



ZONING BOARD OF APPEALS MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MICHIGAN 48383
THURSDAY, APRIL 23, 2026 – 6:30 PM

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

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES

A. [March 26, 2026](#)

6. CALL TO THE PUBLIC
7. OLD BUSINESS
8. NEW BUSINESS

A. [Applicant: John Green, Contractor](#)

[102 Lac Sainte Claire Dr](#)

[Saint Claire Shores, MI 48082](#)

[Location: 4160 Navarra Ct.](#)

[White Lake, MI 48386, identified as 12-07-177-015](#)

[Request: Variance requests from: Sec. 3.1.6 for a rear](#)

[yard variance, and Sec 7.23 A, to enlarge a non-conforming structure.](#)

B. [Applicant: Industries, Inc. Michigan](#)

[8275 White Lake Rd](#)

[Commerce Twp, MI 48382](#)

[Location: 8275 White Lake Rd](#)

[White Lake, MI 48386, identified as 12-01-176-004](#)

[Request: Variance request from Sec. 3.1.20-E regarding building height.](#)

9. OTHER BUSINESS
10. NEXT MEETING DATE: May 28, 2026
11. ADJOURNMENT

Procedures for accommodations for persons with disabilities: The Township will follow its normal procedures for individuals with disabilities needing accommodations for effective participation in this meeting. **Please contact the Township Clerk's office at (248) 698-3300 X-7 at least five days in advance of the meeting.** An attempt will be made to provide reasonable accommodations.

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

CALL TO ORDER

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

Roll was called:

ROLL CALL

Present:

Debby Dehart, Planning Commission Liaison
Jo Spencer, Chairperson
Niklaus Schillack, Vice Chairperson
Steve Anderson, Township Board Liaison
Clif Seiber

Also Present:

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

APPROVAL OF AGENDA

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

CALL TO THE PUBLIC

None.

APPROVAL OF MINUTES

A. February 26, 2026

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

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

OLD BUSINESS

- A. Applicant: Alfa Construction Guys, LLC, Contractor
23460 Industrial Park Dr.
Farmington Hills, MI 48335
Location: **10164 Elizabeth Lk Rd**
White Lake, MI 48386, identified as 12-27-226-012
Request: The applicant seeks to enlarge a single-family home, requiring variances from

Section 3.1.6 – Development Standards for front and side setbacks and Section 7.23(A) - Nonconforming Structures

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The variance is granted subject to the following conditions:

- 1. The applicant has shown their ability to meet the standards of Section 7.37 A – E for each of the variance requests.**
- 2. The Applicant shall obtain all necessary permits from the White Lake Township Building Division.**
- 3. No mechanical units, including an HVAC system or generator, shall be placed in the front yards or closer than five (5) feet to any side yard lot line or rear lot line.**
- 4. A foundation certificate shall be required prior to vertical construction.**
- 5. An as-built survey shall be required to verify the approved setbacks.**
- 6. All necessary permits from RCOC and the Oakland County Health Division will be obtained prior to the issuance of building permits.**

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

NEW BUSINESS

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

Senior Planner Waligora summarized his report with the ZBA.

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

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

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

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

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

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

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

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

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

Senior Planner Waligora summarized his report with the ZBA.

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

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

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

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

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

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

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

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

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

OTHER BUSINESS

One meeting is scheduled for next month's agenda.

NEXT MEETING DATE: April 23, 2026

ADJOURNMENT

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

TO: Zoning Board of Appeals

FROM: David J. Waligora, AICP, Senior Planner

DATE: April 10, 2026

RE: 4160 Narra Ct: Rear and Side Yard Setback Variance request to install a Canopy on at grade rear deck

Agenda item: 8A

Appeal Date: April 23, 2026

Applicant: John Green
1072 Erskine Way
Waterford, MI 48328

Owners: Matthew Coleman and Kelli Fisher
4160 Navarra Ct
White Lake, MI 48383

Address: 4160 Navarra Ct
White Lake, MI 48383

Parcel #: 12-07-177-015

Location: West of Ormand Rd, north of
White Lake along the canals.

Zoning: R1-D, Single Family Residential

Attachments

1. Application
2. Land Survey and Construction Documents



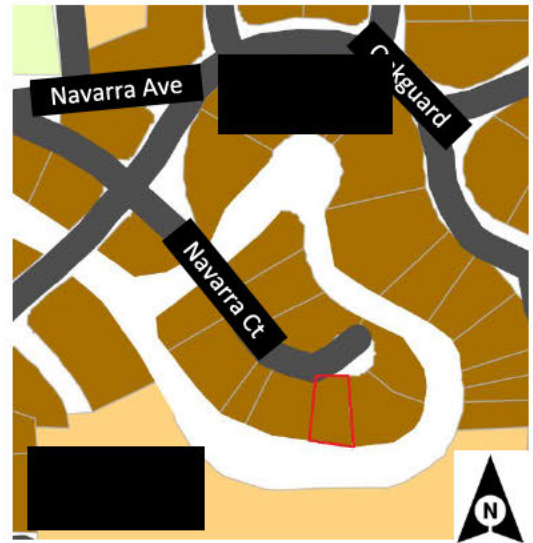
Property Description

The subject property is a 0.186-acre (8,102.16 sq. ft.) parcel (Parcel No. 12-07-177-015), approximately 57.79 feet in width by 130 feet in depth. The parcel is part of a 1927 plat and is located along the White Lake Canal system (also known as the Oakvale Lagoon).

The property is zoned R1-D (Single-Family Residential) and is surrounded by similarly zoned single-family residential properties to the east, west, and north. The property to the south is the White Lake Campground, which is zoned R1-C.

Applicant's Proposal

The applicant is proposing to construct a 262 sq. ft. covered rear deck (roof/canopy addition) on the south side of the existing home, oriented toward the canal.



An at-grade, unenclosed deck is permitted to extend to the rear property line. However, because the proposed deck includes a roof structure attached to the principal building, it is regulated as part of the principal structure and must meet the required 30-foot rear yard setback. Therefore, a variance is required.

Existing Condition Dimensional Review

The property is currently developed with a two-story, single-family home (constructed in 1962), along with a detached two-car garage and a small accessory shed. The home is served by a private well and septic system.

The parcel is legally nonconforming (substandard) with respect to lot size and width under the R1-D zoning requirements.

	Min Required	Current	Nonconforming Deficiency
Lot Area	12,000 ft ²	8,102.16 ft ²	3,898 ft ² (32.48%)
Lot Width	80 ft (min required)	57.79 ft	22.21 ft (27.76%)
Lot Length	150 ft (min required for min lot width)	130 ft	approximately 20 ft
Lot Coverage	25%	20.89%	
Front Yard Setback <i>Accessory Building</i>	30 ft	14.9 ft	-15.1 ft
Front Yard Setback <i>Primary Structure</i>	30 ft	66.76 ft	
Rear Yard Setback	30 ft	16.85 ft	-13.15 ft



4160 Navarra Ct
Google Maps



Realtor Photo from the Internet
on North-side of the house



Google Streetview from across the canal on
the White Lake Campground Property

Proposed Dimensional Review

	Min Required	Current	Proposed	Difference	Necessary Variance
Rear Yard Setback	30 ft	Approx 16.85 ft	2.7ft	-14.15 ft	27.3 ft
Side Yard Setback	10 ft	8.72 ft	8.72 ft	0	1.28 ft

Conclusion

The applicant is requesting variances to allow a reduction of the required rear yard setback from 30 feet to approximately 2.7 feet to permit construction of a covered rear deck attached to the principal structure, and to allow a reduction in the required side yard setback based on the location of the proposed roof line relative to the platted property boundary. The requested side yard variance is limited to the location of the existing structure and does not increase the degree of side yard encroachment, but rather recognizes the placement of the home as it currently exists. While an at-grade deck may extend to the rear property line, the addition of a roof causes the structure to be regulated as part of the principal building and subject to applicable setback requirements.

The subject property is a legal nonconforming lot within a historic 1927 plat, with deficient lot area, width, and depth. The canal frontage serves as the primary orientation and amenity for the property, and development patterns in the area commonly prioritize canal-facing outdoor space rather than street frontage. The ordinance partially acknowledges this condition by allowing at-grade decks to extend into the rear yard.

The proposed structure does not extend further toward the canal than what would otherwise be permitted by right as a deck, but instead introduces a roof over that area. Staff also notes that a similar nonconforming awning previously existed on the site.

