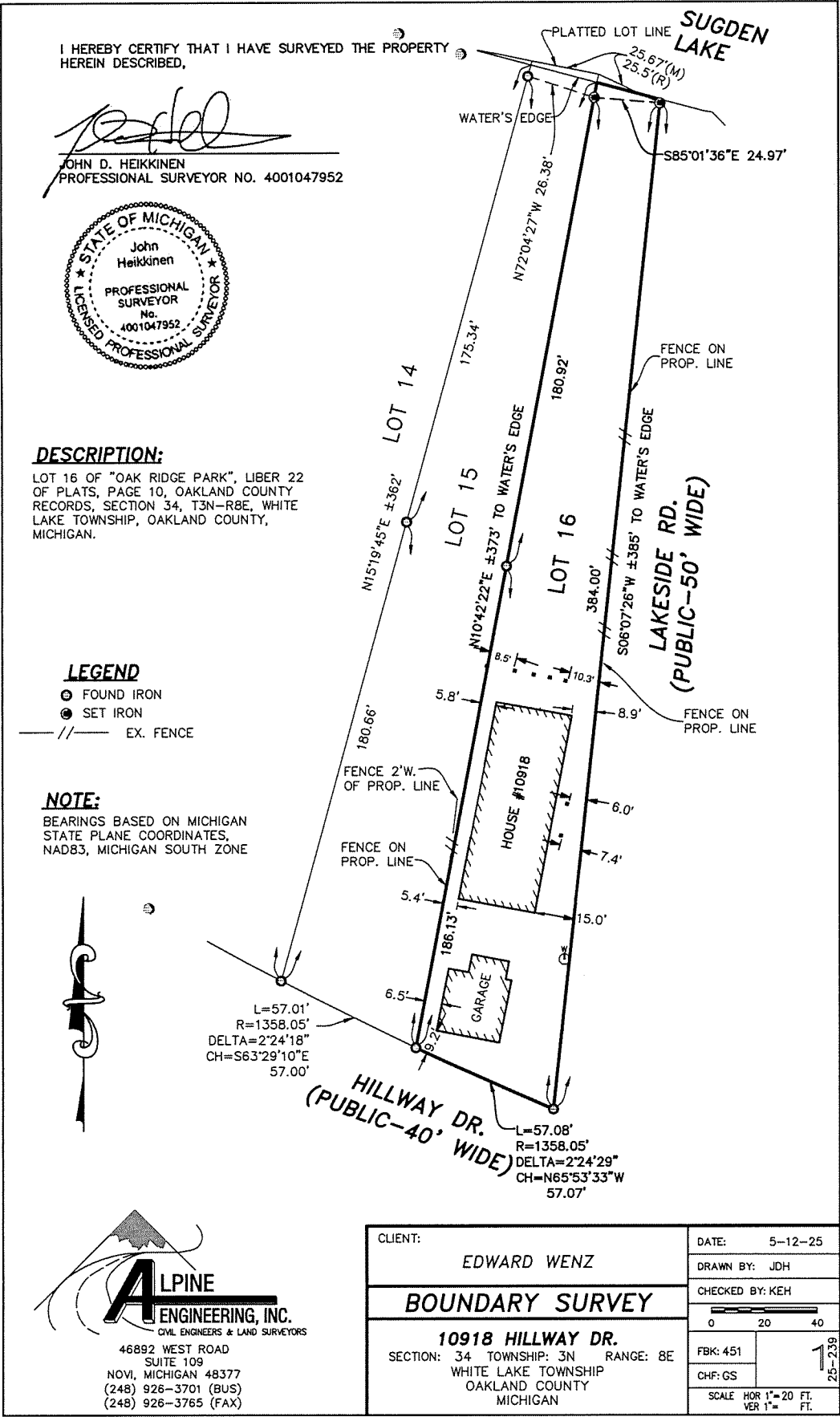
Any questions regarding this matter, please contact us anytime.

Edward G. Wenz, Jr.
Cell# 586-291-1616
Wenz_ed@yahoo.com



Dana L. Simons-Wenz
Cell# 248-762-7932
danasimons@comcast.net





BOUNDARY MAP - PROPOSED RENOVATIONS

Rik Kowall, Supervisor
 Anthony L. Noble, Clerk
 Mike Roman, Treasurer



Trustees
 Scott Ruggles
 Steve Anderson
 Andrea C. Voorheis
 Liz Fessler Smith

WHITE LAKE TOWNSHIP

7525 Highland Road • White Lake, Michigan 48383-2900 • (248) 698-3300 • www.whitelaketwp.com

August 7, 2025

Edward Wenz
 8756 Trenton Dr
 White Lake, MI 48386

Re: Proposed 2nd Story Addition at 10918 Hillway Dr

Based on the submitted plans, the proposed 2nd story addition does not satisfy the White Lake Township Clear Zoning Ordinance.

Article 3.1.6 of the White Lake Township Clear Zoning Ordinance for R1-D requires: Minimum side yard setback of 10 feet one side and 20 feet total of two sides, and minimum lot width of 80 feet.

Article 7.23(A) of the White Lake Township Clear Zoning Ordinance: No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity.

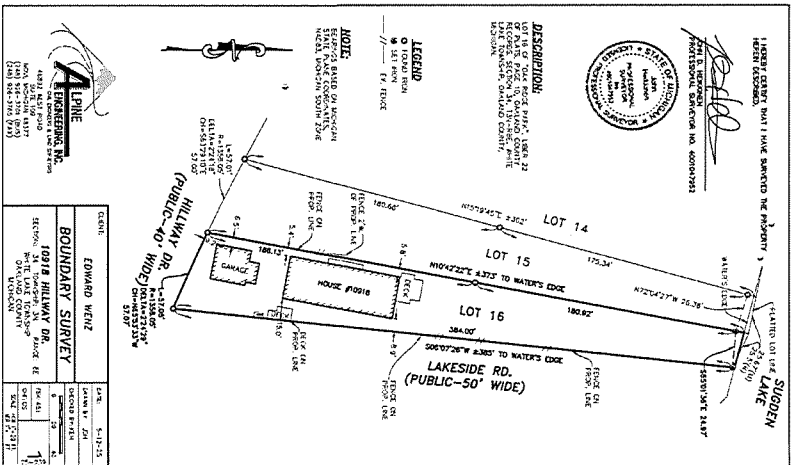
Based on the survey and plans submitted, the existing structures and lot are non-conforming where the lot width is 57.08 ft. which contains a residential structure having a 5.4 ft. side yard setback on the west side and an 8.9 ft. side yard setback on the east side for a total of 14.3 ft.

The proposed 2nd story addition would increase these non-conformities by adding living space and roof structures within the required 10 ft. side yard setback. The proposed side yard setbacks would be 5.4 ft on the west side, in line with the existing footprint, and 6 ft on the east side measured to the 2 story covered porch pillar for a total side yard setback of 11.4 ft. It should further be noted; no newly constructed portion of any building including overhangs and gutters shall extend into the 5 ft. side yard setback.

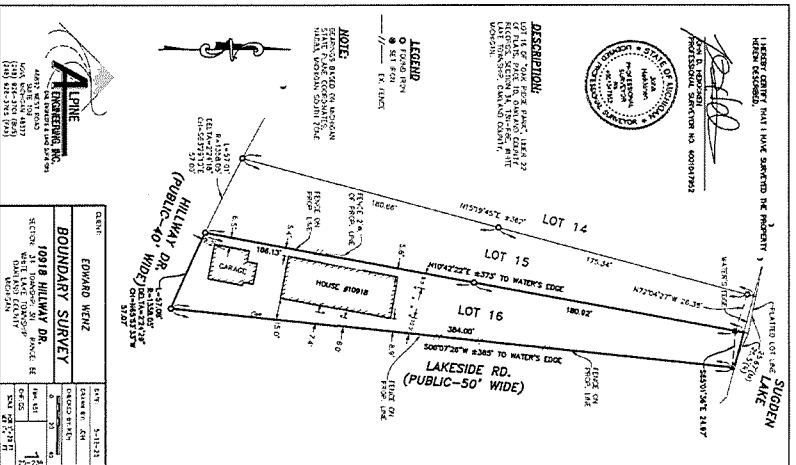
Approval of the building plans is subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. To be eligible for the August 28th Zoning Board of Appeals (ZBA) meeting, complete application must be submitted to the White Lake Township Planning Department no later than July 24th at 4:30 PM. The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official
 White Lake Township



BOUNDARY MAP - EXISTING STRUCTURE



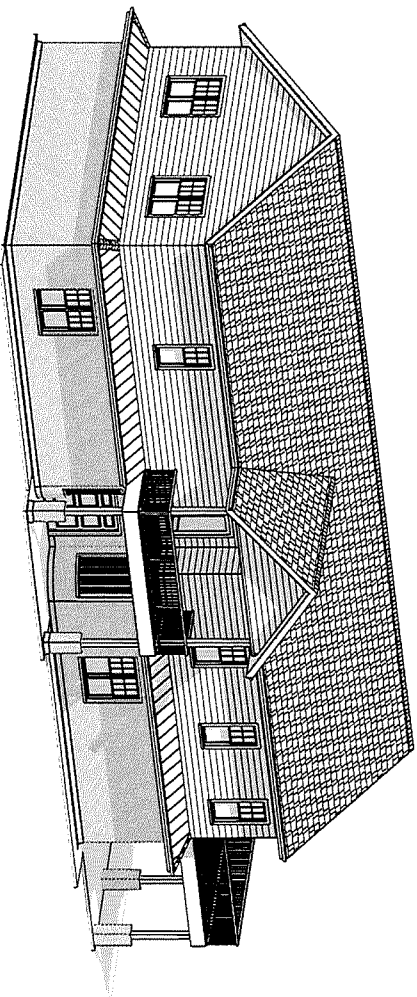
BOUNDARY MAP - PROPOSED RENOVATIONS



GOOGLE EARTH CONTEXT MAP



EXISTING STRUCTURE



PROPOSED RENOVATIONS

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

SITE PLAN

PROJECT DESCRIPTION:
10918 HILLWAY ST
WHITE LAKE, MI 48386

DRAWINGS PROVIDED BY:
REFINED DESIGN
SOLUTIONS

DATE: 06/20/25

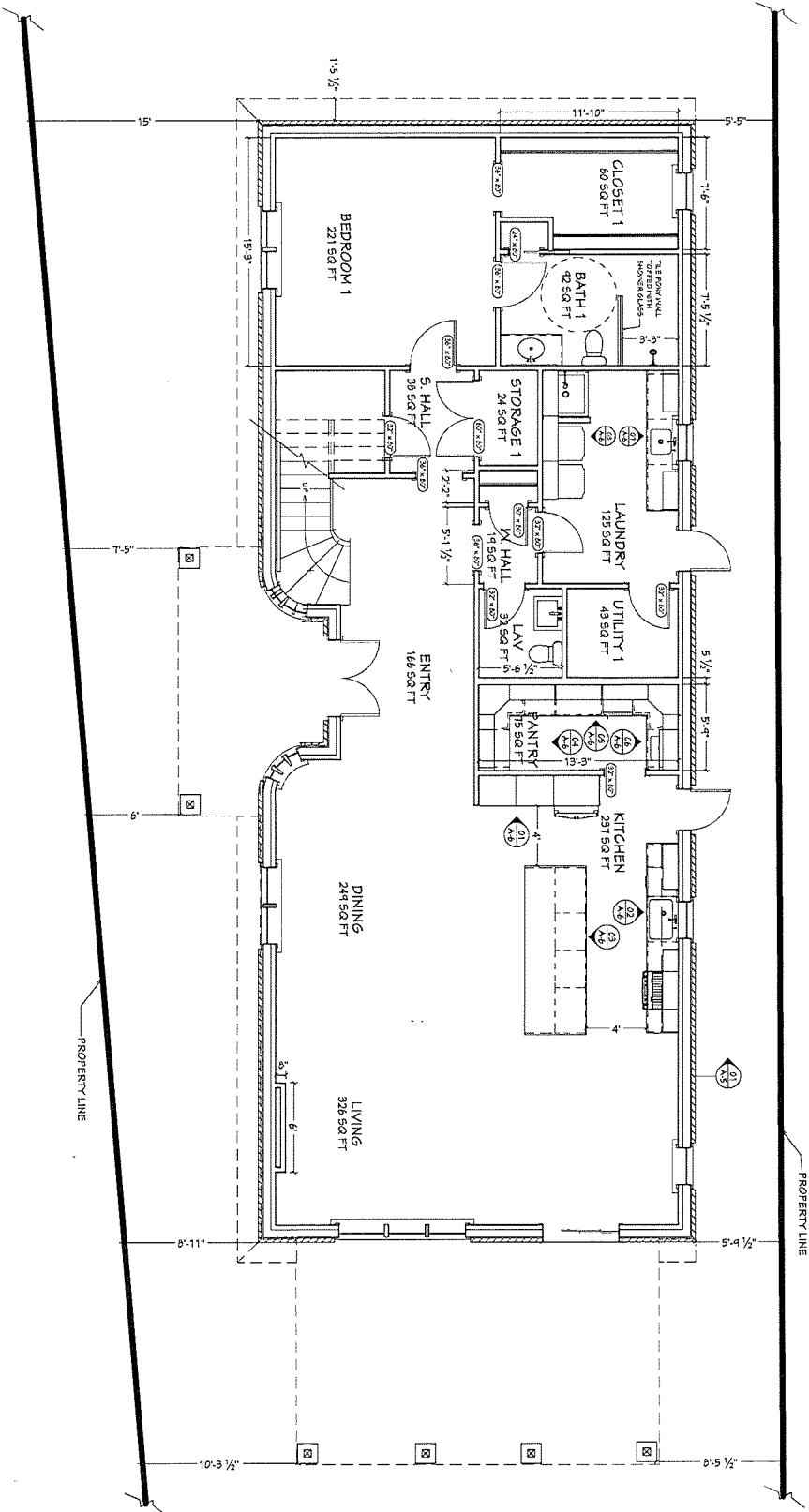
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SHEET:

