

**WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS**

**REPORT OF THE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**TO:** Zoning Board of Appeals  
**FROM:** Andrew Littman, Staff Planner  
**DATE:** January 16, 2025

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**Agenda item:** 8D

**Appeal Date:** December 19, 2024

**Applicant:** Four Seasons Land Development

**Address:** 10380 Highland Road  
White Lake, MI 48386

**Location:** 10380 Highland Road  
White Lake, MI 48386

**Zoning:** LM, Light Manufacturing District

## **Property Description**

The subject parcel, which is 1.1 acres, is zoned LM (Light Manufacturing). It is currently vacant and is part of Four Seasons White Lake Mini Storage facility. This site is served by the public water supply for potable water and the public sanitary system for sanitation.

## **Applicant's Proposal**

The applicant, Four Seasons Land Development, proposes to build an 11,200 square-foot single-story building for a glass and door fabrication company. The proposed building would be within the White Lake Mini Storage facility, which the Applicant owns.

## **Planner's Report**

Per Article 3.1.20 of the Zoning Ordinance, the minimum side yard setback in the LM zoning district is 50 feet per side (and a total of 100 feet for both sides). The applicant's proposed building would have a north side yard setback of 50 feet and south side yard setback of 31 feet, requiring a 19-foot variance for the south side yard setback.

## **Zoning Board of Appeals Options:**

**Approval:** I move to approve the variance requested by Four Seasons Land Development from Article 3.1.20 of the Zoning Ordinance for Parcel Number 12-22-251-016, in order to build an 11,200 square-foot single-story building that encroaches 19 feet into the required south side yard setback. This approval will be conditional on the applicant obtaining all necessary permits from the White Lake Township Building Division, and providing an as built survey to verify all setbacks.:

**Denial:** I move to deny the variance requested by Four Season Land Development for Parcel Number 12-22-251-016 due to the following reason(s):

**Postpone:** I move to postpone the appeal of Four Seasons Land Development *to a date certain or other triggering mechanism* for Parcel Number 12-22-251-016 to consider comments stated during this public hearing.

## **Attachments:**

1. Variance application dated December 18, 2024
2. Reasons for Variance provided by applicant
3. Letter of denial from the Building Official dated December 19, 2024
4. Site Plan for Four Seasons Mini-Storage Expansion dated
5. Hand-drawn expansion plans provided by 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 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.
- 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: FOUR SEASONS LAND DEVELOPMENT PHONE: 810.599.7315  
ADDRESS: 10300 HIGHLAND RD WHITE LAKE  
APPLICANT'S EMAIL ADDRESS: HOLIVER@ENVISIONBUILDERS.NET  
APPLICANT'S INTEREST IN PROPERTY:  OWNER  BUILDER  OTHER: \_\_\_\_\_

ADDRESS OF AFFECTED PROPERTY: SAME AS ABOVE PARCEL # 12-22 251016  
CURRENT ZONING: LT INDUSTRIAL PARCEL SIZE: \_\_\_\_\_

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: SETBACKS CHANGED SINCE MY ORIGINAL APPROVAL  
VALUE OF IMPROVEMENT: \$ UNKNOWN SEV OF EXISTING STRUCTURE: \$ NA

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

APPLICATION FEE: \_\_\_\_\_ (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)  
APPLICANT'S SIGNATURE: [Signature] DATE: 12/18/24

PAID 0975<sup>4</sup>  
 CASH CHECK# \_\_\_\_\_

DEC 19 2024

TREASURER  
CHARTER TWP. OF WHITE LAKE

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~~\_\_\_\_\_~~



## Reason For VARRANCE

- 1) ORIGINAL SITE WAS APPROX FOR ~18,000 SQ FT
- 2) SETBACKS CHANGED IN THE MEAN TIME
- 3) WE WANT TO PUT UP ~10,000 SQ FT NOW
- 4) WHAT WE WANT TO DO NOW WON'T WORK WITH THE SETBACKS
- 5) THERE IS INDUSTRIAL ALL AROUND US, EXCEPT TO THE NORTH WHICH IS WOODS

