



ZONING BOARD OF APPEALS MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MICHIGAN 48383
THURSDAY, MARCH 28, 2024 – 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. CALL TO THE PUBLIC
6. APPROVAL OF MINUTES
 - A. [January 25, 2024](#)
7. OLD BUSINESS
8. NEW BUSINESS
 - A. [Applicant: Northern Sign](#)
[2181 E. Walton Blvd. Ste. 100](#)
[Auburn Hills, MI 48326](#)
[Location: 10951 Highland Road](#)
[White Lake, MI 48386 identified as 12-22-301-014](#)
[Request: The applicant requests to exceed the allowed number of wall signs, requiring a variance from Article 5.9.J.ii.b, Wall Signs – Maximum Number of Signs.](#)
 - B. [Applicant: Ginko Investment, LLC \(John Sutphin\)](#)
[2438 N. Rochester Road](#)
[Oakland, MI 48363](#)
[Location: Parcel Number 12-01-127-004](#)
[Request: The applicant requests to construct a self-storage facility, requiring variances from Article 5.19.D.i, Required Minimum Screening and Landscaping.](#)
 - C. [Applicant: Dave Sheill](#)
[11112 Windhurst Drive](#)
[White Lake, MI 48386](#)
[Location: 11112 Windhurst Drive](#)
[White Lake, MI 48386 identified as 12-33-476-010](#)
[Request: The applicant requests to enlarge and alter a nonconforming structure \(detached garage\) to construct an addition, requiring a variance from Article 7.23.A, Nonconforming Structures. Variances from Article 7.28.A, Repairs and Maintenance to Nonconforming Structures are also required due to both the value of improvements and the increase in cubic content.](#)
9. OTHER BUSINESS
10. NEXT MEETING DATE: April 25, 2024
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-164 at least two days in advance of the meeting.** An attempt will be made to make reasonable accommodations.

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
JANUARY 25, 2024**

Item A.

CALL TO ORDER

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

Roll was called:

ROLL CALL

Present:

Jo Spencer, Chairperson

Clif Seiber

Michael Powell, Township Board Liaison

Debby DeHart, Planning Commission Liaison

Niklaus Schillack, Vice Chairperson

Also Present:

Justin Quagliata, Staff Planner

Nick Spencer, Building Official

Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

Member Schillack wanted to add a discussion regarding Meeting Efficiency and Effectiveness under Continuing Business as Item B.

MOTION by Member Powell, seconded by Member Schillack to approve the agenda as amended. The motion carried with a voice vote: (5 yes votes).

CALL TO THE PUBLIC

None.

APPROVAL OF MINUTES

A. December 14, 2023

MOTION by Member Schillack, supported by Member Seiber to approve the minutes of December 14, 2023 as approved. The motion carried with a voice vote: (5 yes votes).

OLD BUSINESS

None.

NEW BUSINESS

A. Applicant: Lee & Pat Brithinee

568 Burgess Drive

White Lake, MI 48386

Location: **547 Burgess Drive**

White Lake, MI 48386 identified as 12-27-429-004

Request: The applicant requests to construct a single-family house, requiring variances from Article 3.1.5.E, R1-C Single Family Residential Maximum Building Height and Minimum Lot Area.

Chairperson Spencer noted for the record 33 owners within 300 feet were notified. 2 letters were received in favor, 0 letters were received in opposition, and 1 letter was returned undeliverable from the U.S. Postal Service.

Staff Planner Quagliata gave a brief report.

Member Schillack asked staff how much of the proposed building height was above grade. Staff Planner Quagliata said almost all of the building was above established grade.

Member Seiber asked staff if the roof area was considered a story. Staff Planner Quagliata said if there was finished attic space, it would be considered a story.

Mrs. Pat Brithinee, Applicant, gave additional information to the ZBA to support her case. She took issue with the zoning ordinance. She said her intention was not to build a three-story house; she wanted a walk-out basement like the houses that were surrounding her property.

Member Powell stated there were two ways to evaluate a zoning ordinance: the words in the ordinance itself, and interpretation of the ordinance from the ZBA. He also stated the ZBA was the only Board in the Township that could allow “breaking of the ordinance,” and the applicants needed to provide reasoning as to why they were requesting the ZBA to break the ordinance.

Member Powell asked the applicants why they needed all of the house levels as proposed. Mrs. Brithinee said the first floor would be used as a living space, and the lower level would be used as a “play room” and house the mechanical units. The roof was proposed to be pitched for a solar system, and the applicants wanted to utilize the space and create a loft on the upper level.

Adam Coppersmith, 3110 North Blair, said the proposed house height on the walk-out side was approximately 27 feet from the lowest point to the midpoint of the roof. He felt the house met the height requirement as proposed. The second floor could be altered to be storage space and accessed by an attic ladder only.

Building Official Spencer said there was not a height issue, there was a story issue. Staff Planner Quagliata said the proposed walk-out basement was the issue due to the fill needed. If the fill was eliminated and the upper level was unfinished, a variance would not be needed.

Member Powell clarified the definition of a story was the habitable living space. Staff Planner Quagliata said the question of stairs versus a ladder was irrelevant; it did not matter how the space was accessed.

Member DeHart asked the Applicant how high the septic field would be above grade. Mr. Brithinee said about three to four feet.

Member Seiber asked the Applicant about the written elevations on the plot plan. Mrs. Brithinee said that was not what was proposed. Mrs. Brithinee said the whole building could be dropped by one foot.

Member Seiber said the house could not be dropped more than one foot due to the floodplain. He added the other solution was eliminating the finished floor area in the attic space.

Chairperson Spencer opened the public hearing at 7:03 P.M.

Claire Steffes, 10043 Cedar Shores, read her letter into the record speaking in favor of the Applicants' request.

Chairperson Spencer read two letters in favor of the Applicants' request into the record.

Chairperson Spencer closed the public hearing at 7:08 P.M.

Member Schillack said he initially was concerned about the lake views for the neighbors, but was not once he visited the site earlier today.

Member DeHart said the parcel was nonconforming and did not have the necessary slope to submerge a basement.

Member Powell said he understood the plight of the homeowners, but did not see a practical difficulty presented.

Member Seiber said the upper floor needed to be dropped three feet to use that floor as living space, and it could not be done due to the water table. The water table seemed to be a practical difficulty. The lot was undersized and had an unusual shape; he was amazed the Applicant met all the setback requirements.

Member Powell said the reason the house looked like a ranch was due to the garage being placed upon a five-foot artificial grade.

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

A. Practical Difficulty

- Member DeHart said there was practical difficulty because the way the lot was platted and due to a high water table
- Member Powell said a basement could be constructed below the water table, but it was costly.

B. Unique Situation

- Member Seiber said the water table made for a unique situation.
- Member Schillack said he did not accept the water table as being a unique situation and added if there was a unique situation there would be nothing noticed differently from the outside of the house.

C. Not Self-Created

- Chairperson Spencer said the house proposed as it was made for a self-created problem.

D. Substantial Justice

- Chairperson Spencer said the house could be built without variances.
- Member Schillack said the Applicants would not be denying the neighbors substantial justice by obstructing view lines.

E. Minimum Variance Necessary

- Member Schillack said he was impressed at the Applicants' ability to meet the setbacks.

MOTION by Member Schillack to approve the variance requested by Lee and Pat Brithinee from Article 3.1.5.E of the Zoning Ordinance for Parcel Number 12-27-429-004, identified as 547 Burgess Drive, in order to construct a new house that would exceed the allowed building height by one (1) story. A 2,365 square foot variance from the required lot area are also granted from Article 3.1.5.E. This approval will have the following conditions:

- **The Applicant shall obtain all necessary approvals from the Oakland County Health Division prior to issuance of a building permit.**
- **The Applicant shall obtain all necessary permits from the White Lake Township Building Division.**
- **The plot plan shall be updated to show the proposed lot coverage.**
- **No mechanical units, including HVAC system or generator, shall be placed closer than five (5) feet to any side yard lot line.**
- **A foundation certificate shall be required prior to the backfill inspection by the Building Division.**
- **An as-built survey shall be required to verify setbacks and lot coverage.**

Member Seiber supported, and the motion carried with a roll call vote: (3 yes votes) (Schillack/yes, Seiber/yes, Spencer/no, Dehart/yes, Powell/no).

- B. Applicant: Timbercraft Homes, Inc.
2281 Elkridge Circle
Highland, MI 48356
Location: **3811 Ormond Road**
White Lake, MI 48383 identified as 12-07-329-037
Request: The applicant requests to construct a single-family house, requiring variances from Article 3.1.5.E, R1-C Single Family Residential Front-Yard Setback and Maximum Lot Coverage.

Chairperson Spencer noted for the record 12 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.

Staff Planner Quagliata gave a brief report.

Member Seiber asked staff about the previous variance granted for lot deficiency and if it needed to be granted again. Staff Planner Quagliata said no, that variance ran with the land.

Bob Lowe, 2281 Elkridge Circle, Applicant, was present to speak on behalf of his case. He said the homeowners wanted to conform with the neighboring houses. The homeowners wanted to eliminate stairs on the house which was why the variance for the lot coverage was requested.

Member Schillack asked the Applicant why the variances were needed in regards to the land. Mr. Lowe said the parcel was limited in depth and there was a substantial elevation change on the parcel. He also wanted a septic field to accommodate a three-bedroom house, even though the house had two proposed bedrooms; he was thinking of the future.

Chairperson Spencer opened the public hearing at 7:29 P.M. Seeing no public comment, she closed the public hearing at 7:30 P.M.

Member Seiber noted the improvement to the front yard setback from the previous request.

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

- A. Practical Difficulty
 - Member DeHart said there was a practical difficulty due to the size and topography of the parcel.
- B. Unique Situation
 - Member DeHart said the topography and slope was a unique situation.
- C. Not Self-Created
 - The Applicant did not plat the lot.
- D. Substantial Justice
 - Member DeHart said a house could be built on a nonconforming lot.
- E. Minimum Variance Necessary
 - Member Schillack said he was grateful the variance request was less than the previous request for the parcel.

MOTION by Member Seiber to approve the variances requested by Timbercraft Homes, Inc. from Article 3.1.5.E of the Zoning Ordinance for Parcel Number 12-07-329-037, identified as 3811 Ormond Road, in order to construct a new house that would encroach 20 feet into the required front yard setback and exceed the allowed lot coverage by 2%. This approval will have the following conditions:

- **The Applicant shall obtain all necessary approvals from the Oakland County Health Division prior to issuance of a building permit.**
- **The Applicant shall obtain all necessary permits from the White Lake Township Building Division.**
- **The title block on the site plan shall be revised to provide the correct street number (address) of the property.**
- **No mechanical units, including HVAC system or generator, shall be placed closer than five (5) feet to any side yard lot line.**
- **A foundation certificate shall be required prior to the backfill inspection by the Building Division.**

- **An as-built survey shall be required to verify the approved setbacks and lot coverage.**

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

- C. Applicant: Brian D. Pendley
5335 Wayne Road
White Lake, MI 48383
Location: **5335 Wayne Road**
White Lake, MI 48383 identified as 12-17-103-011
Request: The applicant requests post-construction variances to allow an accessory building (shed) within the natural features setback, requiring a variance from Article 3.11.Q, Natural Features Setback. A variance from Article 5.7.C, Accessory Buildings or Structures in Residential Districts is also required due to the wall height. A variance from Article 3.1.6.E, R1-D Single Family Residential Maximum Lot Coverage is also required.

Chairperson Spencer noted for the record 66 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.

Staff Planner Quagliata gave a brief report.

Member Schillack asked staff if the shed was legally allowed to be approved in its current location. Staff Planner Quagliata said no.

Member Powell said the overhang was 18 inches off of the wall. He appreciated the Applicants attending this evening in full military regalia.

Brian Pendley, 5335 Wayne, Applicant, was present to speak on behalf of his case. He was under the impression he did not need a permit to build the shed based on state and federal laws. His wife, Gianna Pendley, was also present. Mr. Pendley said his structure was under 18 feet in height. The prior shed was nonconforming, and the lot was nonconforming as well. Mr. Pendley said he spoke with Building Official Spencer regarding building height and felt his structure was compliant. He said the shed was moveable.

Building Official Spencer said the building code was being meshed as an interpretation for the zoning ordinance, and the two were separate. The zoning ordinance would overlap the building codes in some instances. In regard to the Applicants' case, the second story on the shed required a permit. Mr. Pendley said the shed did not have a second story, there was only storage.

Member Powell said there were places that were not zoned that would rely on state codes and law. The Township relied on the zoning ordinance, as it was adopted by the Township. The natural features setback was not entirely dependent on where the water was, it was defined by the ordinary high-water mark.

Member Schillack asked the Applicant what about the land posed a practical difficulty for the shed's location. Mr. Pendley said the natural grade from the house was steep. The unique situation was due to the lot size.

Chairperson Spencer opened the public hearing at 8:03 P.M. Seeing no public comment, she closed the public hearing at 8:04 P.M.

Member Powell asked staff if the dimension for the shed wall was proposed as the maximum height. Staff Planner Quagliata confirmed.

Member Powell asked the Applicant about the balcony on the shed. Mr. Pendley said it was for aesthetics and to be used as a plant pergola. The shed was used to house emergency and lifesaving equipment.

Building Official Spencer said the structure had a more modern design, and if the peak were more standard, they would have met the maximum accessory structure height. The design was unique.

Member Schillack asked staff if there were septic and well on the property. Building Official Spencer confirmed. The well and the septic were not shown on the site plan. Member Schillack asked staff if the well and septic should have been called out on the plans. Building Official Spencer said he did not see it being an issue in this instance.

Member Seiber asked staff if the roof was ridged and shingled downward, would the height issue be satisfied. Building Official Spencer said it could be done, but he did not want to get hung up over wall height. The bigger issue was the shed overhang encroaching into the east side lot line.

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

- A. Practical Difficulty
 - Member Seiber said the lot size created a practical difficulty relative to lot coverage only.
 - Member Schillack said the lot size created an issue but he failed to see a practical difficulty in regard to the natural features setback.
- B. Unique Situation
 - Member DeHart said the lot size was a unique situation.
 - Member Powell said the elevation of the lot presented a unique situation in moving the shed closer to the house.
- C. Not Self-Created
 - Member DeHart said the Applicant did not create the lot.
 - Member Schillack said the design of the structure was a self-created problem.
- D. Substantial Justice
 - Member Powell said he saw substantial justice in regards to the lot width.

E. Minimum Variance Necessary

- Member Schillack said this was a post-construction variance, and there was not as much of an ability to minimize issues after construction was completed. He did see the square footage of the shed being minimal in regard to lot coverage.

MOTION by Member Seiber to approve the variance requested by Brian Pendley from Article 3.11.Q of the Zoning Ordinance for Parcel Number 12-17-103-011, identified as 5335 Wayne Road to allow the accessory building to exceed the allowed lot coverage by 3.5%. This approval will have the following conditions:

- **The Appellant shall obtain all necessary permits from the White Lake Township Building Division.**
- **By March 25, 2024 the Appellant shall move the accessory building to eliminate encroachment within five feet of the side lot line as the Zoning Board of Appeals is without authority to grant a variance with regard to the side yard setback. Once moved, an as-built survey shall be required to verify the setbacks and lot coverage.**

Member Powell supported.

The ZBA discussed the conditions of the approval. **Member Powell WITHDREW his support.**

MOTION by Member Seiber to approve the variance requested by Brian Pendley from Article 3.11.Q of the Zoning Ordinance for Parcel Number 12-17-103-011, identified as 5335 Wayne Road to allow the accessory building to exceed the allowed lot coverage by 3.5%. This approval will have the following conditions:

- **The Appellant shall obtain all necessary permits from the White Lake Township Building Division.**
- **By May 25, 2024 the Appellant shall move the accessory building to eliminate encroachment within five feet of the side lot line as the Zoning Board of Appeals is without authority to grant a variance with regard to the side yard setback. In addition, the Applicant shall re-locate the shed to outside of the natural feature setback and reduce the wall height to no more than 14 feet. Once completed, an as-built survey shall be required to verify the setbacks and lot coverage.**

Member Powell supported, and the motion carried with a roll call vote: (5 yes votes)

(Seiber/yes, Powell/yes, Dehart/yes, Schillack/yes, Spencer/yes).

OTHER BUSINESS

A. Election of Officers

MOTION by Member Powell, seconded by Member DeHart, to elect Josephine Spencer as Chairperson and Niklaus Schillack as Vice-Chairperson of the ZBA for 2024. The motion carried with a voice vote: (5 yes votes).

B. Meeting Efficiency

Member Schillack wanted the Board to think about ideas to make the ZBA meetings run efficiently. He wanted to hear from the public as well. Member DeHart said this evening's meeting went smoother without reading over all of the standards' language. Chairperson Spencer thought it was important to list at least one item for each standard.

NEXT MEETING DATE: February 22, 2024

ADJOURNMENT

MOTION by Member Schillack, seconded by Member Powell, to adjourn at 8:42 P.M. The motion carried with a voice vote: (5 yes votes).

WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Zoning Board of Appeals
FROM: Justin Quagliata, Staff Planner
DATE: March 28, 2024

Agenda item: 8a

Appeal Date: March 28, 2024

Applicant: Northern Sign

Address: 2181 E. Walton Blvd., Ste. 100
Auburn Hills, MI 48326

Zoning: GB General Business

Location: 10951 Highland Road
White Lake, MI 48386

Property Description

The 14-acre parcel identified as 10951 Highland Road is located on the south side of Highland Road, east of Elizabeth Lake Road, and zoned GB (General Business).

Applicant's Proposal

Northern Sign, the Applicant, on behalf of Cummings Signs and property owner Kroger Co. of Michigan, is proposing to install an additional wall sign on the building.

Planner's Report

In accordance with Section 5.9.J.ii.b of the Zoning Ordinance, a maximum of one (1) wall sign is permitted for each principal building. In the case of a building with two or more tenants, one (1) wall sign is permitted per tenant. Principal buildings with front facades at least 250 feet long may be permitted a total of 3 signs, whose total area shall conform to the maximum size of signs (the total area of all wall signs shall not exceed ten (10) percent of the front facade of the principal building. In the case of a structure with two or more tenants, the total sign area per tenant shall not exceed ten (10) percent of the front facade for the individual tenant space. Signs for single tenants that occupy three or more contiguous tenant spaces shall require review and approval by the Planning Commission. Principal structures that are setback at least 100 feet from the right of way may be permitted signage that does not exceed 15% of the front facade of each tenant space. The maximum size of any individual wall sign shall be two hundred (200) square feet). In instances where a parcel has frontage on two (2) streets, an additional wall sign may be permitted on the building facing the secondary thoroughfare, which is no greater than 5% of the wall area on which the sign is placed.

Following is a list of the existing wall signs (note no sign variances previously granted):

North Facade

- “Kroger Marketplace” – 164.84 square feet
 - “Kroger Pharmacy” – 79.72 square feet
 - “Drive-Thru” – 33.25 square feet
 - “Starbucks Coffee” – 39.58 square feet
 - “Murray’s, We Know Cheese” – 25.55 square feet
 - “Comerica Bank” – 20.65 square feet
- Subtotal: 6 signs; 363.59 square feet

West Facade / Porte-cochère

- “Kroger Marketplace” – 164.84 square feet
 - “Enter/Clearance (10’6”)” – 9.58 square feet (directional; not counted as sign area)
 - “Exit/Do Not Enter” – 9.58 square feet (directional; not counted as sign area)
- Subtotal: 3 signs; 164.84 square feet

Total (north and west facades): 528.43 square feet; 9 wall signs.

Not included in the total number of signs and size on the previous page are two unpermitted banners (sizes unknown) stating “Now Hiring” on the north facade of the building, which have been on the building since at least November 2016. The existing wall signs exceed the maximum number of signs permitted by the Zoning Ordinance. As previously noted, no sign variances have been granted for the property. In May 2016, previous Building Division staff issued permits for the current wall signage. Variances should have been required from the Zoning Board of Appeals. Any additional wall signage requires a variance.

The Applicant is requesting a variance to install a seventh wall sign (or ninth sign when including the unpermitted banners) on the north elevation of the building (tenth sign on the building). The sign states “Pickup” and is 63.10 square feet in size. With the additional sign, the wall sign area on the north elevation of the building would increase to 426.69 square feet, and total wall sign area on the building would increase to 591.53 square feet.

The requested variance is listed in the following table.

Variance #	Ordinance Section	Subject	Standard	Requested Variance	Result
1	Article 5.9.J.ii.b	Maximum number of wall signs	3 wall signs (north facade)	1 wall sign (north facade)	7 wall signs 2 banners (north facade)

Zoning Board of Appeals Options:

Approval: I move to approve the variance requested by Northern from Article 5.9.J.ii.b of the Zoning Ordinance for Parcel Number 12-22-301-014, identified as 10951 Highland Road, in order to install a seventh wall sign on the north facade. This approval will have the following conditions:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Division.
- The unpermitted banners currently on the building shall be removed.
- No additional signage shall be permitted on the building.
- Any future modification to signage on the building, except for eliminating signage, shall require approval of the Zoning Board of Appeals.

Denial: I move to deny the variance requested by Northern Sign for Parcel Number 12-22-301-014, identified as 10951 Highland Road, due to the following reason(s):

Postpone: I move to postpone the appeal of Northern Sign *to a date certain or other triggering mechanism* for Parcel Number 12-22-301-014, identified as 10951 Highland Road, to consider comments stated during this public hearing.