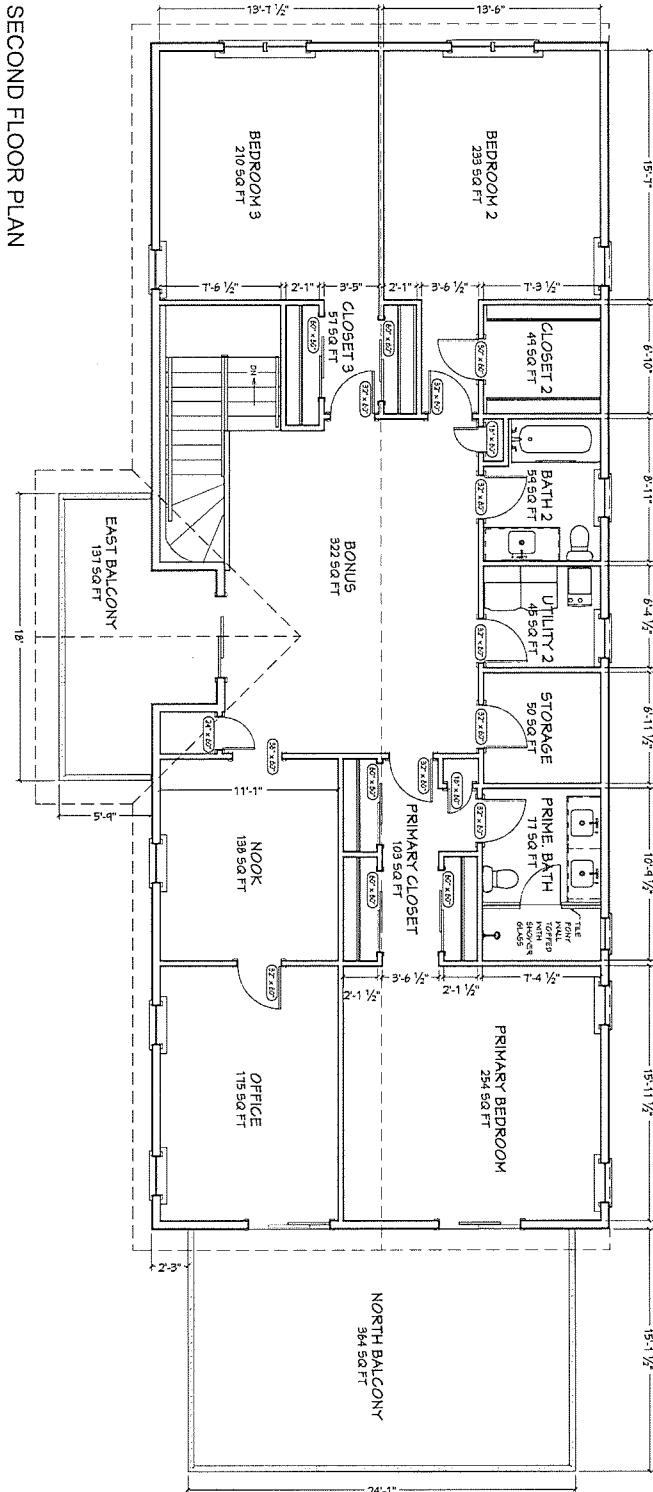
A-1



FIRST FLOOR PLAN



DRAWINGS PROVIDED BY: REFINED DESIGN SOLUTIONS	PROJECT DESCRIPTION: 10918 HILLWAY ST WHITE LAKE, MI 48386	SHEET TITLE: FLOOR PLANS	<table><tr><th>NO.</th><th>DESCRIPTION</th><th>BY</th><th>DATE</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>				NO.	DESCRIPTION	BY	DATE																
			NO.	DESCRIPTION	BY	DATE																				
DATE: 06/20/25	SCALE: 3/16" = 1'-0"	SHEET: A-2																								



SECOND FLOOR PLAN

A-3

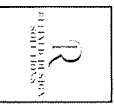
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SCALE: 3/16" = 1'-0"
DATE: 06/20/25

DRAWINGS PROVIDED BY:
REFINED DESIGN SOLUTIONS

PROJECT DESCRIPTION:
10918 HILLWAY ST
WHITE LAKE, MI 48386

SHEET TITLE:
FLOOR PLANS

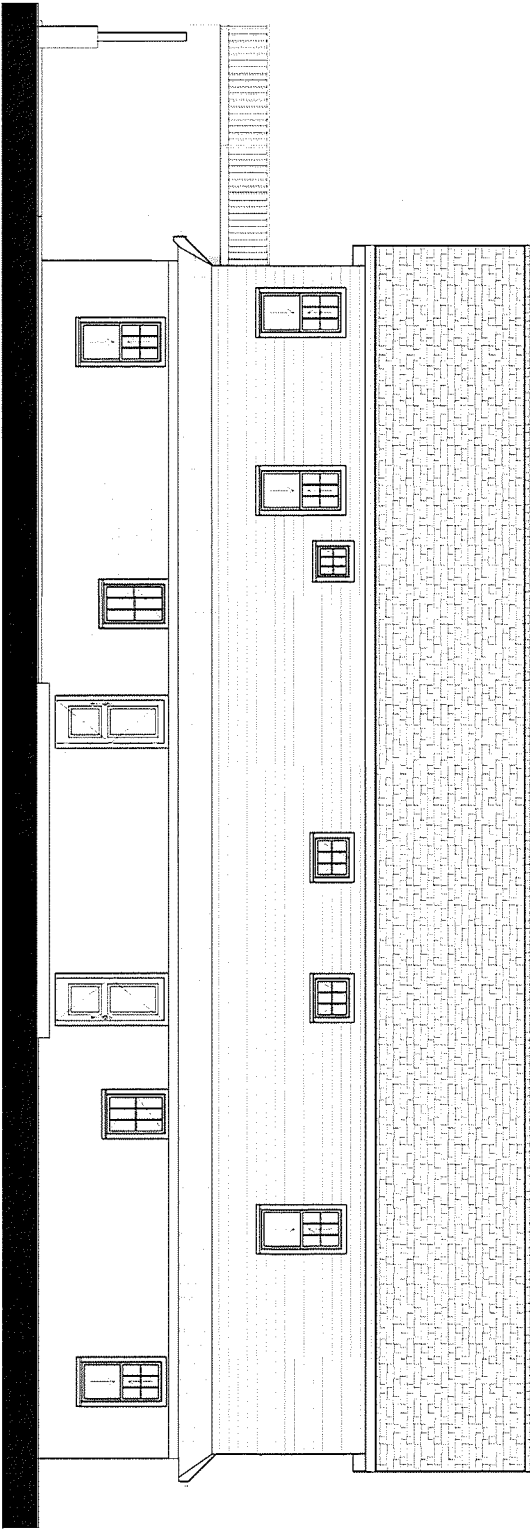
NO.	DESCRIPTION	BY	DATE



EAST ELEVATION



WEST ELEVATION



A-4

SHEET:

3/16" = 1'-0"

SCALE:

06/20/25

DATE:

REFINED DESIGN
SOLUTIONS

PROJECT DESCRIPTION:
10918 HILLWAY ST
WHITE LAKE, MI 48386

SHEET TITLE:
ELEVATIONS

NO.	DESCRIPTION	BY	DATE

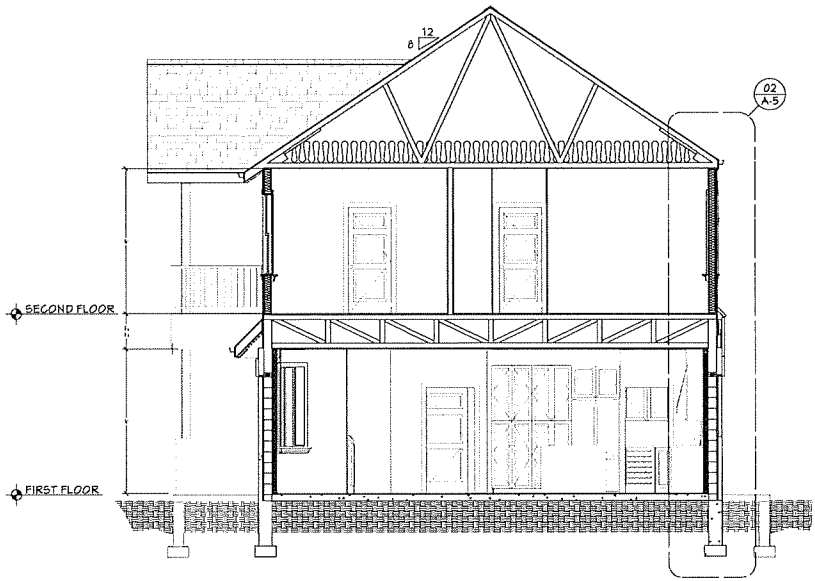




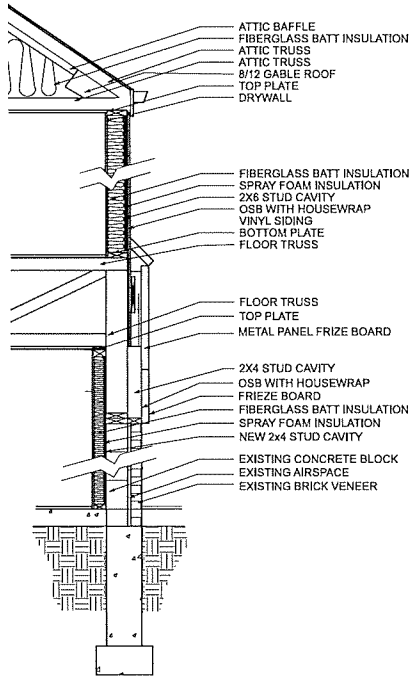
NORTH ELEVATION



SOUTH ELEVATION




NORTH CROSS SECTION



WALL SECTION

1/2" = 1'-0"



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

ELEVATIONS & SECTIONS

PROJECT DESCRIPTION:

10918 HILLWAY ST
WHITE LAKE, MI 48386

DRAWINGS PROVIDED BY:

REFINED DESIGN SOLUTIONS

DATE:

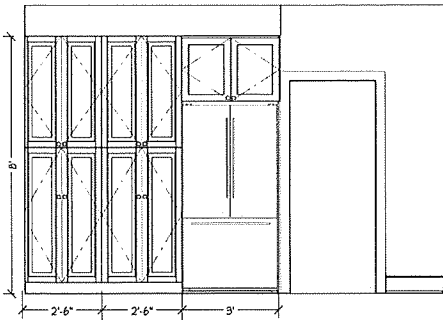
06/20/25

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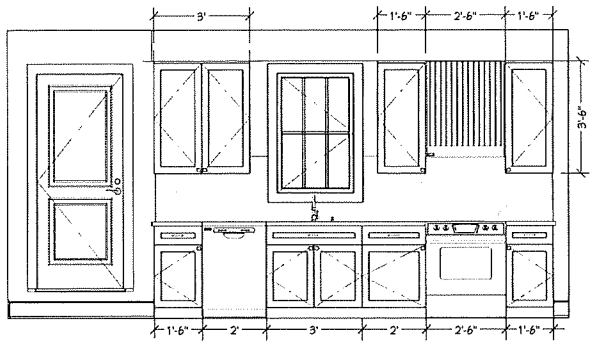
3/16" = 1'-0"

SHEET:

