

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS
MARCH 26, 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:

Debby Dehart, Planning Commission Liaison
Jo Spencer, Chairperson
Niklaus Schillack, Vice Chairperson
Steve Anderson, Township Board Liaison
Clif Seiber

Also Present:

David Waligora, Senior Planner
Nick Spencer, Building Official
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

Chairperson Spencer stated the first case will not be heard this evening.

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

CALL TO THE PUBLIC

None.

APPROVAL OF MINUTES

A. March 26, 2026

It was MOVED by Member Schillack, seconded by Member Dehart to approve the minutes of March 26, 2026, as presented. The motion carried with a voice vote: (5 yes votes).

CALL TO THE PUBLIC

None.

OLD BUSINESS

None.

NEW BUSINESS

A. Applicant: John Green, Contractor
102 Lac Sainte Claire Dr

~~Saint Claire Shores, MI 48082~~

~~Location: 4160 Navarra Ct.~~

~~White Lake, MI 48386, identified as 12-07-177-015~~

~~Request: Variance requests from: Sec. 3.1.6 for a rear yard variance, and Sec 7.23 A, to enlarge a non-conforming structure.~~

- B. Applicant: Industries, Inc. Michigan
8275 White Lake Rd
Commerce Twp, MI 48382
Location: **8275 White Lake Rd**
White Lake, MI 48386, identified as 12-01-176-004
Request: Variance request from Sec. 3.1.20-E regarding building height.

Senior Planner Waligora reviewed his report.

Member Seiber asked staff if the Fire Marshal has seen the proposed building. Senior Waligora said the project is under site plan review, and the Fire Marshal did not take issue with the building height.

Scott Salisider, general contractor, was present on behalf of the applicant. He stated the variance request was like the request that was granted by the ZBA in 2020, and this building would be expanding on the former building. He added the buildings will not be visible on most of the building's elevations, and will be screened with landscaping on the areas that are visible.

Member Anderson asked Mr. Salisider what will be produced in the proposed building. Mr. Salizider said concrete manholes, bolts, and a low profile batch plant. There will be concrete piping production as well.

Chairperson Spencer opened the public hearing at 6:47 P.M.

Janet Peterman, 316 Reid Road, said she abuts the property but there is farmland between the two.

Chairperson Spencer closed the public hearing at 6:49 P.M.

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

- A. Practical Difficulty
 - Member Dehart stated the ordinance standard's are too low for a light industrial use.
- B. Unique Situation
 - Member Seiber said the property has a long standing industrial use.
- C. Not Self-Created
 - It is not self created.
- D. Substantial Justice
 - Member Schillack the proposal will allow the business owner to use the property as intended.
- E. Minimum Variance Necessary
 - Member Dehart said it is the minimum variance necessary.

Member Schillack MOVED 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 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.

Member Anderson approved, and the motion carried with a roll call vote: (5 yes votes). (Schillack/yes, Anderson/yes, Spencer/yes, Dehart/yes, Seiber/yes).

OTHER BUSINESS

None.

NEXT MEETING DATE: May 28, 2026

None.

ADJOURNMENT

It was MOVED by Member Schillack, seconded by Member Dehart to adjourn at 6:59 P.M. The motion carried with a voice vote: (5 yes votes).