Attachments:

1. Variance application dated January 3, 2024.
2. Proposed wall sign location plan dated October 6, 2023.
3. Proposed wall sign dimension plan dated June 27, 2023.

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.

CHARTER TOWNSHIP OF WHITE LAKE
ZONING BOARD OF APPEALS APPLICATION
Community Development Department, 7525 Highland Road,
White Lake, Michigan, 48383
(248) 698-3300 x5

APPLICANT'S NAME: Northern Sign PHONE: 248-333-7733
ADDRESS: 2181 E Walton Blvd Ste 100 Auburn Hills, MI 48326
APPLICANT'S EMAIL ADDRESS: tammy@northernsign.com
APPLICANT'S INTEREST IN PROPERTY: OWNER BUILDER OTHER: Sign Installer

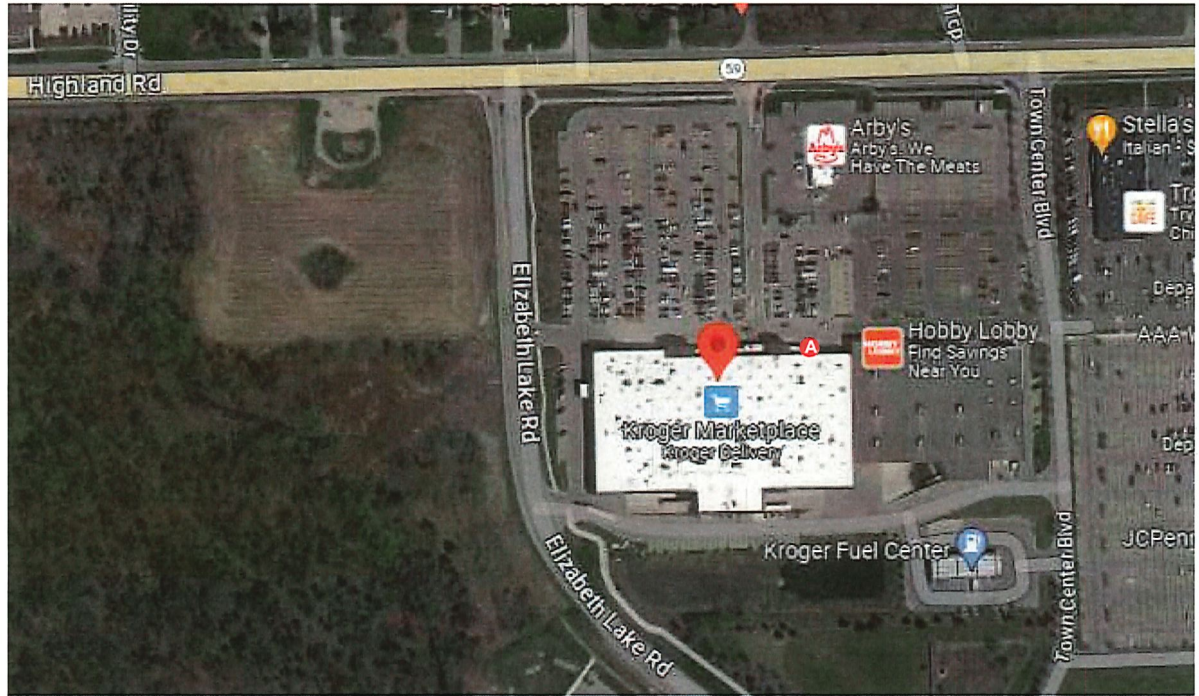
ADDRESS OF AFFECTED PROPERTY: 10951 Highland PARCEL # 12-22-301-014
CURRENT ZONING: General Business PARCEL SIZE: _____

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: _____
VALUE OF IMPROVEMENT: \$ _____ SEV OF EXISITING STRUCTURE: \$ _____

STATE REASONS TO SUPPORT REQUEST: (ATTACH WRITTEN STATEMENT TO APPLICATION)

APPLICATION FEE: \$440.00 (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)
APPLICANT'S SIGNATURE: *Richard Tillman* DATE: 1-3-24



QTY.	DESCRIPTION	SQ. FT.
A 1	PICKUP LTR. SET W/CART	63.1

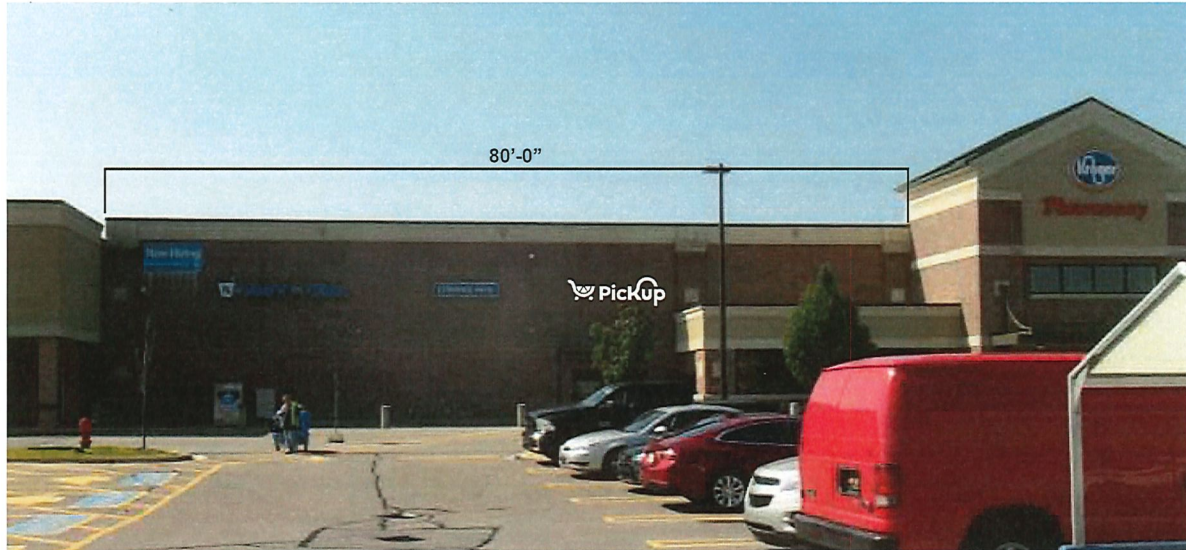


EXISTING FRONT ELEVATION



KROGER #759
10951 HIGHLAND ROAD
WHITE LAKE, MI

 <small>Customer creation through brand innovation.</small> <small>THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT.</small>	<small>THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS SIGNS.</small>	CUSTOMER APPROVAL:	DATE	BY	DATE	BY		DRAWING NO:	
		_____	_____	_____	_____	_____		_____	1162988766.00
		DATE: _____	Rev. #1 _____	Rev. #2 _____	Rev. #3 _____	Rev. #4 _____		Rev. #5 _____	Rev. #6 _____
								S. Hawke	



PROPOSED

A INSTALL NEW PICKUP LETTER SET AS SHOWN.

KROGER #759
 10951 HIGHLAND ROAD
 WHITE LAKE, MI



THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY MANNER UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS SIGNS.

CUSTOMER APPROVAL:

 DATE: _____

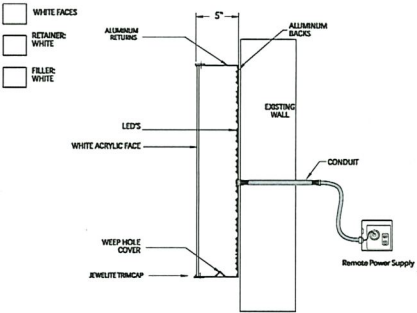
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Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



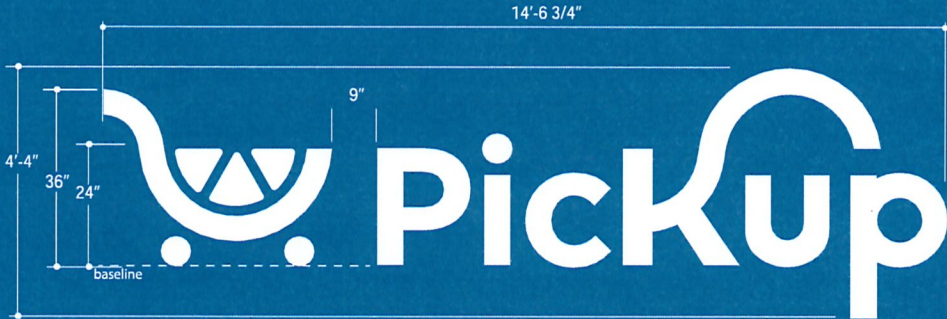
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10-6-2023
 S. Hawke

INTERNALLY ILLUMINATED CHANNEL LETTERS

- INTERNALLY ILLUMINATED CHANNEL LETTERS. ALUMINUM SIDES & BACK PAINTED WHITE. WHITE TRIMCAP RETAINER. FLAT, WHITE POLYCARBONATE FACE WHITE LED ILLUMINATION.



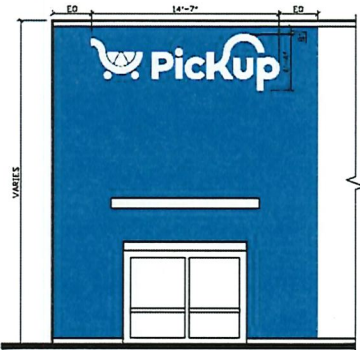
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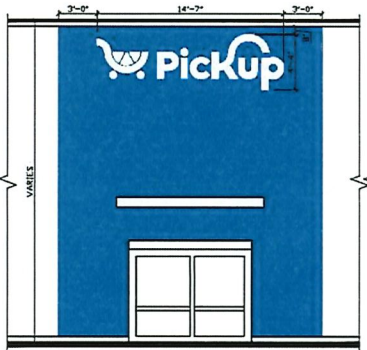
- FOR USE ON CMU BLOCK OR EIFS SUBSTRATE.
- NOT INTENDED FOR USE ON NEW OR EXISTING BRICK FINISHES WITHOUT EXPRESS APPROVAL FROM G.O. PLANNING AND DESIGN.
- NOT INTENDED FOR USE ON LOCATIONS UNDER LARGE ARCHITECTURAL OVERHANGS OR CANOPIES

WALL PAINTED TO MATCH KROGER BLUE VINYL -

Kroger Blue (PMS 2728C) - Exterior Quart Formula



TYPICAL PAINTED AREA:
 PICKUP FRONT ENTRY
 DOOR NEAR CORNER -
 CENTERED HORIZONTALLY OVER CANOPY/DOOR AND OR
 AT LEAST 1'-6" FROM CORNER OF BUILDING.
 CREATE PAINT FINISH BREAK ON OPPOSITE SIDE
 EQUAL DISTANCE FROM EDGE OF SIGN LEFT & RIGHT.



TYPICAL PAINTED AREA:
 PICKUP FRONT ENTRY
 DOOR ON BLANK FACADE -
 CENTERED HORIZONTALLY OVER CANOPY/DOOR.
 INSTALLED 8-12" FROM BOTTOM OF CORNICE/COPING - or -
 CENTERED VERTICALLY BETWEEN CANOPY OR DOOR AND
 CORNICE/COPING.
 CREATE PAINT FINISH BREAKS 3' MINIMUM FROM EDGE OF SIGNAGE.

SCALE: 1/2" = 1'-0"

63.1 SQ. FT.

PART # 403-23-CL36-PUCRTWH



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DRAWING NO:
 7699332377.02A1
 DATE: 6.27.2023
 S. Hawke

WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Zoning Board of Appeals
FROM: Justin Quagliata, Staff Planner
DATE: March 28, 2024

Agenda item: 8b

Appeal Date: March 28, 2024

Applicant: Ginko Investment, LLC (John Sutphin)

Address: 2438 N. Rochester Road
Oakland, MI 48363

Zoning: LM Light Manufacturing

Location: Parcel Number 12-01-127-004

Property Description

The 2-acre parcel identified as Parcel Number 12-01-127-004 is Unit 4 of the Prospectors Square commercial condominium located on the north side of White Lake Road, west of Old White Lake Road, and zoned LM (Light Manufacturing).

Applicant's Proposal

Ginko Investment, LLC (John Sutphin), the Applicant, is proposing to construct a self-storage facility and requesting variances to modify the landscape and screening requirements.

Planner's Report

The variances are being processed concurrently with the site plan review application. The staff report for the preliminary site plan (attached) should be referenced for a more complete overview of the project. At its February 20, 2024 meeting the Township Board approved the preliminary site plan, with conditions, including the Applicant receiving approval from the Zoning Board of Appeals (ZBA).

The Zoning Ordinance offers options to provide an appropriate amount of screening between properties based on zoning of an adjacent parcel. Following are the screening options outlined in the Zoning Ordinance based on the zoning of the subject site and adjacent properties:

- An extensive land form buffer (six-foot berm landscaped in accordance with the ordinance), or, a land form buffer (three-foot berm landscaped in accordance with the ordinance) AND a six-foot masonry screen wall (landscaped in accordance with the ordinance) is required along the west property line but not proposed; therefore, a variance is required from the Zoning Board of Appeals. Note Mariners Cove – The Bluffs, the condominium subdivision located to the west of the subject property, is zoned R1-A (Single-Family Residential).
- An extensive land form buffer (six-foot berm landscaped in accordance with the ordinance) is required adjacent to the road right-of-way, but not proposed; therefore, a variance is required from the Zoning Board of Appeals.

For reference, the landscape and screening requirements for the options above include:

- Screen Wall
 - Height: 6 feet
 - Width: 8 inches of brick, or decorative concrete
 - Planting Requirements: 5-foot greenbelt (1 large deciduous or evergreen tree and 8 shrubs for every 30 linear feet) adjacent to screen wall for its entire length

- Land Form Buffer
 - Height: 3-foot berm with a 2-foot crown and maximum 3:1 slope; 20 feet in width
 - Planting Requirements: 1 large deciduous, 1 evergreen tree and 8 shrubs for every 30 linear feet

- Extensive Land Form Buffer
 - Height: 6-foot berm with a 2-foot crown and maximum 3:1 slope; 38 feet in width
 - Planting Requirements: 1 large deciduous, 1 evergreen tree and 4 shrubs for every 15 linear feet, planted in two offset rows

The requested variances are listed in the following table.

Variance #	Ordinance Section	Subject	Standard	Requested Variance	Result
1	Article 5.19.D.i	Required minimum screening and landscaping	Extensive land form buffer, or, land form buffer & six-foot masonry screen wall (west)	No extensive land form buffer, or, land form buffer & six-foot masonry screen wall	38-foot greenbelt with landscaping
2	Article 5.19.D.i	Required minimum screening and landscaping	Extensive land form buffer (adjacent road right-of-way)	No extensive land form buffer along the road right-of-way	20-foot greenbelt landscaped with 1 large deciduous, 1 large evergreen and 8 shrubs for every 30 linear feet

Zoning Board of Appeals Options:

Approval: I move to approve the variances requested by Ginko Investment, LLC (John Sutphin) from Article 5.19.D.i of the Zoning Ordinance for Parcel Number 12-01-127-004 in order to modify the landscape and screening requirements associated with the construction of a self-storage facility. This approval will have the following conditions:

- The variances shall become effective if and when the final site plan for the development is approved by the Planning Commission.

- Approval is in accordance with the preliminary landscape plan prepared by PEA Group dated February 2, 2023 (revision date October 24, 2023).

Denial: I move to deny the variances requested by Ginko Investment, LLC (John Sutphin) for Parcel Number 12-01-127-004, due to the following reason(s):

Postpone: I move to postpone the appeal of Ginko Investment, LLC (John Sutphin) *to a date certain or other triggering mechanism* for Parcel Number 12-01-127-004, to consider comments stated during this hearing.

Attachments:

1. Variance application dated February 2, 2024.
2. Applicant's written statement.
3. Staff report dated December 20, 2023.
4. Topographic survey prepared by PEA Group dated February 2, 2023 (revision date October 24, 2023).
5. Preliminary site plan prepared by PEA Group dated February 2, 2023 (revision date October 24, 2023).
6. Preliminary landscape plan prepared by PEA Group dated February 2, 2023 (revision date October 24, 2023).
7. Preliminary floor plan and building elevations prepared by PEA Group dated December 15, 2022 (revision date October 20, 2023).

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.

CHARTER TOWNSHIP OF WHITE LAKE
ZONING BOARD OF APPEALS APPLICATION

Item B.

Community Development Department, 7525 Highland Road,
White Lake, Michigan, 48383
(248) 698-3300 x5

APPLICANT'S NAME: Ginko Investment, LLC (John Sutphin) PHONE: 248-505-4744
ADDRESS: 2438 North Rochester Road, Oakland Township, Michigan 48363
APPLICANT'S EMAIL ADDRESS: j.sutphin@att.net
APPLICANT'S INTEREST IN PROPERTY: OWNER BUILDER OTHER: _____

ADDRESS OF AFFECTED PROPERTY: Vacant PARCEL # 12 - 01-127-004
CURRENT ZONING: LM PARCEL SIZE: LM

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: _____
Screening Variance for the West and South Property Lines Per Section (See Written Statement for Details)
VALUE OF IMPROVEMENT: \$ TBD SEV OF EXISITING STRUCTURE: \$ N/A Vacant

STATE REASONS TO SUPPORT REQUEST: (ATTACH WRITTEN STATEMENT TO APPLICATION)

APPLICATION FEE: \$440.00 (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)
APPLICANT'S SIGNATURE: [Signature] DATE: 2/2/24

Supplemental for Ginko Self Storage ZBA Request:

The applicant, Ginko Investments, LLC, is requesting approval for two (2) variances for the subject parcel (12-01-127-004) located on the north side of White Lake Road, west of Old White Lake Road. The proposed development is for the construction of a new drive-up self-storage facility. The parcel is zoned LM (Light Manufacturing), the parcel to the east is zoned LM, the parcel to the west is zoned residential and the parcel south of White Lake Road is zoned LM. The project has received special land use approval from the Township's Planning Commission.

The two (2) variances being requested are related to the screening/landscaping requirements per Section 5.19D of the White Lake Township Zoning Ordinance. Per the table in Section 5.19D (Page 5-43) of the Zoning Ordinance, this project is required to provide "A-1 Extensive Land Form Buffer" screening and landscaping on the west and south sides of the parcel. The details of the A-1 Extensive Land Form Buffer, noted on Page 5-45, required a 38' greenbelt setback, with a 6' high berm with one (1) large deciduous, one (1) evergreen and four (4) shrubs for every 15 linear feet.

West Property Line:

Along the west side of the property, which is adjacent to a single-family development, the applicant is proposing to provide the required 38' greenbelt setback and the landscaping, but due to the existing topographic conditions, it is not possible to construct the required 6' high berm, without the installation of a retaining wall along the entire west property line. It should be noted that along the common property line, the residential development installed a significant evergreen buffer. The installation of the retaining wall would likely impact the health of the existing evergreen buffer. The applicant is proposing to strategically install landscaping to supplement the existing screening. The proposed landscaping will meet the planting requirements of an Extensive Land Form Buffer.

White Lake Road Frontage:

Along the White Lake Road frontage, the applicant is proposing to provide a 20' greenbelt setback which will include installation of a 30" high garden wall, with one (1) large deciduous, one (1) evergreen and eight (8) shrubs for every 30 linear feet. Due to the nature of the proposed use of the property as a commercial self-storage facility, the applicant feels that the screening/landscaping requirements for the White Lake Road frontage should be more in line with a commercial use and not a light manufacturing use. The proposed buildings are single storage buildings, with a maximum height of 18' to the roof peak. It should be noted that the maximum height in the LM (Light Manufacturing) zoning district is 40'. The proposed landscaping will meet the requirements for a "Greenbelt" per page 5-47, which is consistent with the requirement for a commercial zoning per table in Section 5.19D (Page 5-43).

WHITE LAKE TOWNSHIP PLANNING COMMISSION

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Planning Commission

FROM: Sean O'Neil, AICP, Community Development Director
Justin Quagliata, Staff Planner

DATE: December 20, 2023

RE: Ginko Self-Storage
Preliminary Site Plan and Special Land Use – Review #4

Staff reviewed the revised site plan prepared by PEA Group (revision date October 24, 2023). The following comments from the first review dated March 1, 2023, second review dated June 20, 2023, and third review dated July 12, 2023 are listed below. Responses, if necessary, to those comments are provided in **(green)**.

