

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
AUGUST 27, 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

Anthony Madaffer

Steve Anderson, Township Board Liaison

Absent:

Debby Dehart, Planning Commission Liaison

Also Present:

David Waligora, Senior Planner

Nick Spencer, Building Official

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. July 23, 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)

CALL TO THE PUBLIC

None.

OLD BUSINESS

None.

NEW BUSINESS

A. Applicant: Brian Fiore
284 Lakeside Drive
White Lake, MI 48386
Location: **284 Lakeside Drive**
White Lake, MI 48386, identified as 12-22-428-011
Request: Nonconforming Lot Review

WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
AUGUST 27, 2026

Senior Planner Waligora reviewed his staff report with the ZBA.

Brian Fiore, homeowner, was present. He stated he is not changing any of the current setbacks and proposed a vertical construction addition. He wanted to build up on the current footprint of the house as his family is growing.

Member Schillack opened the public hearing at 6:49 P.M. Seeing none, he closed the public hearing at 6:49 P.M.

The ZBA discussed the standards of Section 7.27(B) of the ClearZoning Ordinance and determined that the applicant's request met all items (i – vii).

It was MOVED by Member Anderson, seconded by Member Seiber, to approve the Nonconforming Lot request for 284 Lakeside Drive, Parcel# 12-22- 428-011, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit construction of a second-story addition above the existing attached garage while maintaining the existing approximately 5.5-foot south side-yard setback.

Approval is based upon the Zoning Board of Appeals' finding that the request satisfies the standards of Section 7.27(B)(i) through (vii), including that the lot was legally established, the proposed construction is consistent with the character and development pattern of the neighborhood, the design is appropriate for the area, width, and shape of the lot, the proposal will not have a significant adverse effect on adjoining or nearby properties, and the required minimum five-foot side-yard setback will be maintained.

Approval is subject to the submitted plans and continued compliance with all other applicable Township ordinance and building requirements

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

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

- B. Applicant: Creative Design Build (Stephen Bonamy)
 3195 Orchard Lake Road
 Keego Harbor, MI 48320
 Location: **8333 Colony Ridge Drive**
 White Lake, MI 48386, identified as 12-36-404-012
 Request: Variance to construct a permanent roof structure
 and screened enclosure over the existing rear deck.

Senior Planner Waligora reviewed his staff report with the ZBA.

Stephen Bonamy, applicant, was present. He stated different options were considered for the covered deck. The proposed roof will be constructed entirely over the existing deck and will not reduce the current setback in the rear property line. During the design process, he explored multiple alternatives that would comply with the required setback. However, each option significantly reduced the usable covered area. Relocating the deck and roof to the back of the garage would limit the accessibility and

WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
AUGUST 27, 2026

would be closer to the adjacent hub. The homeowners are seeking this improvement to provide much-needed shade and weather protection for their outdoor living.

Member Schillack opened the public hearing at 7:15 P.M. Seeing none, he closed the public hearing at 7:15 P.M.

Member Seiber stated a unique situation, or practical difficulty has not been demonstrated.

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

- A. Practical Difficulty
 - Member Seiber stated the lot is standard sized and doesn't pose a practical difficulty.
- B. Unique Situation
 - Member Seiber said the other units in the site condominiums seem to have decks on the back and none of them are covered.
- C. Not Self-Created
 - It was determined it was a self-created hardship.
- D. Substantial Justice
 - Member Seiber said he couldn't identify any other units in the site condominium that had a covered deck outside the building setback to the rear.
- E. Minimum Variance Necessary
 - Member Seiber said there hasn't been information presented that the request is the minimum.

It was MOVED by Member Seiber, seconded by Member to deny the variance requested by David and Arran Bonamy from Section 3.1.6.E of the White Lake Township Zoning Ordinance for Parcel Number 12-36-404-012, identified as 8333 Colony Ridge Drive, to permit the construction of a roofed and screened three-season structure attached to the principal dwelling with a rear yard setback of approximately 23 feet 2 inches, where 30 feet is required. The motion is based on the findings made by the Zoning Board of Appeals under the applicable variance standards of Section 7.37 and the reasons stated during the public hearing. The motion carried with a roll call vote: (4 yes votes) (Seiber/yes, Spencer/yes, Schillack/yes, Madaffer/no, Anderson/yes)

- C. Applicant: Quinn J. Falzon and Michael K. Falzon
7551 Haley Road
White Lake, MI 48383
Location: **7551 Haley Road**
White Lake, MI 48383, identified as 12-16-401-007
Request: Swimming Pool Barrier Variance

Senior Planner Waligora reviewed his staff report with the ZBA.

WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
AUGUST 27, 2026

Quinn Falzon, property owner, was present. She stated that the home is unique on a large acreage lot, with natural barriers and several additional security measures. The property is maturely secluded and buffered by its size, topography, wetlands, and wooded surroundings. The security system throughout the home includes a new slider, and double locked doors throughout the whole house. There are four cameras, with two that face the back of the pool. She listed out each of the standards from ClearZoning Ordinance 7.23, and explained why her case applied to each standard.

Member Schillack opened the public hearing at 8:23 P.M.

Mary Earley, 5925 Pine Ridge Court, stated the idea of not having a fence around a pool is bizarre, egregious, and irresponsible.

Member Schillack closed the public hearing at 8:25 P.M.

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

- A. Practical Difficulty
 - Member Seiber stated a fence could be built, and a practical difficulty was not identified in the applicant's request.
- B. Unique Situation
 - Member Schillack said the applicant said there wasn't anything unique about the property that would prohibit a fence from being constructed.
- C. Not Self-Created
 - It was determined it was a self-created hardship.
- D. Substantial Justice
 - Member Anderson said a substantial justice will be provided by granting the applicant's request.
- E. Minimum Variance Necessary
 - Member Schillack stated there isn't a minimum variance as it's a case of installing a fence or not.

It was MOVED by Member Seiber, seconded by Member Spencer to deny the variance requested by Quinn J. Falzon and Michael K. Falzon for the property located at 7551 Haley Road, Parcel No. Y-12-16-401-007, from the swimming pool barrier requirements of Article 5.10 of the White Lake Township Zoning Ordinance for the following reasons:

- 1. The pool cover does not automatically close when the pool is not in use.**
- 2. The pool cover must be operated by maintaining pressure on the closing switch during the closing and opening operation, making automatic closure impossible.**

3. **The applicant has not demonstrated practical difficulty as to why a fencing closure with a self-closing and latching gate cannot be installed. F**
4. **Failure to meet the standards of Article 7, Section 37 of the clear zoning ordinance and as discussed by the board and reflected in the meeting minutes.**

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

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

The ZBA recessed at 8:43 P.M. The ZBA returned from recess at 8:49 P.M.

- D. Applicant: Jasdeep Dhariwal
 2290 Kingston Road
 White Lake, MI 48386
 Location: **2290 Kingston Road**
 White Lake, MI 48386, identified as 12-14-233-007
 Request: Variance for maximum lot coverage of screened in porch beneath
 previously approved lakeside deck.

Senior Planner Waligora reviewed his staff report with the ZBA.

Kyle Gonzalez, on behalf of the applicant, was present. He stated an effort was made to pull the main vertical structural elements back towards the house as much as possible. The exposure of the house exposes the decks to the elements. He added there is no change to the adjacent neighbor's views.

Chase Bonniver, 9068 Buckingham, stated his support for the applicant's request.

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

- A. Practical Difficulty
 - Member Seiber stated the lot width, and shape presented a practical difficulty.
- B. Unique Situation
 - Member Seiber said the lot configuration presented a unique situation.
- C. Not Self-Created
 - It was determined there wasn't a self-created hardship.
- D. Substantial Justice
 - Member Schillack said there will be no negative effect on the neighbors if the variance were approved.
- E. Minimum Variance Necessary
 - Member Seiber stated the size makes sense and will match the deck that has been approved previously.

WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
AUGUST 27, 2026

It was MOVED by Member Anderson, seconded by Member Seiber, to approve the variance requested for 2290 Kingston Road, Parcel No. 12-14-233-007, from the maximum lot coverage requirement of the R1-D Single Family Residential District to allow approximately 35 percent lot coverage, where 30 percent is permitted, for construction of a screened porch beneath the previously approved lakeside deck, subject to the following conditions:

- **The applicant shall obtain all required permits from the White Lake Township Building Division.**
- **The screened porch shall be constructed substantially in accordance with the plans submitted with the variance application.**
- **An as-built survey shall be provided, if required by the Building Official, to verify final lot coverage and applicable setbacks.**

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

OTHER BUSINESS

There was discussion regarding changing the ZBA meeting date from Thursdays to another date. No decision was made.

NEXT MEETING DATE: September 24, 2026

ADJOURNMENT

It was MOVED by Member Spencer, seconded by Member Anderson, to adjourn at 9:32 P.M. The motion carried with a voice vote: (5 yes votes).