



**NOTICE OF PUBLIC MEETING  
CITY OF WALLED LAKE  
ZONING BOARD OF APPEALS MEETING  
Monday, October 27, 2025 | 7:30 P.M.**

This meeting will be held via in-person & Zoom conference. For those that want to participate in person the meeting will be held at Walled Lake City Hall Council Chambers located at 1499 E. West Maple Rd, MI 48390. For those that will attend virtually please review the credentials below. The following items are on the agenda for your consideration:

PLEDGE TO FLAG & INVOCATION

ROLL CALL

DETERMINATION OF A QUORUM

REQUESTS FOR AGENDA CHANGES

APPROVAL OF MINUTES

1. September 27, 2025 meeting minutes

COMMUNICATIONS

UNFINISHED BUSINESS

1. Case: 2025-04  
Applicant: Gus's Walled Lake Bldg., LLC  
Location: 929 N. Pontiac Trail, Parcel ID# 17-342-26-013  
Request: Non-use Variance

This matter relates to the above referenced property. Applicant proposes erecting a six foot (6') high freestanding sign in the front yard of the above referenced corner commercial lot within the corner lot clear zone that would require variances from the following sections of the Zoning Ordinance:

- Section 51-21.08 prohibits placement of any structures thirty inches (30") or higher on corner lots within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between said right-of-way lines at a distance along each line of twenty-five feet (25') from their point of intersection ("corner clear zone"). Applicant proposes erecting a six-foot (6') high freestanding sign in the front yard of Applicant's above referenced corner commercial lot within the corner clear zone which requires a variance from the corner clear zone requirement.
- Section 51-20.08.6(a) prohibits freestanding signs on commercial lots with principal buildings set back less than forty feet (40') from the front right-of-way line. Applicant proposes erecting a freestanding sign on applicant's above referenced commercial lot improved with a principal structure set back thirty feet (30') from the front right-of-way line which requires a variance from the freestanding sign prohibition applicable to commercial lots with principal structures set back less than forty Feet (40') from the front right-of-way line.

## NEW BUSINESS

1. Case: 2025-05  
Applicant: Evan Riskin  
Location: 120 Leeds St., Parcel ID# 17-35-354-005  
Request: Non-use Variance

This matter relates to the above referenced property. Applicant proposes constructing a 15 ft. (15') x 10 ft. (10') concrete pad at the end of the existing driveway on Applicant's above referenced single family property and constructing a 4 ft. (4') wide x 52 ft. (52') long sidewalk adjacent to the existing garage and driveway that would increase total impervious surface coverage of Applicant's lot from 54% (existing) to 56% (proposed) which would require a dimensional variance from the following section of the Zoning Ordinance:

- Section 51-17.02(m) limits total impervious surface lot coverage of single-family lots to not more than 35% of the total lot area. Applicant proposes constructing a 15 ft. (15') x 10 ft. (10') concrete pad at the end of the existing driveway on Applicant's above referenced single family property and constructing a 4 ft. (4') wide x 52 ft. (52') long sidewalk adjacent to the existing garage and driveway that would increase total impervious surface coverage of Applicant's lot from 54% (existing) to 56% (proposed) which requires a variance allowing lot coverage of 21% above the 35% impervious surface maximum.

## DISCUSSION

## ADJOURNMENT

### 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.

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

When: Oct 27, 2025 07:30 PM Eastern Time (US and Canada)

Topic: ZBA Monday, October 27, 2025

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/81899734499>

Passcode:527093

Phone one-tap:

+13052241968,,81899734499#,,, \*527093# US

+13092053325,,81899734499#,,, \*527093# US

Join via audio:

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

Webinar ID: 818 9973 4499

Passcode: 527093

International numbers available: <https://us02web.zoom.us/j/kc1jNTSJOC>

### **Procedures for participation by persons with disabilities.**

*The city will be following its normal procedures for the accommodation of persons with disabilities. Those individuals needing accommodation 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 accommodation.*

### **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](https://www.michigan.gov/mpsc/0,9535,7-395-93308_93325_93425_94040_94041---,00.html)