

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
JULY 23, 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

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: (4 yes votes).

APPROVAL OF MINUTES

A. Zoning Board of Appeals Meeting of June 25, 2026

It was MOVED by Member Seiber, seconded by Member Spencer to approve the minutes as presented. The motion carried with a voice vote: (4 yes votes).

CALL TO THE PUBLIC

None.

OLD BUSINESS

None.

NEW BUSINESS

A. Applicant: John Casimir
42862 Mound Road
Sterling Heights, MI 48314
Location: **535 Washington Blvd**
White Lake, MI 48383 identified as 12-27-405-016
Request: The applicant proposes to construct a roof over
an existing deck attached to the principal dwelling.

Senior Planner Waligora reviewed his report with the ZBA.

John Brodak, homeowner representative, was present. He stated the deck was approved without the roof, but the addition of the roof triggered the variance request on the side yard property line. He explained the hardship being the weather in Michigan and being able to use the deck. He added many other new construction houses are now being built with covered decks.

Member Schillack opened the public hearing at 6:44 P.M. Seeing none, he closed the public hearing at 6:44 P.M.

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

- A. Practical Difficulty
 - Member Seiber stated the lot width posed a practical difficulty.
- B. Unique Situation
 - Member Seiber reiterated the lot width created a unique situation.
- C. Not Self-Created
 - The applicant did not plat the lot.
- D. Substantial Justice
 - Member Anderson said the applicant would receive protection from the weather elements and would allow them to use the home as others in the area use theirs.
- E. Minimum Variance Necessary
 - Member Seiber said the minimum variance is requested, nothing further will be encroaching the side yard setback.

It was MOVED by Member Seiber, seconded by Member Anderson to approve the requested variance for the property located at 535 Washington Boulevard (Parcel No. 12-27-405-016) to permit construction of an open-gable roof over the existing deck with a side yard setback of approximately 6 feet 6 inches, where a minimum side yard setback of 10 feet is required, having found that the applicant satisfied the standards for granting a variance contained within the White Lake Township Zoning Ordinance, subject to the following conditions:

- 1. The covered deck structure shall be constructed substantially in accordance with the application, construction drawings, and certified boundary survey submitted with the variance application.**
- 2. No portion of the proposed covered deck structure shall be located closer than five (5) feet to the side property line.**
- 3. Any modification to the approved structure, including its footprint, location, dimensions, or setback, shall require review by the Township and may require additional approval by the Zoning Board of Appeals.**

**The motion carried with a roll call vote: (4 yes votes)
(Anderson/yes, Seiber/yes, Schillack/yes, Spencer/yes).**

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ZONING BOARD OF APPEALS MEETING
JULY 23, 2026

- B. Applicant: Marten Kasmika
32640 Dequinder
Warren, MI 48092
Location: **950 Lake Lane**
White Lake, MI 48383 identified as 12-21-278-010
Request: The applicant proposes to construct a one-story single-family dwelling containing approximately 1,567 square feet of heated living area, together with an attached two-car garage and covered front and rear porches.

Senior Planner Waligora reviewed his report with the ZBA.

Charlie Semaan, representative of the applicant, was present. He stated his request is the same as was approved prior, except for the change of putting in a full basement. He stated the lot is very narrow, the driveway had to be on Lake Lane because it would be difficult to construct it from Highland Road.

Member Schillack opened the public hearing at 6:58 P.M. Seeing none, he closed the public hearing at 6:58 P.M.

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

- A. Practical Difficulty
 - Member Seiber stated the lot is narrow and is a corner lot .
- B. Unique Situation
 - Member Seiber said the lot is a corner lot, off M-59, and utilities encroach on the lot.
- C. Not Self-Created
 - The applicant did not plat the lot.
- D. Substantial Justice
 - Member Seiber said the house on the other side of Lake Lane is similar and benefited from the same positioning.
 - Member Schillack added safety.
- E. Minimum Variance Necessary
 - Member Seiber said the minimum variance is requested, the home is as narrow as can it can practically be.