Based on the information provided, the Zoning Board of Appeals may consider whether the request meets the standards of Section 7.37. In particular, the Board may evaluate whether the property's substandard size and historic platting create a practical difficulty, whether the canal-oriented development pattern represents a unique condition, whether the request allows use of the property in a manner consistent with others in the vicinity, and whether the variance represents the minimum necessary to provide relief without creating adverse impacts on surrounding properties.

The Board should also note that the submitted survey identifies both "occupation lines" and "platted property lines." While occupation lines may reflect long-standing use or fencing patterns, the Zoning Ordinance requires setbacks to be measured from the recorded platted boundaries. As a result, a side yard variance is required even though measurements to the occupation line may appear compliant.

Section 7.37 – Standards (of Review)

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".

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

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.

Zoning Board of Appeals Options:

Motion for Approval

I move to approve the variance request for the property located at **4160 Navarra Ct, Parcel No. 12-07-177-015**, from the R1-D District dimensional requirements to allow a reduction of the required rear yard setback from 30 feet to approximately 2.7 feet (a variance of 27.3 feet) and to allow a reduction of the required side yard setback by approximately 1.28 feet to accommodate the proposed roof line as shown on the submitted plans, in order to permit construction of a covered rear deck attached to the principal structure, based on the findings that the request meets the standards of Section 7.37 (A through E), subject to the following conditions:

1. The covered at grade deck shall be constructed in substantial compliance with the plans submitted.
2. No further encroachment into the required rear or side yard setbacks shall occur without additional Zoning Board of Appeals approval.
3. The structure shall remain unenclosed (*for example, no 3-season room conversion*), and any future enclosure of the covered at grade deck will require additional review and approval from the ZBA.
4. All necessary permits shall be obtained prior to construction.

Motion for Denial

I move to deny the variance request for the property located at **4160 Navarra Ct, Parcel No. 12-07-177-015**, from the R1-D District dimensional requirements to allow a reduction of the required rear yard setback from 30 feet to approximately 2.7 feet (a variance of 27.3 feet) and to allow a reduction of the required side yard setback by approximately 1.28 feet to accommodate the proposed roof line, in order to permit construction of a covered rear deck attached to the principal structure, based on the findings that the request does not meet the standards of Section 7.37 (A through E), specifically:

1. The request does not demonstrate a practical difficulty that prevents reasonable use of the property, as an at-grade deck is permitted by right to extend into the rear yard.
2. The circumstances are not unique to the property, as other canal-front properties are subject to the same zoning requirements.
3. The need for the variance is based on the applicant's preference to construct a roofed structure rather than a limitation inherent to the land.
4. Granting the variance would allow a significant encroachment into the required rear and side yard setbacks and may confer a special privilege not enjoyed by other properties.
5. The request has not demonstrated that the variances are the minimum necessary, given that a conforming or less intensive alternative exists.

WHITE LAKE TOWNSHIP

Item A.



RECEIVED

FEB 20 2026

ZONING BOARD OF APPEALS APPLICATION

BUILDING DEPARTMENT

APPLICANT INFORMATION

NAME: John Green Builder LLC PHONE: [REDACTED]

ADDRESS: 1072 Erskine Way Waterford MI 48328

[REDACTED]

INTEREST IN PROPERTY: PROPERTY OWNER BUILDER OTHER:

PROPERTY INFORMATION

ADDRESS: 4160 Nadassq CT ZONING:

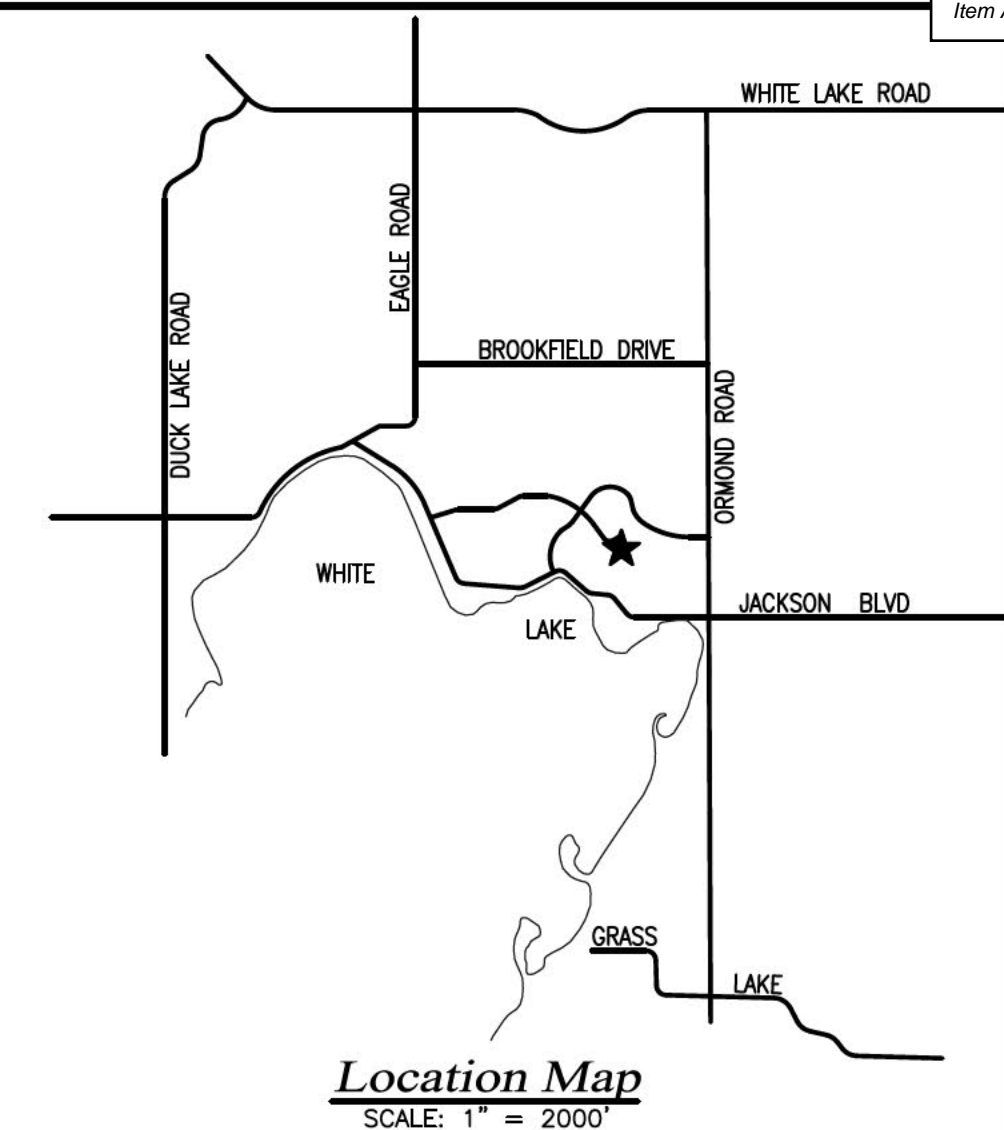
VALUE OF IMPROVEMENT: \$ 20,780 SEV OF EXISTING STRUCTURE: \$

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

Building NEW grade LEVEL DECK
want to put Roof OVER NEW DECK

APPLICATION FEE: \$440 \$550

APPLICANT'S SIGNATURE: John Green DATE: 2/20/26



Location Map
SCALE: 1" = 2000'