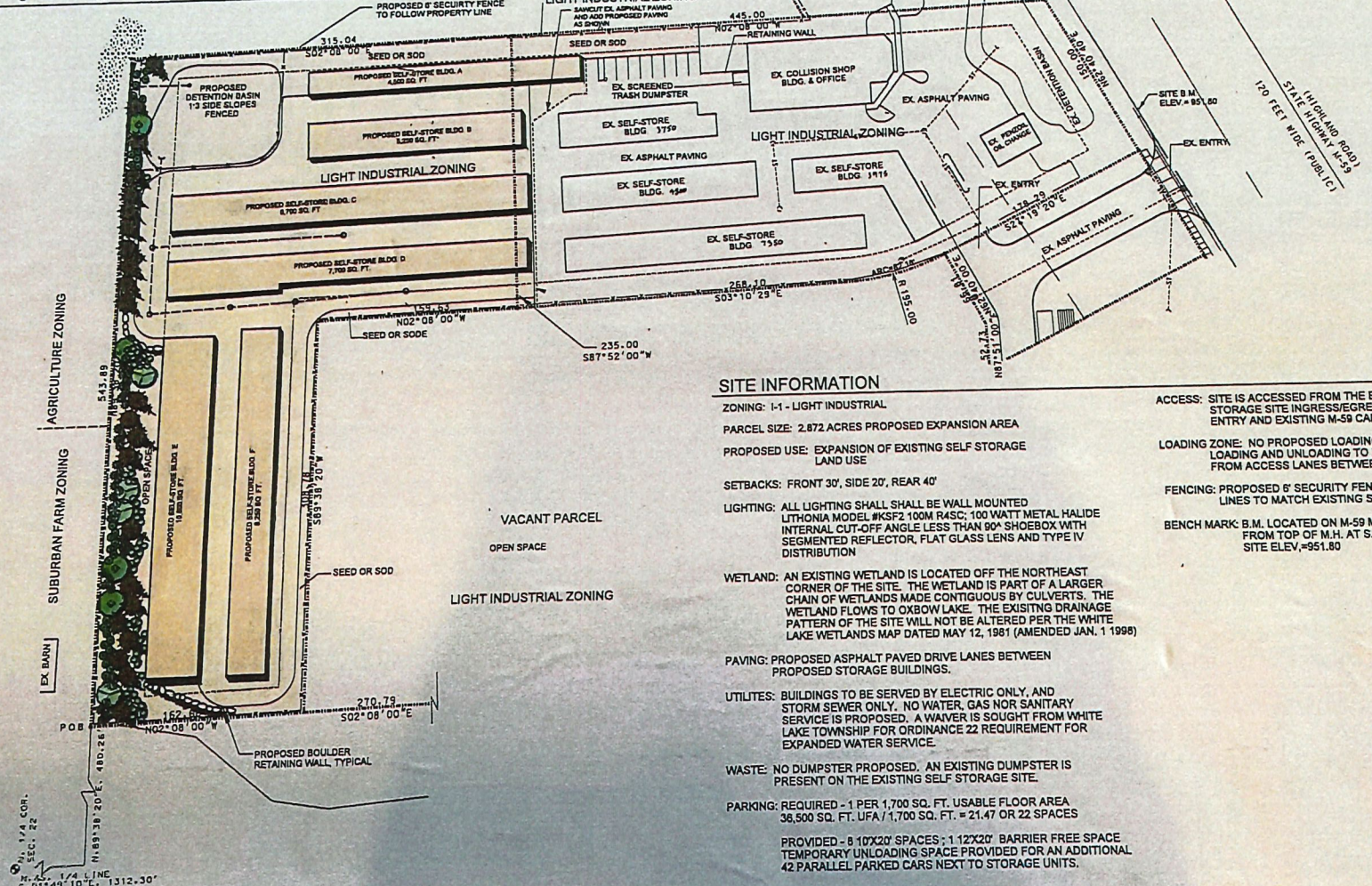


**LANDSCAPE SCHEDULE**

SYMBOL	NUMBER	SPECIES	COMMON NAME	SIZE	NOTES
	4	GLEDTISIA TRIACANTHOS V. INERMIS	HONEYLOCUST	2.5' CAL	B&B
	4	FRAXINUS PENNSYLVANICA	GREEN ASH	2.5' CAL	B&B
	23	PICEA PUNGENS	COLORADO GREEN SPRUCE	7' HT.	B&B
	28	CORNUS SBRICEA	RED TWIG DOGWOOD	2' HT.	1 GAL CONT.
	57	LIGUSTRUM OBTUSIFOLIUM	BORDER PRIVET	2' HT.	1 GAL CONT.
	39	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	2' HT.	1 GAL CONT.