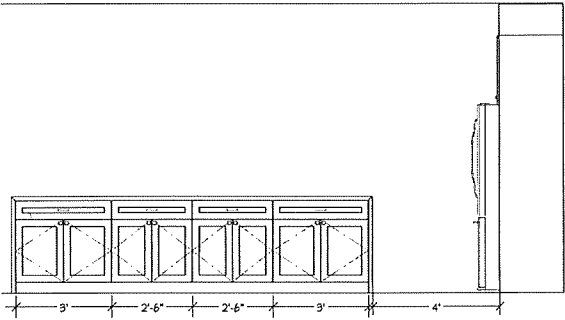
A-5



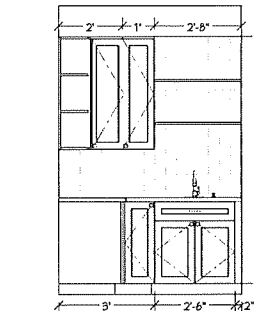
01 KITCHEN ELEVATION



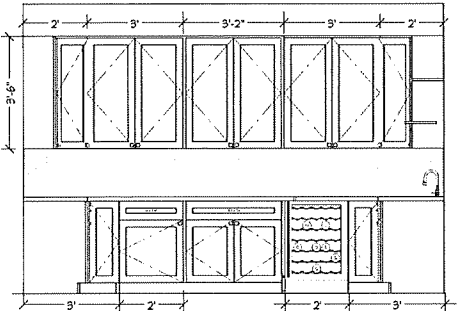
02 KITCHEN ELEVATION



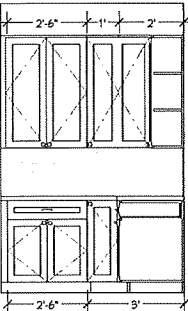
03 KITCHEN ELEVATION



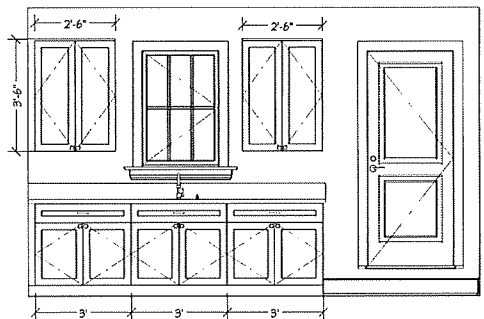
04 PANTRY ELEVATION



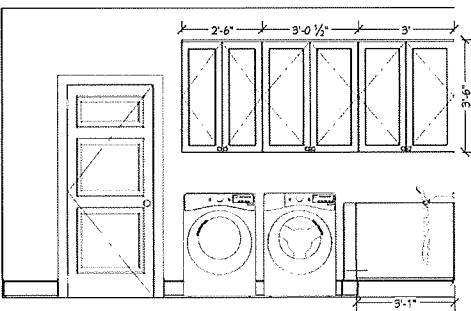
05 PANTRY ELEVATION




06 PANTRY ELEVATION



07 LAUNDRY ELEVATION



08 LAUNDRY ELEVATION



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

INTERIOR ELEVATIONS

PROJECT DESCRIPTION:

10918 HILLWAY ST
WHITE LAKE, MI 48386

DRAWINGS PROVIDED BY:

REFINED DESIGN SOLUTIONS

DATE:

06/20/25

SCALE:

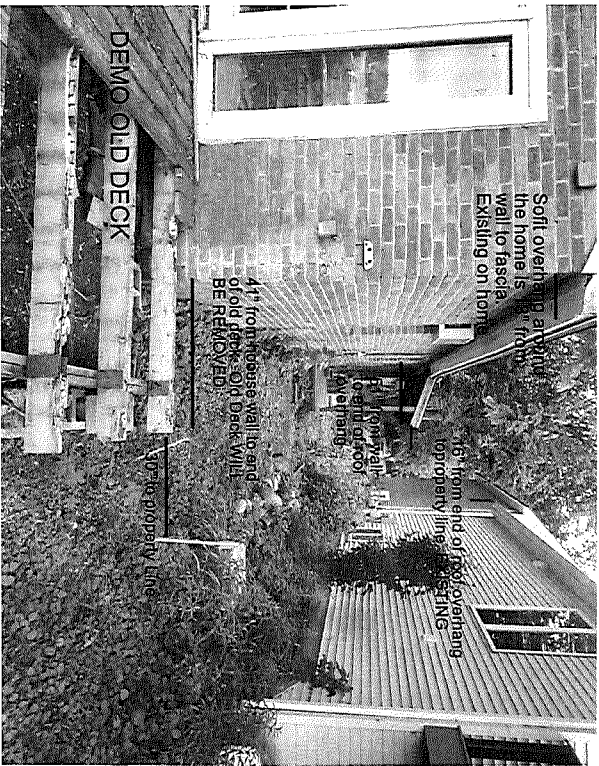
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SHEET:

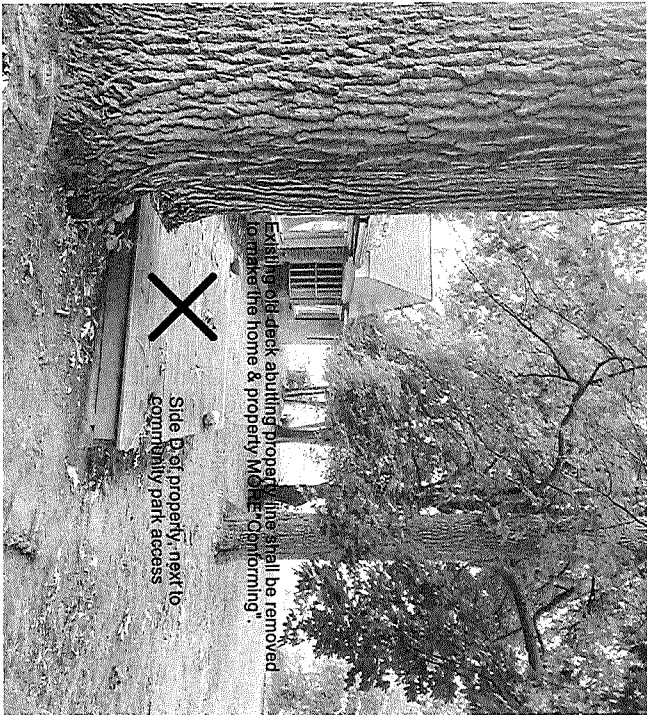
A-6



EXISTING WEST ELEVATION LOOKING NORTH



EXISTING WEST ELEVATION LOOKING SOUTH



EXISTING EAST ELEVATION LOOKING NORTH



EXISTING WEST ELEVATION LOOKING NORTH

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
REFERENCE PHOTOS

PROJECT DESCRIPTION:
10918 HILLWAY ST
WHITE LAKE, MI 48386

DRAWINGS PROVIDED BY:
REFINED DESIGN SOLUTIONS

DATE:
06/20/25

SCALE:
NO SCALE

SHEET:
A-7

OAKLAND COUNTY TREASURERS CERTIFICATE

This is to certify that there are no delinquent property taxes as of this date owed to our office on this property. No representation is made as to the status of any taxes, tax liens or titles owed to any other entities.

2/19/2025

ROBERT WITTENBERG, County Treasurer
Sec. 135, Act 206, 1893 as amended SR
2023 Not Examined

5.00

\$26.00 Misc Recording
\$4.00 Remonumentation
\$5.00 Automation
\$1,771.60 Transfer Tax

PAID RECORDED - Oakland County, MI e-recorded
Lisa Brown, Clerk/Register of Deeds

STATE OF
MICHIGAN
Oakland
2/21/2025
000431446



REAL ESTATE
TRANSFER TAX
\$226.80 :00
\$1,545.00 :ST
1418033



WARRANTY DEED



File No. LIB202338

The Grantor(s): Gregory A. Adas, Successor Trustee of The Nena Adas Trust dated November 16, 2004
whose address is: 10918 Hillway Dr., White Lake, MI 48386

Convey and Warrant to: Bear North Properties LLC, a Michigan limited liability company
whose address is: 8756 Trenton Dr., White Lake, MI 48386

the following described premises situated in the Township of White Lake, County of Oakland, State of Michigan, to wit:

Lot(s) 16, Oak Ridge Park Subdivision, according to the recorded Plat thereof, as recorded in Liber 22 of Plats, Page(s) 10, Oakland County Records.

The above described property is commonly known as 10918 Hillway Dr., White Lake, MI 48386

for the full consideration of: \$206,000.00 (Two Hundred Six Thousand Dollars and No Cents)

Subject to: Building and use restrictions, zoning ordinances and easements if any. Liens for any tax and/or assessment which become due and payable on or after the effective date hereof.

Rights of the United States, other governmental entities, the public and other riparian owners in that part of the land which extends beyond the mean high water mark of the Lake.

Rights of others to use that part of the land which lies within the bounds of Sugden Lake Park.

Terms and conditions contained in Bylaws of Sugden Lake Civic Association as recorded in Liber 58058, page 415, Oakland County Records.

Amendment(s) to the above item as recorded in Liber 58820, page 224, Oakland County Records.

(File Number: LIB202338)

WARRANTY DEED

(Continued)

(Attached to and becoming part of the Warranty Deed between The Nena Adas Trust dated November 16, 2004, as Grantor(s) and Bear North Properties LLC, a Michigan limited liability company, as Grantee(s))

Provisions of the By-Laws and Jurisdiction of Sudgen Lake Civic Association as more fully set forth in Liber 58058, page 415 Oakland County Records. Said instrument provides for the assessment of charges against subject property by said association which shall constitute a lien against subject property if unpaid.

Dated 02/14/2025
Signed By:

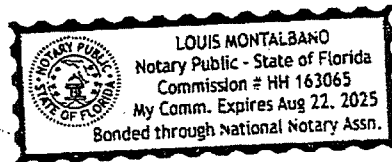
The Nena Adas Trust dated November 16, 2004

By: Gregory A. Adas, trustee
Gregory A. Adas, Successor Trustee

STATE OF
COUNTY OF

Florida
ST. LUCIE

The foregoing instrument was acknowledged before me on this 14 day of FEBRUARY, 2025
by Gregory A. Adas, Successor Trustee of The Nena Adas Trust dated November 16, 2004.



Louis Montalbano
ST. LUCIE Notary Public
County
My Commission Expires: 08-22-2025
Acting in the County of: ST. LUCIE

Drafted by: Thomas D. Richardson, Esq.
1025 E. Maple Rd. Suite 200
Birmingham, MI 48009

When recorded return to: Bear North Properties LLC, a
Michigan limited liability company
8756 Trenton Dr.
White Lake, MI 48386

Tax Code: Y 12-34-351-015

OPERATING AGREEMENT OF

Bear North Properties, LLC

THIS OPERATING AGREEMENT (this "Agreement") is made and entered into on March 4, 2023, by and between the parties listed on Exhibit A of this Agreement (collectively, the "Members" and each a "Member").

In consideration of the mutual promises of the parties, and of good valuable consideration, the receipt and sufficiency of which hereby is acknowledged, the Members mutually agreed as follows:

ARTICLE I – FORMATION OF LIMITED LIABILITY COMPANY

Section 1.1 Formation. The Members hereby form a limited liability company pursuant to the provisions of the Michigan Limited Liability Company Act (the "Act"), and this Agreement. Articles of Organization, a form of which is attached to this Agreement as Exhibit B, have been or will be executed in ink by two or more Members and filed with the Michigan Department of Commerce.

Section 1.2 Name. The name of the limited liability company is Bear North Properties LLC (the "Company"). The Company may register and use such assumed name or names as may be approved by a majority of the members.

Section 1.3 Principal Office. The principal office of the Company shall be located at Roseville, Michigan or at such other location as the Members may agree from time to time by a vote of a majority of the members.

Section 1.4 Term. The Company begins upon the filing of its Articles and will continue for the maximum duration as stated in the Articles or any amendment, unless earlier dissolved, as provided in this Agreement.

Section 1.5 Members and Percentage of Interest. The names and addresses of the Members of the Company are set forth on Exhibit A attached to and made a part of this Agreement. Each Member shall have a percentage interest ("Interest" or "Percentage of Interest") in the Company as set forth opposite his or her name on Exhibit A.

ARTICLE II – CAPITAL

Section 2.1 Original Capital Contributions. Each Member has contributed, or has agreed in writing, to promptly contribute to the capital of the Company, the cash, property or services listed on Exhibit A. Exhibit A contains the agreed upon fair market values of any contributed property and services. If the capital contribution shall be in the form of services performed, or to be performed in the future, such services shall be identified in writing and attached hereto.

Section 2.2 Additional Capital. Members shall make additional contributions to the Company at such time or times, and upon such conditions, as all Members may agree in writing.

Section 2.3 Capital Accounts. An individual Capital Account shall be maintained for each Member as provided in this Agreement and consistent with the applicable United States Treasury Regulations. No Member shall be paid interest on any capital contribution. Except as otherwise provided in this Agreement, no Member shall have the right to

withdraw or receive any return of his or her capital contribution. Any increase or decrease to a Member's capital account shall not affect a Member's Percentage of Interest.

Section 2.4 Loans. A member may from time to time advance money to the Company as a loan and not as a capital contribution. Such loans shall be identified as loans upon delivery to the Company, shall be recorded and maintained on the Company accounts as a loan, carry an interest rate equal to the lowest rate allowable under Internal Revenue Code regulations and contain such further conditions as the member and the Company may agree upon from time to time.

ARTICLE III – DISTRIBUTIONS, PROFITS, AND LOSSES

Section 3.1 Distributions. Distributions shall be made only by a vote of the Members and, except as otherwise provided by a unanimous vote of Members, shall be distributed among the Members in accordance with their Percentages of Interest. No distribution will be made if, after the distribution, the Company would not be able to pay its debts as they become due in the ordinary course of business, or if the total of the Company's assets would be less than the total of the Company's liabilities. The determination of the ability of the company to make distributions shall be made by applying standard accounting principles, uniformly applied.

Section 3.2 Timing of Distributions. Distributions, if any, shall be made at intervals approved by Members to those persons recognized on the books of the Company as Members on the day of the distribution. Any distribution made in the nature of a draw shall be reconciled and adjusted at the end of each tax year.

Section 3.3 Distributions in Kind. Assets of the Company (other than available cash) shall not be distributed in kind to the Members, except, if the Members so determine, in liquidation of the Company. If any assets of the Company are distributed to the Members in kind, such assets shall be valued on the basis of the fair market value thereof on the date of distribution. In the event of a distribution in kind, unless otherwise agreed upon, the value shall be determined by the average of two independent appraisals, one appraiser selected by the Company and the other by the member receiving the distribution.