LEGEND

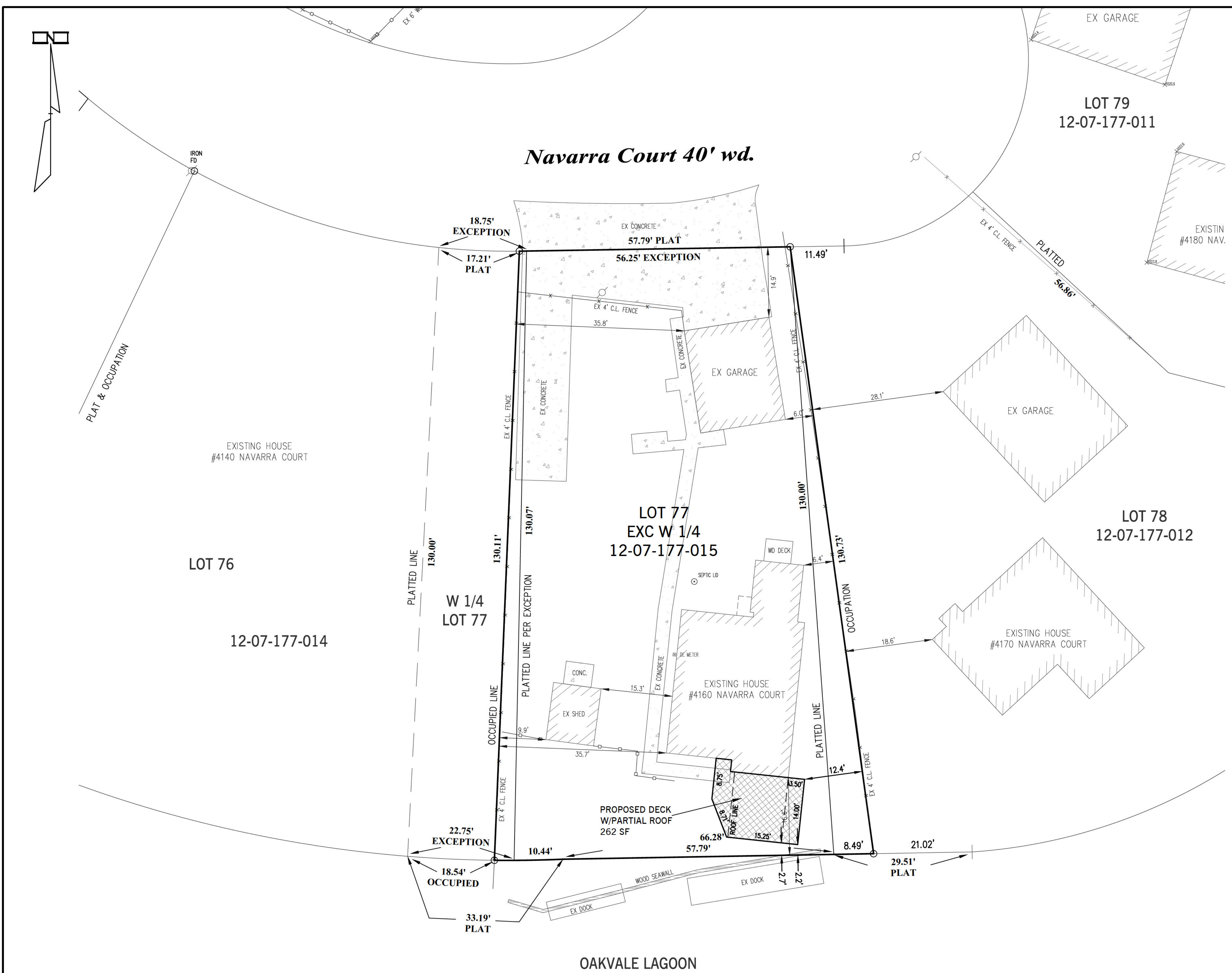
EXISTING	
[Symbol]	STORM SEWER
[Symbol]	SANITARY SEWER
[Symbol]	WATERMAIN
[Symbol]	GAS MAIN
[Symbol]	ELEC. TELE. CABLE
[Symbol]	EXISTING OVERHEAD
[Symbol]	WETLAND LIMITS
[Symbol]	25' NATURAL FEATURES SETBACK
[Symbol]	STORM MANHOLE
[Symbol]	CATCH BASIN
[Symbol]	INLET
[Symbol]	REARYARD CATCH BASIN
[Symbol]	END SECTION
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[Symbol]	GATE VALVE AND WELL
[Symbol]	HYDRANT
[Symbol]	CONTOURS
[Symbol]	POWER POLE
[Symbol]	LIGHT POLE
[Symbol]	GRADE
[Symbol]	SOIL BORING

- Notes:**
- ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION, AND RECORD MAPPING, WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS OF OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.
 - ARCHITECT/BUILDER IS RESPONSIBLE FOR CONFIRMING BUILDING SETBACKS.
 - SEE BUILDER/CONTRACTOR FOR SPECIFIC DEMOLITION REMOVAL, RELOCATE, REUSE AND MAINTAIN INSTRUCTIONS.

**Property is Zoned R-1D
Single Family Residential**

SETBACKS:
FRONT - 30 FEET
SIDES - 10 FEET, TOTAL 20 FEET
REAR - 30 FEET

Parcel 12-07-177-015:
LOT 77 EXCEPTING W 1/4, "WHITE LAKE GROVE SUB" OF PART OF NW 1/4, SECTION 7, T3N, R8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 47 OF PLATS, PAGE 41, OAKLAND COUNTY RECORDS.



ADDRESS:
4160 NAVARRA COURT
WHITE LAKE, MICHIGAN 48383

BUILDER:
JOHN GREEN BUILDER LLC
1072 ERSKINE WAY
WATERFORD, MICHIGAN 48328
(248) 505-4357

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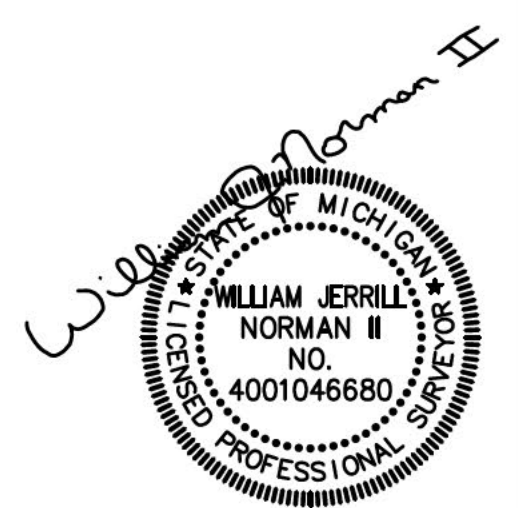
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5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346
PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE 2-17-2026	CKD. BY	DATE
DRAWN GF		
DESIGN WJN		
SECTION 7	T- 3 -N- R- 8 -E	



Proposed Deck Site Plan
PARCEL NO. 12-07-177-015
PART OF THE NW 1/4 OF SECTION 7, T3N, R8E,
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 10'
SHEET 1 OF 1
KE 2025.141

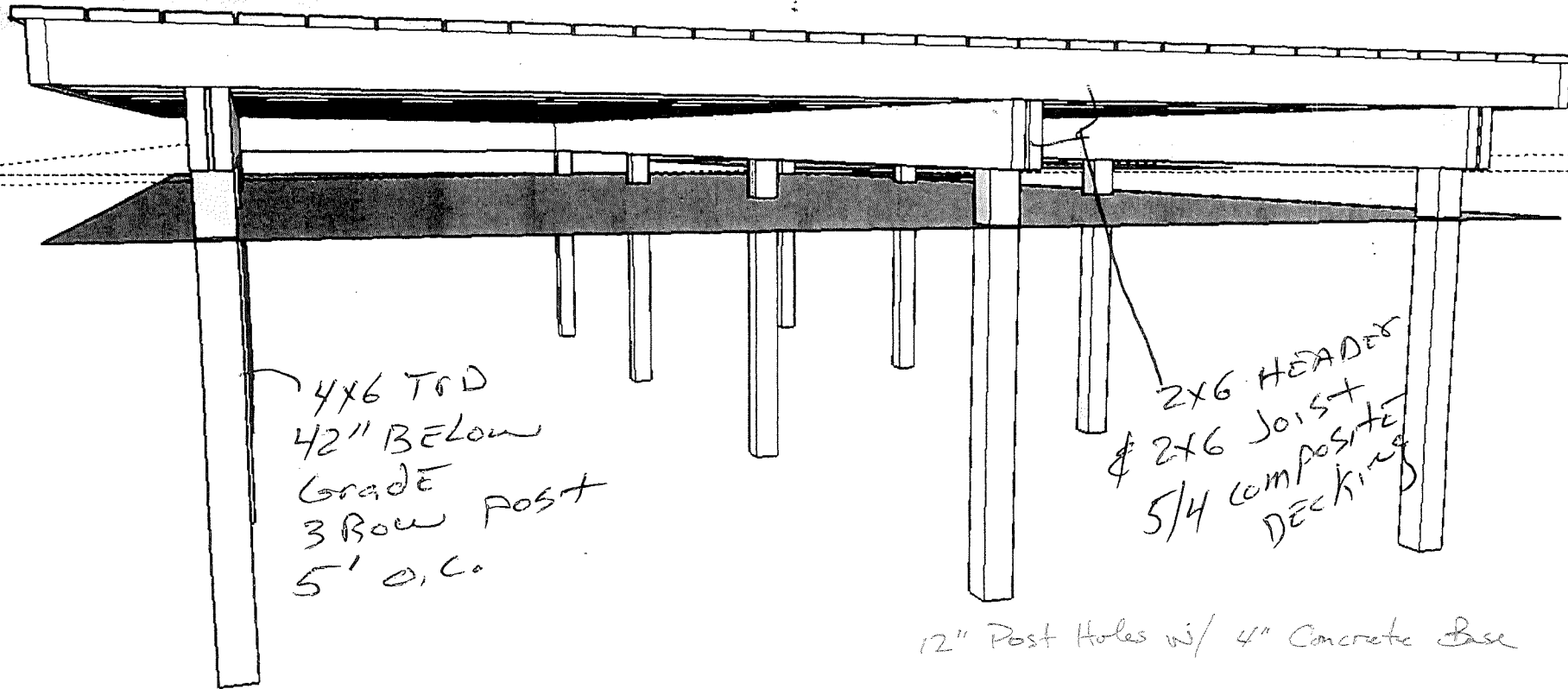


APPLICANT

6/3/25

Approved Plans & Truss Layout must be on site for rough inspections.

