

TO: Zoning Board of Appeals

FROM: David J. Waligora, AICP, Senior Planner

DATE: April 10, 2026

RE: Variance Request – Building Height (Section 3.1.20.E), 8265 White Lake Rd, Parcel No. 12-01-176-004

Agenda item: 8B

Appeal Date: April 23, 2026

Applicant: Howard Mack, Mack Industries
8275 White Lake Rd
White Lake, MI 48328

Owners: Mack Industries of Michigan
8265 White Lake Rd
White Lake, MI 48383

Address: 8275 White Lake Rd
White Lake, MI 48383

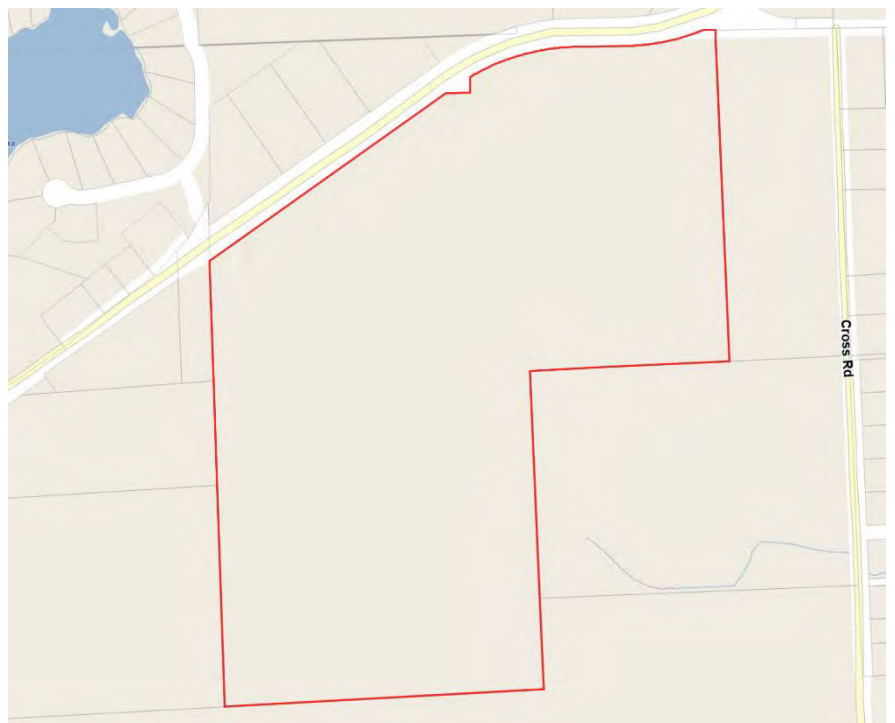
Parcel #: 12-01-176-004

Location: South Side of
White Lake Rd,
just south of

Zoning: LM – Light
Manufacturing

Attachments

- 1. Application and Letters
- 2. Site Plan Sheets

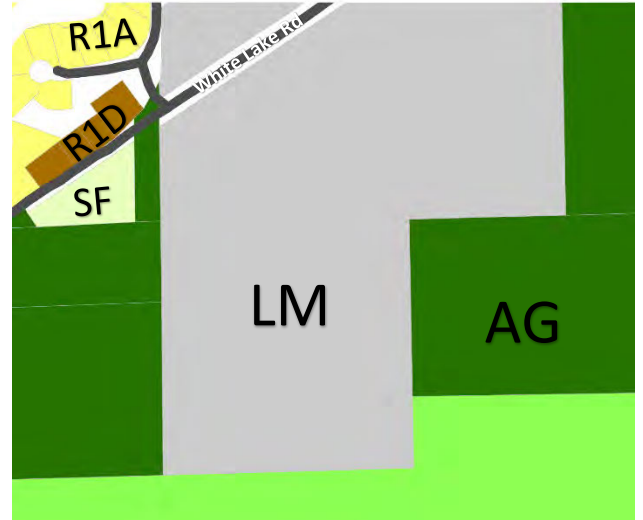


Property Description

The subject property is a 93.245-acre parcel (Parcel No. 12-01-176-004) with frontage along White Lake Road. The parcel is currently, and has historically been, utilized as a concrete manufacturing facility.

Aerial imagery from Oakland County indicates that activity consistent with a concrete operation existed on the site as early as the 1940 aerial. By 1963, the general layout and operational footprint of the facility was largely established.

Historically, the area to the north and northeast of the site was utilized for gravel mining operations. Since that time, those properties have transitioned to single-family residential uses. Properties to the north, within Springfield Township, are zoned similarly with industrial next to an extension of the single-family neighborhood. To the south is State Land, to east is a farm field and rural single-family homes. The property also holds a cell tower.



Proposed Variance

The applicant is currently undergoing site plan review for the construction of a new building associated with the existing concrete manufacturing operation. As part of that review, the applicant has identified the need for a height variance.

Section 3.1.20.E – Building Height establishes a maximum permitted building height of 40 feet. The applicant is requesting a variance of 3.83 feet, resulting in a proposed **average building height** of approximately **43.83 feet**.

However staff has identified a point of further discussion with their determination on the following page.



Issue – Building Height Measurement

The applicant has noted that a similar variance request was approved by the Zoning Board of Appeals in 2020, which allowed an average building height of approximately **43 feet 3 inches** for a smaller expansion. The building approved in 2020 utilized a roof slope of approximately **¼ inch per foot (12’/0.25”)**, which is the same roof pitch proposed with the current application.