It was MOVED by Member Anderson, seconded by Member Seiber, to approve the variances requested by AMH Builders, LLC from Section 3.1.5.E of the White Lake Township Zoning Ordinance for Parcel Number 12-21-278-010, identified as 950 Lake Lane Drive, to construct a single-family dwelling with a front-yard setback of 25 feet from Lake Lane Drive, where 35 feet is required, and a rear-yard setback of 15.3 feet, where 35 feet is required. This approval grants a 10-foot front-yard setback variance and a 19.7-foot rear-yard setback variance, subject to the following conditions:

- 1. The applicant shall obtain all necessary permits and approvals from the White Lake Township Building Division and any other agency having jurisdiction.**

2. **Construction shall be substantially consistent with the certified site plan dated April 27, 2026, and the architectural plans submitted with the application, except as required to comply with the conditions of this approval.**
3. **The site plan and architectural plans submitted for building permits shall be consistent, including the location and dimensions of the dwelling, garage, porches, steps, decks, roof overhangs, and other structural projections.**
4. **No mechanical equipment, including an air-conditioning unit or generator, shall be located within the required front yard or closer than five feet to a side or rear property line.**
5. **A foundation certificate shall be submitted before the backfill inspection, and a final as-built survey shall be submitted to verify the approved setbacks and coverage.**

**The motion carried with a roll call vote: (4 yes votes)
(Anderson/yes, Seiber/yes, Schillack/yes, Spencer/yes).**

- C. Applicant: Ockert Vanschalkwyk
 6210 Grass Lake Road
 White Lake, MI 48383
 Location: **6210 Grass Lake Road**
 White Lake, MI 48383 identified as 12-17-400-022
 Request: The applicant proposes to construct a 36-foot by 48-foot,
 1,728-square-foot pole barn on the west side of the property,
 in front of the existing residence.

Senior Planner Waligora reviewed his report with the ZBA.

Ockert Vanschalkwyk, applicant, was present. He was originally going to build after his variance was approved in 2018 but was unable to due to foreseen circumstances. His zoning designation (PD – Planned Development) trigger variances for building, and the property does not have another suitable location for the proposed structure. He was conservative with his proposed setback numbers and took full responsibility for meeting any setbacks he is approved for.

Member Schillack opened the public hearing at 9:10 AM. Seeing none, he closed the public hearing at 9:10 AM.

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

- A. Practical Difficulty
 - Member Seiber stated the lot's topography, the zoning of the lot but not being included in the site condos, and the reserve septic field's location created a unique situation.
- B. Unique Situation
 - Member Schillack said zoning makes for a unique situation.
- C. Not Self-Created
 - The applicant did not create the lot.
- D. Substantial Justice

- Member Seiber said the neighbor right next to the subject property enjoys a similar use with their accessory structures.

E. Minimum Variance Necessary

- Member Seiber said the minimum variance is requested due to the lot configuration.

It was MOVED by Member Seiber, seconded by Anderson to approve the requested variances from Section 3.1.10 of the White Lake Township Zoning Ordinance for Parcel Number 12-17-400-022, identified as 6210 Grass Lake Road, to construct a 36-foot by 48-foot detached accessory building with a front-yard setback of no less than 19 feet 10 inches from Dawson Lane, where 40 feet is required, and a side-yard setback of no less than 15 feet, where 25 feet is required. This approval grants a front-yard setback variance of up to 20 feet 2 inches and a 10-foot side-yard setback variance, subject to the following conditions:

All necessary permits and approvals shall be obtained from the White Lake Township Building Division and any other agency having jurisdiction.

Construction shall be substantially consistent with the site drawing and building plans submitted with the application, except as required to comply with the conditions of this approval.

Before vertical construction, a foundation certificate shall be submitted showing the proposed accessory building and verifying a front-yard setback of no less than 19 feet 10 inches and a side-yard setback of no less than 15 feet. Any proposed reduction in an approved setback shall require further review by the Zoning Board of Appeals.

**The motion carried with a roll call vote: (4 yes votes).
(Seiber/yes, Anderson/yes, Spencer/yes, Schillack/yes,**

OTHER BUSINESS

None.

NEXT MEETING DATE: August 27, 2026

ADJOURNMENT It was MOVED by Member Anderson, seconded by Member Seiber to adjourn at 9:10 AM. The motion carried with a voice vote: (4 yes votes).

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