SEE ADDITIONAL NOTES ON PLANS AND/OR PERMIT STIPULATIONS

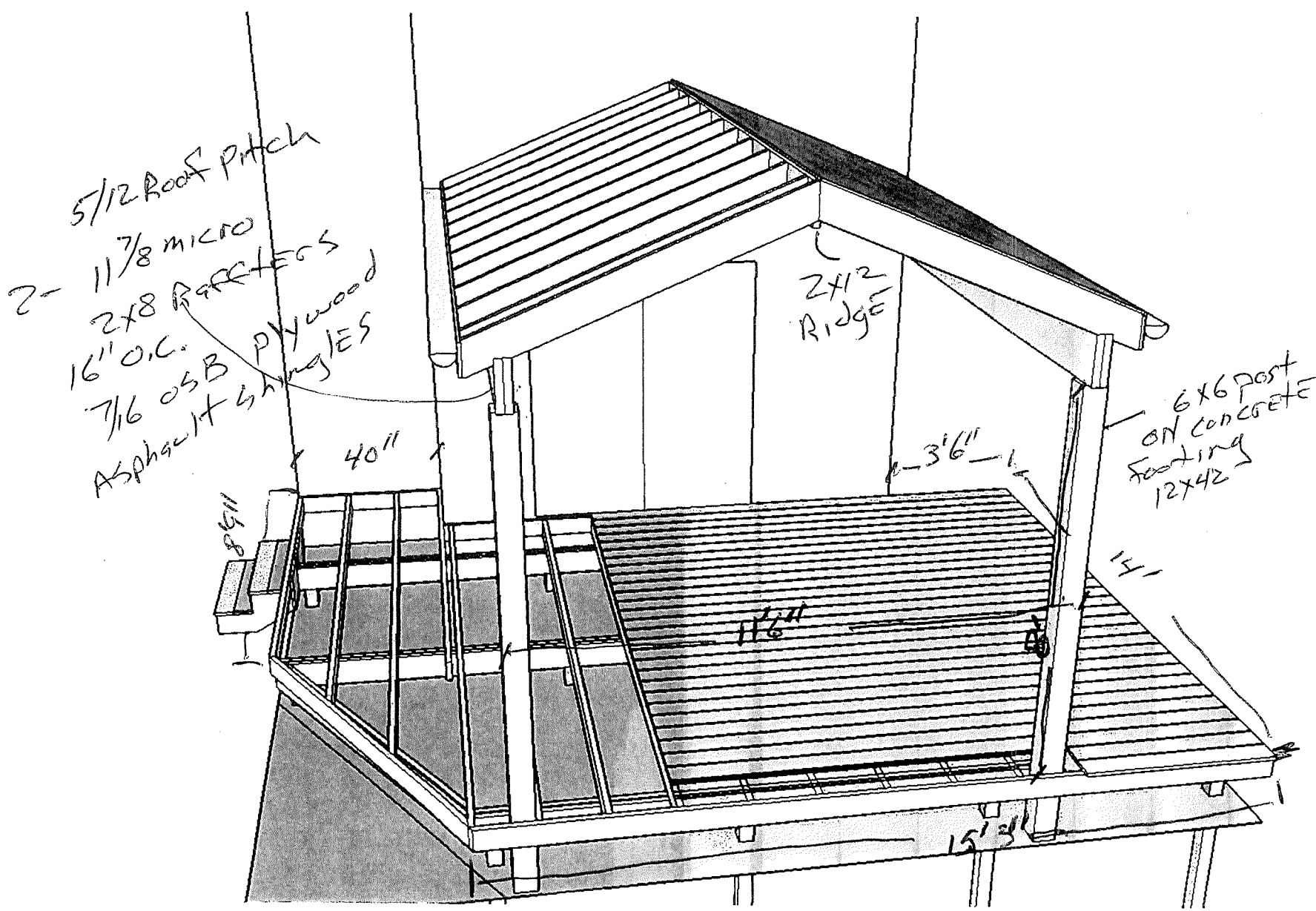


4x6 T&D
42" BELOW
GRADE
3 Row Post
5' o.c.

2x6 HEADER
& 2x6 JOIST
5/4 COMPOSITE
DECKING

12" Post Holes w/ 4" Concrete Base

* Roof Structure over Rear Deck Requires Variance



5/12 Roof Pitch
2- 1 1/8" MICRO
2x8 RAFTERS
16" O.C.
7/16 OSB
PLYWOOD
ASPHALT SHINGLES

2x12
RIDGE

6x6 POST
ON CONCRETE
FOOTING
12x42

40"

3'6"

1x6

15'3"

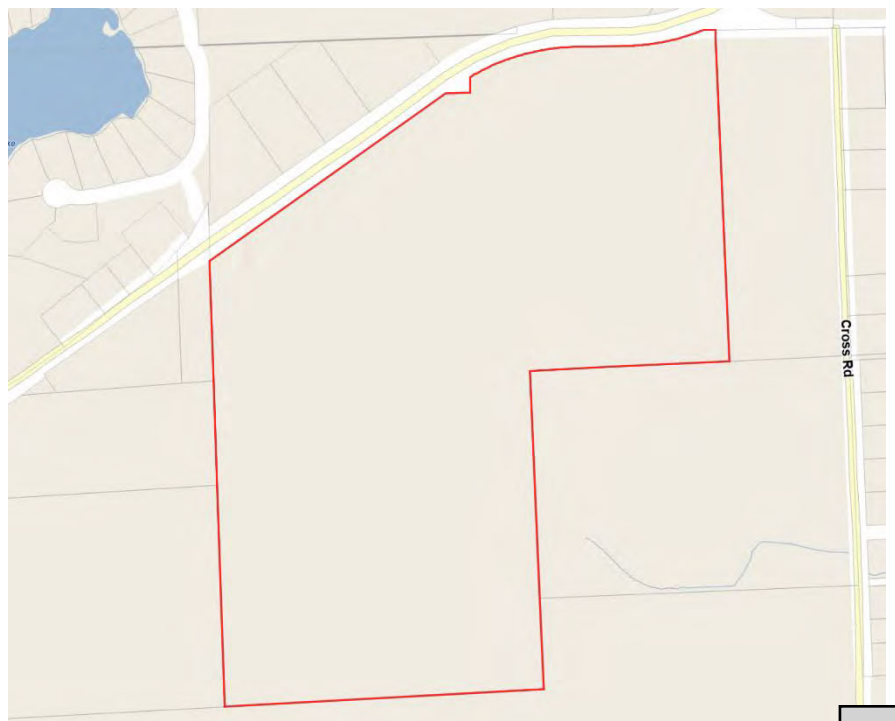
14"

TO: Zoning Board of Appeals
FROM: David J. Waligora, AICP, Senior Planner
DATE: April 10, 2026
RE: Variance Request – Building Height (Section 3.1.20.E), 8265 White Lake Rd, Parcel No. 12-01-176-004

Agenda item: 8B
Appeal Date: April 23, 2026
Applicant: Howard Mack, Mack Industries
8275 White Lake Rd
White Lake, MI 48328
Owners: Mack Industries of Michigan
8265 White Lake Rd
White Lake, MI 48383
Address: 8275 White Lake Rd
White Lake, MI 48383
Parcel #: 12-01-176-004
Location: South Side of
White Lake Rd,
just south of
Zoning: LM – Light
Manufacturing

Attachments

- 1. Application and Letters
- 2. Site Plan Sheets

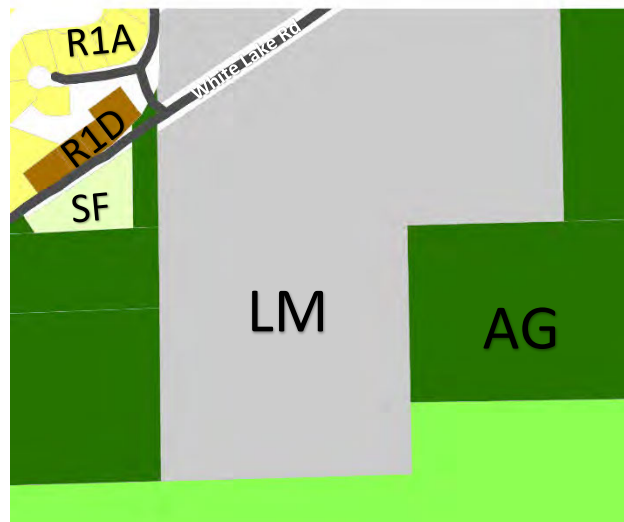


Property Description

The subject property is a 93.245-acre parcel (Parcel No. 12-01-176-004) with frontage along White Lake Road. The parcel is currently, and has historically been, utilized as a concrete manufacturing facility.