Ginko Investments, LLC (Michael Grasser) has requested preliminary site plan and special land use approval to construct a self-storage facility on Parcel Number 12-01-127-004, located on the north side of White Lake Road, west of Old White Lake Road. The parcel is Unit 4 of the Prospectors Square commercial condominium, zoned LM (Light Manufacturing), and approximately 2.14 acres in size. **The LLC listed on the site plan review application does not exist. Property ownership records show the parcel is owned by Ginko Investment Company, LLC. Revise the site plan review application and Coversheet accordingly.** **(Comment outstanding. The title of the LLC on the application remains incorrect).** **(Comment outstanding. Change the word 'Investments' to 'Investment' on the application to be consistent with the legal name of the LLC).** **Evidence, satisfactory to the Township Attorney, that the signatories on the application are authorized to execute on behalf of the Property Owner and Applicant shall also be provided (according to the Michigan Department of Licensing and Regulatory Affairs – Corporations Division online filing system, Michael Grasser is not the Resident Agent of the LLC).** **(Comment outstanding. No such evidence has been provided).** **(Comment addressed. A copy of a letter from the resident agent of the LLC authorizing Michael Grasser to act as the Applicant for the proposed storage facility has been provided).**

The Applicant is proposing to construct 210 (**now 203**) storage units among three single-story buildings totaling 20,950 (**now 28,950**) square feet in size. **The building footprint area listed in the Site Data Table and floor area listed on the site plan review application are incorrect – revise accordingly.** (**Comment addressed. The building sizes have been updated.**)

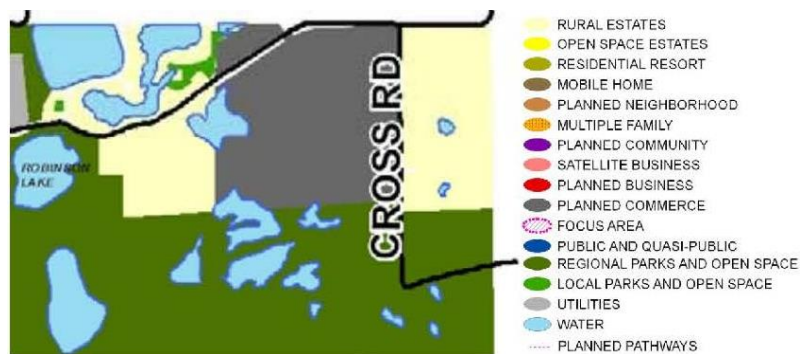
Following are the sizes of each building (building numbers identified on **preliminary site plan and preliminary floor plan**):

- Building 1: 3,750 (**now 6,750**) square feet (contains a bathroom)
- Building 2: 6,900 square feet
- Building 3: 10,300 (**now 15,300**) square feet

Master Plan

The Future Land Use Map from the Master Plan designates the subject site in the Planned Commerce category, which brings together light industry, research and development, office-warehouse distribution, and corporate office uses into a well-designed, campus-like setting. Outdoor storage and activities are discouraged in this category and would require the highest level of visual and noise buffering.

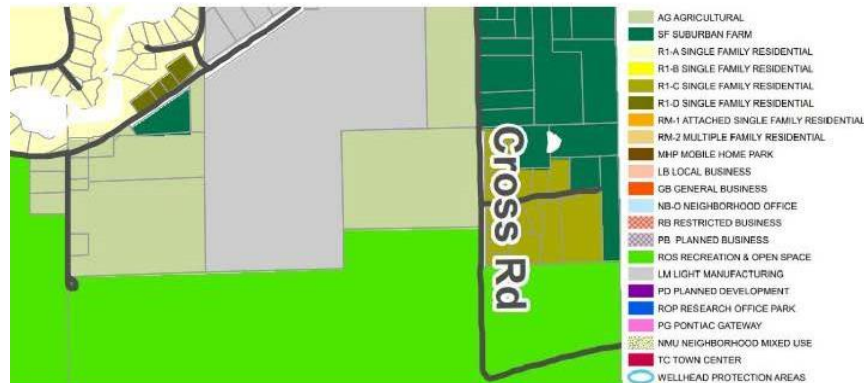
FUTURE LAND USE MAP



Zoning

The subject site is located in the LM (Light Manufacturing) zoning district, which requires a minimum of 175 feet of lot width and one acre of lot area. The parcel meets the minimum standards for both lot area and lot width of the LM zoning district. Warehousing and self-storage facilities are a special land use in the LM zoning district.

ZONING MAP



Physical Features

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map indicates floodplain is not present on the site. The Michigan Department of Environment, Great Lakes, and Energy (EGLE) Wetland Map indicates a wetland is located offsite to the north.

Access

The parcel fronts on White Lake Road. A driveway is proposed 25 feet from the east property line. In accordance with Article 5, Section 21 of the zoning ordinance, **a six-foot-wide sidewalk shall be installed within the right-of-way along the White Lake Road property frontage. If not provided, a variance is required from the Zoning Board of Appeals.** (Comment addressed. A six-foot-wide concrete sidewalk has been proposed).

A 28-foot-wide (now 30-foot-wide) cantilevered slide gate is proposed at the driveway (Sheet C-3.1 still shows a 28-foot-wide gate – revise for consistency). (Comment addressed. Sheet C-3.0 shows the gate is 30-foot-wide; the 28-foot dimension noted on Sheet C-3.1 is the dimension of the access drive from back-of-curb to back-of-curb (25-foot-wide drive aisle provided between edges of the gutter pan). **Gated vehicular access is subject to review and approval by the Fire Department, and a permit is required from the Building Official.** (Comment remains as a notation. Gate details/specifications shall be provided at final site plan).

Sheet C-3.1 shall be revised to demonstrate how a fire truck will access Building 1 (via the drive aisle east of Building 1 and west of Building 2?). Can a 40-foot-long truck driving south via the aforementioned access aisle make an east/west turn? (Comments outstanding). (Comments addressed. Sheet C-3.1 has been revised to show the requested turning movements). Pursuant to the zoning ordinance, designation of fire lanes is required at preliminary site plan.

Utilities

The project would be served by a private well and septic system (the Oakland County Health Division (OCHD) regulates private well and septic systems). The Township Engineering Consultant will perform an analysis of stormwater and grading to ensure compliance with all applicable ordinances as well as the Township Engineering Design Standards.

Staff Analysis – Preliminary Site Plan

The development standards for the LM district require 70-foot front yard setbacks, and 50-foot side and rear yard setbacks. The maximum building height allowed is 40 feet or two stories, whichever is less. Prospectors Square condominium requires different minimum setbacks than the underlying zoning district. For Unit 4, the following setbacks are required:

- Front (south) setback: 30 feet
- Rear (north) setback: 40 feet **(revise the setback requirement in the Site Data Table) (comment addressed)**
- East side setback: 20 feet
- West side setback: 38-foot greenbelt

The proposed west side yard setback (drive aisle/maneuvering lane) is 25 feet. If a 38-foot greenbelt is not provided, a variance is required from the Zoning Board of Appeals. (Comment addressed. A 38-foot setback from the west property line has been proposed).

Building Architecture and Design

Based on the preliminary elevations, the proposed building materials for the project are a mix of common brick with a limestone cap five feet up around the base of the buildings and metal wall panels. ~~Buildings 1 and 2 are 12.5 feet in height and Building 3 is 14 feet in height.~~ **Buildings 1 and 3 are 14 feet in height and Building 2 is 12.79 feet in height.**

A sample board of building materials to be displayed at the Planning Commission meeting and elevations in color are required by the zoning ordinance and must be submitted at final site plan. Additionally, the address (street number) location shall be shown on the building. Six-inch-tall numbers visible from the street shall be required. The address locations are subject to approval of the Fire Marshal. (Comments remain as a notation). (Street number locations on the buildings are shown on Sheet A-1.0).

Landscaping and Screening

Landscaping must comply with the provisions of the zoning ordinance and should be designed to preserve existing significant natural features and to buffer service areas, parking lots, and dumpsters. A mix of evergreen and deciduous plants and trees are preferred, along with seasonal accent plantings. A landscape plan is not required as part of the preliminary site plan, but was provided for consideration and will be reviewed in detail during final site plan review if the preliminary site plan is approved. Following are initial comments on the landscape plan:

- **See comment on previous page regarding required greenbelt along west property line. (Comment addressed. A 38-foot setback from the west property line has been proposed).**
- **Calculations for required and provided interior landscaping shall be provided. (Comment addressed. The aforementioned calculations have been provided).**
- **The total number of evergreen trees in the Plant List is incorrect. Revise accordingly. (Comment addressed. The total number of evergreen trees has been corrected).**
- **The total number of trees in the Plant List is incorrect. Revise accordingly. (Comment addressed. The total number of trees has been corrected).**
- **233 shrubs are required for interior landscaping and 101 shrubs are proposed. Therefore, a variance is required from the Zoning Board of Appeals. (Comment rescinded. 233 shrubs have been proposed).**
- **47 trees are required for interior landscaping and 33 new trees are proposed. The landscape calculations indicate 48 trees are being counted as interior landscaping. Existing trees on the site being counted towards interior landscaping shall be identified on the plan. Off-site trees shall not be counted as interior landscaping for the proposed self-storage facility. (Comment outstanding. Greenbelt landscaping adjacent to the road right-of-way is being counted as interior landscaping. Therefore, the proposed amount of interior landscaping is deficient and requires a variance from the Zoning Board of Appeals. An extensive land form buffer (six-foot berm landscaped in accordance with the ordinance) is required adjacent to the road right-of-way, but not proposed; therefore, a variance is required from the Zoning Board of Appeals). (The Applicant's engineer stated a variance will be requested).**
- **The common name and scientific name are swapped for some species in the Plant List. Revise accordingly. (Comment addressed. The Plant List columns have been revised).**
- **An extensive land form buffer (six-foot berm landscaped in accordance with the ordinance), or, a land form buffer (three-foot berm landscaped in accordance with the ordinance) AND a six-foot masonry screen wall (landscaped in accordance with the ordinance) are required along the west property line. If not provided, a variance is required from the Zoning Board of Appeals. (Comment outstanding. A variance is required from the Zoning Board of Appeals). (The Applicant's engineer stated a variance will be requested).**

- **Cyclone fencing should not be permissible and shall be removed from the plan. Remove the chain link fence detail and the chain link access gate detail from Sheet C-9.0. A different fencing type may be proposed for consideration.** (Comments addressed. A decorative fence (non-obscuring) has been proposed. At final site plan, the Planning Commission shall determine if non-obscuring fencing is acceptable. Also, the Applicant shall clarify why decorative fencing has not been proposed around the entire property (no fencing at northwest portion of the property).
- All required landscape areas in excess of 200 square feet shall be irrigated to assist in maintaining a healthy condition for all plantings and lawn areas. **An irrigation plan shall be provided at final site plan.** (Comment remains as a notation). (A note has been added to Sheet L-1.0 noting the an irrigation plan is required at final site plan).
- All required site irrigation systems shall include a rain sensor or similar measure to ensure irrigation does not occur during or shortly after precipitation events. All site plans shall note installation of required irrigation. **Add note to irrigation plan at final site plan.** (Comment remains as a notation).
- Trees shall not be planted closer than four feet to a property line. **Add note to landscape plan at final site plan.** (Comment addressed. A note has been added to the plan).
- **No more than two planted trees in a row shall be of the same species.** (Comment outstanding. Three Eastern Red Cedar trees are planted in a row along the west property line). (Comment outstanding. Three white spruces in a row are now proposed along the west property line). (Comment addressed. The landscape plan has been revised accordingly).
- **Pine trees are prohibited in the Township. Replace White Pine with a different evergreen species.** (Comment addressed. Pine trees are no longer proposed).
- **The planting detail mentions mulch, and the ordinance states the mulch product itself shall be at least doubled-shredded quality. Revise accordingly.** (Comment addressed. Double-shredded mulch has been specified on the landscape plan and details).
- **Lawn in the front yard shall be sod and lawn elsewhere shall be hydroseed or sod.** (Comment addressed. It appears irrigated sod lawn has been proposed around the entire site except in the landscaped area along the west property line. In the Key on Sheet L-1.0 there is a symbol for restored lawn, though staff did not locate any such areas on the plan. If not proposed, this item shall be removed from the Key). (The Key has been modified to indicate restored seed lawn at areas disturbed in the right-of-way or adjacent properties).
- **The words “one year” shall be replaced with “30 days” in Note 4.** (Comment rescinded. The revised landscape plan contains different general planting notes).

- **Note 11 references the Jackson Road right-of-way. Revise accordingly. (Comment rescinded. The revised landscape plan contains different general planting notes).**
- **Trees identified for protection during construction and the means of protection shall be identified on the landscape plan. No construction shall occur until tree protection has been installed and approved by the Community Development Director. (Comment remains as a notation).**

Trash Receptacle Screening

No dumpster is proposed. If a dumpster is proposed in the future, an amended site plan shall be submitted for administrative review to ensure the location and screening comply with the zoning ordinance standards. **A note reiterating the prior sentences shall be added to Sheet C-3.0. (Comment addressed. A note has been added to the plan).**

Parking

For self-storage, the zoning ordinance requires four spaces per 1,000 square feet of office plus one per employee working the largest shift. The parking calculations within the Site Data Table on Sheet C-3.0 indicates five parking spaces are required. Three parking spaces are proposed. **The site plan notes a variance to allow a reduction in parking is required. (Comment outstanding. A variance is required from the Zoning Board of Appeals). (Comment rescinded. The revised plan provides the required number of parking spaces). It is unclear how vehicles would maneuver out of the proposed parking spaces – clarify intended circulation for vehicles exiting proposed parking spaces. (Comment partially addressed. A paved area adjacent to the parking spaces has been provided. A ‘No Parking’ sign and hatched pavement striping shall be provided to deter parking in this area. (Comment addressed. Sheet C-3.0 shows the aforementioned items). A ‘No parking’ sign detail and hatched pavement striping detail shall be provided). (Comment outstanding. A ‘No Parking’ sign detail has not been provided). (Comment addressed. A ‘No Parking’ sign detail has been provided on Sheet C-9.0).**

The zoning ordinance requires each individual parking space (with the exception of barrier free spaces) be delineated by dual stripes, two feet apart centered on the dividing lines and painted white. Revise the site plan to show the box pattern, and provide a parking stall striping detail. If the required striping is not provided, a variance must be requested from the Zoning Board of Appeals. (Comment partially addressed. The site plan has been revised to show the box pattern with a note regarding dual striping. However, a parking stall striping detail has not been provided). (Comment addressed. A double striping detail has been provided on Sheet C-9.0). A “Van Accessible” sign detail for the barrier-free parking shall also be provided (the sign legend on Sheet C-3.0 states refer to detail sheet for sign details, but no sign details are provided on Sheet C-9.0). (Comment addressed. Sign details have been provided on Sheet C-9.0).

All dimensions for drive widths and parking space depth shall be revised. The site plan measures drive widths to the back of curb; road measurement surface is taken between the edges of the gutter pan (drive width shall be provided between the edges of the gutter pan). Furthermore, gutter pan shall not be included in the measurement of parking space depth. Revise accordingly. (Comments outstanding. The parking space depth shall be measured to the edge of the gutter pan (parking space depth (length) may be reduced to 17 feet where a vehicle will overhang a seven-foot-wide sidewalk or landscaped area). (Comment addressed. Dimensions and General Note 1 on Sheet C-3.0 have been revised accordingly). Also, the driveway width is proposed at 22 feet; 25 feet is required between the edges of the gutter pan. If not provided, a variance is required from the Zoning Board of Appeals. (Comment outstanding. A variance is required from the Zoning Board of Appeals). (Comment rescinded. Driveway width has been revised to meet ordinance requirements). Furthermore, the drive aisle east of Building 3 is 18.5 feet in width; 20 feet is required for one-way drives and 24 feet is required for two-way drives. If not provided, a variance is required from the Zoning Board of Appeals. (Comment outstanding. A variance is required from the Zoning Board of Appeals). (Comment rescinded. Drive width has been revised to meet ordinance requirements).

Note the landscape plan shows snow storage areas, and the site plan indicates areas with mountable curb and gutter for snow storage areas.

Off-Street Loading Requirements

The zoning ordinance requires two loading spaces for a development of this size (one space plus one space for each 20,000 square feet in excess of 20,000 square feet). Such loading and unloading spaces must be an area 10 feet by 50 feet, with a 15-foot height clearance. **No loading spaces are proposed, so a variance is required from the Zoning Board of Appeals.** (Comment outstanding. A variance is required from the Zoning Board of Appeals). (Comment rescinded. A loading area has been added to the revised plans (located at the north end of the site)). **The loading calculations in the Site Data Table on Sheet C-3.0 shall also be revised.** (Comment addressed. The aforementioned calculation has been updated).

Signs

The zoning ordinance requires the area, quantity, location, and dimensions of all signs to be provided with the preliminary site plan. The site plan does not show the location of a monument sign. (A monument sign is now shown west of the driveway. A variance for the sign location is required as the monument sign does not meet the minimum setback from the road right-of-way. (Comment outstanding. A variance is required from the Zoning Board of Appeals). (Comment rescinded. The plan now proposes a 20 square foot sign which would be a part of the stacked stone wall located parallel to White Lake Road). Also, the zoning ordinance section number referenced for signage is incorrect and shall be removed). (Comment outstanding). (Comment addressed. The label has been revised to remove reference to the ordinance section number). While signage details were not provided, staff can administratively review and approve signage. Any/all signage would be required to comply with the zoning ordinance.

Outdoor Lighting

Site lighting is required to comply with the zoning ordinance. Information on site lighting must be provided (photometric plan and complete lighting fixture specification sheets) and will be reviewed in detail during final site plan. While the site plan shows light pole locations and the utility plan and site plan show wall-pack lighting, outdoor lighting is reviewed and approved via a photometric plan and required attachments. **All luminaries shall be removed from existing sheets in the plan set.** (Comment outstanding. Luminaries are still shown on the building elevations and site plan). (Comment addressed. All lighting has been removed from the revised plans). **Additionally, Note 5 on Sheet C-3.0 shall be removed.** (Comment addressed. The previous Note 5 has been removed).

Staff Analysis – Special Land Use

Special land uses are evaluated using the 11 standards listed in Article 6, Section 10 of the zoning ordinance (attached). The ordinance requires the Planning Commission find affirmatively to each of the standards if the special land use is to be approved. Conditions or limitations may be imposed on a special land use approval by the Planning Commission. **If the Planning Commission decides to approve the special land use, staff recommends the following condition:**

- **24-hour self-storage shall be prohibited; the self-storage facility shall be closed daily between 10:00 p.m. and 6:00 a.m. (Comment remains as a notation. General Note 6 has been added to Sheet C-3.0 reiterating the previous statement).**

Planning Commission Options / Recommendation

The Planning Commission may recommend approval, approval with conditions, or denial of the preliminary site plan to the Township Board; action on the special land use is determined by the Planning Commission. ~~**Staff recommends the plans be revised and resubmitted to address the items identified in this review. A list of any requested variances shall also be provided. The outstanding comments on Page 1 shall be addressed as authorization to make this development application has not been submitted. Note noncompliance with zoning ordinance standards is being driven by the extent of development on a 2.14-acre site. The number and/or size of buildings could be reduced to achieve conformance with the zoning ordinance. If considered by the Planning Commission, any recommendation of approval of the preliminary site plan or approval of the special land use shall be conditioned on the Applicant addressing all staff and consultant review comments and recommendations, and requesting and receiving the necessary variances from the Zoning Board of Appeals.**~~ (Staff recommends the project is eligible for consideration by the Planning Commission. Any recommendation of approval of the preliminary site plan or approval of the special land use shall be conditioned on the Applicant addressing all staff and consultant review comments and recommendations, and requesting and receiving the necessary variances from the Zoning Board of Appeals).

The following plans were reviewed:

- Plans prepared by PEA Group dated February 2, 2023 (revision date ~~May 30~~~~June 29~~October 24, 2023). The utility, grading, and drainage plans for the site are subject to the approval of the Township Engineering Consultant and shall be completed in accordance with the Township Engineering Design Standards.
- Preliminary floor plan and **building** elevations prepared by ~~Detroit Architectural Group~~ dated ~~February 17, 2023~~ PEA Group dated December 15, 2022 (revision date ~~April 17~~~~June 29~~October 20, 2023). Sheet A-1.0 shall be signed and sealed by a design professional. (Comment outstanding). (Comment addressed. The plan is signed and sealed by an architect).
- Sheet C-1.0 (topographic survey) shall be signed and sealed by a licensed professional surveyor. (Comment outstanding). (Comment addressed. The survey is signed and sealed by a surveyor).

LEGAL DESCRIPTION

Part of the North 1/2 of Section 01, T.3 N., R.8 E., White Lake Township, Oakland County, Michigan, described as follows:

Unit No. 4 of "Prospectors Square" Condominium as recorded in Liber 22118, Page 870, Oakland County Records.