**LEGEND**

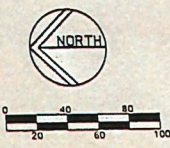
- PROPOSED DRAINAGE DIRECTION
- PROPERTY BOUNDARY
- BUILDING SETBACK LINE
- ASPHALT PAVING LINE
- PROPOSED STORM LINE
- PROPOSED STORM CATCH BASIN
- PROPOSED DETENTION BASIN
- OUTLET FILTER



**SITE INFORMATION**

- ZONING:** I-1 - LIGHT INDUSTRIAL
- PARCEL SIZE:** 2.872 ACRES PROPOSED EXPANSION AREA
- PROPOSED USE:** EXPANSION OF EXISTING SELF STORAGE LAND USE
- SETBACKS:** FRONT 30', SIDE 20', REAR 40'
- LIGHTING:** ALL LIGHTING SHALL BE WALL MOUNTED LITHONIA MODEL #KSF2 100M R4SC; 100 WATT METAL HALIDE INTERNAL CUT-OFF ANGLE LESS THAN 90° SHOEBOX WITH SEGMENTED REFLECTOR, FLAT GLASS LENS AND TYPE IV DISTRIBUTION
- WETLAND:** AN EXISTING WETLAND IS LOCATED OFF THE NORTHEAST CORNER OF THE SITE. THE WETLAND IS PART OF A LARGER CHAIN OF WETLANDS MADE CONTIGUOUS BY CULVERTS. THE WETLAND FLOWS TO OXBOW LAKE. THE EXISTING DRAINAGE PATTERN OF THE SITE WILL NOT BE ALTERED PER THE WHITE LAKE WETLANDS MAP DATED MAY 12, 1981 (AMENDED JAN. 1 1998)
- PAVING:** PROPOSED ASPHALT PAVED DRIVE LANES BETWEEN PROPOSED STORAGE BUILDINGS.
- UTILITIES:** BUILDINGS TO BE SERVED BY ELECTRIC ONLY, AND STORM SEWER ONLY. NO WATER, GAS NOR SANITARY SERVICE IS PROPOSED. A WAIVER IS SOUGHT FROM WHITE LAKE TOWNSHIP FOR ORDINANCE 22 REQUIREMENT FOR EXPANDED WATER SERVICE.
- WASTE:** NO DUMPSTER PROPOSED. AN EXISTING DUMPSTER IS PRESENT ON THE EXISTING SELF STORAGE SITE.
- PARKING:** REQUIRED - 1 PER 1,700 SQ. FT. USABLE FLOOR AREA 36,500 SQ. FT. UFA / 1,700 SQ. FT. = 21.47 OR 22 SPACES  
PROVIDED - 8 10'X20' SPACES ; 1 12'X20' BARRIER FREE SPACE  
TEMPORARY UNLOADING SPACE PROVIDED FOR AN ADDITIONAL 42 PARALLEL PARKED CARS NEXT TO STORAGE UNITS.

- ACCESS:** SITE IS ACCESSED FROM THE EXISTING SELF STORAGE SITE INGRESS/EGRESS EASEMENT ENTRY AND EXISTING M-59 CARWASH ENTRY.
- LOADING ZONE:** NO PROPOSED LOADING ZONE AREA. LOADING AND UNLOADING TO BE CONDUCTED FROM ACCESS LANES BETWEEN BUILDINGS.
- FENCING:** PROPOSED 6' SECURITY FENCE ALONG PROPERTY LINES TO MATCH EXISTING SECURITY FENCE.
- BENCH MARK:** B.M. LOCATED ON M-59 MDOT STORM SEWER FROM TOP OF M.H. AT S.W. CORNER OF THE SITE ELEV. =951.80