Section 3.4 Allocations of Profits and Losses Among The Members. After giving effect to special allocations made by the Company, if any, and except as may be required by the Internal Revenue Code of 1986 as amended or this Agreement, net profits, net losses, and other items of income, gain, loss, deduction and credit of the Company shall be allocated among the Members in accordance with their Percentages of Interest.

Section 3.5 Special Allocations Required by the IRC. The Company shall make the following special allocations and any other special allocations as may be required by the Internal Revenue Code of 1986 as amended:

- (a) In accordance with Section 704(c) of the Internal Revenue Code of 1986, as amended, and Treasury Regulations issued hereunder, income, gain, loss and deductions with respect to any property contributed to the company shall be allocated among the Members so as to take into account any variations between the adjusted basis of the property to the Company for federal income tax purposes and its fair market value at the time of its contribution to the Company. In making such allocations, the Company may use any of the methods permitted by such Treasury Regulations.
- (b) If a Member unexpectedly receives an adjustment, allocation or distribution described in Treasury Regulations Section 1.704-1(b)(2)(ii)(d)(4), (5), or (6), the Member will be allocated items of income and gain in an amount and manner

sufficient to promptly eliminate such deficit balance in accordance with such Treasury Regulations.

- (c) If there is a net decrease in Company minimum gain as defined in Treasury Regulations Section 1.704-(2)(d) during any taxable year of the Company, then prior to any other allocations under this Agreement, the Member shall be specially allocated items of Company income and gain for the year equal to that Member's share of the net decrease in such minimum gain, all in accordance with the Treasury Regulations.

ARTICLE IV – MEMBERS AND MANAGEMENT

Section 4.1 Management by Members. The business of the Company will be managed by its Members. The Members, by majority action based on their respective Percentages of Interest, shall have the exclusive right to manage the business of the Company and to do all things that, in their judgments, but consistent with the business purposes of the Company, are necessary, proper, or desirable to carry out those duties and responsibilities.

Section 4.2 Members as Agents. Every Member is an agent of the Company for the purpose of its business, and the act of every Member, including the execution in the Company name of any instrument, for apparently carrying on in the usual way the business of the Company binds the Company, unless the Member so acting does not have the authority to act for the Company in the particular matter and the person with whom he or she is dealing has knowledge of the fact that he or she has no authority.

Section 4.3 Meetings of Members. Meetings of the Members of the Company may be called by Members holding not less than 30% of the Percentages of Interest and shall be held on two (2) days notice. Unless waived, notice of the time and place of each meeting shall be given in writing to each Member by any person calling the meeting. There shall be a minimum of one regular meeting per year to be held on the 15th day of the second month following the end of the tax year. Minutes shall be recorded and kept as a part of the Company records.

Section 4.4 Voting and Meetings. Any action to be taken under this Agreement or the act by the Members may be taken by vote at a meeting of the Members, or by written consent without a meeting. Any action shall require, unless a greater percentage vote is required by the act or this Agreement, the affirmative vote or consent of a majority of the Percentage of Interests held by Members.

Section 4.5 Members Right to Vote. The Members have the right to vote on all of the following:

- (a) The dissolution of the Company.
- (b) Merger of the Company.
- (c) A transaction involving an actual or potential conflict of interest between a Member and the Company.
- (d) An amendment to the articles of organization.
- (e) The sale, exchange, lease, or other transfer of all or substantially all of the assets of the Company other than in the ordinary course of business.
- (f) Any other voting rights of Members provided in the articles of organization or this Agreement.

Section 4.6 Restrictions on Members. No Member, without the prior written consent of at least a majority of the Members based on their respective Percentages of Interest, shall:

- (a) Sell, assign, transfer, mortgage, or pledge any material assets of the Company;
- (b) Dissolve the Company;
- (c) Assign, transfer, pledge, compromise, or release any claim of the Company except for full payment, or arbitrate or consent to the arbitration of any disputes or controversies involving the Company;
- (d) Use the name, credit or property of the Company for any purpose other than a proper Company purpose;
- (e) Cause the merger of the Company with or into any other business entity; or
- (f) Do any act in conflict with the Company business or that would make it impossible to carry on that business.

Section 4.7 Other Businesses of Members. No Member will be required to devote full time effort to the Company. Each of the Members shall devote such time to the Company business as they, in their sole discretion, deem necessary to further the interests of the Company. Nothing contained in this Agreement shall be construed as preventing a Member from engaging in any other business activity, including an activity that would compete with this Company. In the event a member shall become an employee of the Company, the member employee's obligation and rights shall be reduced to writing and maintained as a part of the Company records.

Section 4.8 Liability of the Members. No Member shall be monetarily liable, responsible or accountable in damages or otherwise to any Member or to the Company for any act or omission performed or omitted by the Member. This Section does not eliminate or limit the liability of a Member for any of the following:

- (a) The receipt of a financial benefit to which the Member is not entitled;
- (b) Liability for voting for or assenting to an improper distribution under Section 308 of the Act; and
- (c) A knowing violation of law.

Section 4.9 Indemnification of Members. The Company will indemnify and hold harmless, to the fullest extent permitted by the Act, each of the Members from and against any and all losses, expenses (including attorneys' fees), claims, and demands sustained by reason of any acts or omissions, or alleged acts or omissions, in the management of the Company, including judgments, penalties, fines, or expenses (including attorneys' fees) incurred in a proceeding to which the person is a party or threatened to be made a party because the Member was involved in the management of the Company, except for those matters for which they have liability under Section 4.7 above.

Section 4.10 Insurance. The Company may purchase and maintain insurance, payable to the Company (or as otherwise agreed by the Members), to protect the Company and the members from the acts or omissions of each of the members. Such insurance shall be an expense of the Company.

Section 4.11 Books and Records. The Company shall keep proper and complete records and books of account of all Company business and these records shall be open to inspection by any Member at any reasonable time. Any Member may make copies of the records and books of account. The Company shall keep its books and records on the basis of accounting determined to be in the best interest of the Company. Within seventy-five (75) days after the end of each taxable year and at the expense of the Company, the Members shall cause to be prepared a complete accounting of the affairs of the Company, together with whatever appropriate information is required by each Member for the purpose of preparing such Member's income tax return for that year, which accounting and other information shall be furnished to each Member. The accounting and other information shall be furnished to each member. The accounting and other information that shall be furnished to each Member shall include, but is not necessarily limited to:

- (a) A report setting forth, as of the end of and for each fiscal year, a profit and loss statement, a balance sheet, and a statement showing the amounts allocated to each member during the year; and
- (b) Other information as in the judgment of the Members shall be reasonably necessary for the Members to be advised of the results of operations of the Company.

Section 4.12 Records Maintained at Registered Office. The Company shall maintain at its principal office the records referred to in this Agreement, including, but not limited to, the following:

- (a) A current list of the full name and last known address of each Member;
- (b) A copy of the Articles of Organization, together with any amendments to the Articles of Organization;
- (c) Copies of the Company's federal, state, and local income tax returns and reports, if any, for the three most recent years;
- (d) Copies of any financial statements of the Company for the three most recent years;
- (e) A copy of this Agreement;
- (f) Copies of records that would enable a Member to determine the Member's shares of the Company's distributions and their relative voting rights.

Section 4.13 Tax Matters. The Member designated on Exhibit A as the Tax Member will initially handle federal tax matters for the Company. The Tax Member may be removed and replaced by a vote of the Members. The Tax Member will be entitled to vote on removal and replacement. The Tax Member will take action as may be necessary to cause each other Member of the Company to become a "notice partner", within the meaning of Section 6223 of the IRC.

Section 4.14 Bank Accounts. All funds of the Company shall be deposited in Company checking or other bank accounts, subject to such authorized signatures as the Members may determine.

Section 4.15 Fiscal Year. The fiscal year of the Company shall end on the 31st day of December in each year.

ARTICLE V – ASSIGNMENT AND WITHDRAWAL

Section 5.1 New Members; Substitute Members and Transferees. No new members may be admitted to the Company without the prior written consent of all Members. Unless otherwise required by law, no Member has the right to sell, assign, transfer, mortgage, or pledge his or her Interest, or any part of his or her Interest, in the Company or grant the right to become a substitute member to an assignee of all or any part of his or her Interest, except with the prior written consent of all Members, and any attempt to do so is null and void. Subject to the other provisions of this Agreement, a transferee of an Interest in the Company shall be admitted as a member only after completion of the following:

- (a) The transferee accepts and agrees in writing to be bound by the terms and provisions of this Agreement;
- (b) The transferor pays or reimburses the Company for all legal fees and filing costs incurred by the Company in connection with the admission of the transferee as a member; and
- (c) If the transferee is not an individual, the transferee provides the Company with evidence satisfactory to counsel of the Company of the authority of such transferee to become a member under the terms and provisions of this Agreement.

Section 5.2 Overriding Restrictions on Transfer. Notwithstanding anything else contained in this Agreement, Membership Interest may not be assigned, in whole or in part:

- (a) If the assignment, alone or when combined with other transactions, would result in a termination of the Company within the meaning of Section 708 of the IRC;
- (b) Without an opinion of counsel satisfactory to the Company that the assignment is subject to an effective registration under, or exempt from the registration requirements of, the applicable state and federal securities laws; and
- (c) Unless and until the Company receives from the assignee the information and agreements that the Company may reasonably require, including, but not limited to, any taxpayers identification number and any agreement that may be required by any taxing jurisdiction.

Section 5.3 Transfers Not in Compliance With This Article Void. Any attempted assignment of a Member Interest, or any part thereof, not in compliance with this Article is null and void ab initio and will be treated as a withdrawal in violation of this Agreement by the assigning Member.

Section 5.4 No Assumption of Liability. An assignee of a Membership Interest, who is not admitted as a Member, will have no liability as a Member of the Company solely as a result of the assignment.

Section 5.5 Rights of Assignee. The assignee of a Membership Interest, even one who is already a Member, has no right to participate in the management of the business and affairs of the Company or to become a Member or exercise any rights of a Member (including, voting on or otherwise assenting to Company action), with respect to the assigned interest, unless admitted as a substitute Member as provided in this Agreement.

Section 5.6 Termination of Membership; Liability. Except as otherwise provided, a Member ceased to be a Member upon assignment of all of his or her Membership Interest. The assignor is not released from his or her liability to the Company under Sections 302 and 308 of the Act, even if the assignee becomes a Member.

Section 5.7 Withdrawal. Before the dissolution and winding up of the business of the Company, no Member may voluntarily withdraw from the Company except with the prior written consent of all Members. If a Member withdraws in violation of the Section 5.7, such Member is not entitled to any distributions (under Section 305 or Section 808 of the Act) and the Company may recover from the withdrawing Member any damages for breach of this Agreement in excess of the amount that would otherwise be distributable to the Member under Sections 305 or 808 of the Act.

Section 5.8 Expulsion. A Member may be expelled from the Company only for cause and only upon the affirmative vote of a majority of Membership Interest. The Member whose expulsion is in question will be entitled to vote on the matter of expulsion. Expulsion will be at a meeting of the Members called expressly for that purpose, and the Member whose expulsion is in question will be given reasonable advance notice of the allegations against the Member and an opportunity to be heard at the meeting.

ARTICLE VI – DISSOLUTION AND LIQUIDATION OF THE COMPANY

Section 6.1 Dissolution; Right to Continue. Upon an event of dissolution (as defined below), the remaining Members, if any, shall have the right by unanimous consent to continue the business of the Company by written agreement within ninety (90) days after the event giving rise to the dissolution. Events of dissolution include the following:

- (a) The expiration of the term of the Company as provided in the Articles;
- (b) The unanimous consent of the Members;
- (c) The death, withdrawal, expulsion, bankruptcy, or dissolution of a Member, or the occurrence of any other event that terminates the continued membership of a Member in the Company; or
- (d) The entry of a decree of judicial dissolution.

Section 6.2 Liquidation and Termination. Subject to any restrictions in any agreement to which the Company is a party, the Company may be terminated after dissolution if the remaining Members do not elect to continue the Company as provided in this Agreement. If the Company is terminated, the Members shall promptly liquidate and terminate the affairs of the Company by discharging all debts and liabilities of the Company and by distributing all assets in accordance with the Act and this Agreement.

ARTICLE VII – MISCELLANEOUS

Section 7.1 Binding Provisions. The covenants and agreements contained in this Agreement shall be binding upon the heirs, personal representatives, successors and assigns of the respective Member.

Section 7.2 Severability of Provisions. Each provision of this Agreement shall be considered severable and if for any reason any provision or provisions of this Agreement are determined to be invalid and contrary to any existing or future law, such invalidity shall not impair the operation of or affect those portions of this Agreement that are valid.

Section 7.3 Specific Performance and Damages. The Members understand and agree that any Member may suffer irreparable damage in the event that this Agreement is not specifically performed according to its terms. Accordingly, the Members agree that all of the terms of this Agreement will be enforceable in a court having equity jurisdiction by a decree of specific performance or by injunction or by both; provided, however, that the foregoing will not be construed as prohibiting any of the Members from pursuing any additional remedies for a breach or threatened breach of this Agreement, including the recovery of damages.

Section 7.4 Notices. Any notice required or permitted to be given under this Agreement will be sufficient and deemed delivered if in writing, signed, and personally delivered or deposited in the United States mail in a sealed envelope addressed to the Member at the Member's address as it appears on the records of the Company in the case of notice to the Member, or to the Company's principal place of business and the Company's registered office, if different, in the case of notice to the Company, with postage prepaid.