BENCHMARKS: (PER NAVD88 DATUM)

SITE B.M. #1: STEEL GEAR-PIN IN S.W. FACE OF UTILITY POLE 60'± N. OF N 1/4 CORNER SEC. 1. UTILITY POLE HAS OH TO N. AND WSW ALONG WHITE LAKE RD. ELEV. 1031.58

SITE B.M. #2: STEEL GEAR-PIN IN N. FACE OF UTILITY POLE N. SIDE OF WHITE LAKE RD. ELEV. 1030.85

SITE B.M. #3: STEEL GEAR PIN IN N. FACE OF UTILITY POLE N. SIDE OF WHITE LAKE RD., 100'± W. OF S.E. CORNER OF UNIT #4. ELEV. 1031.65

SITE B.M. #4: (AT CONDO RD. GRADE) STEEL GEAR PIN IN N. FACE OF UTILITY POLE, 40'± N.W. OF S.W. CORNER OF UNIT 4, N.W. CORNER OF WHITE LK. RD. AND GRAVEL ROAD TO N. TO "MARINERS CAVE CONDO" SITE. ELEV. 1031.88

REF. B.M.: (per job # 97626) R.R. SPIKE IN N. FACE OF 36" OAK TREE ALONG S. PARENT PARCEL LINE (ACS SITE), 225' E. OF SECTION LINE AND 20' N. OF S. PARCEL LINE. ELEV.: 1017.78

LEGEND:

- OH-ELEC-W-O- EX. OH. ELEC. POLE & GUY WIRE
- UG-CATV- EX. U.G. CABLE TV & PEDESTAL
- UG-COMM- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- UG-ELEC- EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
- - - - - EX. GAS LINE
- ⊙ EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- - - - - EX. WATER MAIN
- ⊕ EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- ⊙ EX. WATER VALVE BOX & SHUTOFF
- ⊙ EX. SANITARY SEWER
- ⊙ EX. SANITARY CLEANOUT & MANHOLE
- ⊙ EX. COMBINED SEWER MANHOLE
- - - - - EX. STORM SEWER
- ⊙ EX. CLEANOUT & MANHOLE
- ⊙ EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- ⊙ EX. YARD DRAIN & ROOF DRAIN
- ⊙ EX. UNIDENTIFIED STRUCTURE
- ⊙ EX. MAILBOX, SIGN & LIGHTPOLE
- ⊙ EX. FENCE
- ⊙ EX. GUARD RAIL
- ⊙ EX. SPOT ELEVATION
- ⊙ EX. CONTOUR
- ⊙ EX. WETLAND

- ⊙ IRON FOUND / SET
- ⊙ NAIL FOUND / NAIL & CAP SET
- ⊙ BRASS PLUG SET
- ⊙ MONUMENT FOUND / SET
- ⊙ SECTION CORNER FOUND
- ⊙ R M C RECORDED / MEASURED / CALCULATED

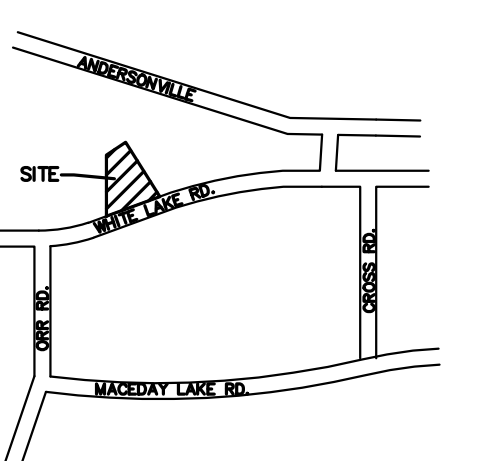
PEA GROUP
 t: 844.813.2949
 www.peagroup.com

STATE OF MICHIGAN
 TODD D. SHELLY
 PROFESSIONAL SURVEYOR
 NO. 4001041111
 LICENSED PROFESSIONAL SURVEYOR

NORTH
 0 15 30 60
 SCALE: 1" = 30'

811 Know what's below. Call before you dig.

CAUTION!!
 THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
GINKO INVESTMENT COMPANY, LLC
 2438 ROCHESTER ROAD
 OAKLAND TOWNSHIP, MICHIGAN 48363

PROJECT TITLE
GINKO SELF STORAGE
 WHITE LAKE TOWNSHIP, MICHIGAN

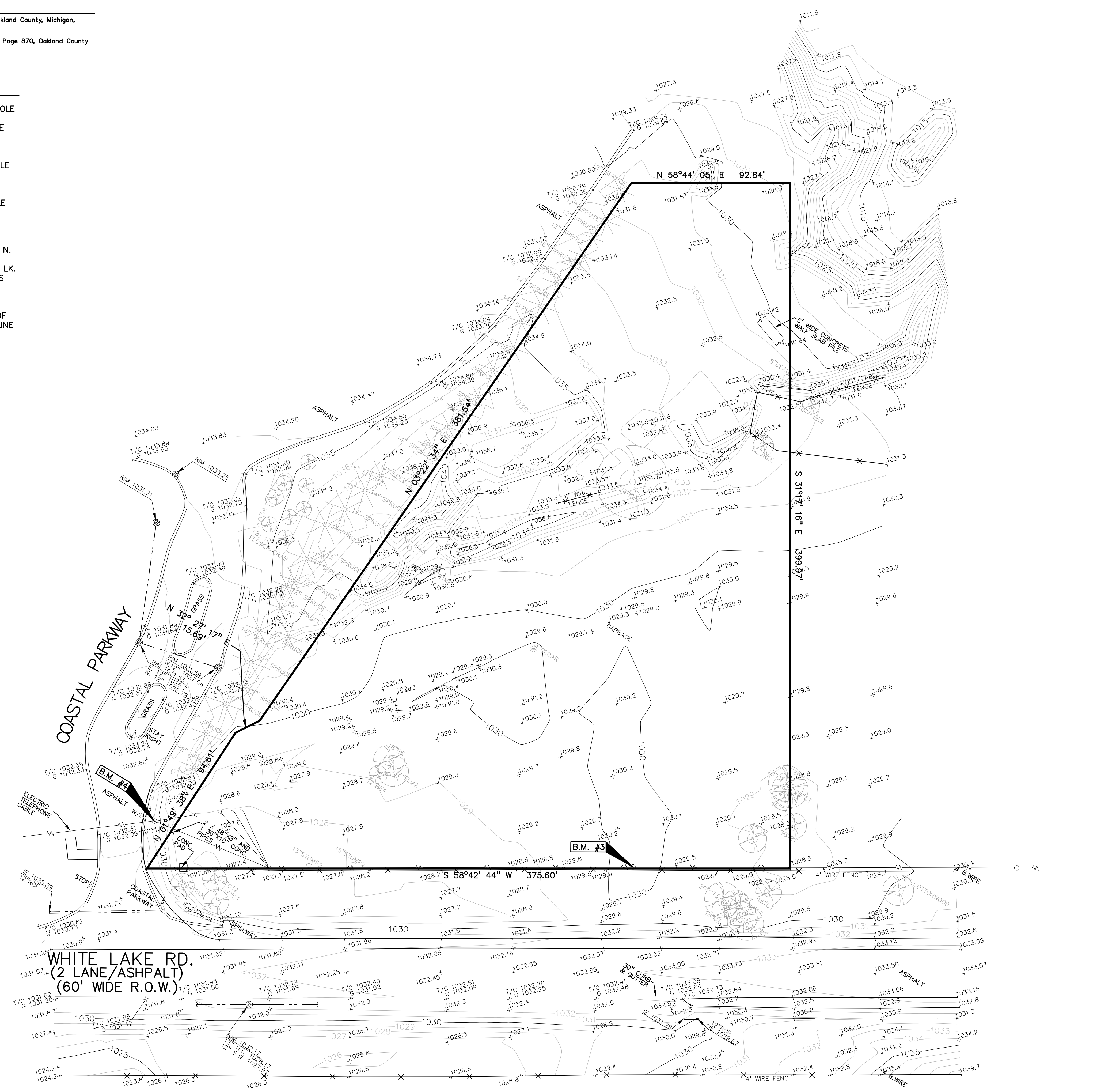
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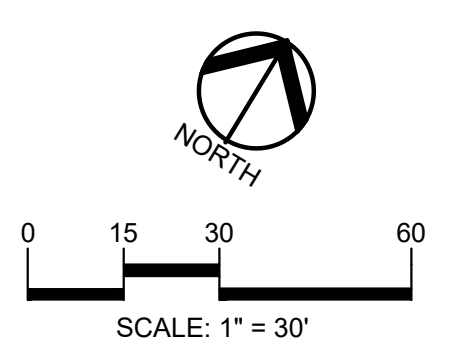
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PER AGENCIES COMMENTS	06/29/23
PER AGENCIES COMMENTS	08/04/23
PER AGENCIES COMMENTS	09/22/23
PER AGENCIES COMMENTS	10/24/23

ORIGINAL ISSUE DATE:
 FEBRUARY 2, 2023
 DRAWING TITLE
TOPOGRAPHIC SURVEY

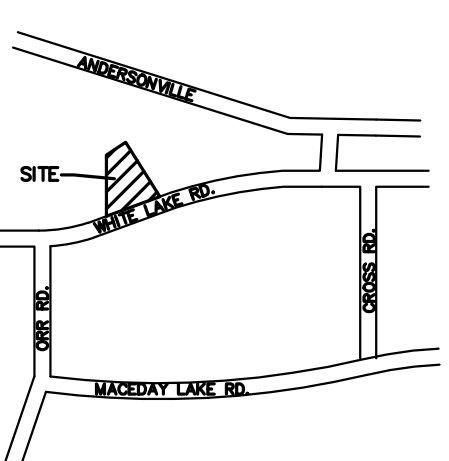
PEA JOB NO. 2002-248A
 P.M. JPB
 DN. SWS
 DES. SWS
 DRAWING NUMBER:

NOT FOR CONSTRUCTION **C-1.0**





CAUTION!!
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CLIENT
GINKO INVESTMENT COMPANY, LLC
2438 ROCHESTER ROAD
OAKLAND TOWNSHIP, MICHIGAN 48363

PROJECT TITLE
GINKO SELF STORAGE
WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS

NO.	DATE	DESCRIPTION
01	05/30/23	PER AGENCIES COMMENTS
02	06/29/23	PER AGENCIES COMMENTS
03	08/04/23	PER AGENCIES COMMENTS
04	09/22/23	PER AGENCIES COMMENTS
05	10/24/23	PER AGENCIES COMMENTS

ORIGINAL ISSUE DATE:
FEBRUARY 2, 2023
DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO. 2002-248A

P.M.	JPB
DN.	SWS
DES.	SWS

DRAWING NUMBER:

SITE DATA TABLE:

PARCEL NUMBER: 12-01-127-004
SITE AREA: 2.14 ACRES (93,090 SQ.FT.) NET AND GROSS
ZONING: LM - LIGHT MANUFACTURING
PROPOSED USE: COMMERCIAL (28,950 SF)
BUILDING INFORMATION:
MAXIMUM ALLOWABLE BUILDING HEIGHT = 40 FEET (2 STORIES)
PROPOSED BUILDING HEIGHT = 1 STORY
BUILDING FOOTPRINT AREA = 28,950 SQ.FT.
BUILDING LOT COVERAGE = 31.10%

SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
FRONT:	30'	50'
WEST SIDE:	20'	38'
EAST SIDE:	20'	25'
REAR:	40'	84.99'

PARKING CALCULATIONS:
COMMERCIAL = MINIMUM 4 PER 1000 SF OF OFFICE + ONE PER EMPLOYEE.
TOTAL RETAIL PARKING REQUIRED = 5 SPACES
TOTAL PROPOSED PARKING SPACES = 5 SPACES INC. 1 H/C SPACES

LOADING CALCULATIONS:
LOADING REQUIRED = 0 TO 20,000 SQ.FT. + 1 SPACE FOR EACH 20,000 SQ.FT. IN EXCESS OF 20,000 SQ.FT. = 2 SPACES (10' x 50') OR 1000 SQ.FT.
LOADING PROVIDED = 1280 SQ.FT.

SITE SOILS INFORMATION:
ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:
50D - UNDISAMMENTS ROLLING TO STEEP

- GENERAL NOTES:**
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO FACE OF GUTTER PAN, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
 - 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
 - REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
 - REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS
 - IF A DUMPSTER IS PROPOSED IN THE FUTURE, AN AMENDED SITE PLAN SHALL BE SUBMITTED FOR ADMINISTRATIVE REVIEW TO ENSURE THE LOCATION AND SCREENING COMPLY WITH THE ZONING ORDINANCE STANDARDS.
 - 24 HOUR SELF STORAGE SHALL BE PROHIBITED; THE SELF STORAGE FACILITY SHALL BE CLOSED DAILY BETWEEN 10:00 P.M. AND 6:00 A.M..

- FIRE DEPARTMENT NOTES:**
- THE ACCESS DRIVE AND PARKING LOT SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACES SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.
 - THE ACCESS DRIVE SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAT 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13.5 FEET.
 - PLACEMENT OF "NO PARKING FIRE LANE" SIGNS WILL BE EVALUATED AND INSTALLED PRIOR TO CERTIFICATION OF OCCUPANCY BEING ISSUED.
 - THE USE OF TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL. PLANS MUST BE SUBMITTED FOR APPROVAL IF TRAFFIC CALMING DEVICES ARE BEING CONSIDERED FOR USE.
 - PROPOSED GATE PLANS MUST BE SUBMITTED TO THE FIRE CODE OFFICIAL FOR APPROVAL.
- REQUESTED VARIANCES:**
- APPROVAL TO ELIMINATE THE REQUIREMENT FOR THE INSTALLATION OF A 6 FOOT HIGH BERM, OR A 3 FOOT HIGH BERM AND A 6 FOOT HIGH MASONRY SCREEN WALL ALONG THE WEST PROPERTY LINE.
 - APPROVAL TO INSTALL A 20 FOOT GREENBELT IN LIEU OF A 38 FOOT WIDE EXTENSIVE LAND FORM BUFFER ALONG THE WHITE LAKE ROAD RIGHT-OF-WAY.

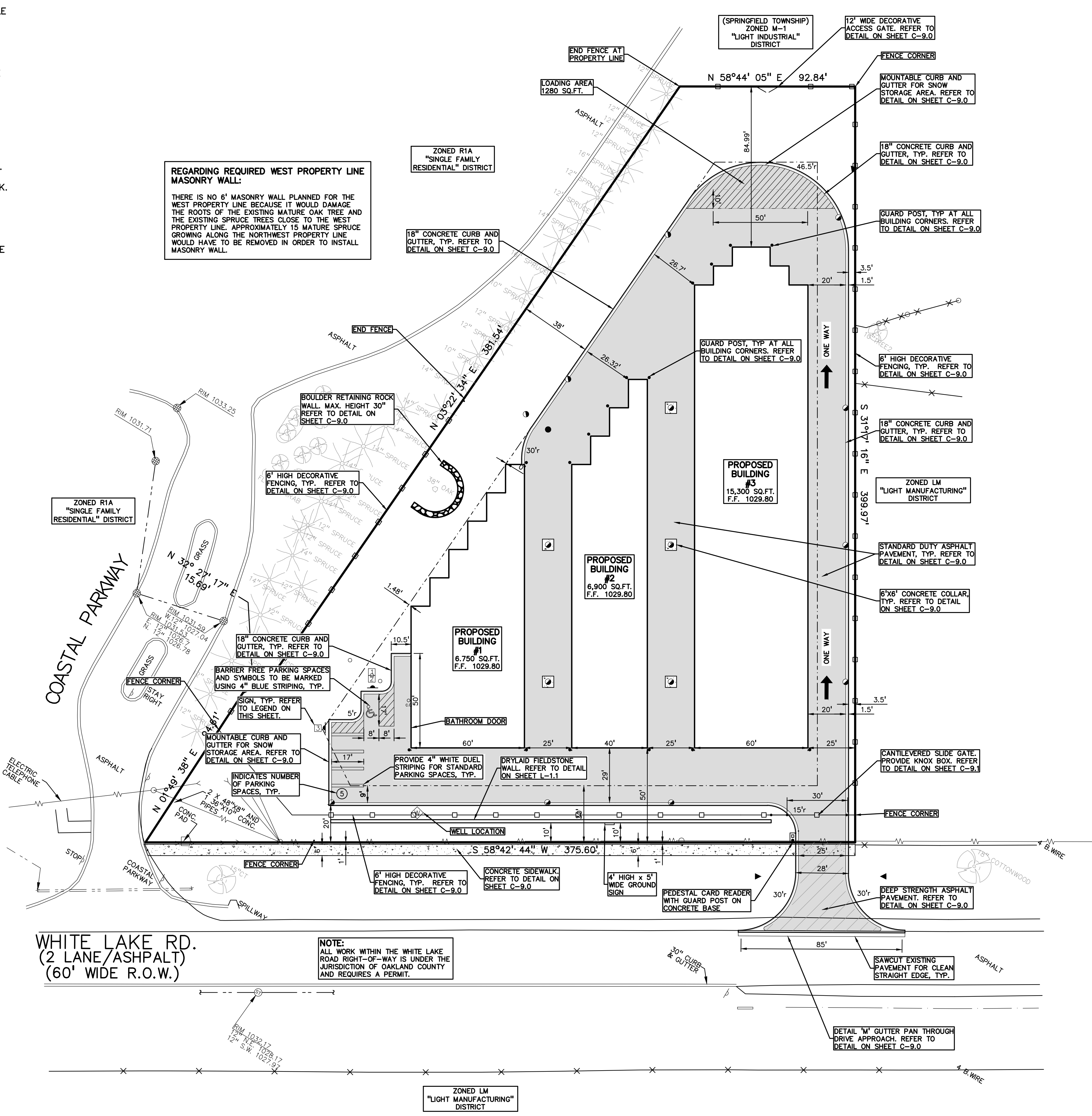
LEGEND:

[Symbol]	CONCRETE PAVEMENT
[Symbol]	ASPHALT PAVEMENT
[Symbol]	GRAVEL
[Symbol]	WETLAND
[Symbol]	CONCRETE CURB AND GUTTER
[Symbol]	REVERSE GUTTER PAN
[Symbol]	SETBACK LINE
[Symbol]	SIGN LIGHTPOLE
[Symbol]	FENCE GUARD RAIL

SIGN LEGEND:

[Symbol]	'BARRIER FREE' SIGN	1
[Symbol]	"VAN ACCESSIBLE" SIGN	2
[Symbol]	"NO PARKING" SIGN	3

REFER TO DETAIL SHEET FOR SIGN DETAILS



WHITE LAKE RD. (2 LANE/ASHPALT) (60' WIDE R.O.W.)

NOTE:
ALL WORK WITHIN THE WHITE LAKE ROAD RIGHT-OF-WAY IS UNDER THE JURISDICTION OF OAKLAND COUNTY AND REQUIRES A PERMIT.

LEGAL DESCRIPTION
Part of the North 1/2 of Section 01, T.3 N., R.8 E., White Lake Township, Oakland County, Michigan, described as follows:
Unit No. 4 of "Prospectors Square" Condominium as recorded in Liber 22118, Page 870, Oakland County Records.

BENCHMARKS: (PER NAVD88 DATUM)

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- REF. B.M.: (per job # 97626) R.R. SPIKE IN N. FACE OF 36" OAK TREE ALONG S. PARENT PARCEL LINE (ACS SITE), 225' E. OF SECTION LINE AND 20' N. OF S. PARCEL LINE. ELEV.: 1017.78

REGARDING REQUIRED WEST PROPERTY LINE MASONRY WALL:
THERE IS NO 6' MASONRY WALL PLANNED FOR THE WEST PROPERTY LINE BECAUSE IT WOULD DAMAGE THE ROOTS OF THE EXISTING MATURE OAK TREE AND THE EXISTING SPRUCE TREES CLOSE TO THE WEST PROPERTY LINE. APPROXIMATELY 15 MATURE SPRUCE GROWING ALONG THE NORTHWEST PROPERTY LINE WOULD HAVE TO BE REMOVED IN ORDER TO INSTALL MASONRY WALL.

ZONED R1A "SINGLE FAMILY RESIDENTIAL" DISTRICT

(SPRINGFIELD TOWNSHIP) ZONED M-1 "LIGHT INDUSTRIAL" DISTRICT

18" CONCRETE CURB AND GUTTER, TYP. REFER TO DETAIL ON SHEET C-9.0

PROPOSED BUILDING #3
15,300 SQ.FT. F.F. 1029.80

PROPOSED BUILDING #2
6,900 SQ.FT. F.F. 1029.80

PROPOSED BUILDING #1
6,750 SQ.FT. F.F. 1029.80

ZONED R1A "SINGLE FAMILY RESIDENTIAL" DISTRICT

ZONED LM "LIGHT MANUFACTURING" DISTRICT

STANDARD DUTY ASPHALT PAVEMENT, TYP. REFER TO DETAIL ON SHEET C-9.0

6"x6" CONCRETE COLLAR, TYP. REFER TO DETAIL ON SHEET C-9.0

6' HIGH DECORATIVE FENCING, TYP. REFER TO DETAIL ON SHEET C-9.0

18" CONCRETE CURB AND GUTTER, TYP. REFER TO DETAIL ON SHEET C-9.0

BARRIER FREE PARKING SPACES AND SYMBOLS TO BE MARKED USING 4" BLUE STRIPING, TYP.

SIGN, TYP. REFER TO LEGEND ON THIS SHEET.

MOUNTABLE CURB AND GUTTER FOR SNOW STORAGE AREA. REFER TO DETAIL ON SHEET C-9.0

INDICATES NUMBER OF PARKING SPACES, TYP.

2" x 1/2" 1/4" AND CONC. PIPES

WELL LOCATION

6' HIGH DECORATIVE FENCING, TYP. REFER TO DETAIL ON SHEET C-9.0

CONCRETE SIDEWALK, REFER TO DETAIL ON SHEET C-9.0

4' HIGH x 5' WIDE GROUND SIGN

PEDESTAL CARD READER WITH GUARD POST ON CONCRETE BASE

DEEP STRENGTH ASPHALT PAVEMENT. REFER TO DETAIL ON SHEET C-9.0

SAW CUT EXISTING PAVEMENT FOR CLEAN STRAIGHT EDGE, TYP.