Staff has reviewed the Ordinance provisions related to building height and roof types and notes that the Zoning Ordinance does not define “flat roof.” However, the Ordinance includes a graphic illustrating that building height for flat roofs is measured as the **vertical distance from grade to the highest point of the roof**, without averaging.

Based on this review, staff finds that a roof pitch of approximately **¼ inch per foot (12’/0.25”)** is functionally equivalent to a flat roof for purposes of evaluating building height. Therefore, the Ordinance requires that building height be measured using the **maximum height of the structure** for this request.

As shown on the submitted plans, the proposed building has a maximum height of approximately **50 feet 4 inches**, although the applicant has described the building using an average height of approximately **43.83 feet**.

Staff finds that the maximum building height is the appropriate measurement for this structure and that the variance request should be evaluated based on that height. The Board may consider this interpretation in determining the extent of the variance and in applying the standards of Section 7.37.

Ordinance Analysis

Section 3.1.20.E of the Zoning Ordinance establishes a maximum permitted building height of **40 feet**. The applicant has proposed a building with an average height of approximately **43.83 feet**, which exceeds this standard and requires variance approval from the Zoning Board of Appeals.

The applicant has indicated that the additional height is necessary to accommodate specialized equipment associated with the existing industrial use. The Board may consider whether this need is inherent to the operation or reflects a design preference.

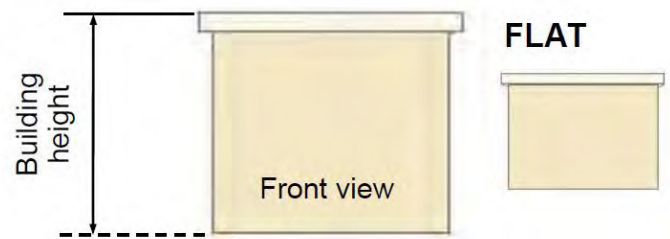
Staff has also reviewed the method used to determine building height for the proposed structure. The applicant has identified the building height based on an average measurement. However, as discussed in the Issue section, staff has determined that the maximum building height of approximately **50 feet 4 inches** may be the appropriate measurement under the Ordinance. The Board may consider this interpretation in determining the extent of the variance request and in applying the standards of Section 7.37.

The applicant has also indicated that exterior building lighting will be mounted at a height of approximately **25 feet**, which is below the maximum height otherwise permitted by the Ordinance. In

Ch. 2 – Definitions

HEIGHT OF BUILDING

The vertical distance from the average grade at the front of the building to the highest point of the roof surface of a flat roof, to the deck line for a mansard roof, to the mean height level between the eaves and ridge for hip, gabled and gambrel roofs. The height of a walk-out basement shall not be included in the height of the building.



addition, the proposed building is setback approximately **175 feet** from White Lake Road and includes additional evergreen screening along the roadway. The Board may consider these factors in evaluating whether the proposed building height would result in adverse visual or lighting impacts.

The Board may also consider that a similar variance request was approved for the subject property in 2020, allowing an average building height of approximately **43.25 feet (maximum height of approximately 44 feet)**. The current request relies on the same roof pitch and measurement approach, which may be relevant in evaluating the relationship between the two approvals.

As such, the proposal does not meet the requirements of Section 3.1.20.E and requires variance approval from the Zoning Board of Appeals. The Zoning Board of Appeals must determine whether a variance from this section is warranted based on the standards outlined in Section 7.37.

Section 7.37 – Standards (of Review)

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".

- 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 difficult 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 applicants 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.*

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.

Zoning Board of Appeals Options:

Motion for Approval

I move to approve the variance request for the property located at 8265 White Lake Rd, Parcel No. 12-01-176-004, to allow a building height of up to approximately 50 feet 4 inches, where 40 feet is permitted under Section 3.1.20.E of the Zoning Ordinance.

This approval is based on the following findings:

1. A practical difficulty exists related to the established industrial use of the property and the need to accommodate specialized equipment within the proposed structure.
2. The conditions are unique to the subject property due to its size, long-standing industrial use, and development history.
3. The situation was not self-created.
4. Granting the variance will provide substantial justice by allowing continued use of the property in a manner consistent with similar industrial properties and prior approvals, and is not expected to result in significant adverse impacts due to the building's setback, lighting design, and proposed screening.
5. The request represents the minimum necessary to provide relief.

This approval is subject to the following conditions:

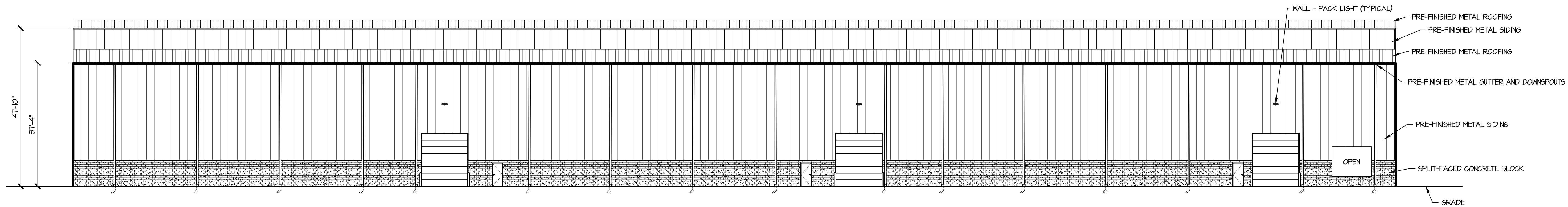
- The building shall not exceed a maximum height of **50 feet 4 inches** as shown on the submitted plans.
- Exterior lighting shall be installed in accordance with the application, with mounting heights not to exceed approximately **25 feet**.
- Proposed landscaping and screening, including evergreen plantings along White Lake Road, shall be installed and maintained.