Section 7.5 Entire Agreement. This Agreement constitutes the entire understanding and agreement among the Members with respect to the subject matter of this Agreement, and supersedes all prior and contemporaneous agreements and understandings, inducements, or conditions, express or implied, oral or written, except as contained in this Agreement.

Section 7.6 No Third Party Beneficiaries. Nothing contained in this Agreement shall create or be deemed to create any rights or benefits in any third parties.

Section 7.7 Amendment of Agreement and Articles of Organization. Neither this Agreement, nor the Articles of Organization, a form of which is attached to this Agreement as Exhibit B, may be amended or modified, except with the unanimous written consent of all Members.

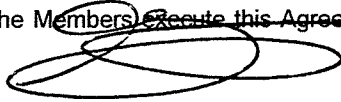
Section 7.8 Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

Section 7.9 Captions. Captions are used in this Agreement for the convenience of the parties only and are not intended to be used in the interpretation of this Agreement.

Section 7.10 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which, when taken together, constitute one and the same instrument, binding on the Members. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart.

Section 7.11 Arbitration. Any dispute arising under or resulting from this Agreement shall be submitted to the AMERICAN ARBITRATION ASSOCIATION in Southfield, Michigan under their rules for commercial arbitration. The award of the arbitrator shall be final and the prevailing party may apply to a court of competent jurisdiction and have a judgment entered upon the award of the arbitrator. The fees for arbitration shall be shared equally by the parties and each party shall be responsible for their own attorney fees unless otherwise awarded by the arbitrator.

IN WITNESS THEREOF, the Members ~~Execute this Agreement~~ as of the date first written above.



Edward G. Wenz, Jr.



Dana L. Simons-Wenz

EXHIBIT A
TO
LIMITED LIABILITY COMPANY AGREEMENT
OF
Bear North Properties, LLC

**Member Name,
Address and SSN / EIN**

**Capital
Contribution**

**Percentage
of Interest**

**Signature
of Member**

Member A

\$ 1,000.00

50%



Edward G. Wenz, Jr.

8756 Trenton

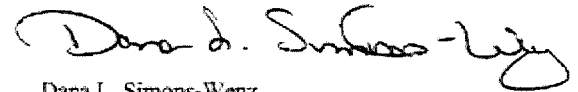
White Lake, MI 48386

SS # 362-82-1368

Member B

\$ 1,000.00

50%



Dana Simons Wenz.

8756 Trenton

White Lake, MI 48386

SS # 364-02-8745

Dana L. Simons-Wenz

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS**

**REPORT OF THE
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Zoning Board of Appeals
FROM: Sean O'Neil, Community Development Director
DATE: August 19, 2025



Agenda item: 8B

Appeal Date: August 28, 2025

Applicant: Jasdeep Dhariwal

Address: 2290 Kingston
White Lake, MI 48386

Location: 2290 Kingston
White Lake, MI 48386

Zoning: R1-D Single Family Residential

Property Description

The approximately 0.116-acre (5,087 square feet) parcel, identified as Parcel Number 12-14-233-007, is located in the English Villas Subdivision on Pontiac Lake and zoned R1-D (Single Family Residential). The single family house on the property was built in 2021, with four (4) variances from the ZBA that were granted in December of 2020. As you may recall, the builder had to return to the ZBA in August of 2021 because the house was not built per the approved plan and was required to obtain two (2) additional variances prior to the issuance of the Certificate of Occupancy. The house currently has a private well and is connected to the municipal sewer system.

Applicant's Proposal

The Applicant is proposing to build a deck addition, onto the existing 8' x 16' deck that was built in 2021, when the home was originally constructed. This would result in a deck with a total dimension of 13' x 36'. The existing deck is 25 feet from the water's edge, and the proposed deck addition would be located 17.4 feet from the water's edge. The applicant cites the irregular lot shape and the desire to have a larger deck to accommodate a multi-generational family as reasons to approve the variance request.

Planner's Report

The existing buildable area of the lot is slightly irregular in its layout, due to the configuration that results in a lot width of 60 feet at the road and 55 feet at the water's edge. The lot is also more trapezoidal than it is square, which is not uncommon for lakefront lots. Per Section 3.11.Q of the Zoning Ordinance, the minimum setback from "natural features" (wetland/submerged land/watercourse/pond/stream/lake or like body of water) is 25 feet.

The house was recently constructed, and consideration of a larger deck was not given when the builder was before the ZBA seeking variances at that time. It should be noted that the package of information provided by the applicant (from DFDG Architects) does show that a deck, larger than the existing one, can be built without a variance, or with a lesser variance than is being requested currently.

The requested variances are listed in the following table:

Variance #	Ordinance Section	Subject	Standard	Requested Variance
1	Section 3.11.Q	Natural Features Setback	25 feet	7.6 feet

Zoning Board of Appeals Options:

Approval: I move to approve the variance requested by Jasdeep Dhariwal from Section 3.11.Q of the Zoning Ordinance for Parcel Number 12-14-233-007, identified as 2290 Kingston, in order to construct an addition to the existing elevated deck. A variance from Section 3.11.Q is granted to allow for construction of said structure that will encroach 7.6 feet into the required 25 foot “natural features” setback. This approval has the following conditions:

1. The Applicant shall obtain all necessary permits from the White Lake Township Building Division and the Oakland County Health Division.
2. No mechanical units, including a 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.
3. A foundation certificate shall be required prior to vertical construction.
4. An as-built survey shall be required to verify the approved setback variance.

Denial: I move to deny the variance requested by Jasdeep Dhariwal for Parcel Number 12-14-233-007, identified as 2290 Kingston, due to the following reason(s):

Postpone: I move to postpone the appeal of Jasdeep Dhariwal *to a date certain or other triggering mechanism* for Parcel Number 12-14-233-007, identified as 2290 Kingston, to consider comments stated during this public hearing.

Attachments:

1. Variance application dated June 25, 2025.
2. Survey, dated October 16, 2020, pulled from the 2020 ZBA request for the original house construction.

3. Informational package, including a diagram and schematic of the house with the current and proposed deck, as well as a plot plan, provided by DFDG Architects, dated June 24, 2025.
4. Letter of denial from the Building Official, dated June 25, 2025.
5. The Residential Property Profile from Oakland County Property Gateway, for 2290 Kingston, proving ownership.

7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A - E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficulty results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.

C. Not self created: The applicants problem is not self created.

D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).

E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.

F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:

- i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
- ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: JASDEEP DHARIWAL PHONE: 248.933.4993
ADDRESS: 2290 KINGSTON, WHITE LAKE, MI 48386
EMAIL: jasdeep.dhariwal@humbersystems.com
INTEREST IN PROPERTY: ☒ PROPERTY OWNER ☐ BUILDER ☐ OTHER: _____

PROPERTY INFORMATION

ADDRESS: 2290 KINGSTON, WHITE LAKE, MI 48386 ZONING: R1-D
VALUE OF IMPROVEMENT: \$ 40,000 SEV OF EXISTING STRUCTURE: \$ _____

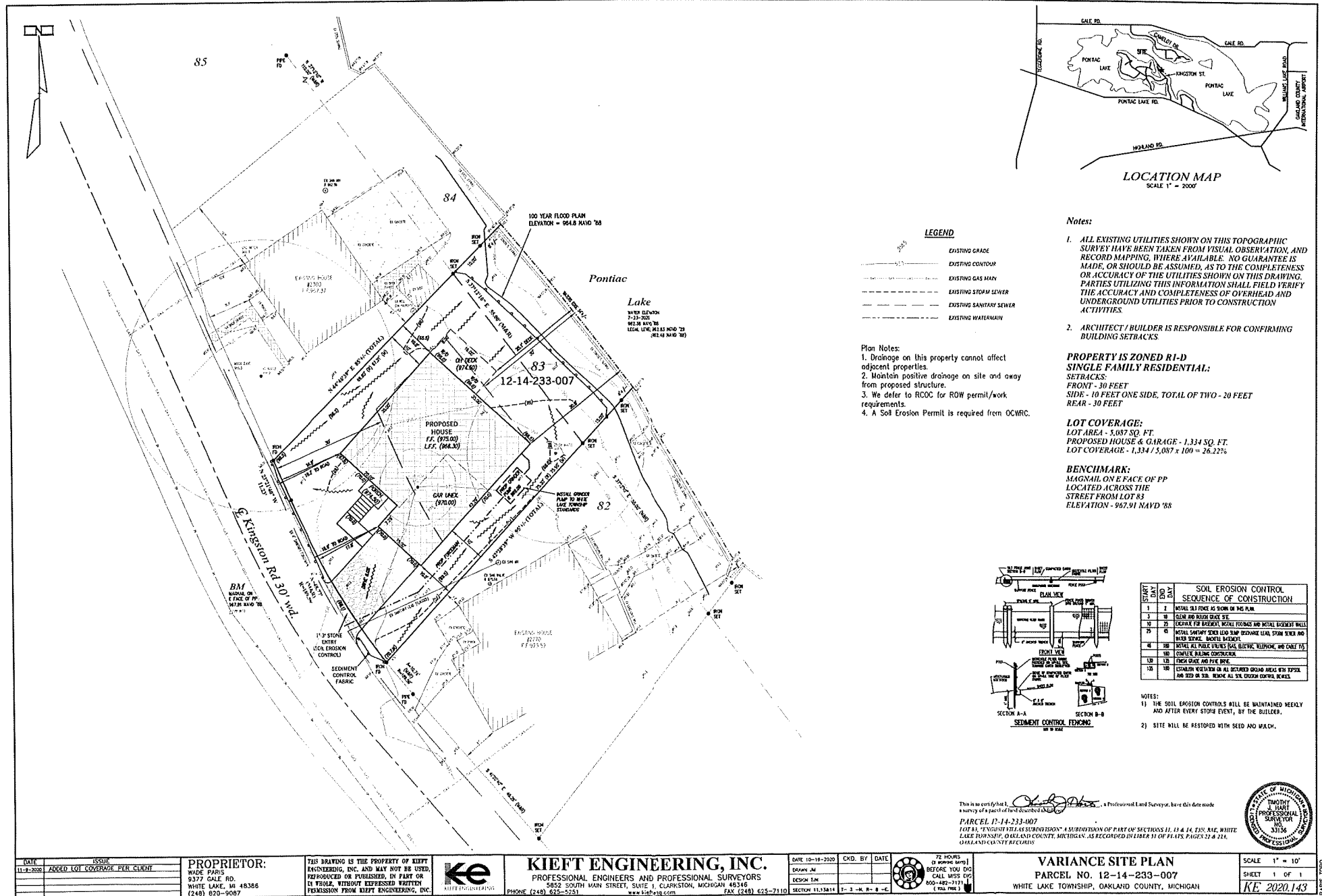
REASONS TO SUPPORT REQUEST (ADDITIONAL SHEETS MAY BE ATTACHED):

THE LOT IS LOCATED ON PONTIAC LAKE AT 2290 KINGSTON, AND THE PROPERTY LINE ON THE LAKE SIDE IS IRREGULAR AND PINCHES IN THE SOUTHEAST CREATING A SMALL FOOTPRINT FOR A CONFORMING DECK. THE FRONT YARD (LAKE SIDE) HAS 2.8FT OF ELEVATION CHANGE FROM THE HOUSE TO THE LAKE.

DUE TO IRREGULAR SHAPE OF THE LOT, THE EXISTING DECK IS NOT DEEP ENOUGH OR WIDE ENOUGH TO SUPPORT A TABLE FOR A MULTI-GENERATIONAL FAMILY AND HAVE CIRCULATION SPACE AROUND IT.

THE ATTACHED SITE PLAN SHOWS THE PROPOSED DECK LOCATION. THE REQUEST FOR VARIANCE IS TO ALLOW FOR A DECK THAT HAS SPACE FOR A TABLE, CHAIRS AND CIRCULATION SPACE. IT ALSO ALLOWS FOR THE GRILL TO BE LOCATED AWAY FROM THE SEATING AREA. IN ORDER TO MINIMIZE THE VISUAL IMPACT ON THE ADJACENT PROPERTIES, THE DECK SUPPORTS ARE PLACED AS CLOSE TO THE HOUSE AS POSSIBLE AND THE ADDITIONAL DEPTH IS GAINED BY CANTILEVERING.