DETAIL 'M' GUTTER PAN THROUGH DRIVE APPROACH, REFER TO DETAIL ON SHEET C-9.0

ZONED LM "LIGHT MANUFACTURING" DISTRICT

INTERIOR LANDSCAPING PLANT LIST

DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
4	AC8	Shadblow Serviceberry	<i>Amelanchier canadensis</i>	8-10' Ht.	B&B
2	AT2.5	Paw Paw Tree	<i>Asimina triloba</i>	2.5" cal.	B&B
2	CA8	Alternate Leaved Dogwood	<i>Cornus alternifolia</i>	8' Ht.	B&B
5	CC8	Redbud	<i>Cercis canadensis</i>	8' Ht.	B&B
1	QA3	White Oak	<i>Quercus alba</i>	3" cat.	SPADE MOVED
14	TOTAL DECIDUOUS TREES				

EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
5	AB8	Balsam Fir	<i>Abies balsamea</i>	8' Ht.	B&B
19	JV8	Eastern Red Cedar	<i>Juniperus virginiana</i>	8' Ht.	SPADE MOVED
5	PG8	White Spruce	<i>Picea glauca</i>	8' Ht.	B&B
11	TP8	Green Giant Arborvitae	<i>Thuja plicata x standishii 'Green Giant'</i>	8' Ht.	B&B
40	TOTAL EVERGREEN TREES				
54	TOTAL TREES				

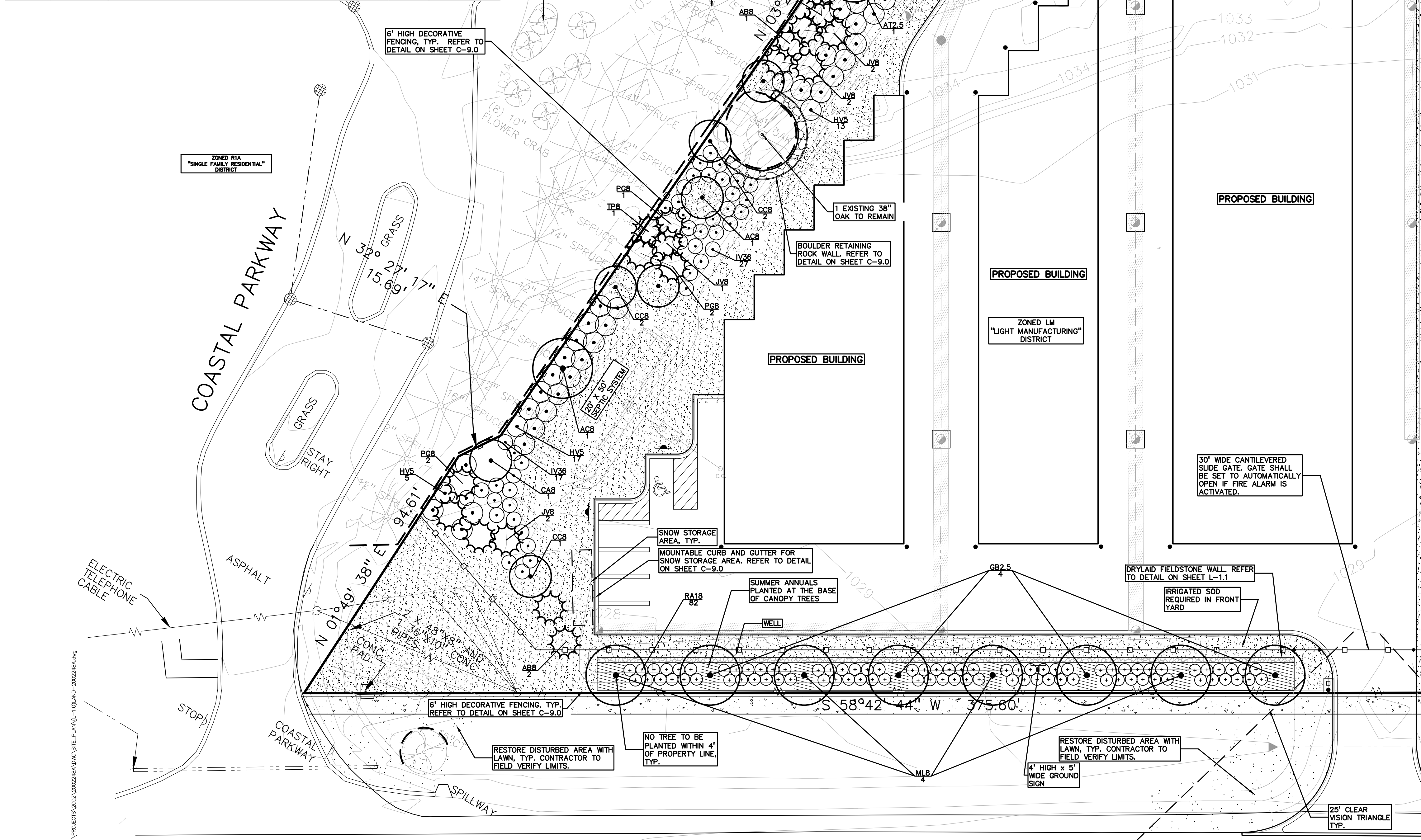
SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
32	CS30	Kelsey Dwarf Dogwood	<i>Cornus sericea 'Kelsey'</i>	30" Ht.	Cont.
42	HV5	Common Witch-hazel	<i>Hamamelis virginiana</i>	5' Ht.	B&B
44	IV36	Michigan Holly	<i>Ilex verticillata</i>	36" Ht.	B&B
82	RA18	Gro-low Sumac	<i>Rhus aromatica</i>	18" Ht.	B&B
33	VD30	Arrowwood Viburnum	<i>Viburnum dentatum</i>	30" Ht.	B&B
233	TOTAL SHRUBS				

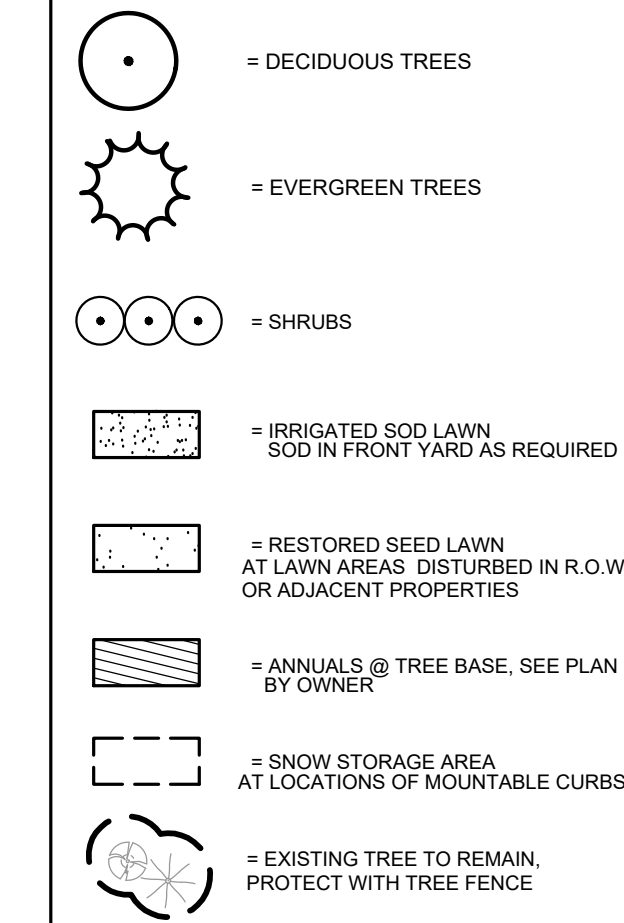
FRONTAGE LANDSCAPING PLANT LIST

DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
4	GB2.5	Princeton Sentry Ginkgo	<i>Ginkgo biloba 'Princeton Sentry'</i>	2.5" Cal.	B&B
4	ML8	Jane Magnolia	<i>Magnolia lilliflora 'Jane'</i>	8' Ht.	B&B
8	TOTAL DECIDUOUS TREES				
8	TOTAL TREES				



KEY:



NO CONSTRUCTION SHALL OCCUR UNTIL TREE PROTECTION HAS BEEN INSTALLED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.

SEE L-1.1 FOR LANDSCAPE DETAILS

IRRIGATION PLANS TO BE PROVIDED AT FINAL SITE PLAN, WITH RAIN SENSOR.

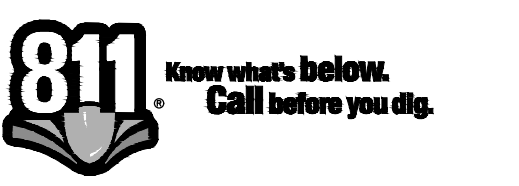
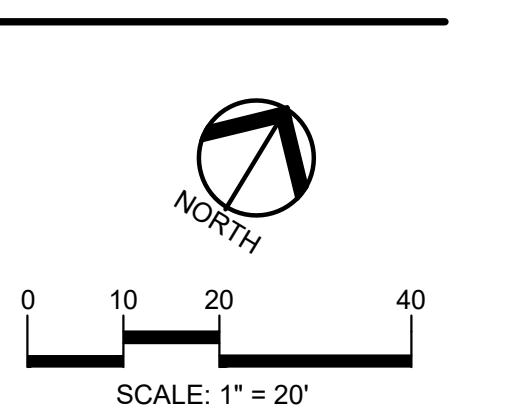
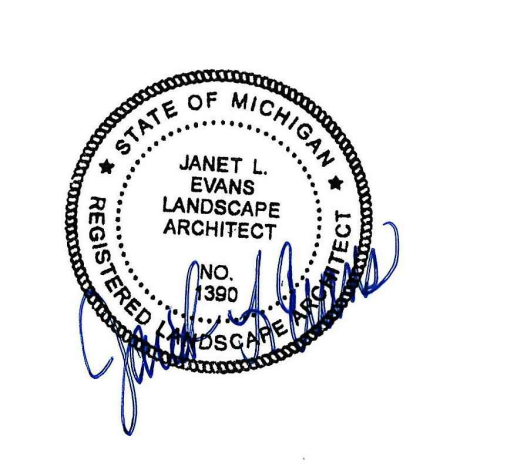
GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSEYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 4" DOUBLE SHREDDED HARDWOOD BARK MULCH WITH PRE-EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 4" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS. PLANT REPLACEMENT SHALL BE DONE WITHIN 30 DAYS.
- CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
- TREES SHALL NOT CONFLICT / BLOCK PROPOSED REGULATORY / DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.
- ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY. NEWLY PLANTED MATERIALS SHALL BE REGULARLY WATERED UNTIL ESTABLISHED, ANY PROPOSED IRRIGATION SYSTEMS SHALL NOT BE LOCATED WITHIN THE RIGHT-OF-WAY.
- RECOMMENDED PLANTING DATES ARE MARCH 1 TO MAY 15 FOR ALL MATERIALS AND OCTOBER 15 TO DECEMBER 15 FOR DECIDUOUS MATERIALS. PLANTINGS OUTSIDE THESE DATES SHALL HAVE PRIOR TOWNSHIP APPROVAL, AND MAY REQUIRE SPECIAL TREATMENT, SUCH AS EXTRA WATERING OR MULCHING, TO INCREASE SURVIVAL POTENTIAL.
- IRRIGATION PLAN IS REQUIRED AT FINAL SITE PLAN. A RAIN SENSOR OR SIMILAR MEASURE SHALL BE PROVIDED TO ENSURE IRRIGATION DOES NOT OCCUR DURING OR SHORTLY AFTER PRECIPITATION.
- NO TREE TO BE PLANTED WITHIN 4' OF PROPERTY LINE.
- NO WHITE PINE TO BE PROPOSED AND NO MORE THAN TWO PLANTED TREES IN A ROW SHALL BE OF THE SAME SPECIES, PER TWP. ORDINANCE.
- NO CONSTRUCTION SHALL OCCUR UNTIL TREE PROTECTION HAS BEEN INSTALLED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.

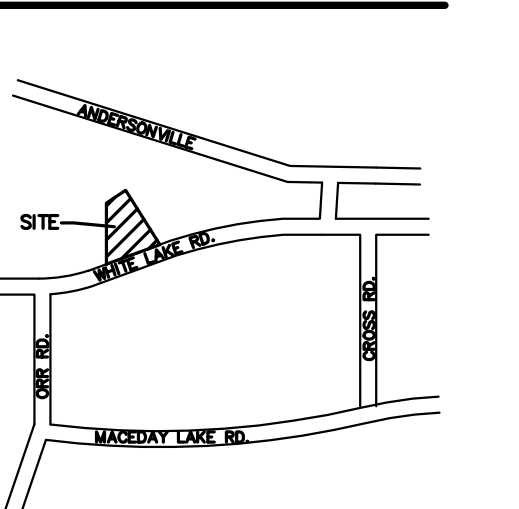
LANDSCAPE CALCULATIONS PER WHITE LAKE TWP.: ZONED LM LIGHT MANUFACTURING DISTRICT

TOTAL SITE AREA	1.37 ACRES (59,526 SF) NET AND GROSS
REQUIREMENT	REQUIRED
INTERIOR LANDSCAPING	PROVIDED
	15% OF TOTAL LOT AREA
	93,090 SQ. FT. X .15 = 13,963 SQ. FT. REQ.
	31,529 SF LANDSCAPE AREA (33.9 %)
	54 PROPOSED TREES
	233 PROPOSED SHRUBS,
	46.5 * 1 = 47 DEC. TYP. TREES
	46.5 * 5 = 233 SHRUBS
FRONTAGE LANDSCAPING	8 PROPOSED TREES

Item B.



CAUTION!!
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE AS TO ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



REVISIONS

PER AGENCIES COMMENTS	DATE
	05/30/23
	06/29/23
	08/04/23
	09/22/23
	10/24/23

ORIGINAL ISSUE DATE:
FEBRUARY 2, 2023

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO. 2002-248A

P.M. JPB
DN. BZ
DES. JLE

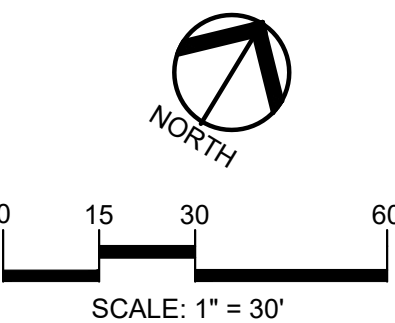
DRAWING NUMBER:

WHITE LAKE RD.

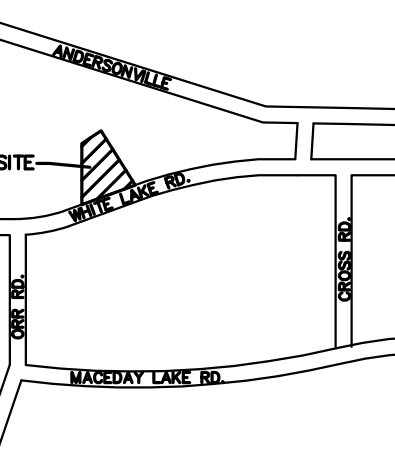
NOT FOR CONSTRUCTION

L-1.0

S:\PROJECTS\2002\2002248A\DWG\SITE_PLAN\L-1.0.DWG - 2/2/2023 10:48 AM



CAUTION!
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
GINKO INVESTMENT COMPANY, LLC
 2438 ROCHESTER ROAD
 OAKLAND TOWNSHIP, MICHIGAN 48363

PROJECT TITLE
GINKO SELF STORAGE
 WHITE LAKE TOWNSHIP, MICHIGAN

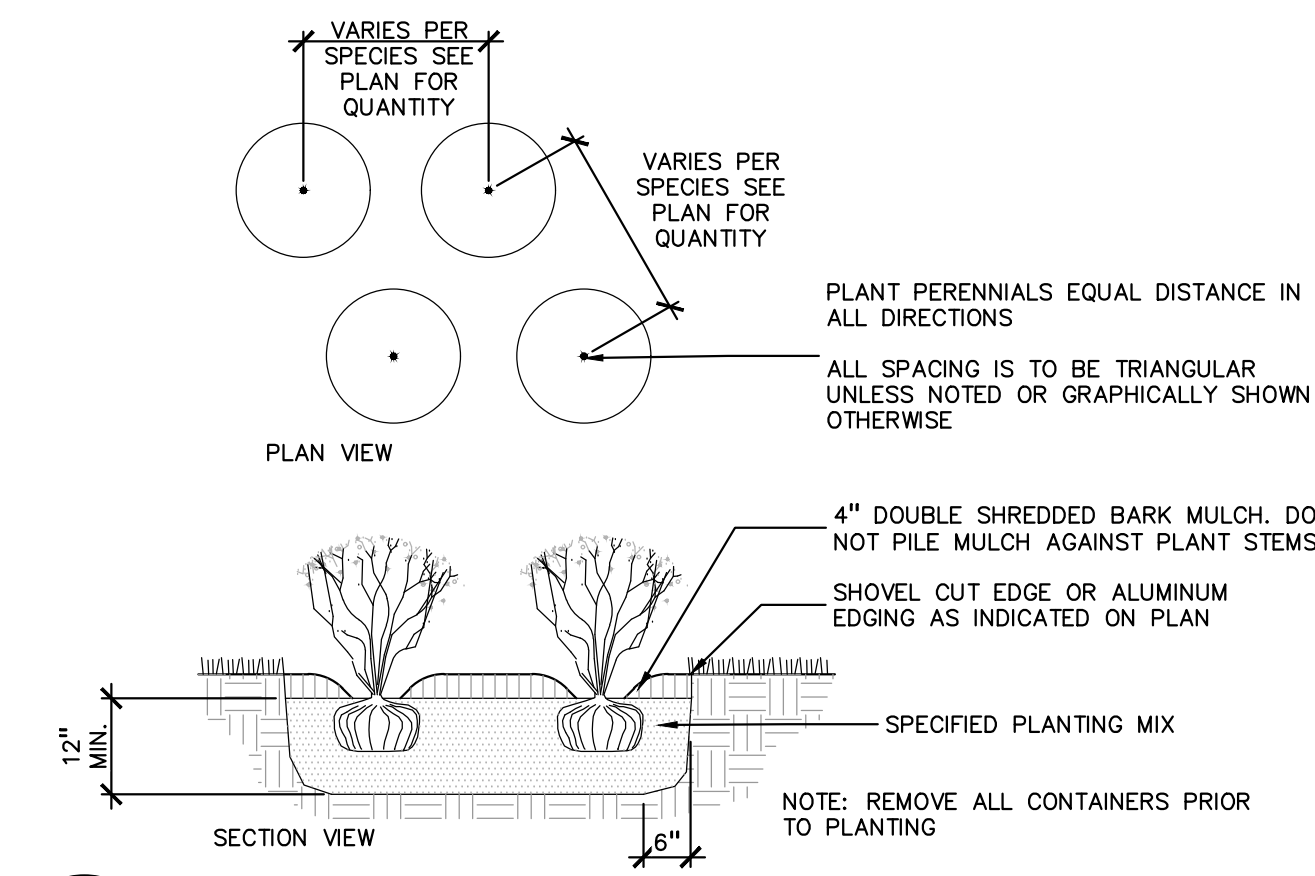
REVISIONS	
PER AGENCIES COMMENTS	05/30/23
PER AGENCIES COMMENTS	06/29/23
PER AGENCIES COMMENTS	08/04/23
PER AGENCIES COMMENTS	09/22/23
PER AGENCIES COMMENTS	10/24/23