Motion for Denial

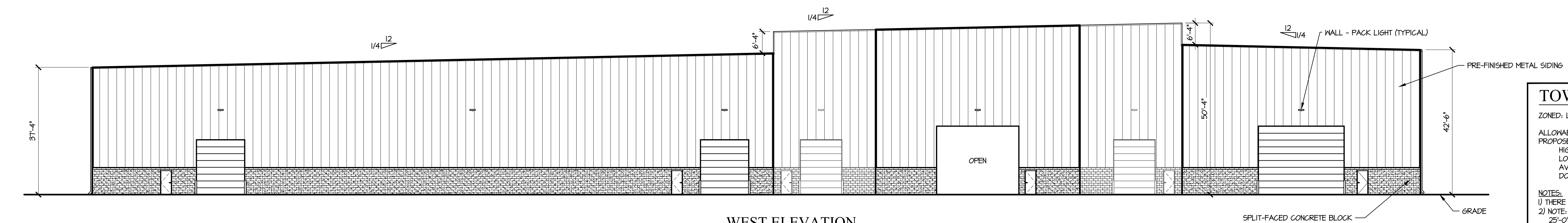
I move to deny the variance request for the property located at 8265 White Lake Rd, Parcel No. 12-01-176-004, to allow a building height of up to approximately 50 feet 4 inches, where 40 feet is permitted under Section 3.1.20.E of the Zoning Ordinance.

This denial is based on the following findings:

1. A practical difficulty has not been sufficiently demonstrated, as the need for additional building height appears to be related to operational preferences rather than conditions inherent to the property.
2. The circumstances are not unique to the subject property, as other properties in the district are subject to the same height limitations.
3. The situation is considered self-created, as the applicant is proposing a new structure that exceeds the requirements of the Zoning Ordinance.
4. Granting the variance could result in special privileges not enjoyed by other properties in the district and may alter established dimensional standards.
5. The request does not represent the minimum necessary to provide relief.



NORTH ELEVATION
SCALE: 1/16" = 1'-0"



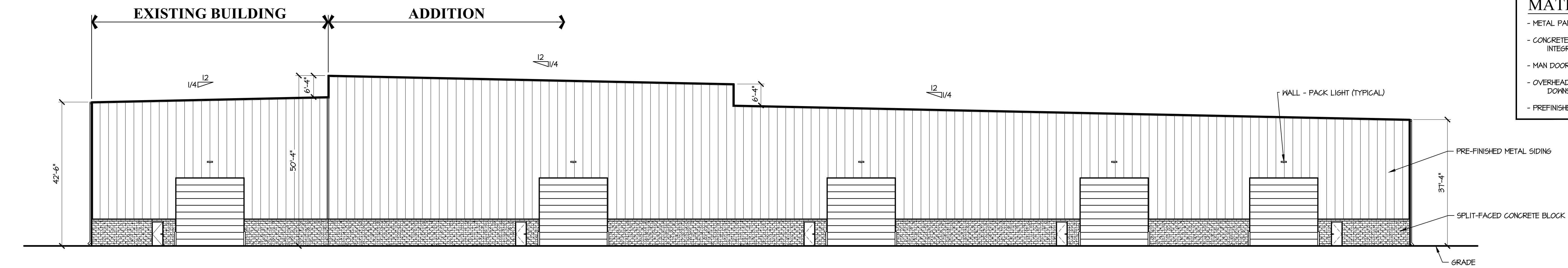
WEST ELEVATION
SCALE: 1/16" = 1'-0"

TOWNSHIP REGULATIONS:
 ZONED: LM - LIGHT MANUFACTURING (SECTION 3.1.20)
 ALLOWABLE HEIGHT = 40 FT. / 2 STORIES
 PROPOSED HEIGHT = 1 STORY:
 HIGH POINT = 50'-4"
 LOW POINT = 37'-4"
 AVERAGE HEIGHT = 43'-10"
 DOES NOT COMPLY - VARIANCE REQUESTED

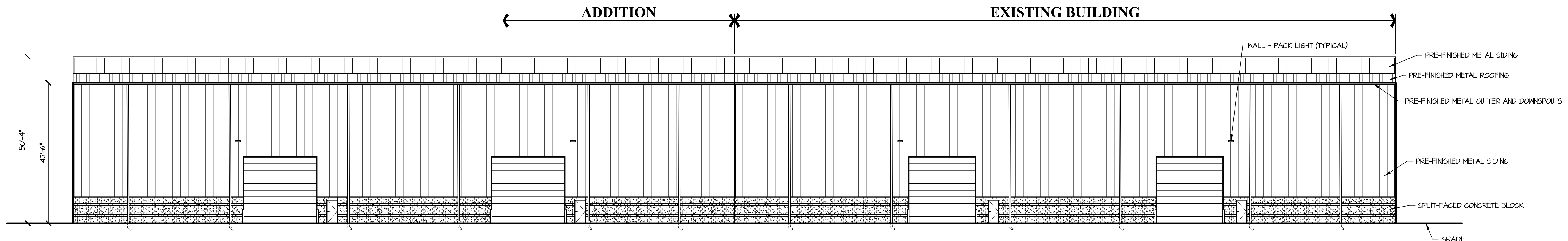
NOTES:
 1) THERE IS NO ROOF TOP MECHANICAL EQUIPMENT.
 2) NOTE: ALL WALL-PACK LIGHTING IS MOUNTED AT 25'-0" A.F.F. AND IS DIRECTED DOWNWARD.

