

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
SEPTEMBER 24, 2026**

CALL TO ORDER

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

Roll was called:

ROLL CALL

Present:

Jo Spencer, Chairperson

Clif Seiber

Niklaus Schillack, Vice Chairperson

Michael Powell

Steve Anderson, Township Board Liaison

Absent:

Debby Dehart, Planning Commission Liaison

Also Present:

David Waligora, Senior Planner

Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

A. August 27th, 2026

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

CALL TO THE PUBLIC

None.

OLD BUSINESS

None.

NEW BUSINESS

- A. Applicant: Matthew Cottrell
 10400 Cedar Island Rd
 White Lake, MI 48386
 Location: **10400 Cedar Island Rd**
 White Lake, MI 48386, identified as 12-27-454-006
 Request: Substandard Lot Size - proposes to reconstruct the existing garage and construct an addition connecting the garage to the dwelling.

No letters for or against this request were received. Senior Planner Waligora presented a substandard lot review under Section 7.27 of the Zoning Ordinance for reconstruction of an existing detached garage (currently encroaching a utility easement and experiencing floor failure) and construction of an addition connecting the reconstructed garage to the existing dwelling. Staff reviewed all seven standards under Section 7.27 and found each to be met, including acceptance of a proposed 6-ft west side yard setback (a 2-ft reduction from the required 8 ft, consistent with the utility easement location).

The applicant, Matthew Cottrell, confirmed the new garage would be deeper than the existing structure to recapture storage space lost through narrowing, and that the garage is intended for vehicle storage.

It was MOVED by Member Powell, seconded by Member Anderson to approve the Substandard Lot Review for 10400 Cedar Island Road, Parcel 12-27- 454-006, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit reconstruction of the existing garage and construction of an attached residential addition with an approximately 6-foot west side-yard setback because all seven standards were found to be met. Approval is given on the following conditions:

- 1. Construction shall be substantially consistent with the submitted site plan and survey and shall be limited to the proposed reconstructed garage and attached residential addition.**
- 2. The reconstructed garage and attached addition shall maintain the approximately 6- foot west side-yard setback shown on the approved plans and shall not be located closer to the west property line without further Zoning Board of Appeals approval**
- 3. Roof overhangs, gutters, mechanical equipment, and other projections shall comply with all applicable setback and building requirements.**
- 4. The applicant shall obtain all required Township permits. This approval applies only to the proposed garage reconstruction and attached addition shown on the approved plans and does not constitute approval of any other unpermitted improvement or deviation from the approved site layout.**

5. **The ZBA recognizes the former garage was demolished, and a new garage will be erected in its place.**

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

- B. Applicant: Home Building Solution (Thomas Farr)
43039 Grandriver Avenue
Novi, MI 48375
Location: **747 Ranveen Drive**
White Lake, MI 4838, identified as 12-26-307-030
Request: Substandard Lot Review to permit construction of a second-story master-suite addition above the existing attached garage

21 owners/occupants within 300 feet were notified. Four letters of support were read into the record.

Senior Planner Waligora presented a substandard lot review for a second-story master-suite addition above the existing attached garage. Staff explained the property's corner sits 22.3 feet from the road right-of-way, creating a front-yard (cubic content) issue rather than a side- or rear-yard issue. He also discussed a historical "pencil line" plat amendment affecting the legal description (Lot 76 and the northeasterly one-half of Lot 77, Cedar Shores No. 2) and confirmed, based on assessing records, that the amendment is reflected in the official plat on file with the Township. Senior Planner Waligora reviewed all seven standards under Section 7.27 and found each to be met, noting the proposal does not alter the existing building footprint.

A board member requested that staff follow up with Mr. Bonnivier to address the question raised in his letter regarding why the matter required ZBA review; staff agreed to do so.

The applicant/builder, Thomas Farr, and homeowner Brandon Moore spoke in support, explaining the addition would add a master suite above the garage and would not increase the building footprint. In response to a board question, Mr. Farr confirmed the home would retain three bedrooms, with access to the new suite through a hallway/loft area rather than through an existing bedroom.