ORIGINAL ISSUE DATE:
 FEBRUARY 2, 2023

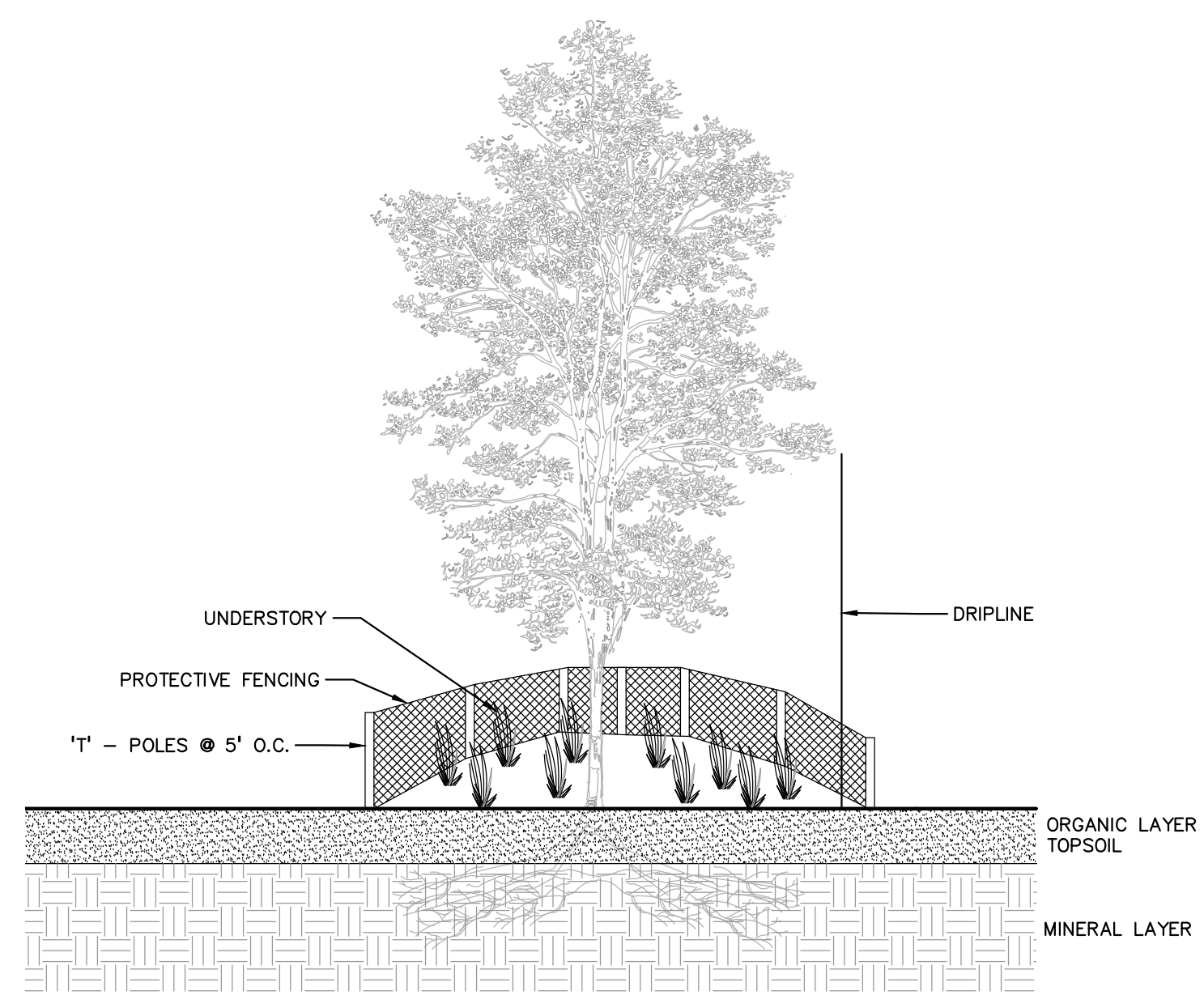
DRAWING TITLE

LANDSCAPE DETAILS

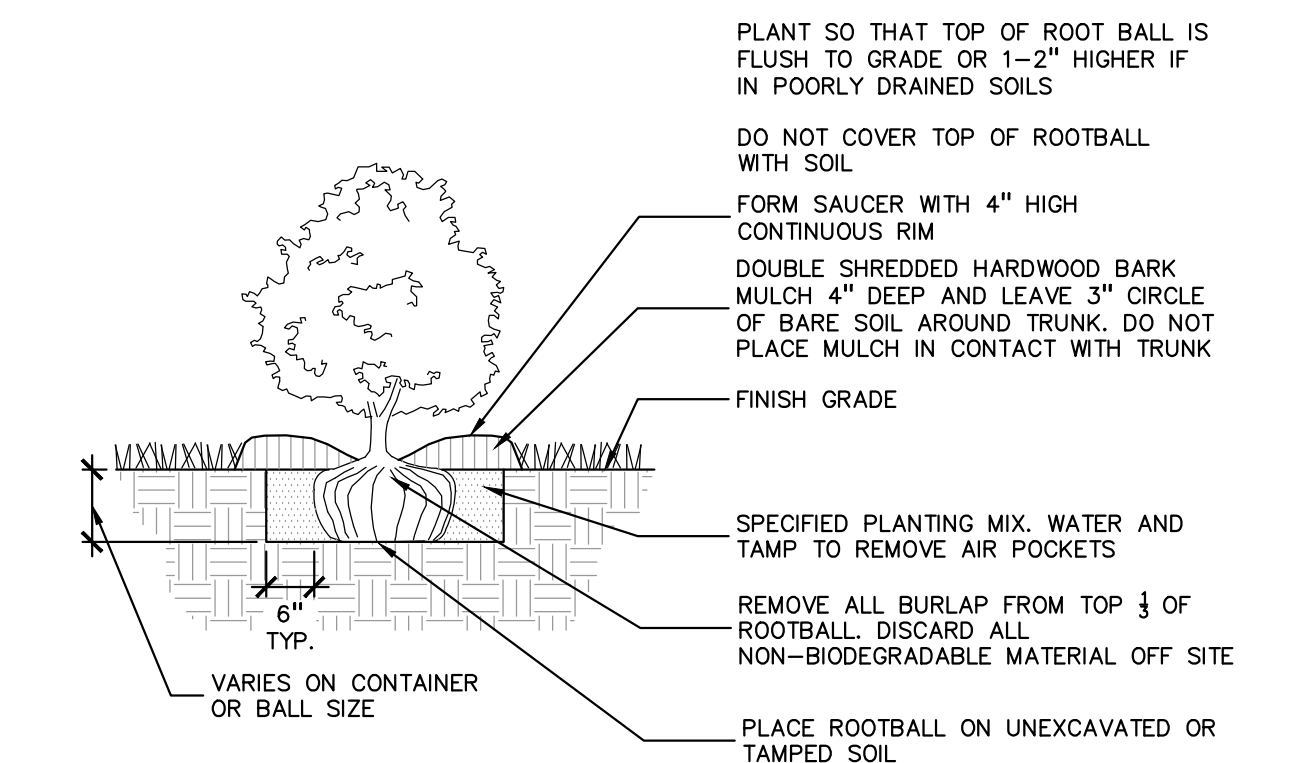
PEA JOB NO.	2002-248A
P.M.	JPB
DN.	BZ
DES.	PSC
DRAWING NUMBER:	



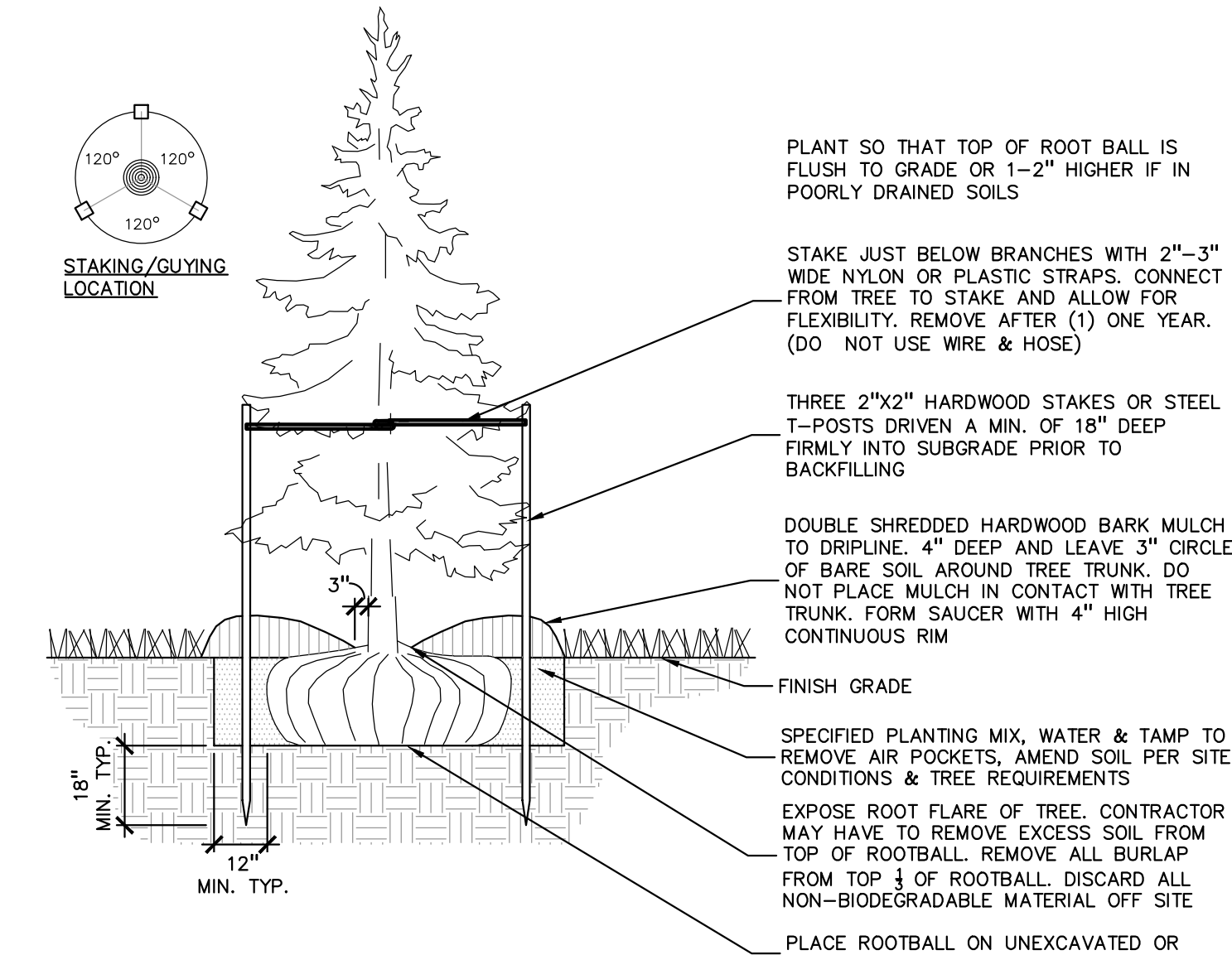
6 PERENNIAL PLANTING DETAIL
 SCALE: 1" = 2'-0"



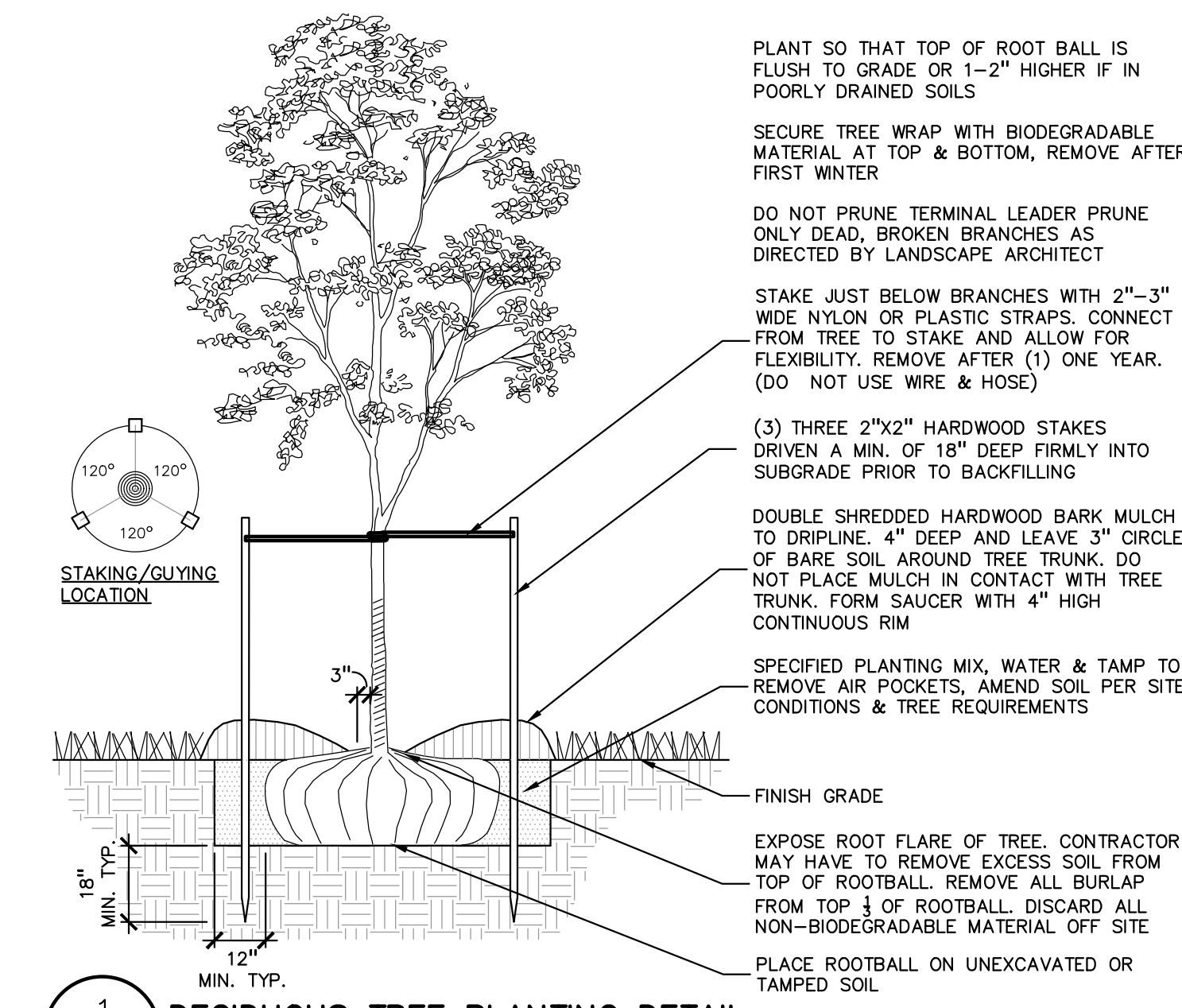
3 TREE PROTECTION DETAIL
 SCALE: 1" = 3'-0"



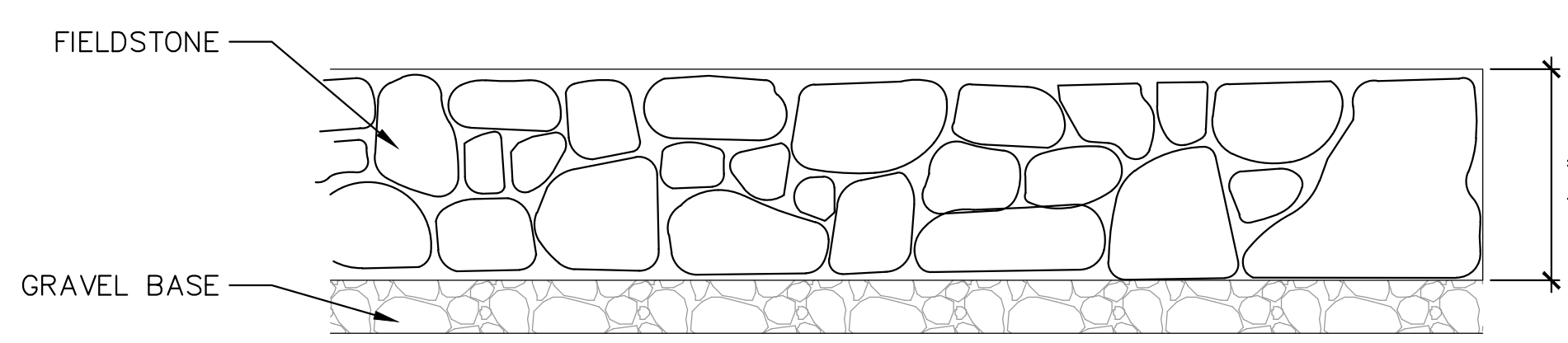
5 SHRUB PLANTING DETAIL
 SCALE: 1" = 2'-0"



2 EVERGREEN TREE PLANTING DETAIL
 SCALE: 1" = 3'-0"



1 DECIDUOUS TREE PLANTING DETAIL
 SCALE: 1" = 3'-0"



7 DRYLAID FIELDSTONE WALL DETAIL
 SCALE: 1" = 2'-0"

NOT FOR CONSTRUCTION L-1.1

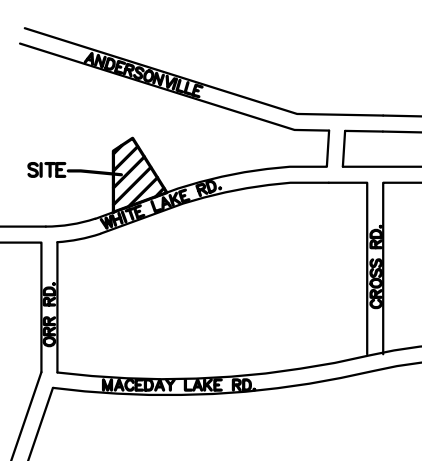


Michael B. Grasser & Associates
 2276 Garland Boulevard
 Sylvan Lake, Michigan, USA 48320
 Ph. 248-502-4744
 e-mail: bob@mbg.com

Landscaping Architecture, Site Planning,
 Architectural & Interior Layout and Design



CAUTION!!
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CLIENT
GINKO INVESTMENT COMPANY, LLC
 2276 GARLAND BOULEVARD
 SYLVAN LAKE, MICHIGAN 48320

PROJECT TITLE
GINKO SELF STORAGE
 WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS	
PER AGENCIES COMMENTS	05/30/23
PER AGENCIES COMMENTS	06/29/23
PER AGENCIES COMMENTS	10/20/23