MATERIALS:

- METAL PANELS = NUCOR, COLOR: DESERT SAND.
- CONCRETE BLOCK = NATIONAL BLOCK INTEGRALLY COLORED: KHAKI
- MAN DOORS = PAINTED TO MATCH CONG. BLOCK COLOR.
- OVERHEAD DOORS, METAL TRIM, GUTTERS, AND DOWNSPOUTS = COLOR TO MATCH NUCOR SIDING.
- PREFINISHED METAL ROOFING COLOR = GALVALUME



EAST ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



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FOR: **SALZEIDER**
 DESIGN + CONSTRUCT

PROJECT: **J MACK INDUSTRIES**
 8275 WHITE LAKE ROAD
 WHITE LAKE TWP., MICHIGAN

SHEET TITLE: **EXTERIOR ELEVATIONS**

BUILDING PERMIT	ISSUED FOR
4-1-2026	DATE
3-30-2026	DATE
DO NOT SCALE THIS PRINT, USE DIMENSIONS SHOWN ONLY	
DRAWN BY: KY	APPROVED BY: KY
PROJECT: 2606	
SHEET: A2	

WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: Mack Industries (Howard Mack) PHONE: [REDACTED]

ADDRESS: 8265 White Lake Road, White Lake, MI

EMAIL: [REDACTED]

INTEREST IN PROPERTY: PROPERTY OWNER BUILDER OTHER: _____

PROPERTY INFORMATION

ADDRESS: 8275 White Lake Road ZONING: LM

VALUE OF IMPROVEMENT: \$ 8 Million (estimate) SEV OF EXISTING STRUCTURE: \$ _____

REASONS TO SUPPORT REQUEST (ADDITIONAL SHEETS MAY BE ATTACHED):

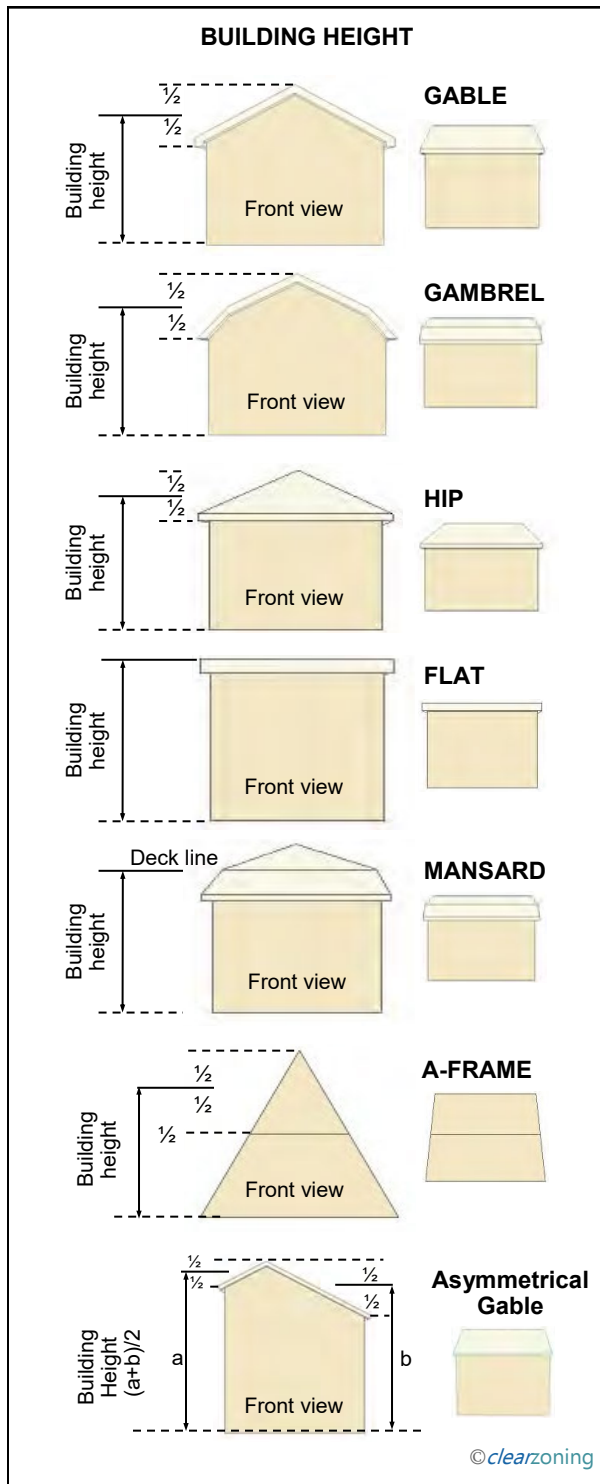
The request is due to the need for the building to have a specific height inside the building to allow for the production of materials. The proposed building will be setback more than 175' from the White Lake Road Right of Way. The proposed building lighting will be lowered to be only at 25' high, 30' is permissible. Additional evergreen trees are proposed along the White Lake Road berm at key areas where this building could be more visible. A variance was granted in 2020 for this building to have an average height of 43.25'. We are now requesting a variance to have this building average height increased to 43.83'.

