



**CITY OF WALLED LAKE
ZONING BOARD OF APPEALS
MONDAY, APRIL 27, 2026**

The Meeting was called to order at 7:30 p.m.

ROLL CALL: Easter, Johnson, Maltese, Scrivens

ABSENT: None

OTHERS PRESENT: City Attorney Vanerian, Building Official Wright, Council Member Schinzing

REQUESTS FOR AGENDA CHANGES:

Chairman Easter explained the board received resignation from James Arnold. He thanked him for his work and time served with the Zoning Board of Appeals.

Board Member Arnold said he appreciated his time serving on the Zoning Board of Appeals but now the focus is as a city council member.

**ZBA 04-01-26 MOTION TO ACCEPT RESIGNATION LETTER FROM JAMES
ARNOLD**

Motion by Scrivens, seconded Johnson: CARRIED UNANIMOUSLY: To accept resignation letter from James Arnold.

APPROVAL OF MINUTES:

**ZBA 04-02-26 APPROVAL OF OCTOBER 27, 2025 ZONING BOARD OF
APPEALS MEETING MINUTES**

Motion by Scrivens, seconded Maltese: CARRIED UNANIMOUSLY: To approve October 7, 2025 Zoning Board of Appeals meeting minutes.

COMMUNICATION: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Case: 2026-01
Applicant: Kristine Kurin

Location: 1411 Leon Rd., Parcel ID# 92-17-35-326-009
Request: Non-use Variance

This matter relates to the above referenced property. Applicant proposes constructing a 38 ft. (38') x 56 ft. (56') 2,128 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 38 ft. (38') x 56 ft. (56') 2,128 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 2,254.28 sq. ft. including existing accessory structures which requires a variance allowing accessory structure lot coverage of 1,254.28 sq. ft. above the 1,000 sq. ft. maximum.

Open Public Hearing 7:37 p.m.

Mr. Bissonette presented the request, explaining that the variance was sought due to limited access to the rear yard. He stated the existing home is proposed to be demolished and replaced but access constraints include approximately 5 feet on the west side and approximately 21 feet on the east side, are obstructed by vegetation and a retaining wall. Mr. Bissonette said he wants to construct an accessory structure (pole barn) prior to building a new home to avoid damaging future improvements. He said the proposed structure included up to approximately 2,000 sq. ft. (revised from larger initial concept), no more than 18 feet in height with use to include storage, workshop, and art studio. He said there will be water and electricity but not intended for any residential use.

Chairman Easter and City Attorney Vanerian reviewed ordinance requirements, explaining the accessory structure is limited to 30% of the rear yard. The total square footage is generally limited to 1,000 sq. ft., unless supported by the size of the principal structure.

City Attorney Vanerian stressed board determinations must be based on existing site conditions, not proposed future plans.

The Board discussed the 35% maximum impervious surface coverage. The applicant indicated the proposal would remain within allowable limits.

Building Official Wright raised concerns regarding increased stormwater runoff from the proposed structure. He explained engineering review will work to ensure there is no negative impact on neighboring properties.

The Board discussed mitigation options including gutters, and/or French drains, and/or cisterns or dry wells. Engineered drainage systems will be required and reviewed by the city engineer.

Board members questioned the size and potential use of the structure, including whether it could function as an accessory dwelling unit (ADU).

Mr. Bissonette confirmed the structure would not be used as a residence.

Discussion included the applicant's proposed timeline of approximately 24 months for home construction.

Building Official Wright explained building permits once issued are good for 180 days and after each inspection the permit continues to be valid, they require ongoing activity. He explained there could be delays which could create compliance issues if continued inspections are not done. Building Official Wright discussed the possibility that constructing both the home and accessory structure concurrently may eliminate the need for a variance.

City staff outlined the following options that may work for the applicant to not have to request a variance since there are other options and the applicant is questioning their path forward.

Discussion was held on two alternative options, such as constructing an accessory structure of up to 1,000 sq. ft. with the removal of the existing shed being required plus a performance bond to be provided to guarantee demolition of shed. Another option discussed was to submit plans for both the principal dwelling and accessory structure simultaneously which allows full ordinance compliance review and may eliminate the need for a variance.

Close Public Hearing 8:39 p.m.

Following discussion, the applicants conferred and elected to withdraw the variance request.

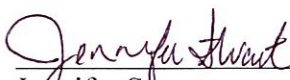
DISCUSSION None

ADJOURNMENT

ZBA 04-03-26

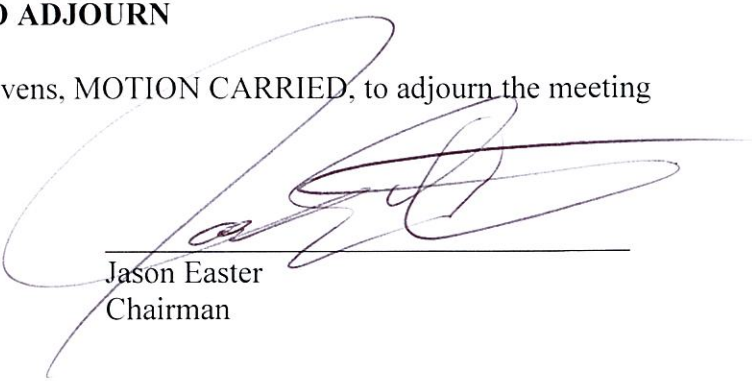
MOTION TO ADJOURN

Motion by Maltese seconded by Scrivens, MOTION CARRIED, to adjourn the meeting at 8:40 p.m.



Jennifer Stuart
Recording Secretary

approved 8/31/26



Jason Easter
Chairman