



**NOTICE OF PUBLIC MEETING
CITY OF WALLED LAKE
ZONING BOARD OF APPEALS MEETING
Monday, September 28, 2026 | 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. August 31, 2026 meeting minutes

COMMUNICATIONS

UNFINISHED BUSINESS

NEW BUSINESS

1. Nomination of Chairperson and Vice Chairperson

2. Case: 2026-03
Applicant: Kevin Jones
Location: 1404 S. Commerce Rd., Parcel ID# 17-26-307-012
Request: Non-use Variance

This matter relates to the above referenced property. Applicant proposes constructing a 40 ft. (40') x 40 ft. (40') 1,600 sq. ft. accessory shed in the rear yard of Applicant's above referenced single family property which would require a dimensional variance from the following section of the Zoning Ordinance:

- Section 51-21.10(3) limits total square footage of all accessory structures on a single-family lot to not more than 1,000 sq. ft. Applicant proposes constructing a 40 ft. (40') x 40 ft. (40') 1,600 sq. ft. accessory shed in the rear yard of Applicant's above referenced single family property that would increase total square footage of all accessory structures on applicant's lot to 1,600 sq. ft. which requires a variance allowing accessory structure lot coverage of 600 sq. ft. above the 1,000 sq. ft. maximum.

3. Case: 2026-04
Applicant: Patrick Lloyd
Location: 128 Leeds Rd., Parcel ID# 17-35-354-008
Request: Non-use Variance

This matter relates to the above referenced property. Applicant proposes erecting a six ft. (6') high wood privacy fence along the side lot lines of Applicant's above referenced single family property extending one hundred and twenty ft. (120') into the front yard with a sliding gate in the front yard extending across the entire width of Applicant's above referenced single family property which would require a dimensional variance from the following section of the Zoning Ordinance:

- Section 51-21.13(a) prohibits fences located in the front yard of single-family lots that extend closer to the front lot line than any portion of the principal structure. Applicant proposes erecting a six ft. (6') high wood privacy fence along the side lot lines of Applicant's above referenced single family property extending one hundred and twenty ft. (120') into the front yard beyond the principal residential dwelling with a sliding gate in the front yard extending across the entire width of Applicant's above referenced single family property which requires a variance allowing the proposed fence and sliding gate in the front yard of Applicant's single family lot.

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: Sep 28, 2026 07:30 PM Eastern Time (US and Canada)

Topic: September 28, 2026 ZBA

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/89179673186>

Passcode:988234

Phone one-tap:

+16465588656,,89179673186#,,, *988234# US (New York)

+16469313860,,89179673186#,,, *988234# US

Join via audio:

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+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

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Webinar ID: 891 7967 3186

Passcode: 988234

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

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