APPLICATION FEE: \$440 \$550

APPLICANT'S SIGNATURE: Betsy Mack DATE: 4-1-26

REVISED 5/2025

Betsy Mack WHITE LAKE TOWNSHIP COMMUNITY DEVELOPMENT
248-698-3330 X 5



HEIGHT OF BUILDING (BUILDING HEIGHT). The vertical distance from the average grade at the front of the building to the highest point of the roof surface of a flat roof, to the deck line for a mansard roof, to the mean height level between the eaves and ridge for hip, gabled and gambrel roofs. The height of a walk-out basement shall not be included in the height of the building. 🏠

HOME OCCUPATION. Any occupation, business, personal or professional service customarily engaged in by residents in their dwelling, (not including breezeway or garage, attached or detached), which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes, is not offensive and does not change the residential character thereof. A home occupation includes the use of a single-family residence by its occupant for the purpose of providing instruction in a craft or fine art, per Section 204 of P.A. 110 of 2006, as may be amended from time to time, known as the Michigan Zoning Enabling Act (M.C.L. 125.3101 et seq.).

HOTEL. A building occupied or used as a more or less temporary abiding place of individuals or groups of individuals with or without meals, and in which there are more than five (5) sleeping rooms, and in which no provisions are made for cooking in any individual room.

IMPROVEMENTS. Features and actions associated with a project that are considered necessary by the body or official granting zoning approval to protect natural resources or the health, safety, and welfare of the residents of a local unit of government and future users or inhabitants of the proposed project or project area, including roadways, lighting, utilities, sidewalks, screening, and drainage. Improvements do not include the entire project that is the subject of zoning approval.

JUNK. Any motor vehicles, machinery, appliances, product or merchandise with parts missing or scrap metals, or other refuse, or parts of any of the above named or enumerated items, such as fenders, motors, electric motors and like materials.

JUNK YARD. Any establishment or premises where worn-out or discarded material is bought, kept, sold and/or stored; also any premises upon which two (2) or more unlicensed used motor vehicles which cannot be operated under their own power are kept or stored for, a period of fifteen (15) days or more.

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

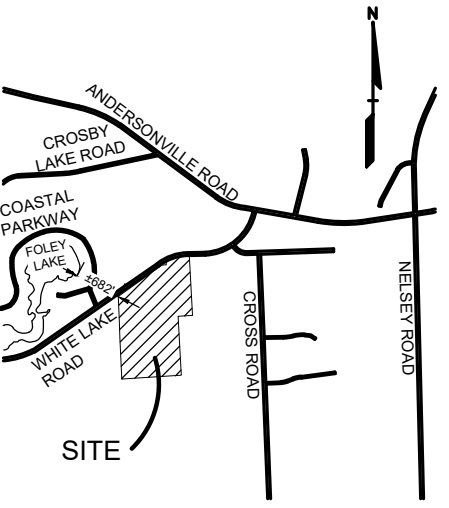




0 15 30 60
 SCALE: 1" = 30'



CAUTION!!
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
SALZEIDER, INC.
 40900 WOODWARD AVE., SUITE 275
 BLOOMFIELD HILLS, MI 48304

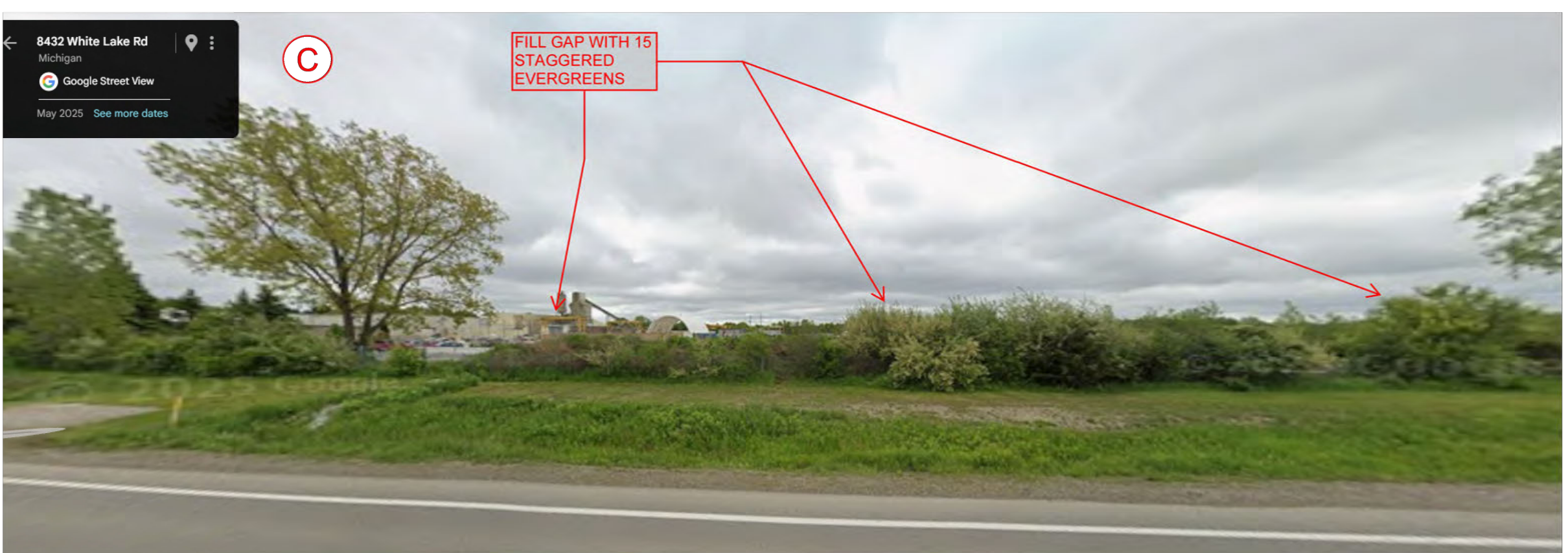
PROJECT TITLE
MACK INDUSTRIES
 8275 WHITE LAKE ROAD
 WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS	