SCALE 1"=40'  
DATE 12/20/10  
REVISED BY  
REVISED BY  
REVISED BY

OWNER  
FOUR SEASONS DEVELOPMENT, INC.  
10000 HIGHWAY 170  
KODAK, MICHIGAN 48861  
WALTER  
WALTER  
(248) 698-0330

PROJECT NO. 10000 HIGHWAY 170  
SHEET NO. 10000 HIGHWAY 170  
DATE 12/20/10  
DRAWN BY  
CHECKED BY  
APPROVED BY

**EQUINOX**  
Professional Services, P.A.  
10000 Highway 170  
Kodak, Michigan 48861  
Tel: (248) 698-0330

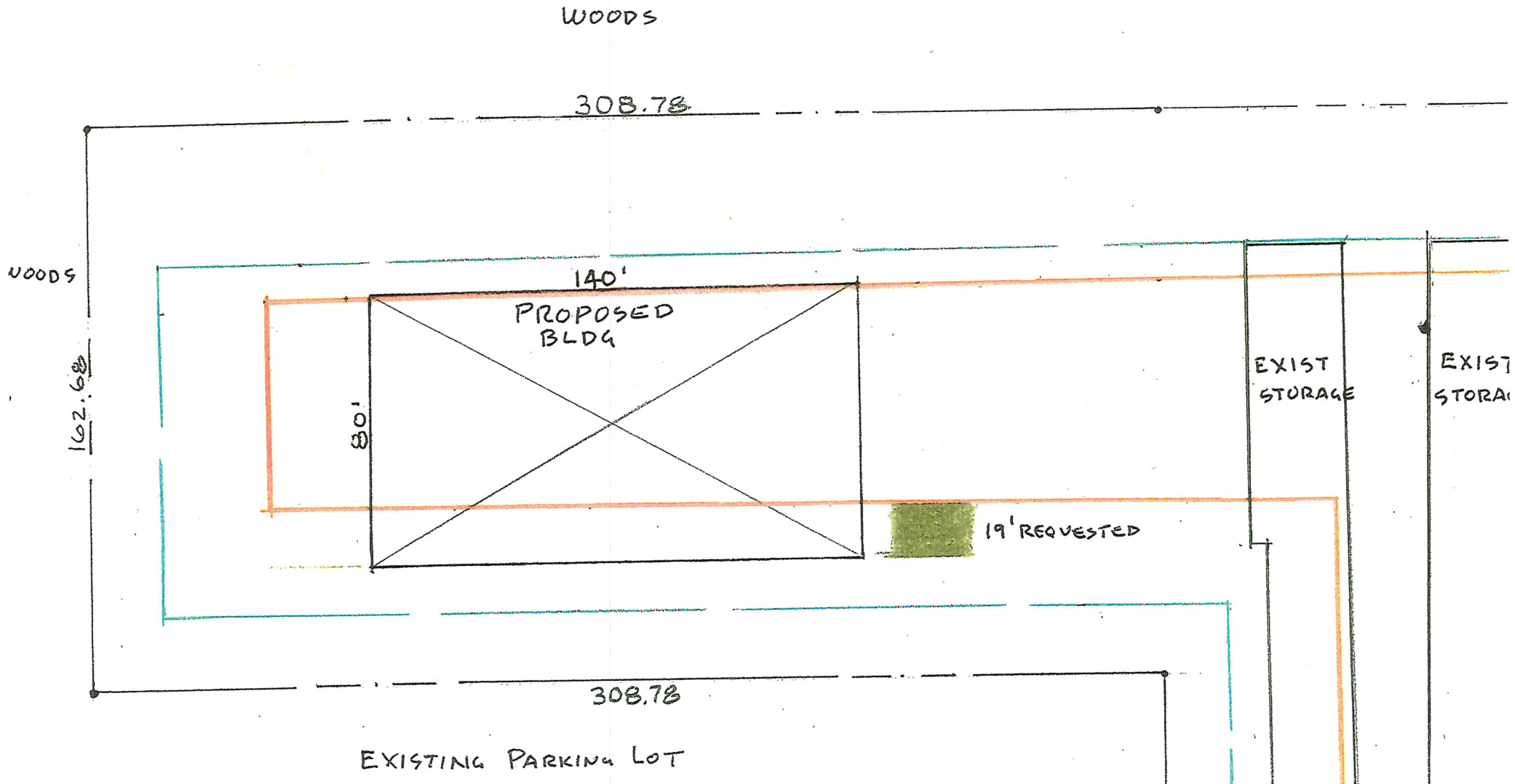
OAKLAND COUNTY  
LAKE TOWNSHIP  
FOUR SEASONS  
MINI-STORAGE EXPANSION  
SITE PLAN

SHEET  
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# FOUR SEASONS PROPOSED EXPANSION

- EXISTING SETBACKS
- SETBACKS WHEN EXPANSION WAS APPROVED
- 19' VARIANCE REQUESTED



# FOUR SEASONS PROPOSED EXPANSION

EXISTING SETBACKS



SETBACKS WHEN EXPANSION WAS APPROVED



19' VARIANCE REQUESTED



WOODS

308.78