Aerial imagery from Oakland County indicates that activity consistent with a concrete operation existed on the site as early as the 1940 aerial. By 1963, the general layout and operational footprint of the facility was largely established.

Historically, the area to the north and northeast of the site was utilized for gravel mining operations. Since that time, those properties have transitioned to single-family residential uses. Properties to the north, within Springfield Township, are zoned similarly with industrial next to an extension of the single-family neighborhood. To the south is State Land, to east is a farm field and rural single-family homes. The property also holds a cell tower.



Proposed Variance

The applicant is currently undergoing site plan review for the construction of a new building associated with the existing concrete manufacturing operation. As part of that review, the applicant has identified the need for a height variance.

Section 3.1.20.E – Building Height establishes a maximum permitted building height of 40 feet. The applicant is requesting a variance of 3.83 feet, resulting in a proposed **average building height** of approximately **43.83 feet**.

However staff has identified a point of further discussion with their determination on the following page.



Issue – Building Height Measurement

The applicant has noted that a similar variance request was approved by the Zoning Board of Appeals in 2020, which allowed an average building height of approximately **43 feet 3 inches** for a smaller expansion. The building approved in 2020 utilized a roof slope of approximately **¼ inch per foot (12’/0.25”)**, which is the same roof pitch proposed with the current application.

Staff has reviewed the Ordinance provisions related to building height and roof types and notes that the Zoning Ordinance does not define “flat roof.” However, the Ordinance includes a graphic illustrating that building height for flat roofs is measured as the **vertical distance from grade to the highest point of the roof**, without averaging.

Based on this review, staff finds that a roof pitch of approximately **¼ inch per foot (12’/0.25”)** is functionally equivalent to a flat roof for purposes of evaluating building height. Therefore, the Ordinance requires that building height be measured using the **maximum height of the structure** for this request.

As shown on the submitted plans, the proposed building has a maximum height of approximately **50 feet 4 inches**, although the applicant has described the building using an average height of approximately **43.83 feet**.

Staff finds that the maximum building height is the appropriate measurement for this structure and that the variance request should be evaluated based on that height. The Board may consider this interpretation in determining the extent of the variance and in applying the standards of Section 7.37.

Ordinance Analysis

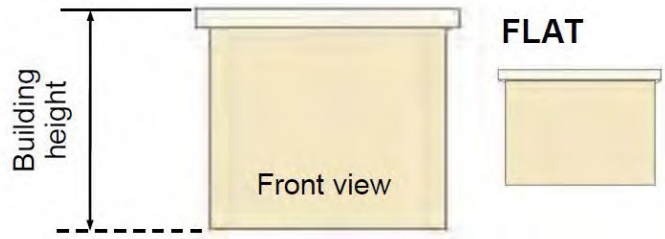
Section 3.1.20.E of the Zoning Ordinance establishes a maximum permitted building height of **40 feet**. The applicant has proposed a building with an average height of approximately **43.83 feet**, which exceeds this standard and requires variance approval from the Zoning Board of Appeals.

The applicant has indicated that the additional height is necessary to accommodate specialized equipment associated with the existing industrial use. The Board may consider whether this need is inherent to the operation or reflects a design preference.

Staff has also reviewed the method used to determine building height for the proposed structure. The applicant has identified the building height based on an average measurement. However, as discussed in the Issue section, staff has determined that the maximum building height of approximately **50 feet 4 inches** may be the appropriate measurement under the Ordinance. The Board may consider this interpretation in determining the extent of the variance request and in applying the standards of Section 7.37.

The applicant has also indicated that exterior building lighting will be mounted at a height of approximately **25 feet**, which is below the maximum height otherwise permitted by the Ordinance. In

Ch. 2 – Definitions
HEIGHT OF BUILDING
The vertical distance from the average grade at the front of the building to the highest point of the roof surface of a flat roof, to the deck line for a mansard roof, to the mean height level between the eaves and ridge for hip, gabled and gambrel roofs. The height of a walk-out basement shall not be included in the height of the building.



addition, the proposed building is setback approximately **175 feet** from White Lake Road and includes additional evergreen screening along the roadway. The Board may consider these factors in evaluating whether the proposed building height would result in adverse visual or lighting impacts.

The Board may also consider that a similar variance request was approved for the subject property in 2020, allowing an average building height of approximately **43.25 feet (maximum height of approximately 44 feet)**. The current request relies on the same roof pitch and measurement approach, which may be relevant in evaluating the relationship between the two approvals.

As such, the proposal does not meet the requirements of Section 3.1.20.E and requires variance approval from the Zoning Board of Appeals. The Zoning Board of Appeals must determine whether a variance from this section is warranted based on the standards outlined in Section 7.37.

Section 7.37 – Standards (of Review)

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".

- 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.*

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.

Zoning Board of Appeals Options:

Motion for Approval

I move to approve the variance request for the property located at 8265 White Lake Rd, Parcel No. 12-01-176-004, to allow a building height of up to approximately 50 feet 4 inches, where 40 feet is permitted under Section 3.1.20.E of the Zoning Ordinance.

This approval is based on the following findings:

1. A practical difficulty exists related to the established industrial use of the property and the need to accommodate specialized equipment within the proposed structure.
2. The conditions are unique to the subject property due to its size, long-standing industrial use, and development history.
3. The situation was not self-created.
4. Granting the variance will provide substantial justice by allowing continued use of the property in a manner consistent with similar industrial properties and prior approvals, and is not expected to result in significant adverse impacts due to the building's setback, lighting design, and proposed screening.
5. The request represents the minimum necessary to provide relief.

This approval is subject to the following conditions:

- The building shall not exceed a maximum height of **50 feet 4 inches** as shown on the submitted plans.
- Exterior lighting shall be installed in accordance with the application, with mounting heights not to exceed approximately **25 feet**.
- Proposed landscaping and screening, including evergreen plantings along White Lake Road, shall be installed and maintained.

Motion for Denial

I move to deny the variance request for the property located at 8265 White Lake Rd, Parcel No. 12-01-176-004, to allow a building height of up to approximately 50 feet 4 inches, where 40 feet is permitted under Section 3.1.20.E of the Zoning Ordinance.

This denial is based on the following findings:

1. A practical difficulty has not been sufficiently demonstrated, as the need for additional building height appears to be related to operational preferences rather than conditions inherent to the property.
2. The circumstances are not unique to the subject property, as other properties in the district are subject to the same height limitations.
3. The situation is considered self-created, as the applicant is proposing a new structure that exceeds the requirements of the Zoning Ordinance.
4. Granting the variance could result in special privileges not enjoyed by other properties in the district and may alter established dimensional standards.
5. The request does not represent the minimum necessary to provide relief.