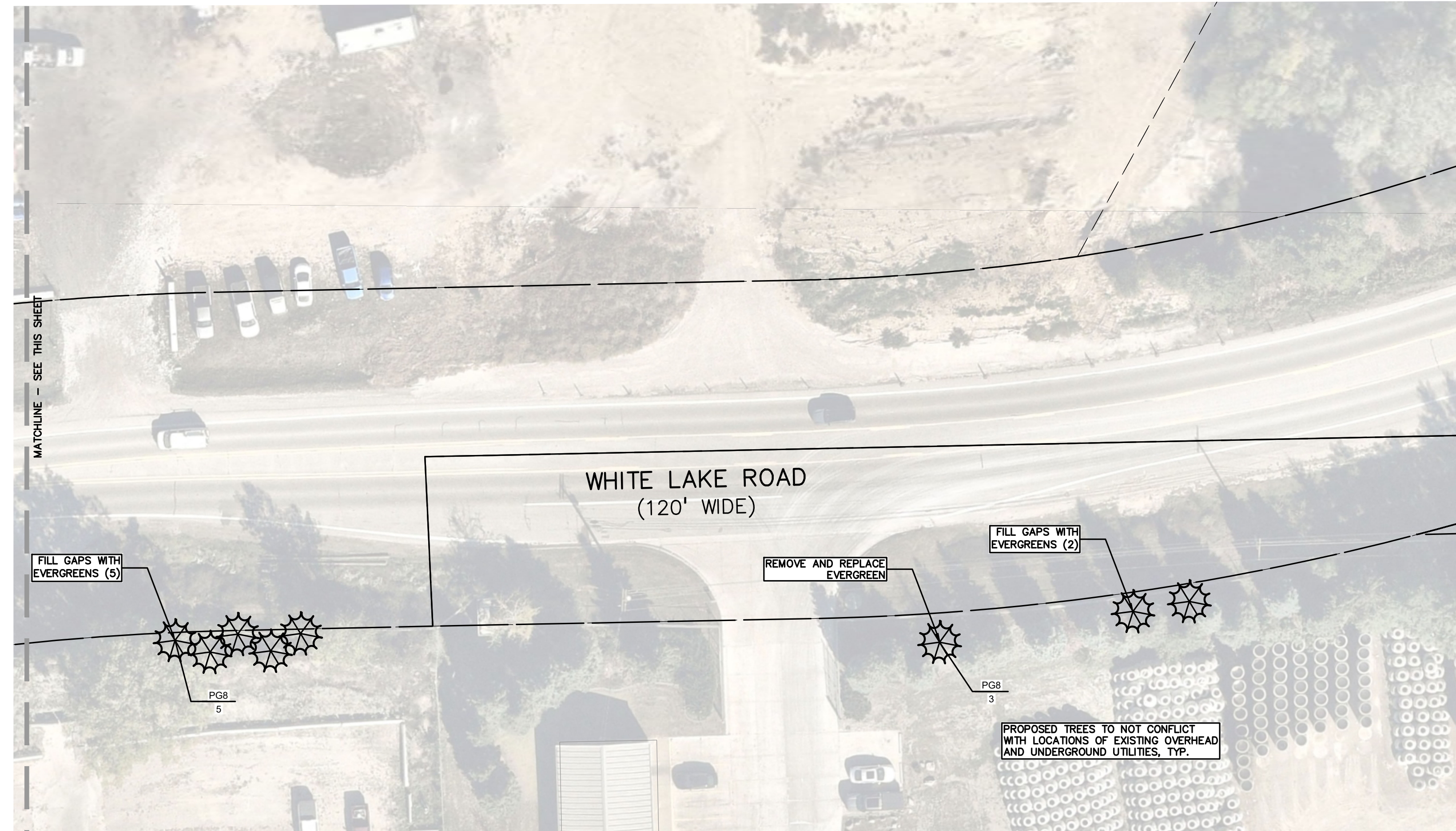
ORIGINAL ISSUE DATE:
 MARCH 30, 2026

DRAWING TITLE
WHITE LAKE ROAD SCREENING