APPLICATION FEE: ☒ \$440 ☐ \$550
APPLICANT'S SIGNATURE: DATE: 6/25/2025





LOCATION MAP

PROPOSED METAL GUARD
RAIL AT 42" AFF

PROPOSED COMPOSITE
DECKING

PROPOSED MASONRY
PIERS TO MATCH EXISTING



2290 KINGSTON
DECK VARIANCE

PROJECT CONTACTS:

PROPERTY OWNER
JAS DHARIWAL

DESIGN CONSULTANT
KYLE GONZALEZ
KGONZALEZ@DFDGONLINE.COM
248.535.4346

PROJECT DATA:

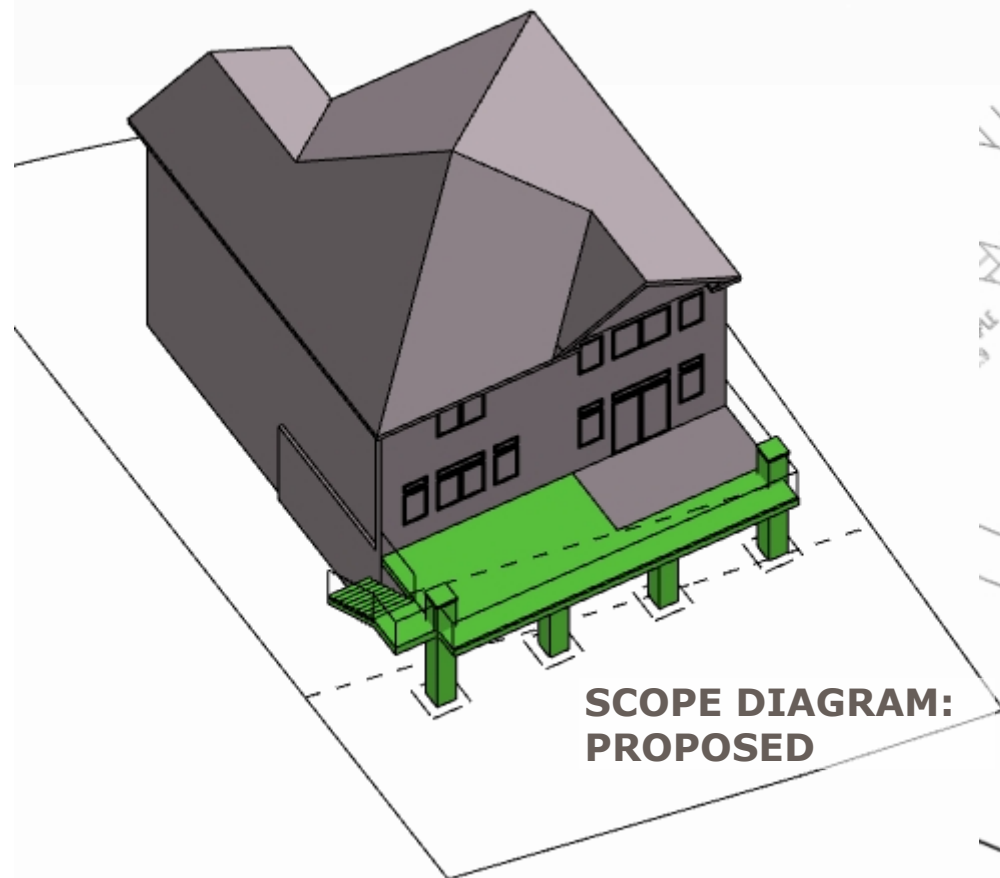
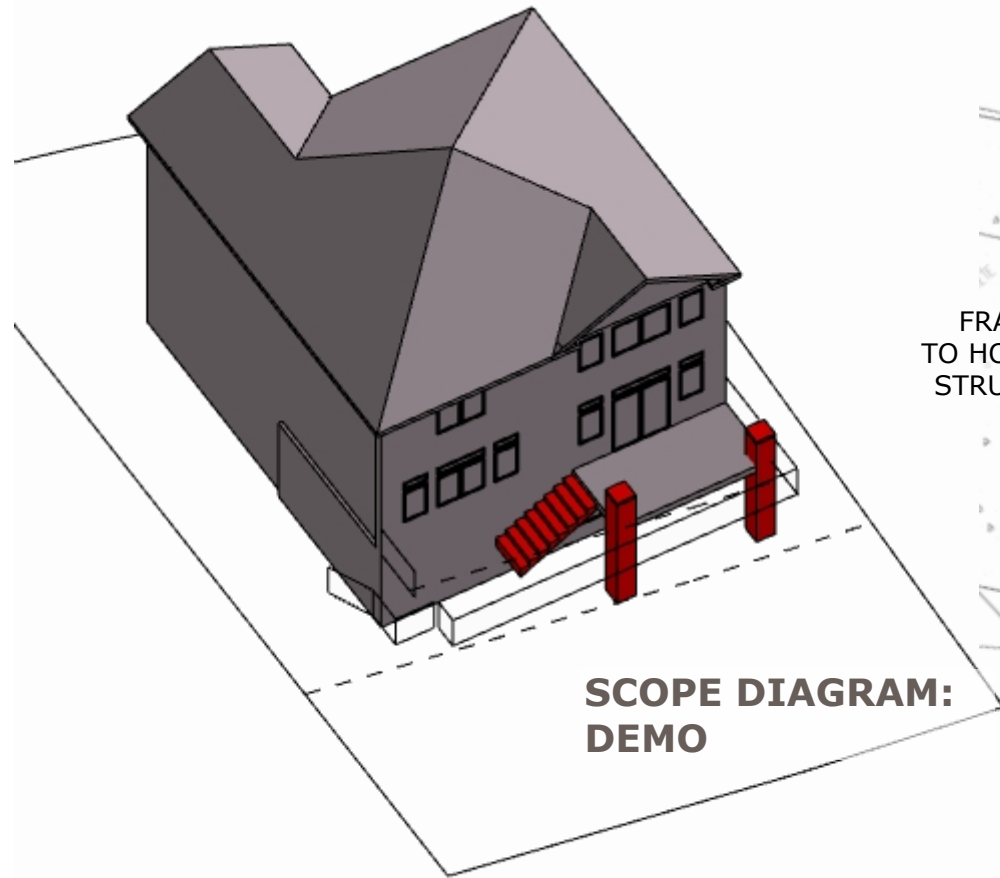
MUNICIPALITY:
WHITE LAKE CHARTER TOWNSHIP

ZONING DISTRICT:
R1-D

LOT AREA:
.12 ACRES

LEGAL DESCRIPTION:
LOT 83, "ENGLISH VILLAS
SUBDIVISION" A SUBDIVISION OF
PART OF SECTIONS 11, 13 & 14,
T3M, R8E, WHITE LAKE TOWNSHIP,
OAKLAND COUNTY, MICHIGAN. AS
RECORDED IN LIBER 51 OF PLATS
PAGES 22&22A, OAKLAND COUNTY
RECORDS

SCOPE OF WORK:
REMOVE EXISTING 8X16 DECK
AND REPLACE WITH PROPOSED
36X13 DECK. EXISTING HOUSE TO
REMAIN. NO NEW FLOOR AREA



Rik Kowall, Supervisor
Anthony L. Noble, Clerk
Mike Roman, Treasurer



Trustees
Scott Ruggles
Steve Anderson
Andrea C. Voorheis
Liz Fessler Smith

WHITE LAKE TOWNSHIP

7525 Highland Road • White Lake, Michigan 48383-2900 • (248) 698-3300 • www.whitelaketwp.com

June 25, 2025

Jasdeep Dhariwal
2290 Kingston Rd
White Lake, MI 48386

Re: Proposed Deck

Based on the submitted plans, the proposed deck does not satisfy the White Lake Township Clear Zoning Ordinance per Article 3.11 (Q)

Article 3.11 (Q) of the White Lake Township Clear Zoning Ordinance: No building or structure shall be located closer than 25 feet to any regulated wetland, submerged land, watercourse, pond, stream, lake, or like body of water. The setback shall be measured from the edge of the established wetland boundary as reviewed and approved by the Township.

The proposed structure would have a 17.4 ft setback from the water's edge where a minimum 25 ft setback is required.

Approval of the building plans is subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. To be eligible for the July 24th Zoning Board of Appeals (ZBA) meeting, complete application must be submitted to the White Lake Township Planning Department no later than June 26th at 4:30 PM. The Planning Department can be reached at (248)698-3300, ext. 5.

Sincerely,

Nick Spencer, Building Official
White Lake Township

2290 KINGSTON RD WHITE LAKE MI 48386

0 beds / 2 full baths / 1 half baths / 2226 sq ft



Residential Property Profile

12-14-233-007

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

Owner Information

Owner(s) : JASDEEP S DHARIWAL
Postal Address : 2290 KINGSTON RD WHITE LAKE MI 48386

Location Information

Site Address : 2290 KINGSTON RD WHITE LAKE MI 48386
PIN : 12-14-233-007 Neighborhood Code : 11L
Municipality : Charter Township of White Lake
School District : 63300 WATERFORD SCHOOL DISTRICT
Class Code : 401 Residential - Improved

Property Description

T3N, R8E, SEC 14 ENGLISH VILLAS SUB LOT 83

Most Recent Sale Since 1994

Date : 08/24/2021
Amount : \$720,000 Liber : 56778:135
Grantor : PARIS PROPERTY HOLDINGS Grantee : DHARIWAL, JASDEEP SINGH

Next Most Recent Sale

Date : 06/25/2020
Amount : \$237,500 Liber : 54523:131
Grantor : ARCHIE S GRUZWALSKITR Grantee : PARIS PROPERTY HOLDINGS

Tax Information

Taxable Value	: \$239,090	State Equalized Value	: \$296,260
Current Assessed Value	: \$296,260	Capped Value	: \$239,090
Effective Date For Taxes	: 07/01/2025	Principal Residence Exemption Type	: N/A
Summer Principal Residence Exemption Percent	: 100%	Winter Principal Residence Exemption Percent	: 100%
2023 Taxes		2024 Taxes	
Summer	: \$4,720.74	Summer	: \$4,949.30
Winter	: \$3,734.24	Winter	: \$3,935.64
Village	:	Village	:


Lot Information

Description : LEVEL Area : 0.09 ACRES

WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS

REPORT OF THE
COMMUNITY DEVELOPMENT DEPARTMENT

TO: Zoning Board of Appeals

FROM: Sean O'Neil, Community Development Director 

DATE: August 19, 2025

Agenda item: 8C

Appeal Date: August 28, 2025

Applicant: Michelle Spencer

Address: 8200 Carpathian Drive
White Lake, MI 48386

Location: Vacant – Lake Jason Drive
White Lake, MI 48386

Zoning: SF – Suburban Farms

Property Description

The approximately 3.79-acre parcel, identified as Parcel Number 12-34-426-003, is zoned SF (Suburban Farms). The property is currently vacant and located at the end of Lake Jason Drive, a private road, ending in a cul-de-sac. The proposed house will be served by a private septic and well. This property has a width of 355 feet along its Lake Jason Drive frontage, and as you can see from the survey, the northerly half of the road ending easement for the cul-de-sac is located within this parcel. While the cul-de-sac (shown as an easement on the survey) is not physically completed or in place as shown, the applicant will be installing a T-turnaround to satisfy both the Zoning Ordinance and Fire Code requirements.

Applicant's Proposal

The Applicant is proposing to build a new single-family residence on this vacant parcel, that would result in a front yard setback of 28 feet. According to the survey provided, Lake Jason Drive ends in a 120-foot-wide cul-de-sac, that puts the proposed house approximately 87 feet from the front property line, but only 28 feet from the edge of the road easement. The new T-turnaround will be located approximately 40 feet from the house, from its closest point. The applicant cites the extensive wetlands, the triangular shaped building envelope caused by the wetlands, poor soils, the topography of the site, and the preservation of numerous mature trees as reasons for placing the house in the proposed location.

Planner's Report

The existing buildable area of the lot is irregular in its layout, due to the configuration that results from the extensive wetlands on this parcel, but it is still conforming in both lot size and width. Per Section 3.1.2 of the Zoning Ordinance, the minimum front yard setback is 35 feet. The applicant originally proposed a 14 foot front yard setback, and that figure was used when the July 17th denial letter was written. Recently, the applicant revised her plan and pushed the house back (to the north) an additional 14 feet, reducing the requested variance amount, which now results in a proposed setback of 28 feet.

The applicant has stated that the proposed location of this structure is being driven by the wetlands on the property, the existing soil conditions, the mature trees on the property, and the existing grades in this area of the parcel. This is consistent with what is shown on the survey and what is visible on site. The requirement to construct the proposed T-turnaround should be added as a condition (and is listed below) of the approval of this request. While the applicant did not cause this situation, fully installing the cul-de-sac now would cause the unnecessary removal of several mature trees as well as the relocation of the southerly neighbor's existing driveway.

The requested variances are listed in the following table:

Variance #	Ordinance Section	Subject	Standard	Requested Variance
1	Section 3.1.2	Minimum Front Yard Setback	35 feet	7.0 feet

Zoning Board of Appeals Options:

Approval: I move to approve the variance requested by Michelle Spencer from Section 3.1.2 of the Zoning Ordinance for Parcel Number 12-34-426-003, a vacant parcel on Lake Jason Drive, in order to build a new single-family residence. A variance from Section 3.1.2 is granted to allow for construction of said structure that will encroach 7.0 feet into the required front yard setback. This approval has the following conditions:

1. The Applicant shall obtain all necessary permits from the White Lake Township Building Division and the Oakland County Health Division.
2. No mechanical units, including a 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.
3. A foundation certificate shall be required prior to vertical construction.
4. An as-built survey shall be required to verify the approved setback variance.
5. A T-turnaround must be constructed on site, as shown in the survey provided, to a standard that is consistent with the requirements of the Zoning Ordinance and acceptable to the Fire Department, prior to granting an occupancy permit.

Denial: I move to deny the variance requested by Michelle Spencer for Parcel Number 12-34-426-003, a vacant parcel on Lake Jason Drive, due to the following reason(s):

Postpone: I move to postpone the appeal of Michelle Spencer *to a date certain or other triggering mechanism* for Parcel Number 12-34-426-003, a vacant parcel on Lake Jason Drive, to consider comments stated during this public hearing.