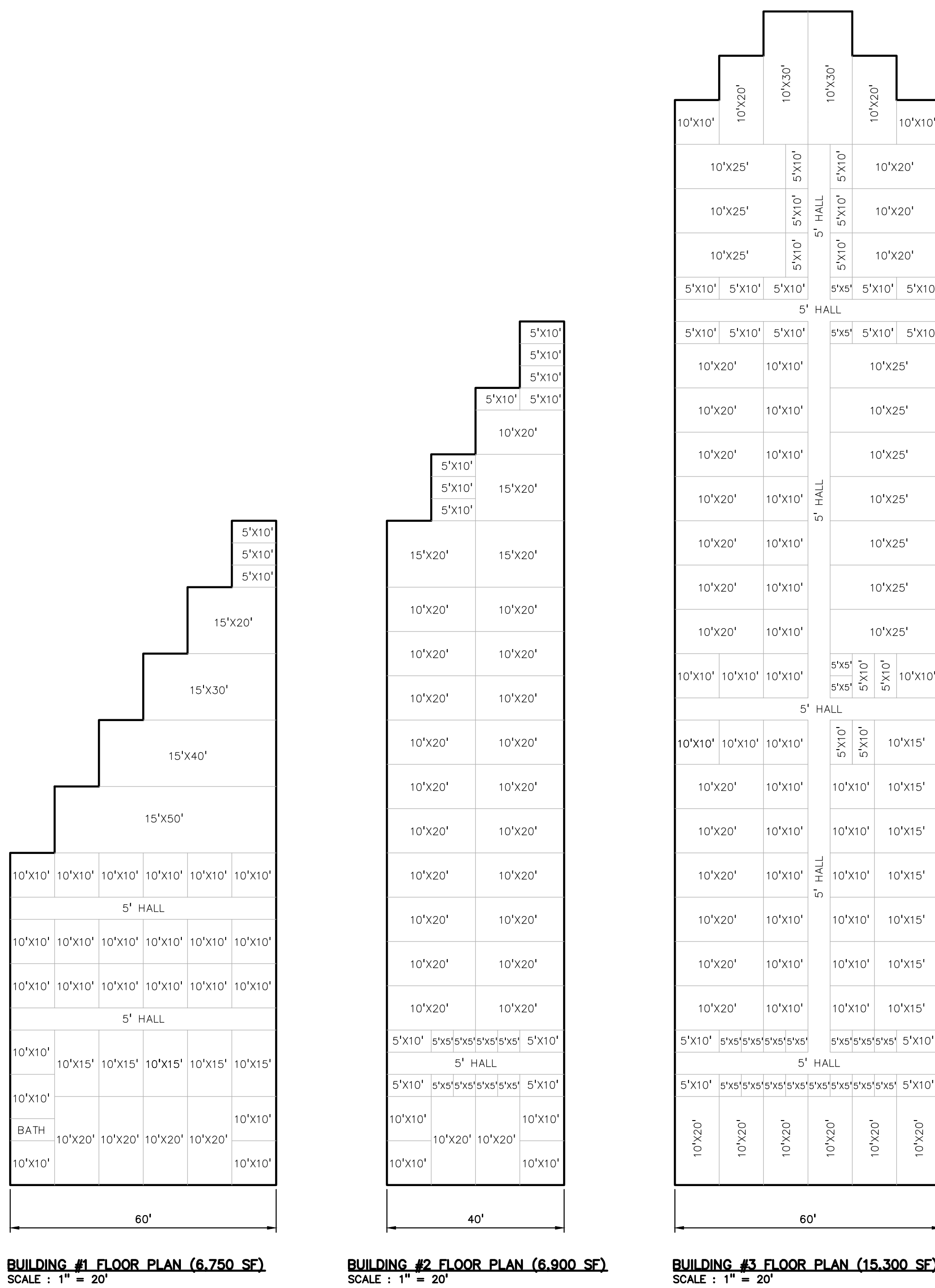
ORIGINAL ISSUE DATE:
 DECEMBER 15, 2022

DRAWING TITLE
PRELIMINARY FLOOR PLAN AND BUILDING ELEVATIONS

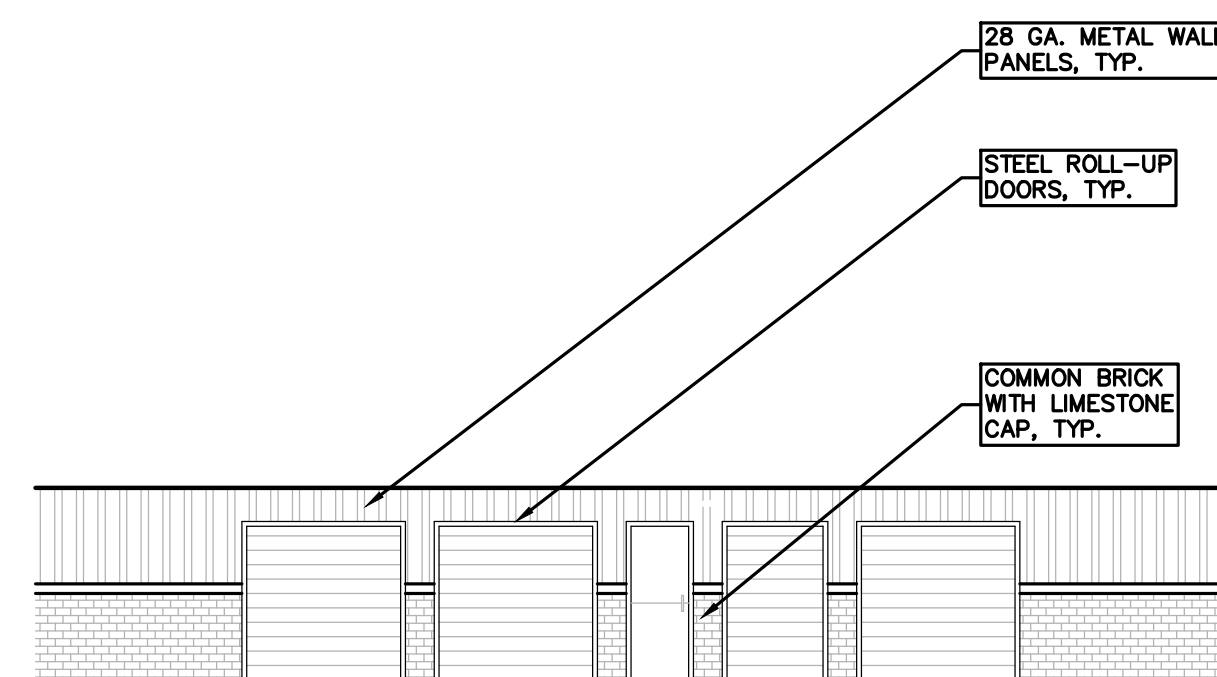
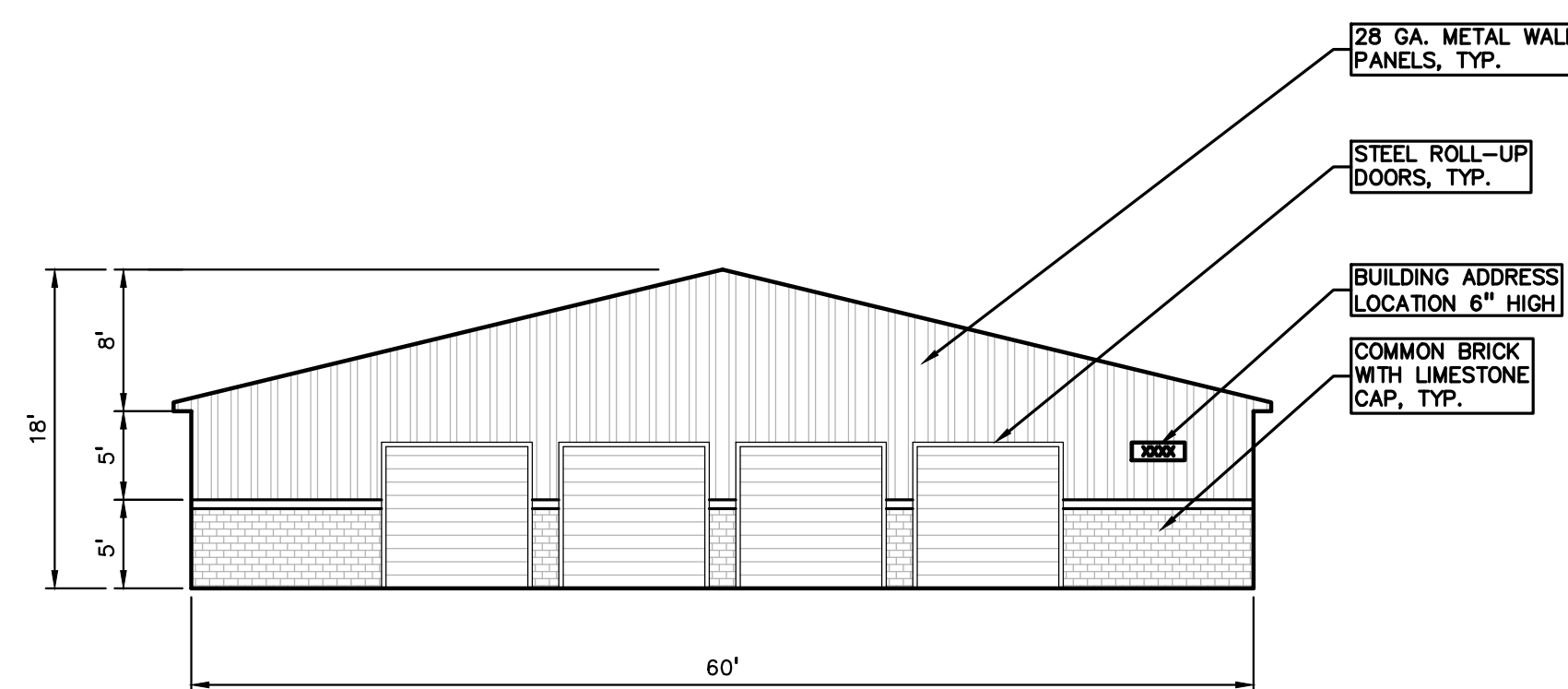
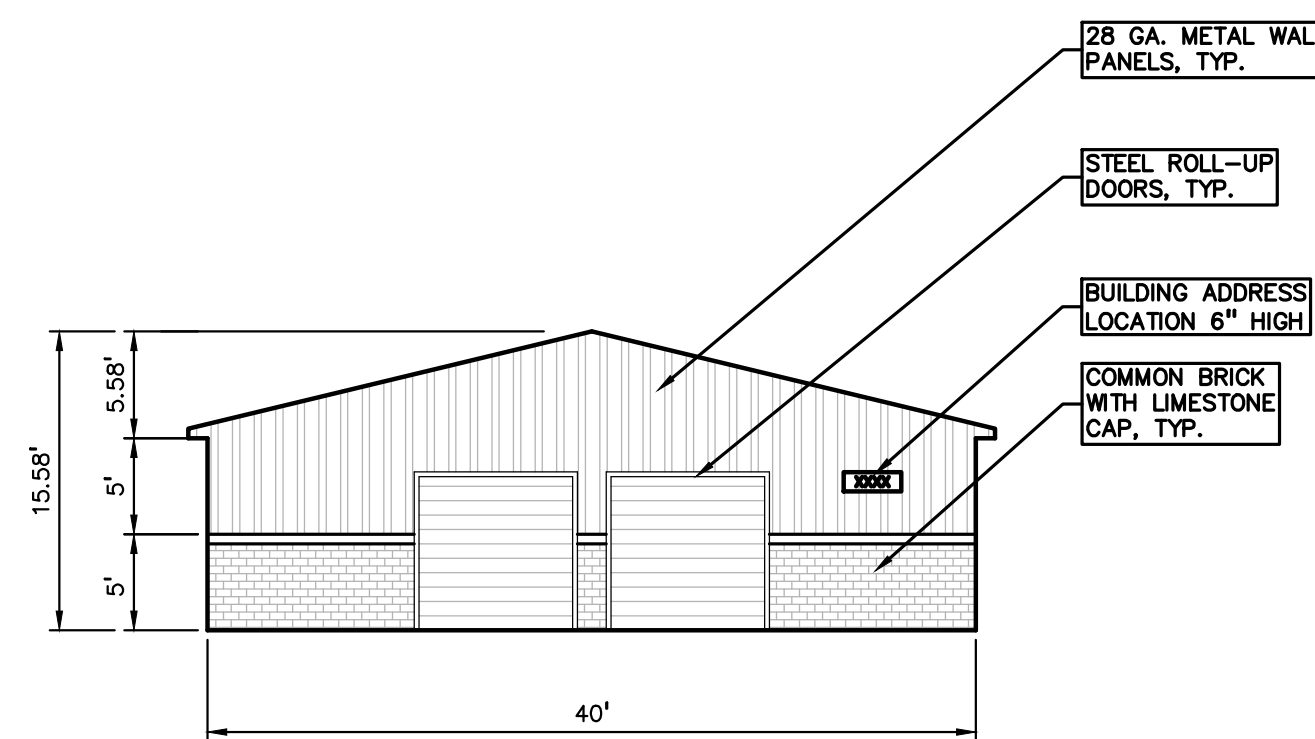
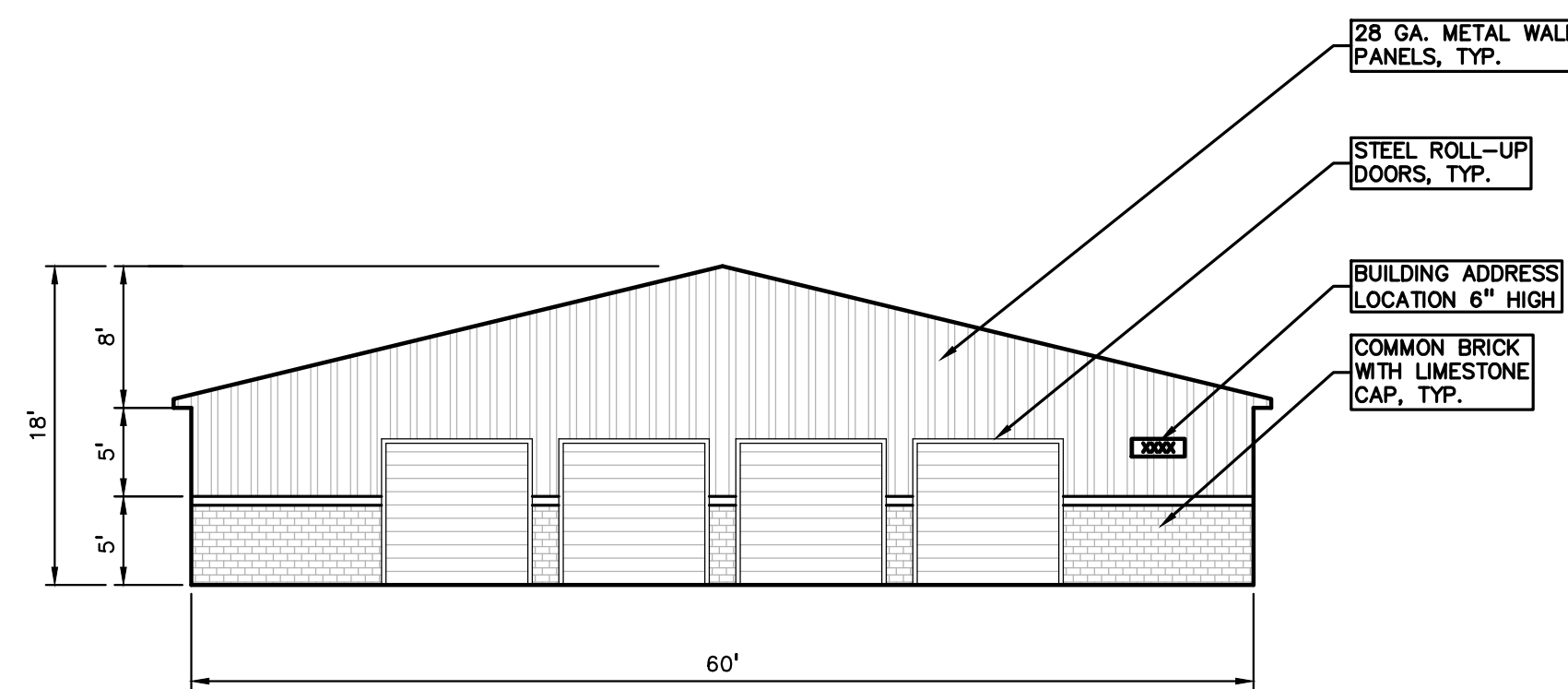
PEA JOB NO. 2002-248A
 P.M. JPB
 DN. SS
 DES. SS

DRAWING NUMBER:

NOT FOR CONSTRUCTION **A-1.0**



BUILDING #1 - #3 UNIT TABULATION		
SIZE	UNITS	SQ. FT.
5'x5'	27	675
5'x10'	39	1950
10'x10'	55	5500
10'x15'	12	1800
10'x20'	51	10200
10'x25'	10	2500
10'x30'	2	600
15'x20'	4	1200
15'x30'	1	450
15'x40'	1	600
15'x50'	1	750
BATH	1	50
TOTAL	203	26275



NOTES:

- A MATERIAL SAMPLE BOARD SHALL BE PROVIDED FOR THE PLANNING COMMISSION REVIEW. COLORED BUILDING ELEVATIONS SHALL BE PROVIDED AS PART OF THE FINAL SITE PLAN REVIEW. STREET ADDRESS TO BE BUILDING MOUNTED.
- SIX (6) INCH TALL NUMBERS SHALL BE BUILDING MOUNTED. ADDRESS LOCATIONS ARE SUBJECT TO THE APPROVAL OF THE FIRE MARSHAL.

WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

TO: Zoning Board of Appeals
FROM: Justin Quagliata, Staff Planner
DATE: March 28, 2024

Agenda item: 8c

Appeal Date: March 28, 2024

Applicant: Dave Sheill

Address: 11112 Windhurst Drive
White Lake, MI 48386

Zoning: R1-D Single Family Residential

Location: 11112 Windhurst Drive
White Lake, MI 48386

Property Description

The approximately 0.26-acre (11,325.6 square feet) parcel identified as 11112 Windhurst Drive is located on Bogie Lake and zoned R1-D (Single Family Residential). The existing two-story house on the property (approximately 3,631 square feet in size) utilizes a private well for potable water and a private septic system for sanitation.

Applicant's Proposal

Dave Sheill, the Applicant, is proposing to enlarge and alter a nonconforming structure (detached garage).

Planner's Report

In March 2021 the Zoning Board of Appeals approved variance requests from the Applicant to remove the existing garage and slab, pour new footings and slab, and build a new garage. Variances are valid for a period of six months from the date of approval, unless a building permit is obtained within such period and the work associated with the variance is started and proceeds to completion in accordance with the terms of the building permit. The Applicant did not obtain a building permit within six months of approval so the variances expired and are void. The following variances were previously granted:

- 25-foot variance from the front yard setback
- 7% or 772 square foot variance to exceed the maximum lot coverage
- 674.4 square foot variance from the required lot area
- 30.97-foot variance from the required lot width

The Applicant is no longer proposing to demolish the existing detached garage, but rather enlarge and alter the existing building, which is currently a single-story and 22.25-feet by 26.25-feet (584 square feet) in size. The existing garage is nonconforming to setbacks; based on the submitted survey, the building is located 2.03 feet from the east (front) lot line and 4.62 feet from the west (side) lot line. As proposed, the Applicant would like to change the garage roof from a gable to a gambrel. A gambrel roof is a gabled roof with two slopes on each side, the lower steeper than the upper. With this roof style, the Applicant could construct a second level storage area (no floor per the submitted floor plan). Note the floor plan labels the south property line as the west property line; if the variances are approved, the label shall be revised accordingly.

The Applicant would also like to construct a six-foot-wide lean-to addition on the north side of garage. The submitted floor plan shows the lean-to addition would be located three feet from the front property line, encroaching 27 feet into the required 30-foot front yard setback. Note the lean-to addition would increase the lot coverage. Currently the house and existing garage cover 25% of the lot. The 2021 variance for lot coverage (7% variance granted) would need to be re-approved to allow the addition. Granting these variances from Section 7.23.A of the Zoning Ordinance would allow the project to proceed without providing conforming status upon the garage.

Section 7.28 of the Zoning Ordinance states repairs and maintenance to nonconforming structures cannot exceed fifty percent (50%) of the State Equalized Valuation (SEV) in any twelve (12) consecutive months. Based on the SEV of the structure (\$8,303), the maximum extent of improvements cannot exceed \$4,151.50. As indicated by the Applicant during a discussion with staff on March 21, 2024, the value of the proposed work is approximately \$25,000 (the cost estimate is more than the value listed on the variance application). A variance to exceed the allowed value of improvements by 602% is requested.

The requested variances are listed in the following table.

Variance #	Ordinance Section	Subject	Standard	Requested Variance	Result
1	Article 7.23.A	Nonconforming structure	No enlargement or alteration	Enlarge and alter nonconforming structure	Increased nonconformities
2	Article 7.28.A	Nonconforming structure	50% SEV (\$4,151.50)	602%	\$20,848.50 over allowed improvements

Zoning Board of Appeals Options:

Approval: I move to approve the variances requested by Dave Sheill from Article 7.23.A and Article 7.28.A of the Zoning Ordinance for Parcel Number 12-33-476-010, identified as 11112 Windhurst Drive, in order to replace the roof on the existing detached garage and construct a lean-to addition that would exceed the allowed lot coverage by 7% and encroach 27 feet into the required front yard setback. A variance to exceed the allowed value of improvements to a nonconforming structure by 602% is also granted from Article 7.28.A. This approval will have the following conditions:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Division.
- The second-story of the garage shall not be used as living space.
- No septic or future sanitary sewer services shall be extended to the garage.

Denial: I move to deny the variances requested by Dave Sheill for Parcel Number 12-33-476-010, identified as 11112 Windhurst Drive, due to the following reason(s):

Postpone: I move to postpone the appeal of Dave Sheill *to a date certain or other triggering mechanism* for Parcel Number 12-33-476-010, identified as 11112 Windhurst Drive, to consider comments stated during this hearing.

Attachments:

1. Variance application dated March 3, 2024.
2. Applicant's written statement.
3. Applicant's cubic content calculations dated March 7, 2024.
4. Certificate of survey dated September 8, 2020.
5. Structural & height compliance plan prepared by the Applicant dated March 21, 2024.
6. Garage roadside elevation prepared by the Applicant.
7. Garage side elevation without lean-to addition dated March 3, 2024.
8. Garage rendering provided by the Applicant.
9. Garage floor plan provided by the Applicant dated March 21, 2024.
10. Photos of existing garage provided by the Applicant.

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.

CHARTER TOWNSHIP OF WHITE LAKE
ZONING BOARD OF APPEALS APPLICATION

Item C.

Community Development Department, 7525 Highland Road,
White Lake, Michigan, 48383
(248) 698-3300 x5

APPLICANT'S NAME: Dave Sheill PHONE: 248-494-3868
ADDRESS: 11112 Windhurst, WL, 48386
APPLICANT'S EMAIL ADDRESS: davesheill@comcast.net
APPLICANT'S INTEREST IN PROPERTY: OWNER BUILDER OTHER: _____

ADDRESS OF AFFECTED PROPERTY: same as above PARCEL # 12-23-33-476-010
CURRENT ZONING: R1-D PARCEL SIZE: approx 49x179 survey included for detail

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: New: Garage roof change from gable to gambrel increases cubic volume of bldg under roof. Old: variances previously identified per attached
VALUE OF IMPROVEMENT: \$ 8000 SEV OF EXISITING STRUCTURE: \$ 8308

STATE REASONS TO SUPPORT REQUEST: (ATTACH WRITTEN STATEMENT TO APPLICATION)

APPLICATION FEE: \$385 (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)
APPLICANT'S SIGNATURE: Dave D. Sheill DATE: 3/3/2024

State reasons to support request:

- 1) Existing garage roof is approaching end of life (55+ yrs old). It has several leaks that have rotted roof deck boards and a few rafters. A steeper roof would be better and provide more storage.
- 2) Building will obviously be on the exact footprint of existing garage.
- 3) The existing walls and all concrete are in excellent condition (zero cracks in floor!) and should be re-used.
- 4) The original cottage on the property was destroyed by fire in 1995. Unfortunately, the previous owners did not upgrade the old garage when building a significantly larger home. So, additional storage space provided by the “gambrel” roof would be more appropriate and in concert with the size of our house. Lake lots also seem to demand more accessory storage due to small or non-existent basements. In our case, an outside storage yard next to the garage would be eliminated and our cars and trash cans will finally be stored out of sight as they have never been garaged.
- 5) The roadside of most lake lots seem more like the back of a city lot and vice versa. Ordinance setbacks seem to be mostly derived for newer city type lots.
- 6) Lake lots seem to demand more storage Boats, docks, patio stuff, etc. We really need the additional storage.
- 7) If approved, this change will be a significant upgrade to the aesthetics of our neighborhood and will help reduce the “alley like” appearance of our street.