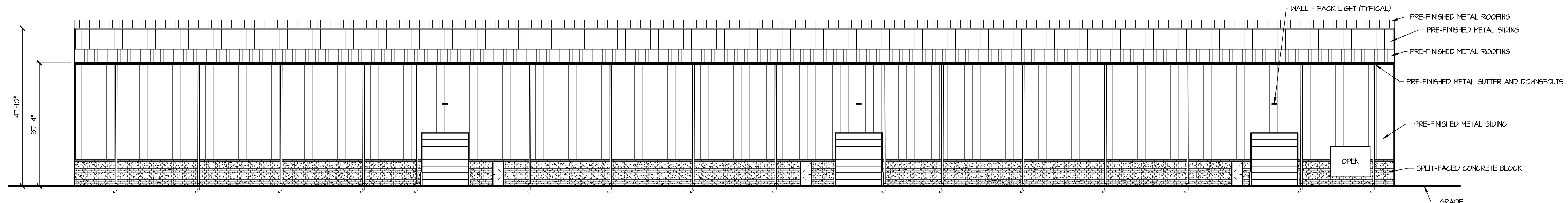


PUCCI + VOLLMAR ARCHITECTS, PC
ARCHITECTURE + DESIGN + PLANNING
P.O. BOX #1923, BRIGHTON, MI 48116-5723
(810) 225-2930 - www.pv-a.com

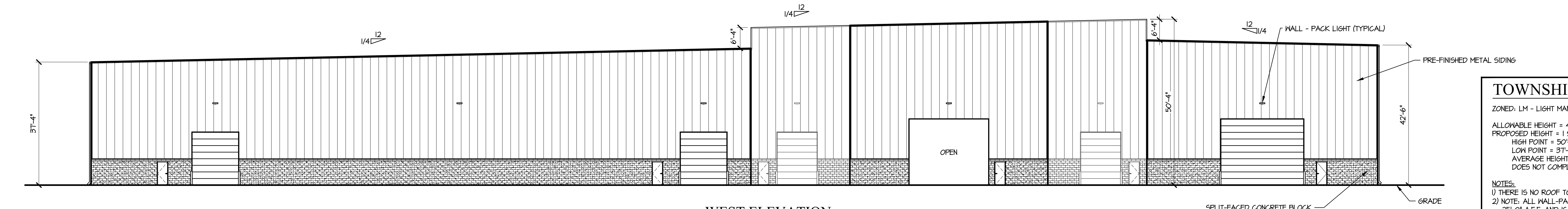


FOR: **SALZEIDER**
DESIGN + CONSTRUCT

J MACK INDUSTRIES
8275 WHITE LAKE ROAD
WHITE LAKE TWP., MICHIGAN
EXTERIOR ELEVATIONS



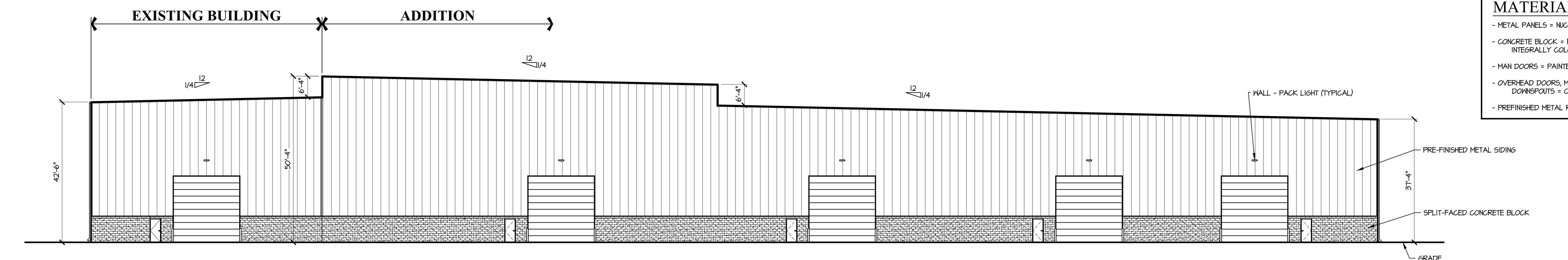
NORTH ELEVATION
SCALE: 1/16" = 1'-0"



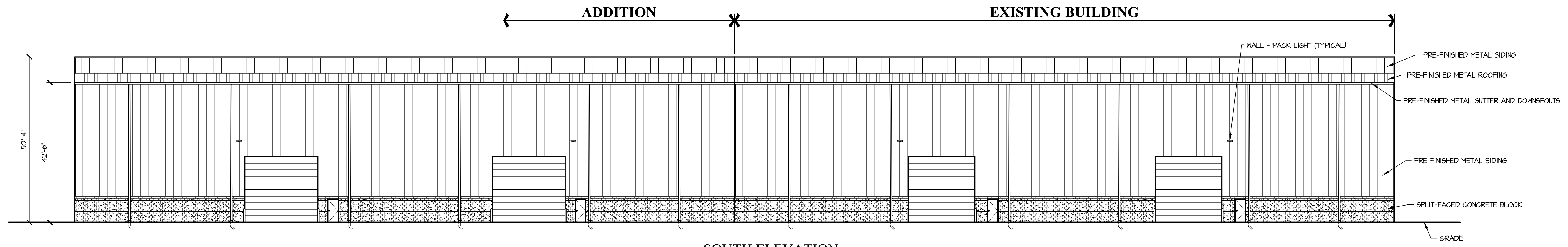
WEST ELEVATION
SCALE: 1/16" = 1'-0"

TOWNSHIP REGULATIONS:
ZONED: LM - LIGHT MANUFACTURING (SECTION 3.1.20)
ALLOWABLE HEIGHT = 40 FT. / 2 STORIES
PROPOSED HEIGHT = 1 STORY:
HIGH POINT = 50'-4"
LOW POINT = 37'-4"
AVERAGE HEIGHT = 43'-10"
DOES NOT COMPLY - VARIANCE REQUESTED
NOTES:
1) THERE IS NO ROOF TOP MECHANICAL EQUIPMENT.
2) NOTE: ALL WALL-PACK LIGHTING IS MOUNTED AT 25'-0" A.F.F. AND IS DIRECTED DOWNWARD.

MATERIALS:
- METAL PANELS = NUCOR, COLOR: DESERT SAND.
- CONCRETE BLOCK = NATIONAL BLOCK INTEGRALLY COLORED: KHAKI
- MAN DOORS = PAINTED TO MATCH CONG. BLOCK COLOR.
- OVERHEAD DOORS, METAL TRIM, GUTTERS, AND DOWNSPOUTS = COLOR TO MATCH NUCOR SIDING.
- PREFINISHED METAL ROOFING COLOR = GALVALUME



EAST ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

4-1-2026	BUILDING PERMIT	ISSUED FOR
3-30-2026	SITE PLAN APPROVAL	DATE
DO NOT SCALE THIS PRINT, USE DIMENSIONS SHOWN ONLY		
DRAWN BY:	KV	
APPROVED BY:	KV	
PROJECT:	2606	
SHEET:	A2	

WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: Mack Industries (Howard Mack) PHONE: [REDACTED]

ADDRESS: 8265 White Lake Road, White Lake, MI

EMAIL: [REDACTED]

INTEREST IN PROPERTY: PROPERTY OWNER BUILDER OTHER: _____

PROPERTY INFORMATION

ADDRESS: 8275 White Lake Road ZONING: LM

VALUE OF IMPROVEMENT: \$ 8 Million (estimate) SEV OF EXISTING STRUCTURE: \$ _____

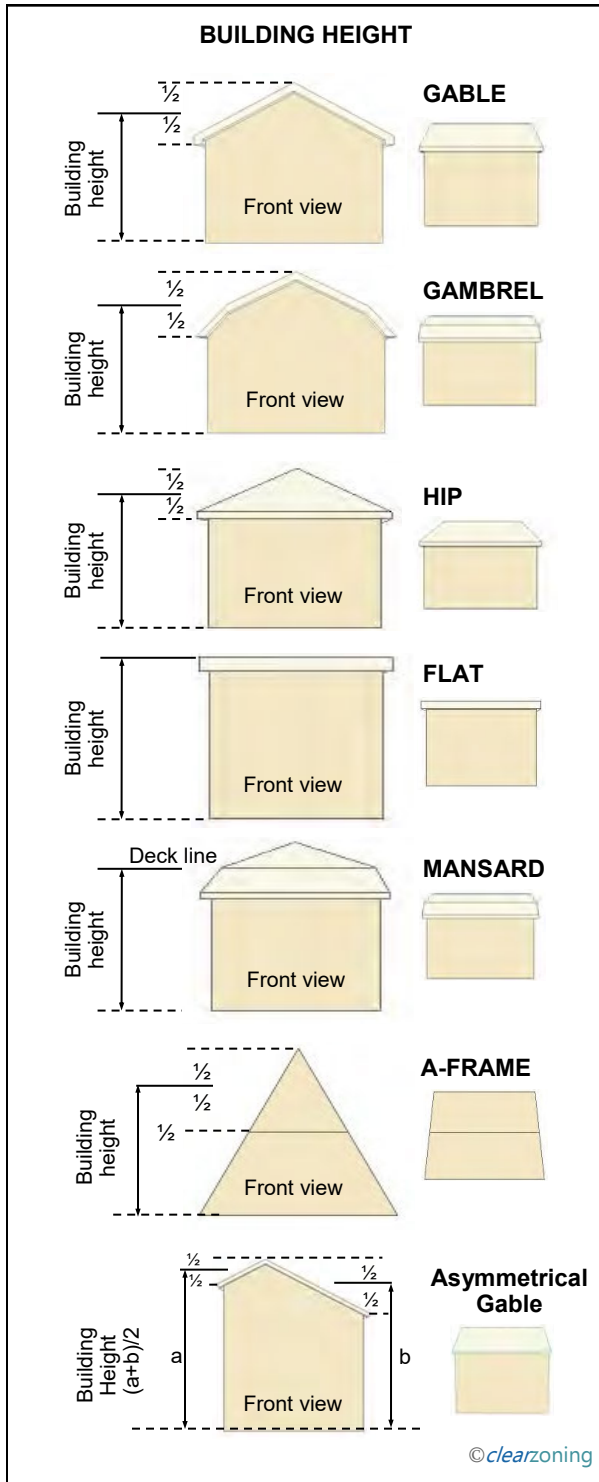
REASONS TO SUPPORT REQUEST (ADDITIONAL SHEETS MAY BE ATTACHED):