Attachments:

1. Variance application dated July 17, 2025.
2. Survey showing proposed plot plan, as well as the location of the existing wetland, the proposed turn-a-round location, and the proposed well and septic locations, dated July 15, 2025.
3. Letter of denial from the Community Development Director, dated July 17, 2025.
4. A Property Transfer Affidavit, dated June 24, 2025, proving ownership.
5. Arial image, from Oakland County Property Gateway, showing the vacant parcel.

7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A – E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.

- C. Not self created: The applicants problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
 - i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
 - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

WHITE LAKE TOWNSHIP



RECEIVED

JUL 23 2025

BUILDING DEPARTMENT

ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: Michelle Spencer PHONE: 248-321-3707
 ADDRESS: 8200 Carpathian Dr. White Lake MI 48386
 EMAIL: chelleys2004@yahoo.com
 INTEREST IN PROPERTY: ☒ PROPERTY OWNER ☒ BUILDER ☐ OTHER: _____

PROPERTY INFORMATION

ADDRESS: 0000 Lake Jason Dr. ZONING: Suburban farm
 VALUE OF IMPROVEMENT: \$ 400K SEV OF EXISTING STRUCTURE: \$ 0

REASONS TO SUPPORT REQUEST (ADDITIONAL SHEETS MAY BE ATTACHED):

the property has a ton of wetland greatly limiting the building area and the wetland have an triangular shape building area- the private public utility easement set back of 35 ft leaves very little buildable area with the 25 ft wetland setback and the soils as you get closer to the wetland are poor. In addition the proposed home is proposed at 74' from the front property line and the other house on the road is only 7.79' from the ingress / egress easement.

APPLICATION FEE: ☒ \$440 ☐ \$550APPLICANT'S SIGNATURE: [Signature]DATE: 7/17/25

Rik Kowall, Supervisor
 Anthony L. Noble, Clerk
 Mike Roman, Treasurer



Trustees
 Scott Ruggles
 Steve Anderson
 Andrea C. Voorheis
 Liz Fessler Smith

WHITE LAKE TOWNSHIP

7525 Highland Road • White Lake, Michigan 48383-2900 • (248) 698-3300 • www.whitelaketwp.com

July 17, 2025

Michelle Spencer
 8200 Carpathian Dr
 White Lake, MI 48386

Re: Proposed Residential Structure Upon 12-34-426-003

Based on the submitted plans, the proposed residential structure does not satisfy the White Lake Township Clear Zoning Ordinance for Suburban Farms (SF) zoning district.

Article 3.1.2 of the White Lake Township Clear Zoning Ordinance: Requires a minimum front yard setback of 35 ft.

The proposed residential structure does not meet the required 35 ft front yard setback from the road easement right-of-way line. While the proposed structure would be 74.36 ft from the front yard property line, the front porch is proposed to be 14 ft from the road easement line.

Approval of the plot plan would be subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. To be eligible for the August 28th Zoning Board of Appeals (ZBA) meeting, application must be submitted to the White Lake Township Planning Department no later than July 24th at 4:30 PM. The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Sean O'Neil, AICP
 Community Development Director

Michigan Department of Treasury - 2766 (Rev. 03-25)

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer. The information on this form is NOT CONFIDENTIAL.

L-4266

OFFICE USE ONLY

JUN 25 2025

WHITE LAKE TOWNSHIP
ASSESSING OFFICE

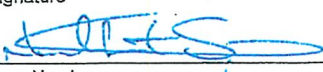
1. Street Address of Property Lake Jason Lane		2. County Oakland	3. Date of Transfer (or land contract signed) June 24, 2025
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village White Lake		5. Purchase Price of Real Estate \$ UNCAP	
6. Seller's (Transferor) Name Farmington A4 Holdings, LLC		7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is found on the property tax bill and on the assessment notice. Y-12-34-426-003	
8. Buyer's (Transferee) Name and Mailing Address Nicholas Spencer and Michelle Spencer Lake Jason Lane 8200 Carpathian Dr White Lake, MI 48386		9. Buyer's (Transferee) Telephone Number	
Items 10-15 are optional. However, by completing them you may avoid further correspondence.			
10. Type of Transfer. <u>Transfers</u> include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See Page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify)			
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No		12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	
13. Amount of Down Payment		14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No	
15. Amount Financed (Borrowed)			

EXEMPTIONS

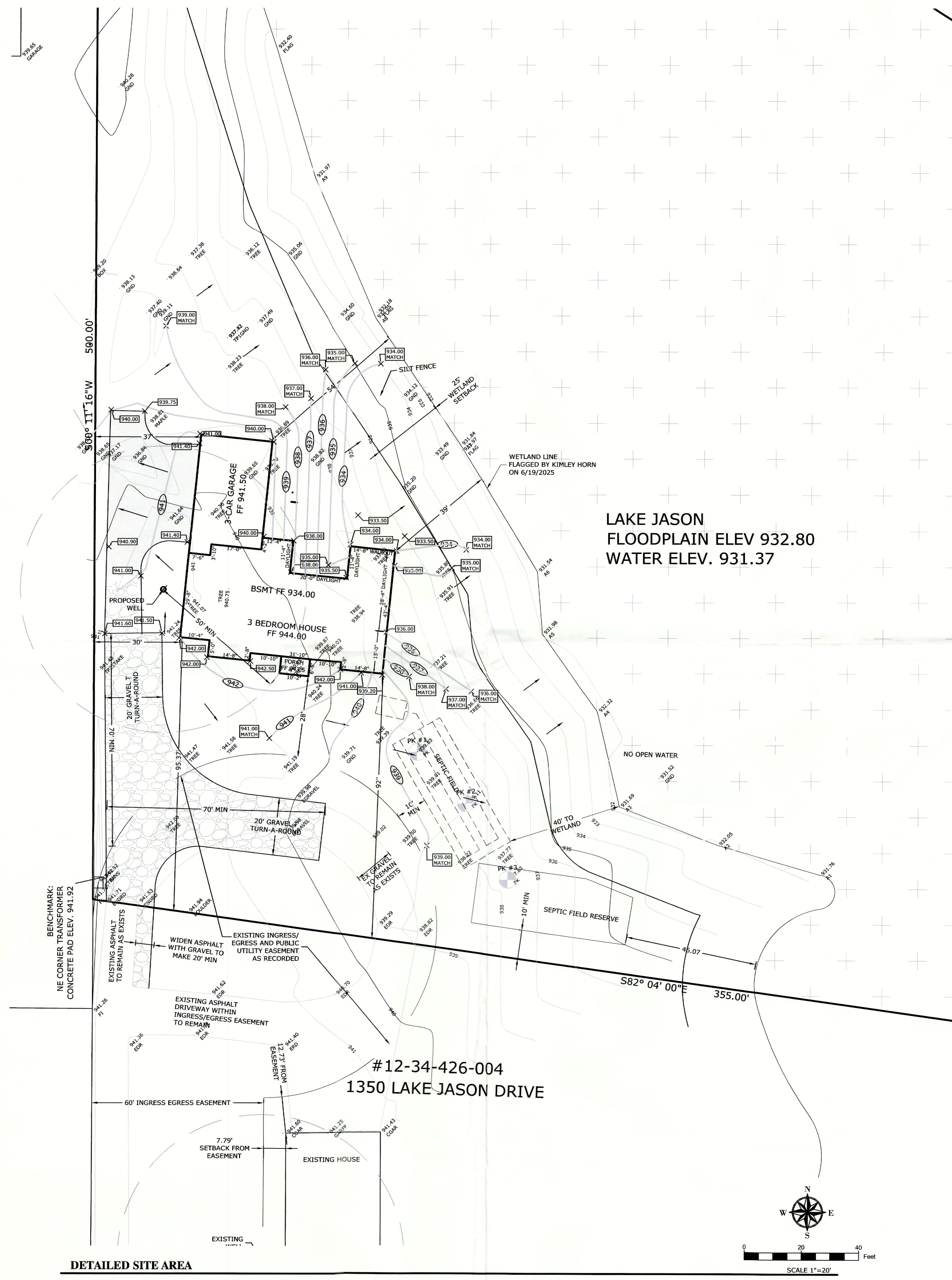
Certain transfers are exempt from uncapping. If you believe your transfer qualifies for an exemption, please indicate the type of exemption you're claiming below. Note that if an exemption is claimed, your assessor may request additional information to support your claim.

- ☐ Transfer from one spouse to the other spouse.
- ☐ Change in ownership solely to exclude or include a spouse. **60315-721**
- ☐ Transfer between certain family members *(see page 2). Describe relationship from each Transferor to each Transferee, attach additional page if necessary. Seller Name: _____ Buyer Name: _____ Relationship of Buyer to Seller: _____
- ☐ Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires).
- ☐ Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2). Describe relationship from each Transferor to each Transferee, attach additional page if necessary. Seller Name: _____ Buyer Name: _____ Relationship of Buyer to Seller: _____
- ☐ Transfer to effect the foreclosure or forfeiture of real property.
- ☐ Transfer by redemption from a tax sale.
- ☐ Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust.
- ☐ Transfer resulting from a court order unless the order specifies a monetary payment.
- ☐ Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse).
- ☐ Transfer to establish or release a security interest (collateral).
- ☐ Transfer of real estate through normal public trading of stock.
- ☐ Transfer between entities under common control or among members of an affiliated group.
- ☐ Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- ☐ Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- ☐ Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- ☐ Transfer of land with qualified conservation easement (land only - not improvements).
- ☐ Other, as described in MCL 211.27a, specify: _____

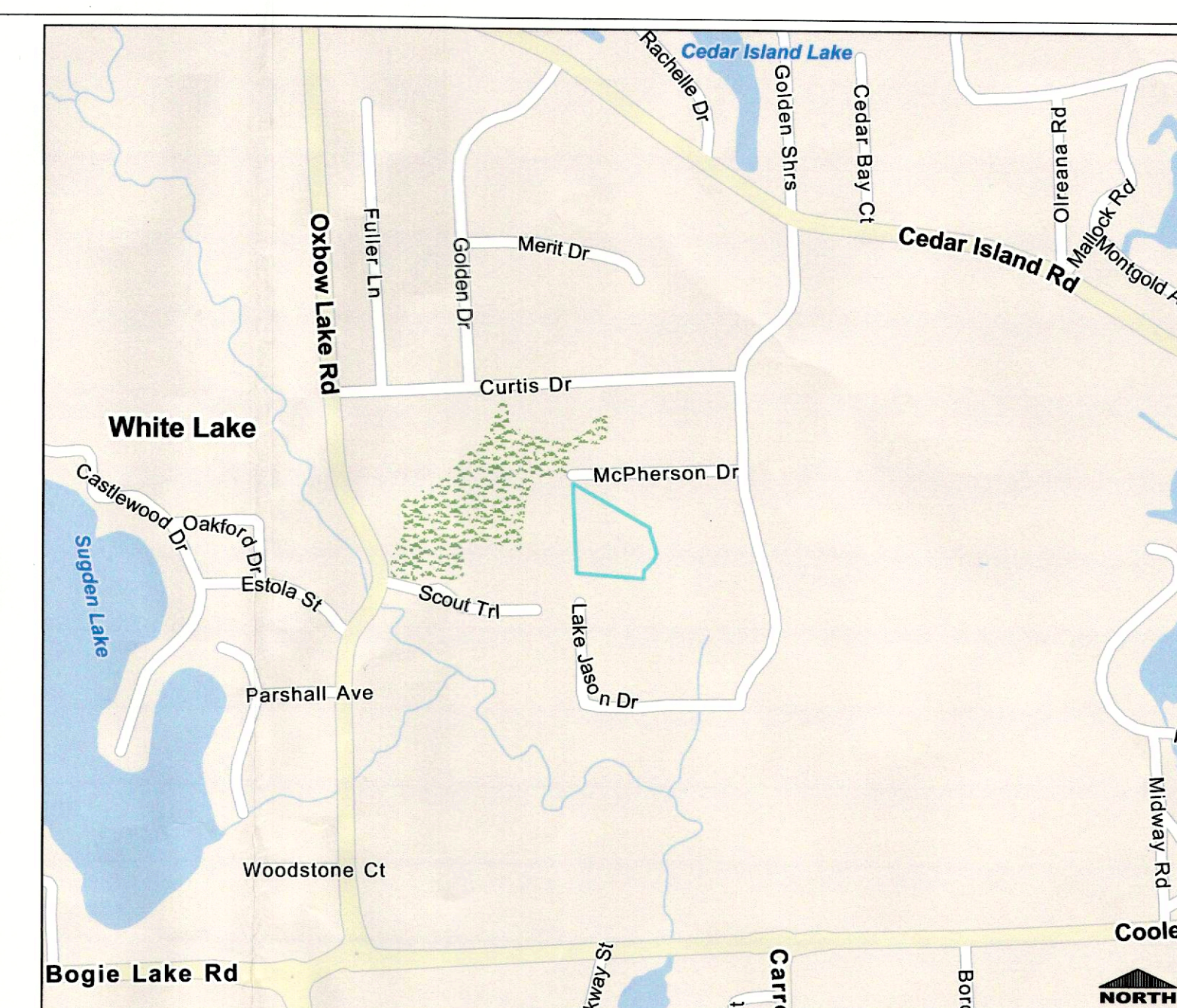
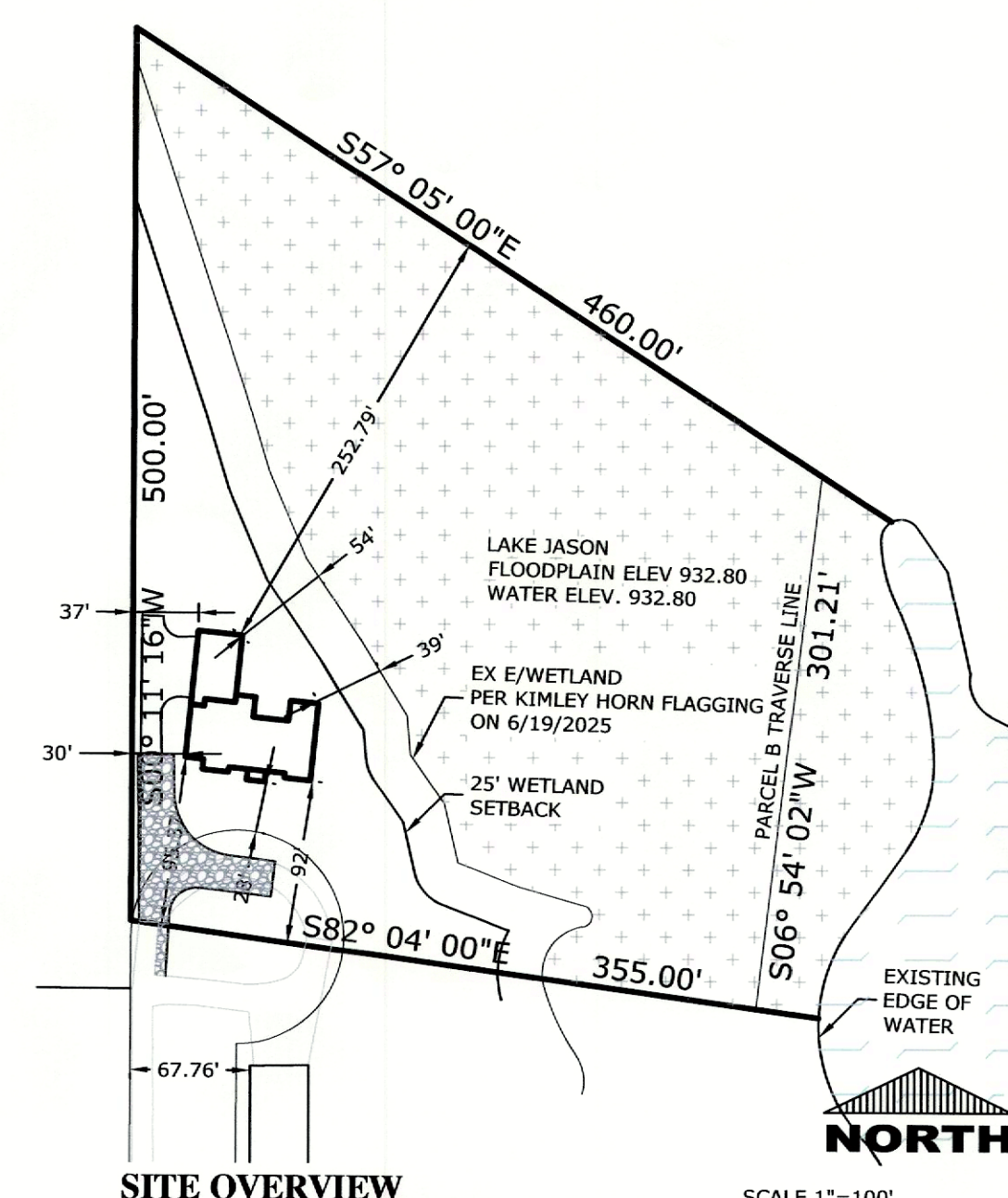
CERTIFICATION: I certify that the information above is true and complete to the best of my knowledge.