Justin Quagliata

From: davesheill@comcast.net
Sent: Thursday, March 7, 2024 9:13 AM
To: Justin Quagliata
Subject: Sheill Garage Volumes under Roof

Hi Justin,

When I delivered my ZBA package the other day I offered to calculate the Existing/proposed garage volumes for you. Please find below if you have not already calculated:

<u>volume under roof</u>	
existing gable	
gable attic	2667.28
wall box cube	4416.72
	7084 F ³
new w/ gambrel	
gambrel attic	4792
wall box cube	4928
	9720 F ³

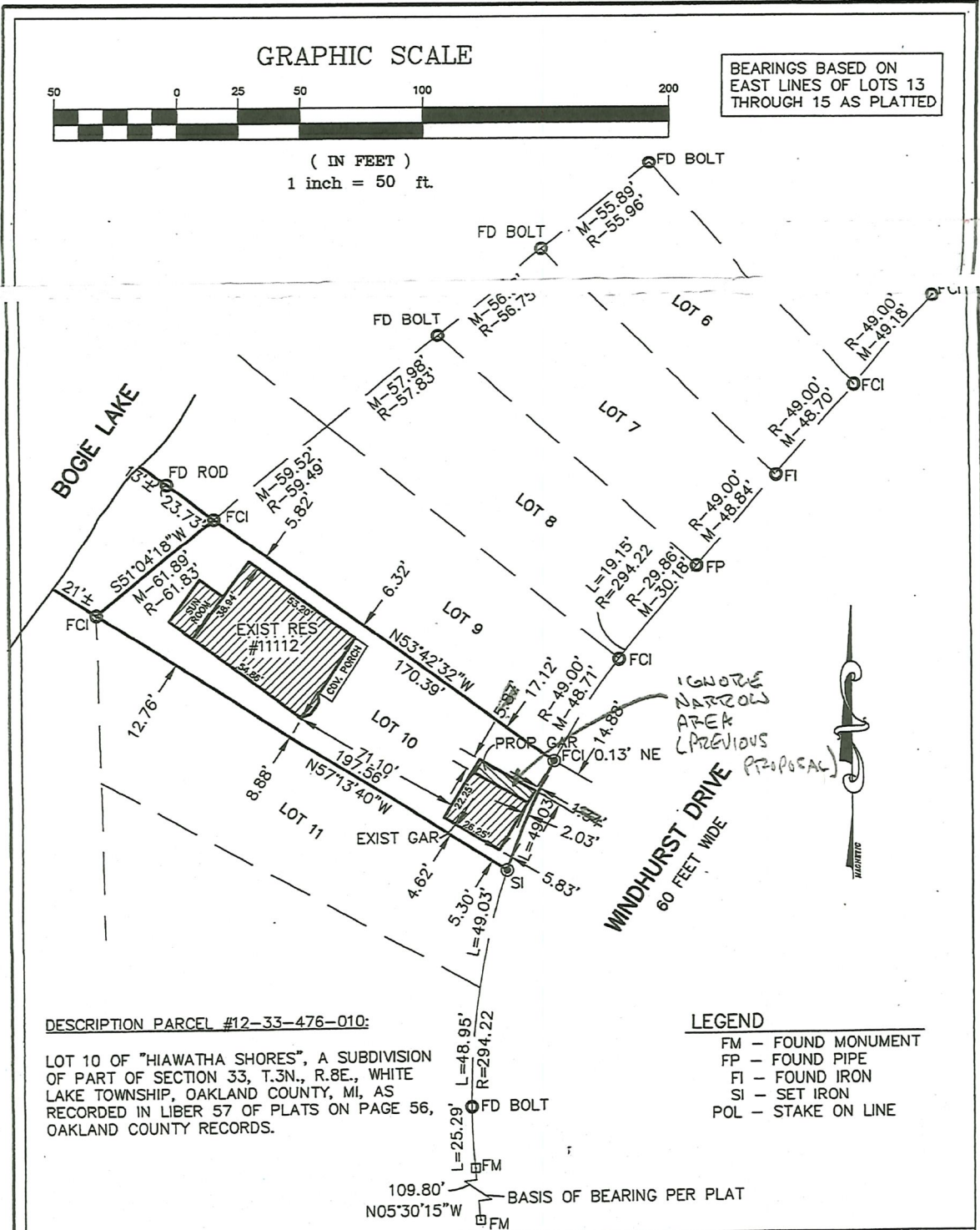
Please advise if anything else is reqd.

Regards,

Dave S

CERTIFICATE OF SURVEY

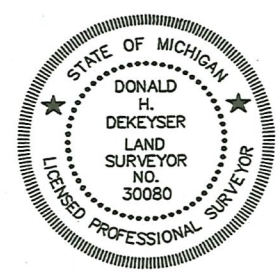
Item C.



I HEREBY CERTIFY that I have surveyed and mapped the above described land on the date stated below; that there are no encroachments except as shown; the error of closure is 1 in 5000 +, which is within the accuracy of survey as required in Act No. 288 of Public Acts of 1967.

This survey complies with the requirements of Sec. 3, Public Act 132 of 1970, as amended.

DEKEYSER SURVEYING
6038 NORTHRUP ST.
WATERFORD, MICHIGAN 48329
PHONE (248)623-1518 FAX (248)623-3078

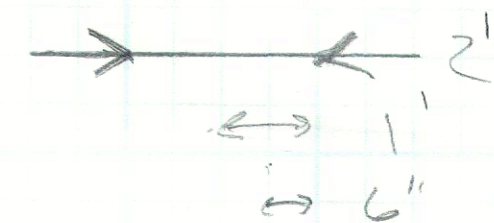


JOB NO.:	SCALE:	DATE:
6797	1" = 50'	9-8-20

Donald H. Dekeyser
DONALD H. DEKEYSER P.L.S. #30080

UPDATED SURVEY

SCALE



MAX AESTHETICALLY
PLEASING GAMBREL
CONST. CIRCLE

(SEE LOWES TECH SHIT)
PURCHASED
TRUSS
24" OC

11-9 1/2

19.79

ROOF HT PER
CLEAR VIEW
 $\left[\frac{11-9\frac{1}{2} + 8-0}{2} + 8-0 \right] = 13.9'$
CV MAX IS 18'-0"

13.90
KNEE WALL

13.9

ROOF HT. PER C.V.

HURRICANE
TIES

NOTES!

- GARAGE FR WALLS SHEATHED/NAILED PER HI POTENTIAL STD WITH SIMPSON HI-STRENGTH ANCHORS
- PERIMETER ANCHORS TO BE SIMPSON BOLTS @ 6' INT.

8'-0"

APPROX GRADE

1/2" SHEATHING
NAILED FOR BRACING
4' FROM CORNERS

STRAPPED ON IPS
#0SD @ 4'
VERT & HORIZ

NEW 8" PLY WALL
TO ACHIEVE 8' CEIL HT
EXISTING 2x4 WALL
16" OC
1/2 PLY SHEATH

BRICK PAV.

COMP. GRAVEL BASE

EXISTING CONCRETE (50 YRS OLD & PERFECT)

STRUCTURAL & HEIGHT COMPLIANCE

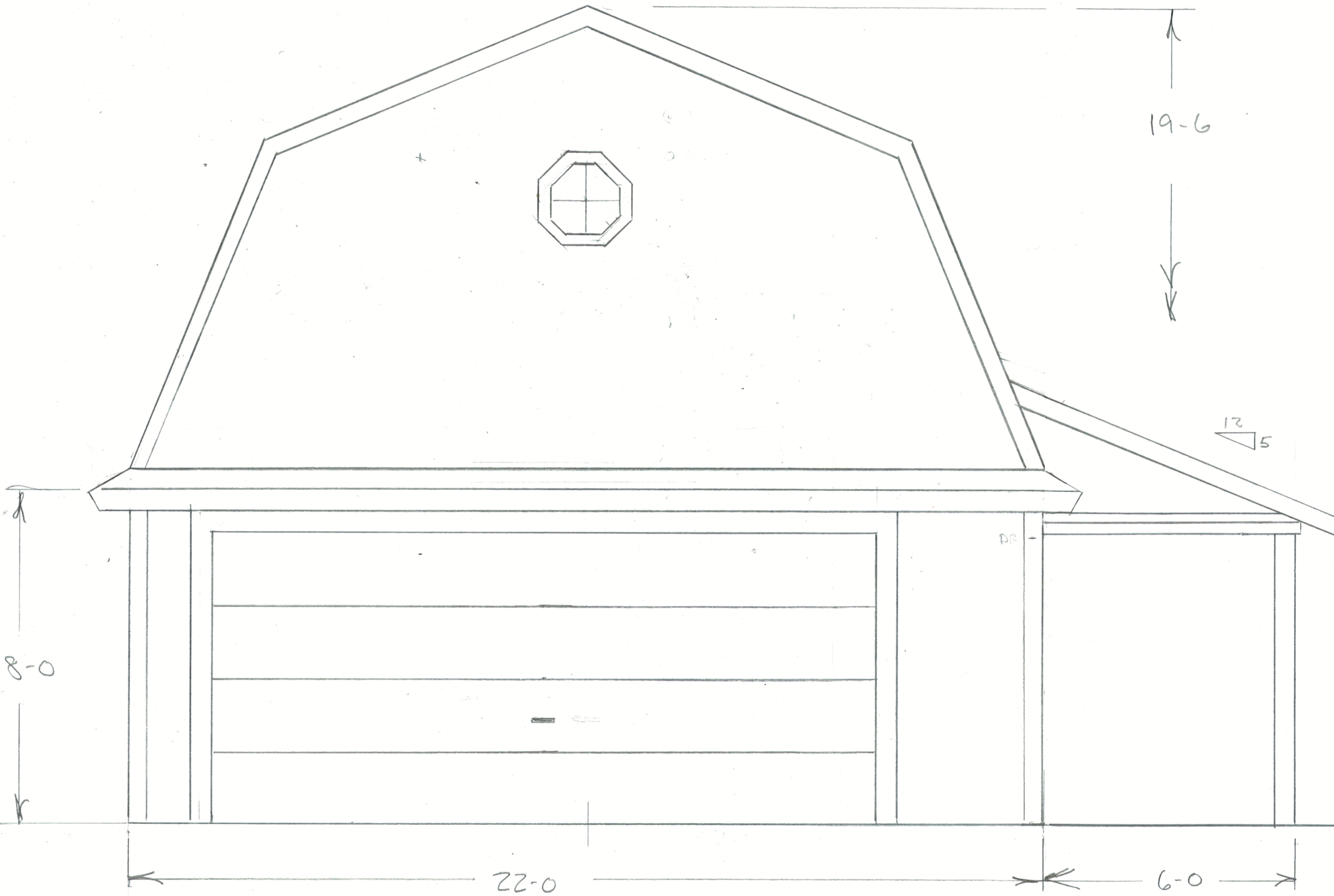
6'-0"

22'-0"
EXISTING

2'-0"
SCALE

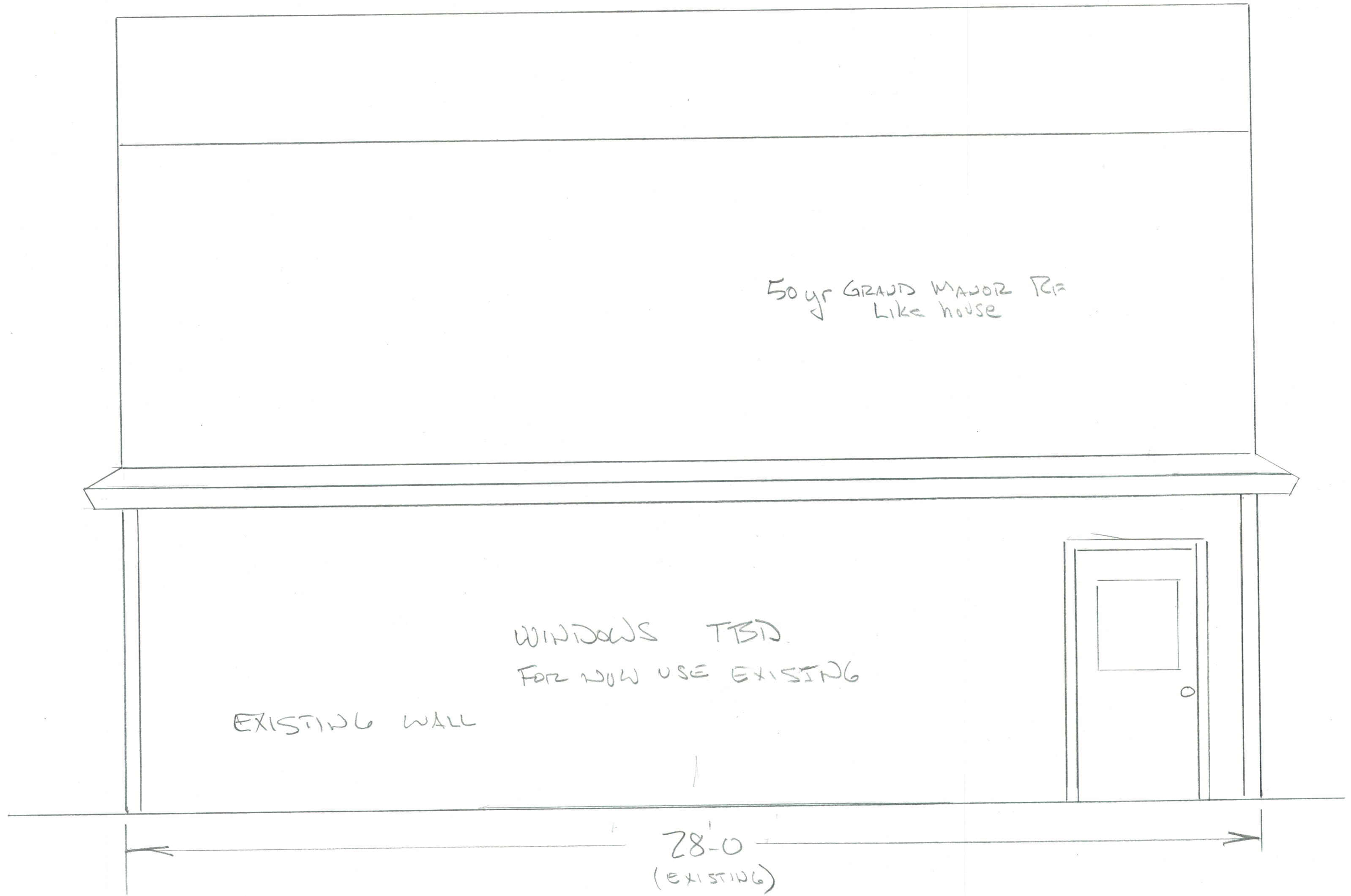
5/2

D. Stahl
3/21/24



DELETE DOOR (CAR) FOR REAR VIEW
WINDOWS TRIP

WALKWAY

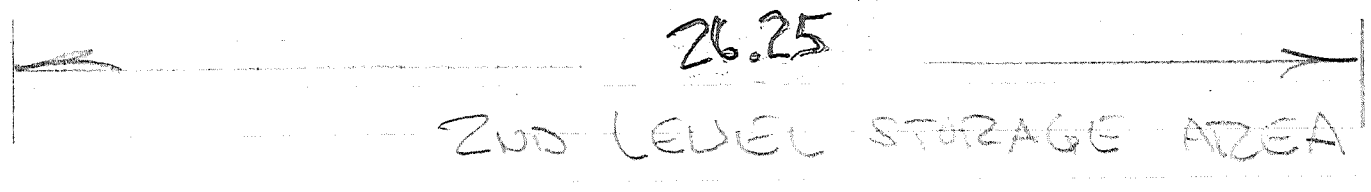
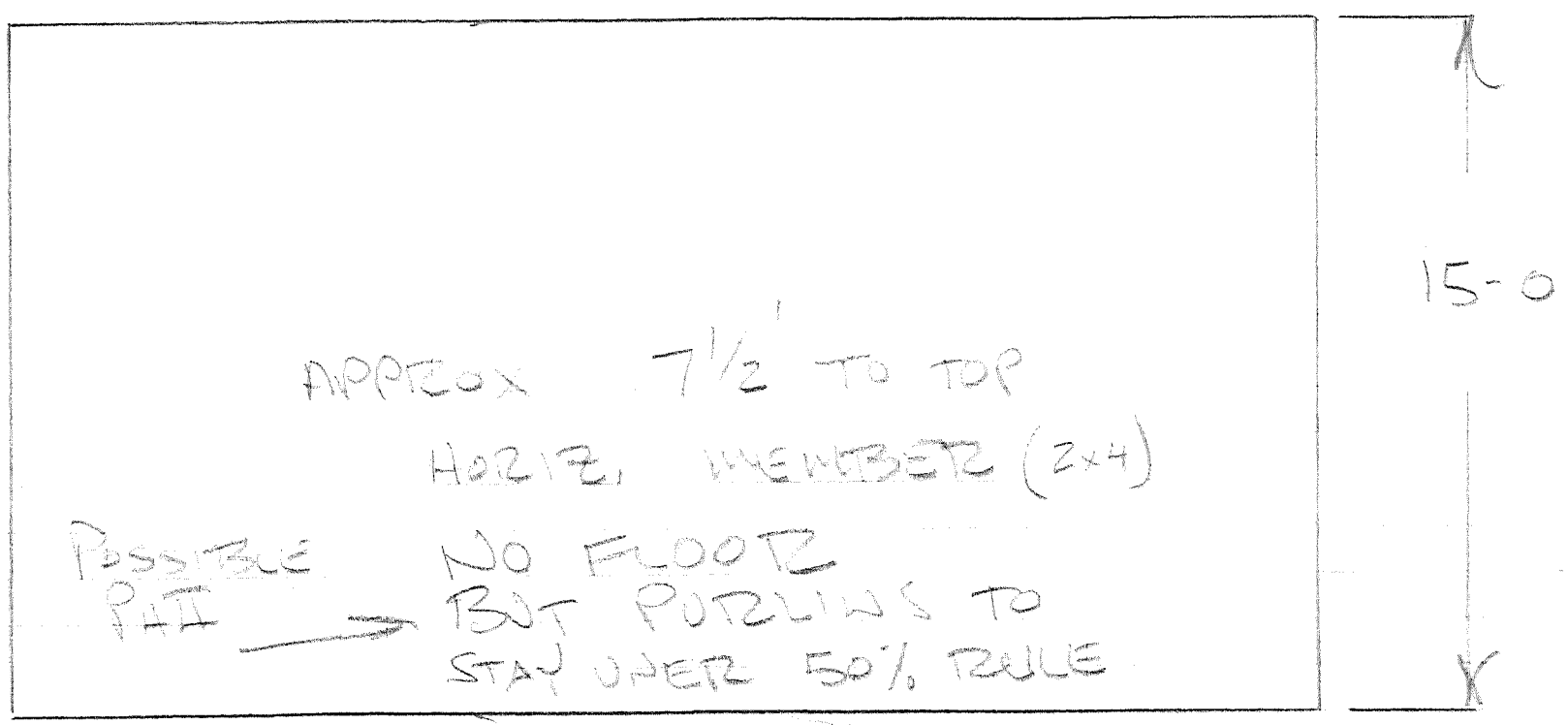
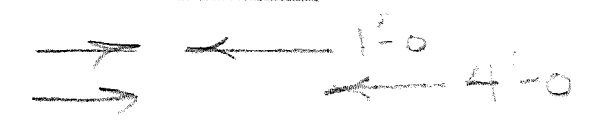


GAMBREL ROOF
GARAGE

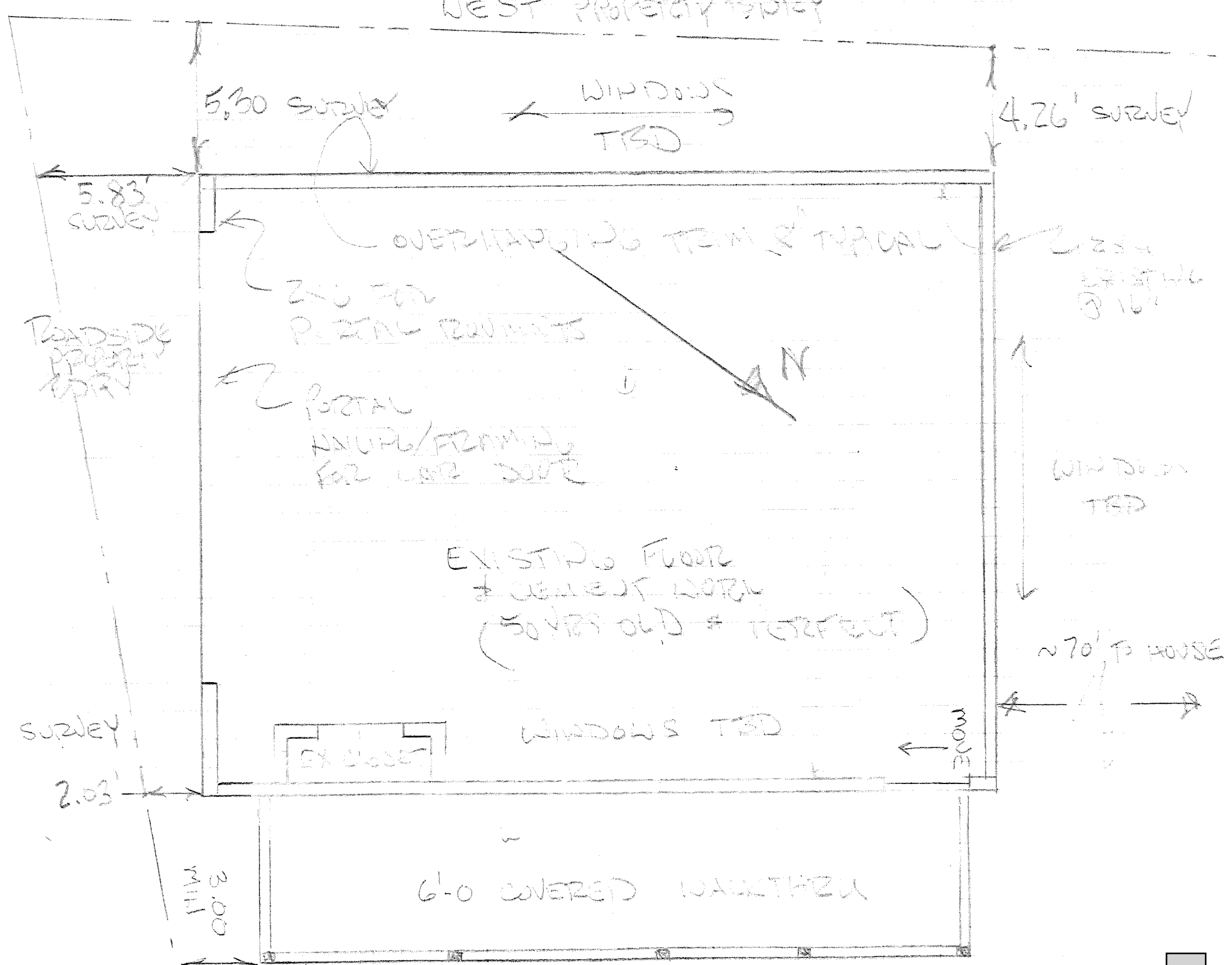
D. Shell
3/3/24



SCALE



WEST PROPERTY BOUNDARY



GROUND FLOOR

GARAGE FLOOR

Item C.

