



**CITY OF WALLED LAKE
ZONING BOARD OF APPEALS MEETING
(ELECTRONIC MEETING PLATFORM)
Monday, May 18, 2020 | 7:30 P.M.**

PLEDGE TO FLAG & INVOCATION

ROLL CALL & DETERMINATION OF A QUORUM

REQUESTS FOR AGENDA CHANGES

APPROVAL OF MINUTES

1. February 24, 2020 meeting minutes

Pg. 4

COMMUNICATIONS

UNFINISHED BUSINESS

1. Case: 2020-01
Applicant: Michael Petryczkowycz
Location: 566 E Walled Lake Drive
Request: Non-Use Variance

Pg. 9

Applicant proposes complete renovation of structure located at 566 E. Walled Lake. Currently this structure is a preexisting nonconforming structure with a side yard setback on the west of 0.6' and on the east 18' 11". Front yard setback currently is at the minimum 2.2".

Section 18.03 Nonconforming Structures of the Walled Lake Zoning Ordinance item (a) states no such structure shall be enlarged or altered in a way which would increase their nonconformity. With altering the second floor from a bungalow type structure to a colonial style structure this increases the nonconformity by having more exterior wall space and roof structure in the required side and front yard setbacks. A dimensional variance is required.

NEW BUSINESS

1. Case: 2020-02
Applicant: McDonald's Restaurant
Location: 1212 E. West Maple Road
Request: Non-Use Variance

Pg. 16

This matter relates to property located at the above referenced location. The applicant is requesting variances from Article 21.00 General Provisions of the Walled Lake Zoning Ordinance as follows:

- Section 21.29(I)(19)(c) requires minimum lot frontage of 150 feet. Existing site is 140 feet; and
- Section 21.29(I)(19)(e) requires buildings to have a minimum setback from residentially zoned property of 40 feet. Existing building is 23 feet from RM-1 zoned property; and
- Section 21.29(I)(19)(g) requires a site to have a six (6) foot high masonry wall and a twenty (20) foot landscape setback. Existing site has a six (6) foot high masonry wall and no landscape setback; and

- Section 21.29(I)(19)(h) requires a ten (10) foot landscape setback on the side yard. Existing site has a zero (0) foot landscape setback; and
- Section 21.29(I)(19)(i) requires only one (1) ingress/egress per street frontage. The site has one (1) ingress and one (1) egress on E. West Maple Road.

2. Case: 2020-03
 Applicant: Ben Berry
 Location: 821 E. Walled Lake Drive
 Request: Non-Use Variance

Pg.31

This matter relates to property located at the above referenced location. The applicant is requesting variance from Article 17.02 (m) Impervious Surface in Single Family Districts which is a maximum of 35%. Applicant’s plan proposes lot coverage of 48.2%.

3. Election of Officers

DISCUSSION

ADJOURNMENT

NOTICE OF ELECTRONIC PUBLIC MEETING: Pursuant to Executive Order No. 2020-75, signed by Governor Whitmer May 6, 2020, allows participation of the Zoning Board of Appeals meeting to be made available via electronic communications out of precaution and to limit the potential exposure of the public and staff to COVID-19.

Electronic Meeting Platform

The City will be utilizing the audio-conferencing tool ZOOM. Members of the Walled Lake public body will be able to hear and speak to each other for the entire meeting. Except for closed session portions of the meeting, members of the audience/public will be able to hear members of the Walled Lake public body during the entire meeting but will **only be able to speak** during Audience Participation or Public Hearing.

In order to connect to the meeting through ZOOM using a laptop, PC or Smart Phone, a member of the public may need to do the following:

- Install Zoom App on mobile device.
- Or download Zoom Client at <https://zoom.us/download> and install on a PC or Mac

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86216450105>

Password: 290172

Or iPhone one-tap:

US: +13126266799,,86216450105#,,1#,290172# or +16465588656,,86216450105#,,1#,290172#

Or Telephone: Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782

Webinar ID: 862 1645 0105

Password: 290172

International numbers available: <https://us02web.zoom.us/j/86216450105>

Members of the public participating during the meeting via ZOOM will wait in a virtual queue until called upon during the appropriate participation period. Because of limitations on un-muting and re-muting members of the public, there will be only one period per case.

When audience participation is permitted, members of the public will be called one at a time, as would happen during an in-person meeting. The meeting moderator will determine the order of public speakers. If you want to speak, you must use the “Raise Hand” feature for the meeting moderator to know you need to be unmuted. When you are unmuted, you will have three (3) minutes to share your comments to the public body. At the conclusion of your comments or your three (3) minutes, you will be re-muted and then removed from the queue.

Participants may also choose to submit comments that can be read into the record. Comments can be submitted via an email to clerk@walledlake.com. Written comments will be accepted prior to 4:30 p.m. on the day of the meeting.

Procedures by which persons may contact members of the public body prior to a meeting.

The City of Walled Lake government e-mail addresses of the members of all public bodies utilizing this means of meeting are available on the City’s website at:

<https://walledlake.us/index.php/contact-us>

Procedures for participation by persons with disabilities.

The City will be following its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 624- 4847 in advance of the meeting. An attempt will be made to make reasonable accommodations.

Individuals with Hearing or Speech-Impairments

Users that are hearing persons and deaf, hard of hearing, or speech-impaired persons can communicate by telephone by dialing 7-1-1.

- Individuals who call will be paired with a Communications Assistant
- Make sure to give the Communications Assistant the proper teleconference phone number and meeting ID with password.

For more information please visit:

https://www.michigan.gov/mpsc/0,9535,7-395-93308_93325_93425_94040_94041---,00.html