

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

CALL TO ORDER

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

Roll was called:

ROLL CALL

Present:

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

Absent:

Debby Dehart, Planning Commission Liaison
Jo Spencer, Chairperson

Also Present:

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

A. May 22, 2025

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

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

CALL TO THE PUBLIC

None.

NEW BUSINESS

A. Applicant: Michael Gordon
4351 Delemere Court
Royal Oak, MI 48073

Location: **575 Washington Boulevard**

White Lake, Michigan 48386 identified as 12-27-405-019

Request: The applicant requests to build outdoor covered deck structures, requiring variances from Section 3.1.5.E – Minimum Lot Width, Section 3.1.5.E – Minimum Side

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

Member Schillack noted for the record that 28 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Building Official Spencer reviewed the staff report.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Member Schillack noted for the record that 23 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Building Official Spencer reviewed the staff report.

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

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

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

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

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

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

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

Member Powell said the new garage will be an improvement.

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

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

E. Minimum Variance Necessary

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

Member Anderson moved to **APPROVE** the variances requested by Marlene Klimechi from Section 3.1.6, 3.11.T, and Section 7.27 of the Zoning Ordinance for Parcel Number 1236-351-022 identified as 8852 Charbane Avenue, in order to build a new two-car, detached garage. Variances from Section 3.1.6 are granted to allow for both construction on a lot that is 30 feet less than the minimum lot width required, and 4,510 square feet less than the required minimum lot area in the RI-D zoning district. Additionally, a variance from Section 3.1.6 is granted to allow for the garage to encroach 25 feet into the required front yard setback (from Charbane Avenue). A 3.4 foot variance from Section 3.11.T is also granted, allowing an encroachment into the required side yard setback for side-entry garages. Lastly, a variance from Section 7.27 of the Zoning Ordinance is also granted to allow for development on a lot that does not meet the minimum Ordinance requirements for lot area and width. This approval has the following conditions:

1. The Applicant shall obtain all necessary permits from the White Lake Township Building Division.
2. No mechanical units, including an HVAC system or generator, shall be placed in the front yards or closer than five (5) feet to any side yard lot line or rear lot line.
3. The proposed structure shall be setback at least five (5) feet from the south property line.
4. A foundation certificate shall be required prior to vertical construction.
5. An as-built survey shall be required to verify the approved setbacks.
6. Parking of vehicles/equipment, and storage of any kind, will not be permitted in the area between the new structure and Charbane Avenue.
7. All necessary permits from RCOC and the Oakland County Health Division will be obtained prior to the issuance of building permits.

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

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

Member Schillack noted for the record that 25 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Building Official Spencer reviewed the staff report.

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

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

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

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

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

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

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

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

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

Member Madaffer stated the accessory structure could be moved east.

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

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

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

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

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

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

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

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

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

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

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

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

Building Official Spencer reviewed the staff report.

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

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

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

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

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

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

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

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

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

A. Practical Difficulty

- Member Seiber said the lot width presents a practical difficulty.

B. Unique Situation

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

C. Not Self-Created

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

D. Substantial Justice

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

E. Minimum Variance Necessary

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

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

- 1. The Applicant shall obtain all necessary permits from the White Lake Township Building Division and the Oakland County Health Division.**
- 2. No mechanical units, including an HVAC system or generator, shall be placed in the front yards or closer than five (5) feet to any side yard lot line or rear lot line.**
- 3. Per Section 5.3, all portions of the proposed structure (including the roof/soffits/gutters) shall be setback a minimum of five (5) feet from the property lines.**
- 4. A foundation certificate shall be required prior to vertical construction. 5. An as-built survey shall be required to verify the approved setbacks.**

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

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

Member Schillack noted for the record that 28 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 0 letters were returned undeliverable from the U.S. Postal Service.

Building Official Spencer reviewed the staff report.

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

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

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

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

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

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

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

A. Practical Difficulty

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

B. Unique Situation

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

C. Not Self-Created

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

D. Substantial Justice

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

E. Minimum Variance Necessary

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

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

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

- 3. No mechanical units, including a HVAC system or generator, shall be placed in the front yards or closer than five (5) feet to any side yard lot line or rear lot line.**

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

OLD BUSINESS

None.

OTHER BUSINESS

None.

NEXT MEETING DATE: August 28, 2025

ADJOURNMENT

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