

**WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS  
JANUARY 22, 2026**

**CALL TO ORDER**

Chairperson Spencer called the meeting to order at 6:30 P.M. He 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**

Member Seiber requested to add "Election of Officers" under Other Business item B.

**It was MOVED by Member Schillack, seconded by Member Seiber 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 11, 2025

Member Schillack requested an addition to the motion for approval regarding the 2103 Hampton case.

**It was MOVED by Member Anderson, seconded by Member Dehart to approve the minutes as corrected. The motion carried with a voice vote: (5 yes votes).**

## OLD BUSINESS

- A. Applicant: Ozysia Tkachuk  
3320 Fox Blvd.  
Commerce, MI 48382  
Location: **9731 Portage Trail**  
White Lake, MI 48386, identified as 12-26-177-017  
Request: The applicant seeks to construct a single-family home, requiring a variance from Section 3.11.J – Notes to District Standards.

Ms. Tkachuk, applicant, was present to speak on her case. She stated she was not asking for a large home, and there were configuration issues with the rear of the lot due to private utilities.

Member Schillack asked Ms. Tkachuk why the proposed house is not planned to be built on the center of the property. Ms. Tkachuk said she wanted to keep the proposed house in the previous house's footprint, and the septic and well hinder the configuration of the house.

Building Official Spencer stated the applicant is looking to build a home that does not meet the minimum area standards. The applicant originally wanted to renovate, but there were issues with the existing house. The applicant was granted a permit to demolish the existing home on a property, and in doing so, it was discovered that the soils were bad on the property and the home was not salvageable to renovate. It was determined that due to the poor quality of soils, an engineered septic field and footings will be required. Oakland County Environmental Health will only allow two bedrooms to be constructed. The proposed house will be bigger than the previous house.

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

- A. Practical Difficulty
  - Member Seiber said the requirement from OCHD provides a practical difficulty.
- B. Unique Situation
  - Member Dehart reiterated the construction of the home is restricted by OCHD
- C. Not Self-Created
  - The applicant did not construct the original house or plat the lot.
- D. Substantial Justice
  - Member Schillack said the applicant should be able to use the property to build a house on.
- E. Minimum Variance Necessary
  - Member Spencer said the applicant's request is the minimum variance necessary.
- F. Compliance with other Laws
  - Member Schillack said the applicant is in compliance with OCHD'S regulations.

It was **MOVED** by Member Seiber to approve the variances requested by Ozysia Tkachuk from Article 3.11.J of the Zoning Ordinance for Parcel Number 12-26-177-017, identified as 9731 Portage Trail, in order to construct a single-family house with 699.65 square feet on the first floor and total floor area of 1,399.3 square feet. This approval will have the following conditions:

1. The Applicant shall obtain all necessary permits from the White Lake Township Building Division.
2. No mechanical units, including an HV AC 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. An as-built survey shall be required to verify the approved building footprint.
4. 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, Schillack/yes, Spencer/yes, Dehart/yes, Anderson/yes).

#### **NEW BUSINESS**

- A. Applicant: Alfa Construction Guys, LLC  
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 Section 3.1.6 – Development Standards for front and side setbacks and Section 7.23(A) – Nonconforming Structures

Senior Planner Waligora reviewed his report.

Member Dehart asked staff where the front yard setback is measured from. Senior Planner Waligora said it is measured from the nearest extend of the road right of way.

Jason Florea, 23460 Industrial Drive, was present. He said the cantilevers will be on both floors.

Member Seiber asked if there will be private or public utilities at the site. Mr. Florea said public sewer and water.

Member Schillack asked the applicant for the practical difficulty regarding the lot. Mr. Florea stated the lot shape and width limits options to build.

Chairperson Spencer opened the public hearing at 7:08 P.M. Seeing none, she closed the public hearing at 7:08 P.M.

Member Seiber stated the side entry garage eliminates safety concerns.

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

- A. Practical Difficulty
  - Member Seiber said the lot width and area provided a practical difficulty.
- B. Unique Situation
  - Member Dehart reiterated the width and area of the lot provided a unique situation.
- C. Not Self-Created
  - The applicant did not construct the original house or plat the lot.
- D. Substantial Justice
  - Member Seiber said the homeowner will be able to enjoy the same benefits as the surrounding neighbors.
- E. Minimum Variance Necessary
  - Member Schillack said the applicant's request will not have a negative effect on the neighbors.

**Member Schillack 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.**

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 Dehart 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**

- A. Substandard Lot Memo

Senior Planner Waligora shared his memo regarding processing dimensional variance requests.

- B. Election of Officers

**It was MOVED by Member Dehart, seconded by Member Seiber, to appoint Jo Spencer as ZBA Chairperson for 2026. The motion carried with a voice vote: (5 yes votes).**

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**It was MOVED by Member Seiber, seconded by Member Spencer to appoint Niklaus Schillack as ZBA Vice Chairperson for 2026. The motion carried with a voice vote: (5 yes votes).**

**NEXT MEETING DATE:** February 26, 2026

**ADJOURNMENT**

**It was MOVED by Member Dehart, seconded by Member Anderson to adjourn at 7:30 P.M. The motion carried with a voice vote: (5 yes votes).**