The request is due to the need for the building to have a specific height inside the building to allow for the production of materials. The proposed building will be setback more than 175' from the White Lake Road Right of Way. The proposed building lighting will be lowered to be only at 25' high, 30' is permissible. Additional evergreen trees are proposed along the White Lake Road berm at key areas where this building could be more visible. A variance was granted in 2020 for this building to have an average height of 43.25'. We are now requesting a variance to have this building average height increased to 43.83'.

APPLICATION FEE: \$440 \$550

APPLICANT'S SIGNATURE: Betsy Mack DATE: 4-1-26

REVISED 5/2025 *Betsy Mack* WHITE LAKE TOWNSHIP COMMUNITY DEVELOPMENT 248-698-3330 X 5



HEIGHT OF BUILDING (BUILDING HEIGHT). The vertical distance from the average grade at the front of the building to the highest point of the roof surface of a flat roof, to the deck line for a mansard roof, to the mean height level between the eaves and ridge for hip, gabled and gambrel roofs. The height of a walk-out basement shall not be included in the height of the building. 

HOME OCCUPATION. Any occupation, business, personal or professional service customarily engaged in by residents in their dwelling, (not including breezeway or garage, attached or detached), which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes, is not offensive and does not change the residential character thereof. A home occupation includes the use of a single-family residence by its occupant for the purpose of providing instruction in a craft or fine art, per Section 204 of P.A. 110 of 2006, as may be amended from time to time, known as the Michigan Zoning Enabling Act (M.C.L. 125.3101 et seq.).

HOTEL. A building occupied or used as a more or less temporary abiding place of individuals or groups of individuals with or without meals, and in which there are more than five (5) sleeping rooms, and in which no provisions are made for cooking in any individual room.

IMPROVEMENTS. Features and actions associated with a project that are considered necessary by the body or official granting zoning approval to protect natural resources or the health, safety, and welfare of the residents of a local unit of government and future users or inhabitants of the proposed project or project area, including roadways, lighting, utilities, sidewalks, screening, and drainage. Improvements do not include the entire project that is the subject of zoning approval.

JUNK. Any motor vehicles, machinery, appliances, product or merchandise with parts missing or scrap metals, or other refuse, or parts of any of the above named or enumerated items, such as fenders, motors, electric motors and like materials.

JUNK YARD. Any establishment or premises where worn-out or discarded material is bought, kept, sold and/or stored; also any premises upon which two (2) or more unlicensed used motor vehicles which cannot be operated under their own power are kept or stored for, a period of fifteen (15) days or more.

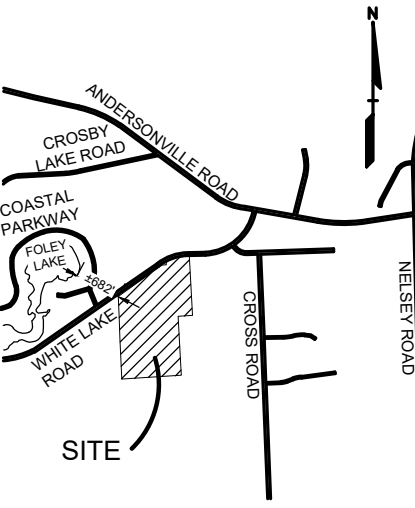




0 15 30 60
SCALE: 1" = 30'



CAUTION!!
THE LOCATIONS 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.



CLIENT
SALZEIDER, INC.
40900 WOODWARD AVE. SUITE 275
BLOOMFIELD HILLS, MI 48304

PROJECT TITLE
MACK INDUSTRIES
8275 WHITE LAKE ROAD
WHITE LAKE TOWNSHIP, MICHIGAN

NO.	REVISIONS

ORIGINAL ISSUE DATE:
MARCH 30, 2026

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO. 20-0295.01
P.M. JH
DN. JLE
DES. TKC

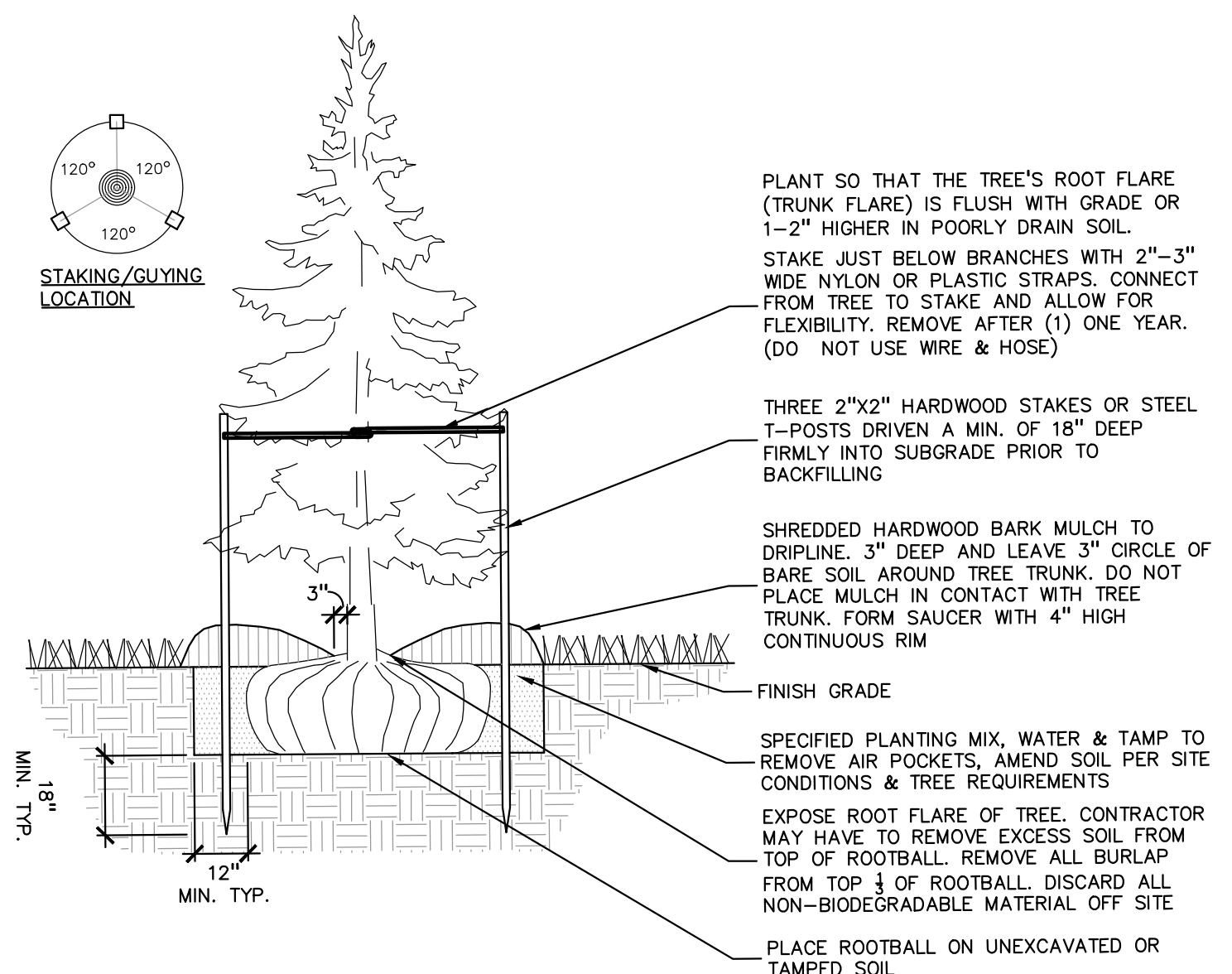
DRAWING NUMBER:

