WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
OCTOBER 22, 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:
Jo Spencer, Chairperson
Clif Seiber
Debby Dehart, Planning Commission Liaison
Anthony Madaffer
Steve Anderson, Township Board Liaison

Absent:
Niklaus Schillack, Vice Chairperson

Also Present:
David Waligora, Senior Planner
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA
It was MOVED by Member Anderson, seconded by Member Madaffer, 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. September 24, 2026

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

OLD BUSINESS
None.

NEW BUSINESS

A. Applicant: Coy Construction
2000 Kingston Road
White Lake, MI 48386
Location: **2000 Kingston Road**
White Lake, MI 48386, identified as 12-13-155-012
Request: The applicant proposes to reconstruct the existing lake-facing deck to create a continuous, level outdoor living area.

Senior Planner Waligora discussed the applicant's proposal to reconstruct the existing lake-facing deck to create a continuous, level outdoor living area. He noted that the existing deck has a step-down configuration from the house and a lower deck level approximately 30 inches above grade on the lake side, exceeding the ordinance's 12-inch threshold. It was noted that the reconstructed deck will still include two step-downs near the house (required to avoid triggering a railing/code requirement) but will be set back farther from the water than the current deck.

The ZBA reviewed the applicable dimensional variance standards under Section 7.37, including practical difficulty related to the substandard and sloped lot (not personal economic hardship) and substantial justice, and found the applicable criteria satisfied.

Chris Quackenbush, representative from Coy Construction, stated the plan is to shrink the deck by 2' and to move the steps to the side of the deck.

Chairperson Spencer opened the public hearing at 6:41 P.M. She read two letters in favor of the applicant's request into the record. She closed the public hearing at 6:44 P.M.

It was MOVED by Member Seiber , seconded by Member Madaffer to approve the requested waterfront setback variance for the property located at 2000 Kingston Road, Parcel 12-13-155-012, pursuant to Section 7.37 of the White Lake Township Zoning Ordinance, to permit reconstruction of the existing lake-facing deck with a setback of approximately 16 feet from the water's edge, where 25 feet is required under Section 3.11(Q), having found that the applicant satisfies the applicable criteria for granting a dimensional variance. Approval is granted subject to the following conditions:

1. **The proposed deck shall be constructed substantially in accordance with the plans submitted with the variance application, maintaining a minimum setback of 16 feet from the water's edge.**
2. **The approval shall be limited to the proposed deck reconstruction and shall not authorize any additional expansion or encroachment into the required waterfront setback beyond the approved plans.**
3. **Any future proposal to increase the approved deck footprint, height, or encroachment into the required waterfront setback shall require Township review and may require additional Zoning Board of Appeals approval. Modifications that reduce the approved footprint, height, or setback encroachment may be approved administratively by Township staff, provided all other applicable ordinance requirements are met.**
4. **The applicant shall obtain all required Township permits and comply with applicable building, construction, and other ordinance requirements.**

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The motion carried with a roll call vote: (5 yes votes)
(Seiber/yes, Madaffer/yes, Dehart/yes, Anderson/yes, Spencer/yes).

B. Applicant: Suzanne Crane
480 Burgess Drive
White Lake, MI 48386
Location: **480 Burgess Drive**
White Lake, MI 48386, identified as 12-27-427-013
Request: The applicant proposes renovations to the existing residence, including enlargement of the attached garage, construction of a new front entrance and porch, replacement of the existing flat roof with a pitched roof, and exterior improvements consisting of new windows, siding, and stone veneer.

Chairperson Spencer opened the public hearing at 7:04 P.M.

Senior Planner Waligora presented a substandard lot review report. He reviewed the seven applicable substandard lot standards and found all seven met, recommending approval. The proposal includes an enlarged garage, a new front entrance and porch, a roof pitch change, and new windows, siding, and stone veneer. Board discussion focused on an existing roof overhang near the west property line.

The applicant's contractor, Frank Wynn (Happy House), clarified that the existing 2.5-foot overhang would be reduced to approximately 1 foot, and that the 4.8-foot side yard dimension shown on the survey is measured from the foundation wall rather than the overhang. The board confirmed the reduced overhang would remain within the required setback.

Ernest Maier, neighbor, spoke in support of the applicant’s request.

Sherry Woodbeck, 10073 Burgess Court, spoke in support of the applicant’s request.

Lynn Montconga, 10001 Cedar Shores Drive, spoke in support of the applicant’s request.

Chairperson Spencer closed the public hearing at 7:06 P.M.

Board members commented favorably on the proposal, noting the reduced front yard setback remains consistent with, and less intrusive than, setbacks of neighboring homes, and that adequate driveway and road right-of-way clearance would remain.

It was MOVED by Member Seiber, seconded by Member Anderson, to approve move to approve the Substandard Lot Review for 480 Burgess Drive, Parcel 12-27-427- 013, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit renovations and additions to the existing single-family residence, including an enlargement of the attached garage, construction of a front entrance and porch, and associated roof and exterior improvements, because all seven standards were found to be met. Approval is granted subject to the following conditions:

1. **Construction shall be substantially consistent with the submitted architectural plans and proposed site plan, including a minimum front-yard setback of 22.9 feet.**

2. **All proposed construction shall maintain a minimum five-foot side-yard setback. This approval does not authorize any further encroachment into the existing nonconforming side-yard setback.**
3. **Roof overhangs, gutters, mechanical equipment, and other projections shall comply with all applicable setback and building requirements.**
4. **The proposed improvements shall comply with the maximum lot coverage and building height requirements of the R1-C district, as well as all other applicable Township ordinances.**

The motion carried with a roll call vote: (5 yes votes).
(Seiber/yes, Anderson/yes, Madaffer/yes, Spencer/yes, Dehart/yes)

OTHER BUSINESS
None.

NEXT MEETING DATE: NOVEMBER 12, 2026

ADJOURNMENT
It was MOVED by Member Anderson, seconded by Member Dehart to adjourn at 7:12 P.M. The motion carried with a voice vote: (5 yes votes).

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