It was MOVED by Member Seiber, seconded by Member Powell to approve the Substandard Lot Review for 747 Ranveen Drive, Parcel 12-26-307- 030, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit construction of a second-story master-suite addition above the existing attached garage because all seven standards were found to be met. Approval is given on the following conditions:

- 1. Construction shall be substantially consistent with the submitted architectural/building plans and the mortgage certificate dated September 2, 2026, and shall be limited to the proposed second-story addition above the existing attached garage.**

2. **The proposed construction shall maintain a minimum five-foot setback from each side lot line. The Building Division may require additional location verification before or during construction.**
3. **Roof overhangs, gutters, mechanical equipment, and other projections shall comply with all applicable setback and building requirements.**
4. **The proposed addition shall not expand the existing ground-level building footprint beyond the existing garage footprint.**
5. **The applicant shall obtain all required Township permits. This approval applies only to the requested second-story addition and does not constitute approval of any other unpermitted improvement or existing nonconformity**

The motion carried with a roll call vote: (5 yes votes).

(Seiber/yes, Powell/yes, Schillack/yes, Anderson/yes, Spencer/yes).

- C. Applicant: Don and Mary Charter
 3680 Jackson Blvd,
 White Lake, MI 48383
 Location: **3680 Jackson Blvd**
 White Lake, MI 48383, identified as 12-07-151-024
 Request: Substandard Lot - propose to demolish the existing dwelling and
 construct a new single-family

22 owner/occupants within 300 feet were notified; no letters were received. Senior Planner Waligora presented a substandard lot review for demolition of the existing 1926 single-family dwelling and construction of a new single-family residence with attached garage. He noted a 20-ft lane adjacent to the north property line is public right-of-way (not a private easement as some neighbors believed), which causes the ordinance to treat the north property line as a front yard rather than a side yard and recommended the Board establish a 5-ft setback on that line as relief from the standard front-yard setback, which would otherwise render the lot unbuildable. Senior Planner Waligora reviewed all seven standards under Section 7.27 and found each to be met, and recommended approval.

Extended board discussion addressed: whether the 20-ft right-of-way should be treated as a front yard (with corresponding no-encroachment requirements for overhangs/gutters within 5 feet) or whether the additional right-of-way width justified reduced or no setback relief requirements; the absence of field staking/survey markers prior to the hearing (staff agreed to research whether staking should be a formal requirement per prior ZBA practice/bylaws); removal of existing sheds in connection with the new septic field (applicant confirmed sheds would be removed); and the location of a proposed new well (to be installed prior to footings, per county health department requirements) and a proposed deck shown within, but not exceeding, the 25-ft natural features setback.

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The applicants' representatives, Nick Harris and Ryan Harris (Harris Building and Development), and Mary Charter (applicant) presented the request, confirming the home would be downsized to a two-bedroom design to match the approved septic field, and that the existing well (between two sheds) would be removed and replaced prior to construction. The applicant indicated an alternative design using a 6-ft setback (allowing a 1-ft overhang) was available if the Board required strict no-encroachment within 5 feet.

It was MOVED by Member Powell, seconded by Member Anderson, to move to approve the Substandard Lot Review for 3680 Jackson Boulevard, Parcel 12-07- 151-024, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit demolition of the existing single-family dwelling and construction of a new single family residence with an attached garage because all seven standards were found to be met. Approval is given on the following conditions:

- 1. The legal setbacks shall be established in conjunction with the submitted site plan dated September 16, 2026.**
- 2. The proposed construction shall maintain a minimum five-foot setback from the north and south property lines. The Building Division may require additional location verification before or during construction.**
- 3. Roof overhangs, gutters, mechanical equipment, and other projections shall comply with all applicable setback and building requirements, as forementioned**
- 4. shown on the approved plans and does not constitute approval of any other unpermitted improvement or deviation from the approved site layout.**
- 5. There shall be removal of all sheds on the property and no additional sheds over 200' shall be constructed unpermitted.**

**The motion carried with a roll call vote: (5 yes votes)
(Member Powell/yes, Anderson/yes, Spencer/yes, Schillack/yes, Seiber/yes.**

OTHER BUSINESS

None.

NEXT MEETING DATE: October 22, 2026

ADJOURNMENT

**It was MOVED by Member Anderson, seconded by Member Seiber to adjourn at 7:52 P.M.
The motion carried with a roll call vote: (5 yes votes).**