L-1.0

KEY:
[Symbol] = PROPOSED SCREENING EVERGREEN TREES PER SCREENING PLAN C-10.0

GENERAL PLANTING NOTES:

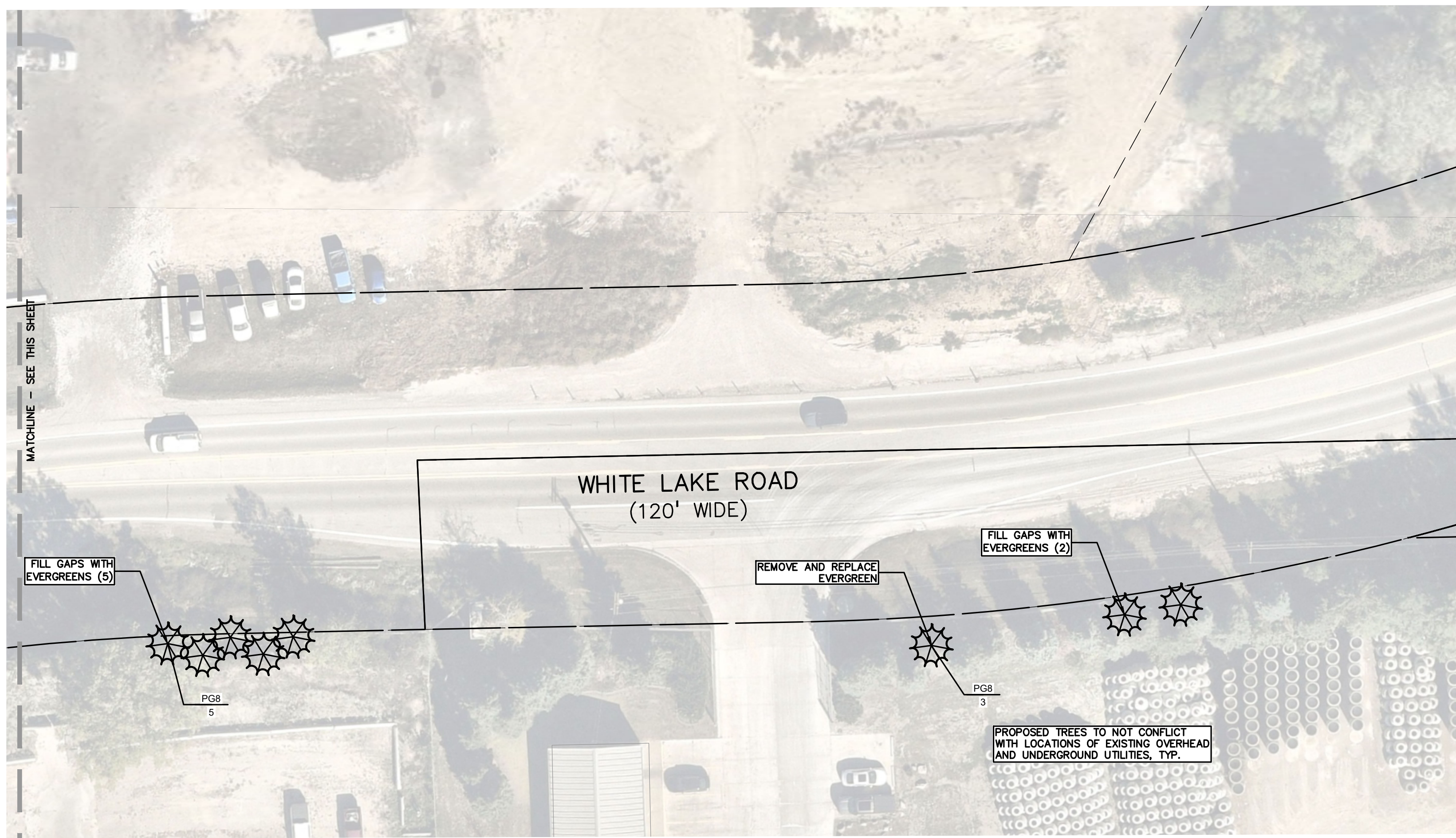
- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE 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.
- ALL PLANT MATERIAL SIZES INDICATED IN THE PLANT SCHEDULE ARE THE MINIMUM SIZE AT TIME OF INSTALLATION.
- 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 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 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALLETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
- 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.



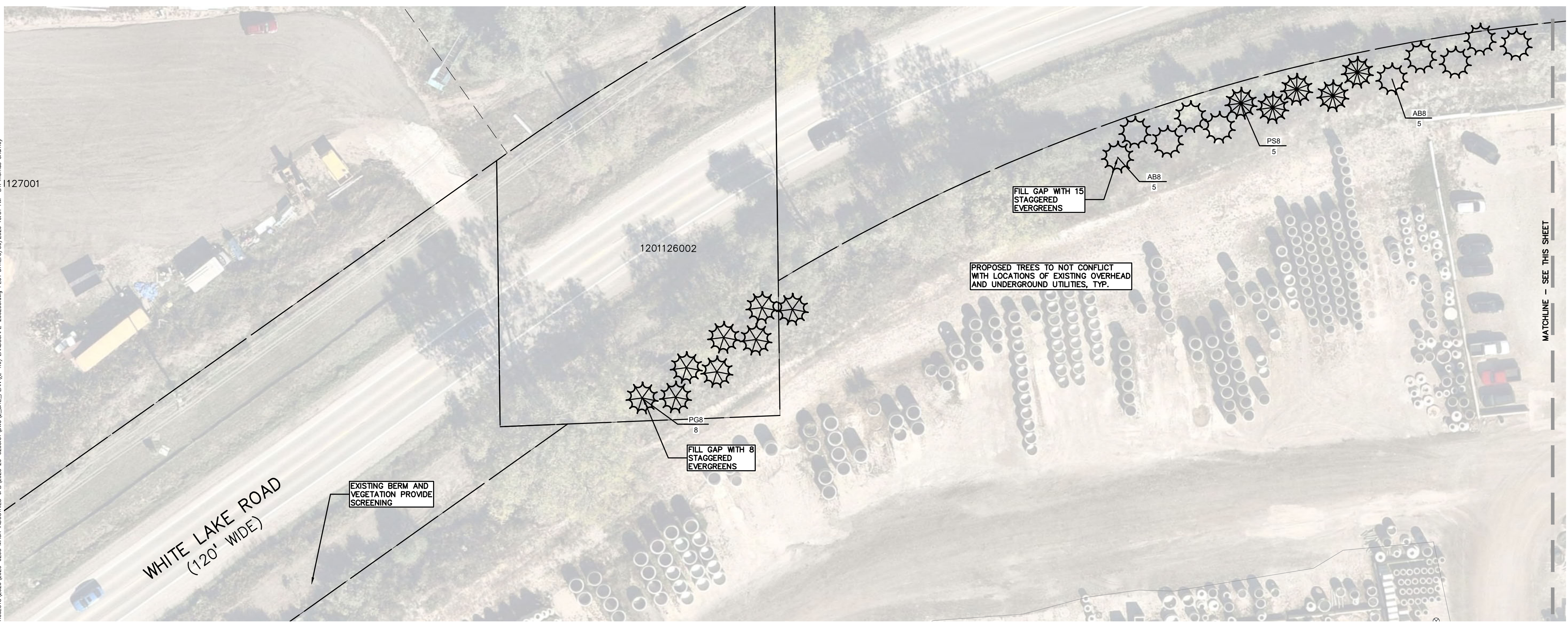
1 EVERGREEN TREE PLANTING DETAIL
SCALE: 1" = 3'-0"

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
EVERGREEN TREES								
AB8	10	ABIES BALSAMEA	BALSAM FIR	8' HT.	B&B	PER PLAN	NATIVE	
PG8	16	PICEA GLAUCA	WHITE SPRUCE	8' HT.	B&B	PER PLAN	NATIVE	
PS8	5	PINUS STROBUS	EASTERN WHITE PINE	8' HT.	B&B	PER PLAN	NATIVE	
		SUBTOTAL:						



EAST END (A, B)



WEST END (A, B)

\\pea\pea\PROJECTS\2020\2020-0295_MACK_INDUSTRIES-PRJ\2026_20-0295.01\LANDSCAPE-2026.dwg PLOT DATE: 3/30/2026 10:31 AM BY: Thomas Drenny

NOT FOR CONSTRUCTION