Printed Name Nicholas Spencer and Michelle Spencer		Signature 	Date June 24, 2025
Name and title, if signer is other than the owner	Daytime Phone Number		E-mail Address





LAKE JASON
FLOODPLAIN ELEV 932.80
WATER ELEV. 931.37



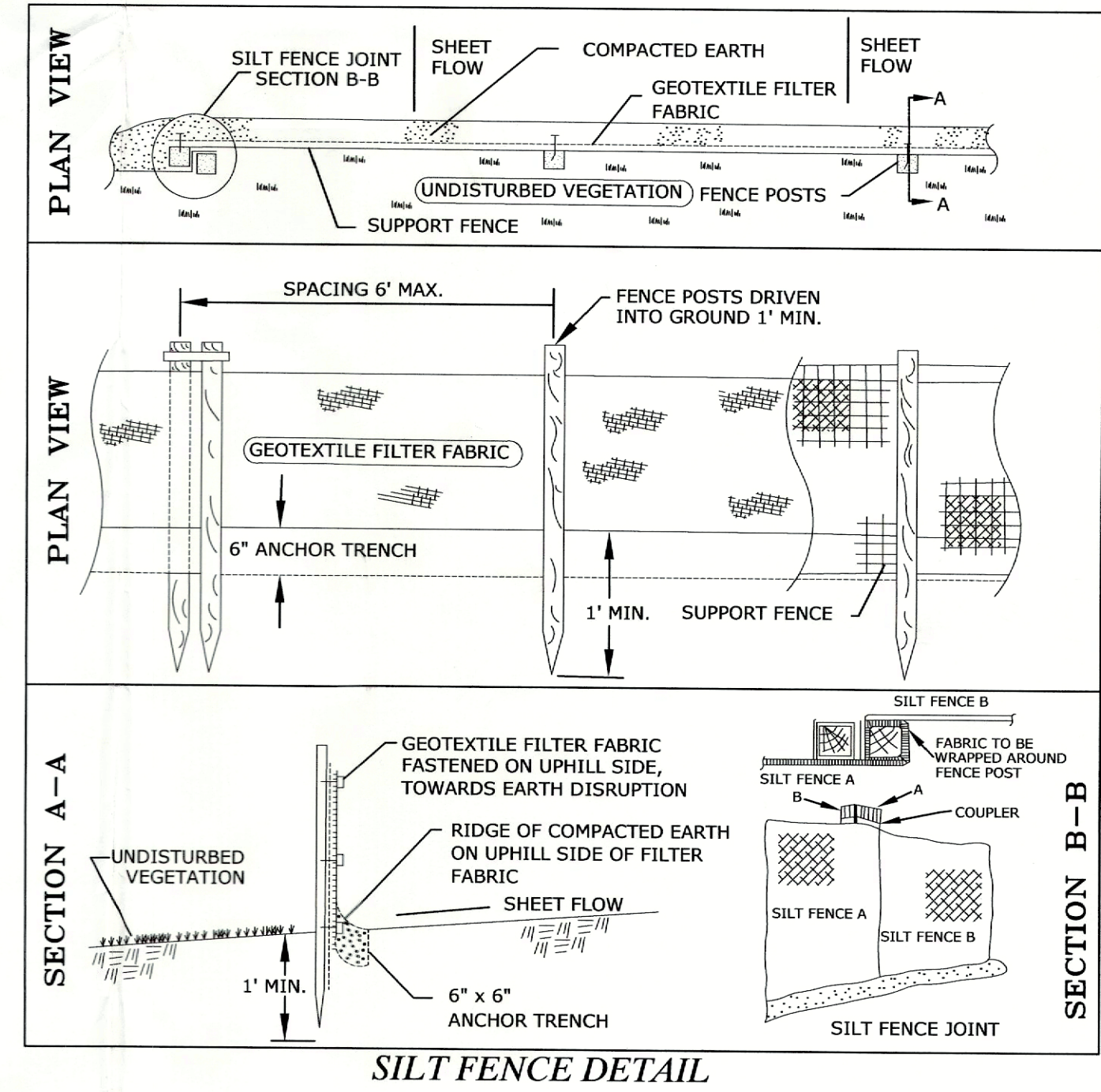
EXISTING SITE CONDITIONS:

- SEE SOIL DATA THIS SHEET
- LOT CONTAINS APPROXIMATELY 3.79 ACRES OF LAND
- EXISTING PROPERTY IS ZONED SUBURBAN FARM VACANT LOT
- PROPOSED PROPERTY USE IS A PROPOSED SINGLE FAMILY HOME 3 BEDROOM HOUSE AND A POLE BARN

REQUIRED SETBACKS FOR R1-A - NO WATER OR SEWER

	REQUIRED	PROVIDED
LAND AREA	2 ACRES	3.79+ ACRES
MAX HEIGHT	35'	< 30' - 2 STORY W/BSMT
FRONT	35'	28' (VARIANCE NEEDED)
SIDE	25/25'	28/28'
REAR	50'	28/28'
SQ. FTG.	1400 SF MIN	2492 SF
MAX % COVERAGE	20%	10%
WETLAND SETBACK	25'	30'

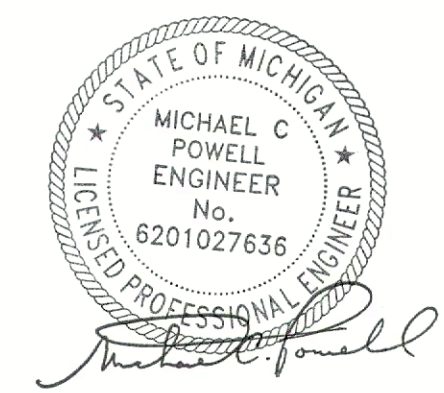
- SOIL EROSION CONTROL STANDARD NOTES**
- ALL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF OAKLAND COUNTY WATER RESOURCE COMMISSIONER AND WHITE LAKE TOWNSHIP.
 - DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR FOR EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES. ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
 - EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED WITHIN THE WORK AREA AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, PONDS AND WETLANDS.
 - THE CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS DIRECTED ON THESE PLANS AND WHERE OTHERWISE REQUIRED BY THE WORK. THE CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER CHANGES HAVE BEEN ACCOMPLISHED.
 - SOIL EROSION CONTROL PRACTICES WILL BE ESTABLISHED IN EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF DIRT OFF THE WORK AREA.
 - THE CONTRACTOR SHALL PRESERVE OFF-SITE NATURAL VEGETATION AS MUCH AS POSSIBLE. PROTECT ALL EXISTING TREES, INCLUDING THEIR BRANCHES AND ROOTS, FROM DAMAGE DUE TO THIS WORK UNLESS SPECIFICALLY IDENTIFIED FOR REMOVAL.
 - STABILIZATION OF ALL DISTURBED AREAS SHALL BE ESTABLISHED USING THE APPROPRIATE VEGETATION WITHIN 5 DAYS OF COMPLETION OF FINAL GRADING.
 - THE CONTRACTOR SHALL SWEEP THE EXISTING STREETS SURROUNDING THE PROJECT SITE AS NEEDED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AND SHALL PROVIDE ALL EQUIPMENT AND MATERIAL TO KEEP DUST IN CHECK AT ALL TIMES. THE CONTRACTOR SHALL RESPOND IMMEDIATELY TO ANY AND ALL COMPLAINTS.



PROPERTY INFORMATION (TAX ID #12-34-426-003):
T3N, R8E, SECTION 34 PART OF NE 1/4 OF SOUTHEAST 1/4 BEGINNING AT POINT DISTANCE N00°34'46"E, 1314.06 FT AND N89°55'23"W, 1291.09 FT AND N00°11'16"E, 778.45 FT FROM THE SOUTHEAST SECTION CORNER; THENCE N00°11'16"E, 500.00 FT; THENCE S57°05'00"E, 460.00 FT TO TRAVERSE POINT 'C'; THENCE S57°05'00"E, 29.00 FT TO THE SHORE LINE OF LAKE JASON; THENCE SOUTHEASTERLY 300 FT ALONG THE SHORELINE OF LAKE JASON; THENCE N82°04'00"W, 45.00 FT TO TRAVERSE POINT 'D' LOCATED S06°54'02"W, 301.21 FT FROM TRAVERSE POINT 'C'; THENCE N82°04'00"W 355.00 FT TO THE POINT OF BEGINNING, CONTAINING 3.79 ACRES MORE OR LESS.

SITE ADDRESS: 0000 JASON DRIVE, WHITE LAKE, MI 48386

CLIENT AND PROPERTY OWNER:
MR. & MRS. NICHOLAS SPENCER
8200 CARPATHIAN DRIVE
WHITE LAKE, MI 48386
EMAIL: SPENICKER@YAHOO.COM
PHONE: (248)935-4358



Consulting Civil Engineers
"Engineering A Better Michigan"

Powell Engineering & Associates, LLC
4700 Cornerstone Drive, White Lake, Michigan 48383
P: 248.714.9895 help@powelleng.net

NOTE: AS AN AID TO THE CONTRACTOR, UTILITIES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THESE PLANS AND PROFILES IS TAKEN FROM FIELD TOP AND/OR AVAILABLE RECORDS. THE OWNER AND ENGINEER DOES NOT GUARANTEE THE LOCATION, DEPTH, OR TYPE OF UTILITIES SHOWN ON THESE PLANS AND PROFILES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, AND TYPE OF UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY CONSTRUCTION.

**BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171**

**SPENCER PLOT PLAN
PLOT PLAN**

0000 LAKE JASON DR, WHITE LAKE, OAKLAND COUNTY

ISSUE DATES

TOWNSHIP PLOT PLAN
7/15/2025

DRAWN MCS

DESIGNED MCS

APPROVED MCP

P.E. JOB No. 25-406

SCALE AS SHOWN

1 SEPTIC