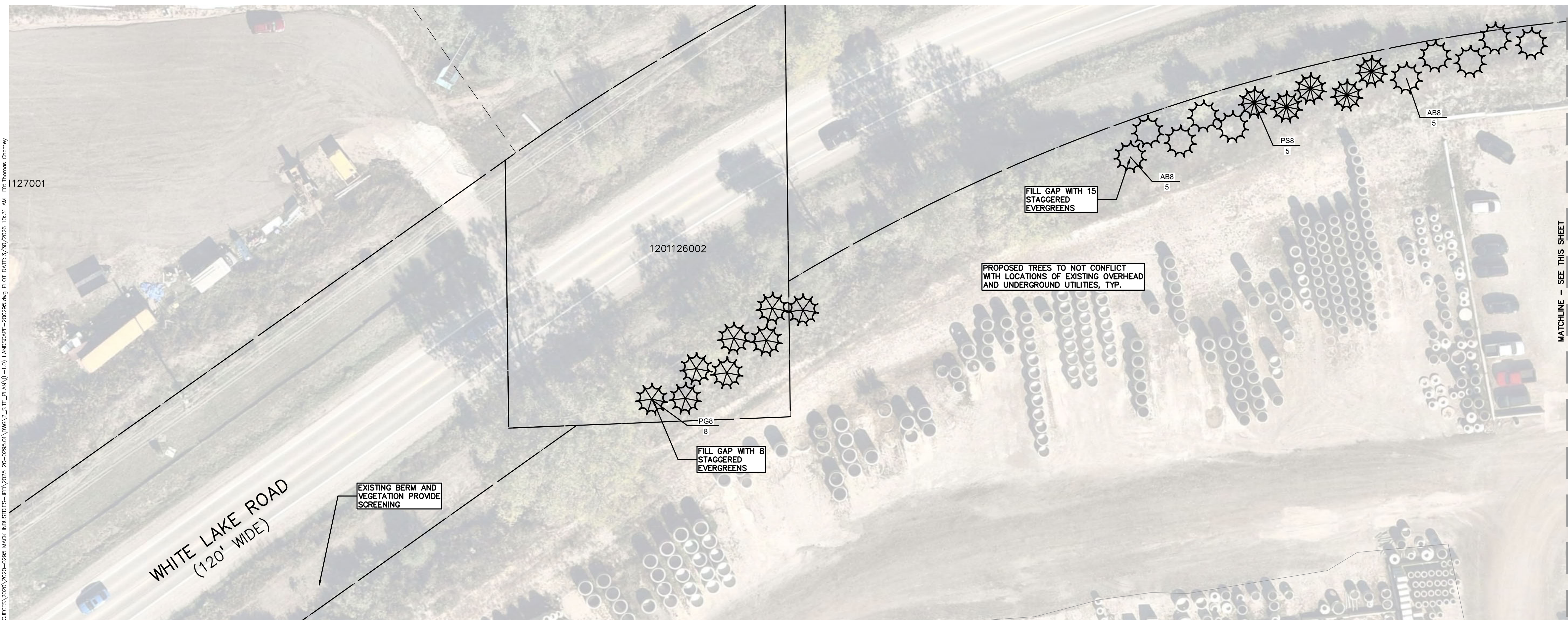
PEA JOB NO. 20-0295.01
 P.M. JH
 DN. JKS
 DES. JKS
 DRAWING NUMBER:



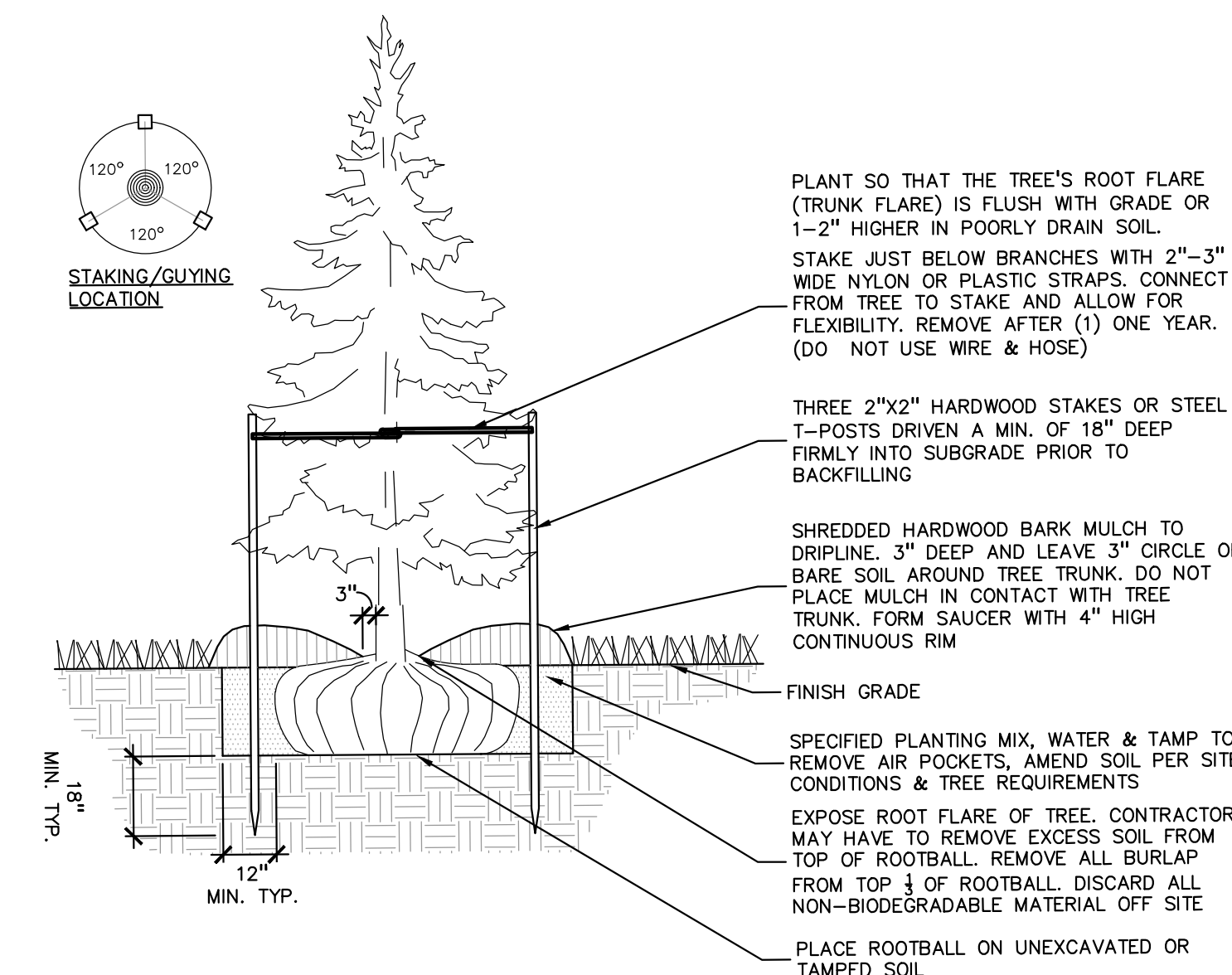
S:\PROJECTS\2020-0295-MACK INDUSTRIES-PEA\2025-02-09\05\1\WHITE LAKE ST\PLAN\C-10.0\SCREEN-202505.dwg PLOT DATE: 3/20/2026 2:34 PM BY: John Stebelton



EAST END (A, B)



WEST END (A, B)



1 EVERGREEN TREE PLANTING DETAIL
SCALE: 1" = 3'-0"

PLANT SCHEDULE

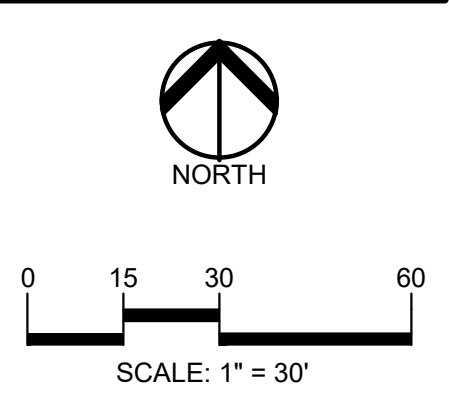
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
EVERGREEN TREES								
AB8	10	ABIES BALSAMEA	BALSAM FIR	8' HT.	B&B	PER PLAN	NATIVE	
PG8	16	PICEA GLAUCA	WHITE SPRUCE	8' HT.	B&B	PER PLAN	NATIVE	
PS8	5	PINUS STROBUS	EASTERN WHITE PINE	8' HT.	B&B	PER PLAN	NATIVE	
	31	SUBTOTAL:						

KEY:
 = PROPOSED SCREENING EVERGREEN TREES PER SCREENING PLAN C-10.0

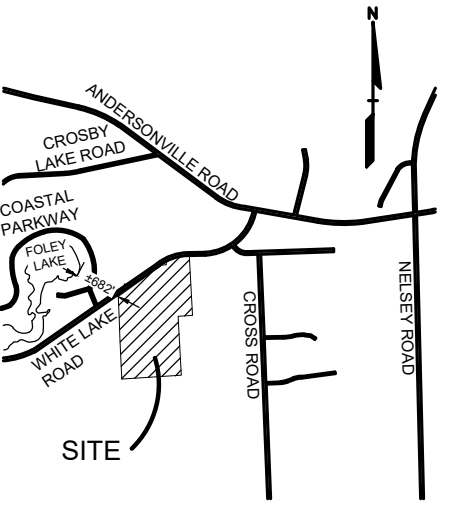
GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSEYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1, GRADE.
- ALL PLANT MATERIAL SIZES INDICATED IN THE PLANT SCHEDULE ARE THE MINIMUM SIZE AT TIME OF INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS. TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALLETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
- CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
- TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.

PEA GROUP
t: 844.813.2949
www.peagroup.com



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THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE AS TO ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
SALZEIDER, INC.
40900 WOODWARD AVE. SUITE 275
BLOOMFIELD HILLS, MI 48304

PROJECT TITLE
MACK INDUSTRIES
8275 WHITE LAKE ROAD
WHITE LAKE TOWNSHIP, MICHIGAN

REVISIONS

NO.	DESCRIPTION

ORIGINAL ISSUE DATE:
MARCH 30, 2026

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO.	20-0295.01
P.M.	JH
DN.	JLE
DES.	TKC
DRAWING NUMBER:	