



Memorandum

To: Planning Commission Members
From: Elizabeth J Corwin, PE, AICP; Planning Director
Date: June 19, 2025
Re: Rezoning from ARR to R-3
2643 Country Acres
PIN. 11-17-300-027
Applicant: Jeffrey and Shelby Camerella

The proposal before you is for a request for rezoning from ARR, Agriculture and Rural Residential to R-3, Single-Family Residential with 3-acre density. The subject parcel is 6.56 acres, developed with a single family home on the western end of the parcel. The parcel has 563 feet of frontage on Country Acres Drive which is a private road currently serving 5 parcels. The home on the site was built in 2005.

The applicant's stated goal is to divide the property for 2 new homesites plus the existing home, which would be allowed under the R-3 Zoning District. The Zoning Administrator advised the applicant to work with a land surveyor to assure there was adequate buildable acreage on both of the parcels that would result from a land division. The parcel due north of the cul-de-sac has been previously rezoned to R-3, Single Family Residential-3-acre, although the other parcels on the street are zoned ARR, Agricultural and Rural Residential.

The Master Plan designates this parcel for Rural Residential, although properties on the south side of Westwind are designated Medium Lot Single Family Residential.

The factors which can and should be considered in reviewing a rezoning application may be found in Section 19.05 of the Zoning Ordinance (https://library.municode.com/mi/highland_charter_township/codes/code_of_ordinances?nodeId=CD_ORD_C H25Z0OR_ART19TEAMRE_S19.05REAM). Essentially, you are called to evaluate whether the request is reasonable given existing development patterns around the site, whether the request is compatible with the master plan, and whether there are any issues relative to developing the site in conformance with the requested zoning classification.



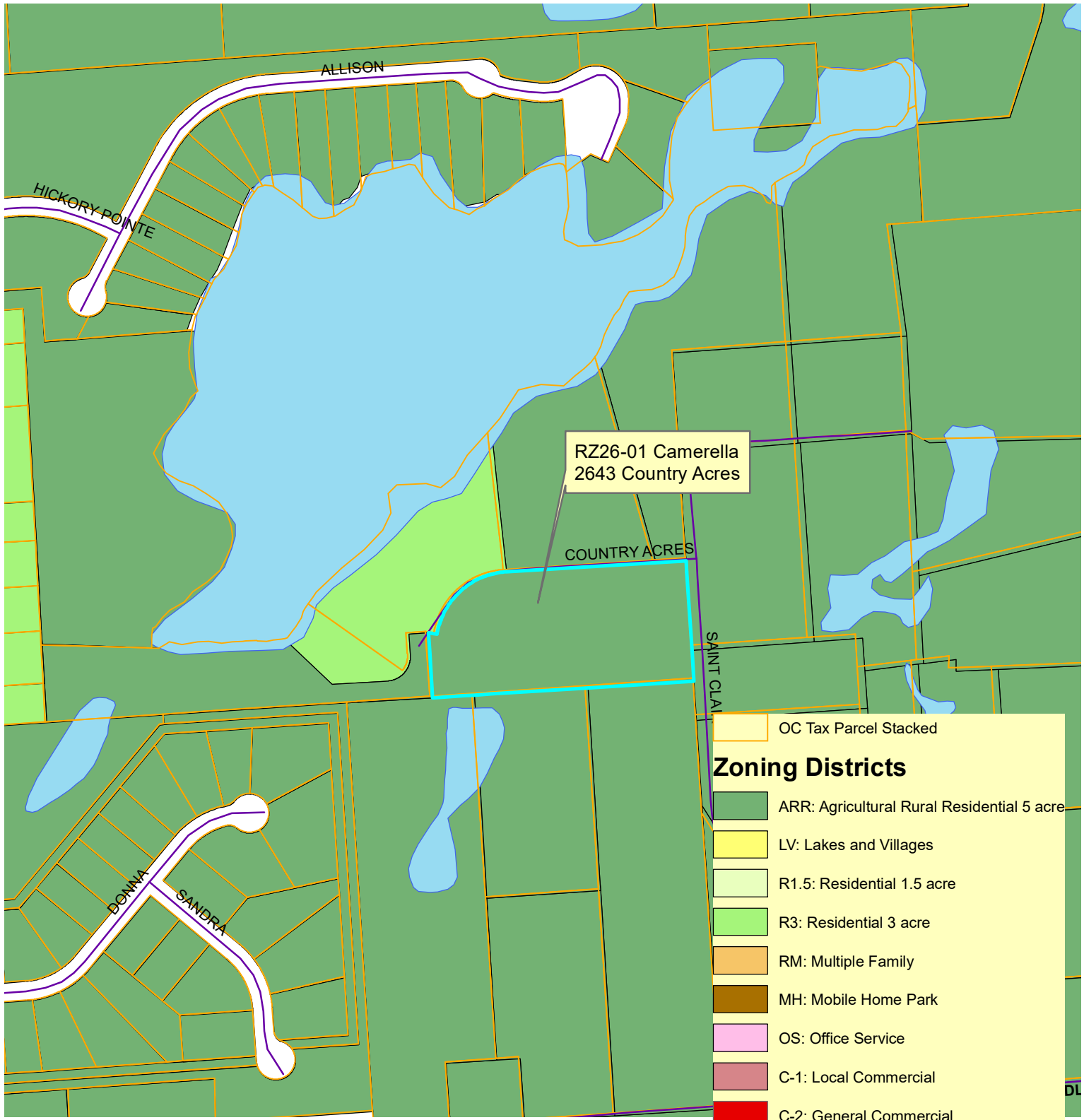
RZ26-01
Jeffrey and Shelby Camerella
2643 Country Acres
pin 11-17-300-027
















260 130 0 260 Feet



CHARTER TOWNSHIP OF HIGHLAND ZONING MAP

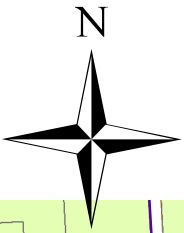


RZ26-01 Camerella
2643 Country Acres

-  OC Tax Parcel Stacked
- Zoning Districts**
-  ARR: Agricultural Rural Residential 5 acre
-  LV: Lakes and Villages
-  R1.5: Residential 1.5 acre
-  R3: Residential 3 acre
-  RM: Multiple Family
-  MH: Mobile Home Park
-  OS: Office Service
-  C-1: Local Commercial
-  C-2: General Commercial
-  HS: Highland Station
-  TR: Technology and Research
-  IM: Industrial Manufacturing

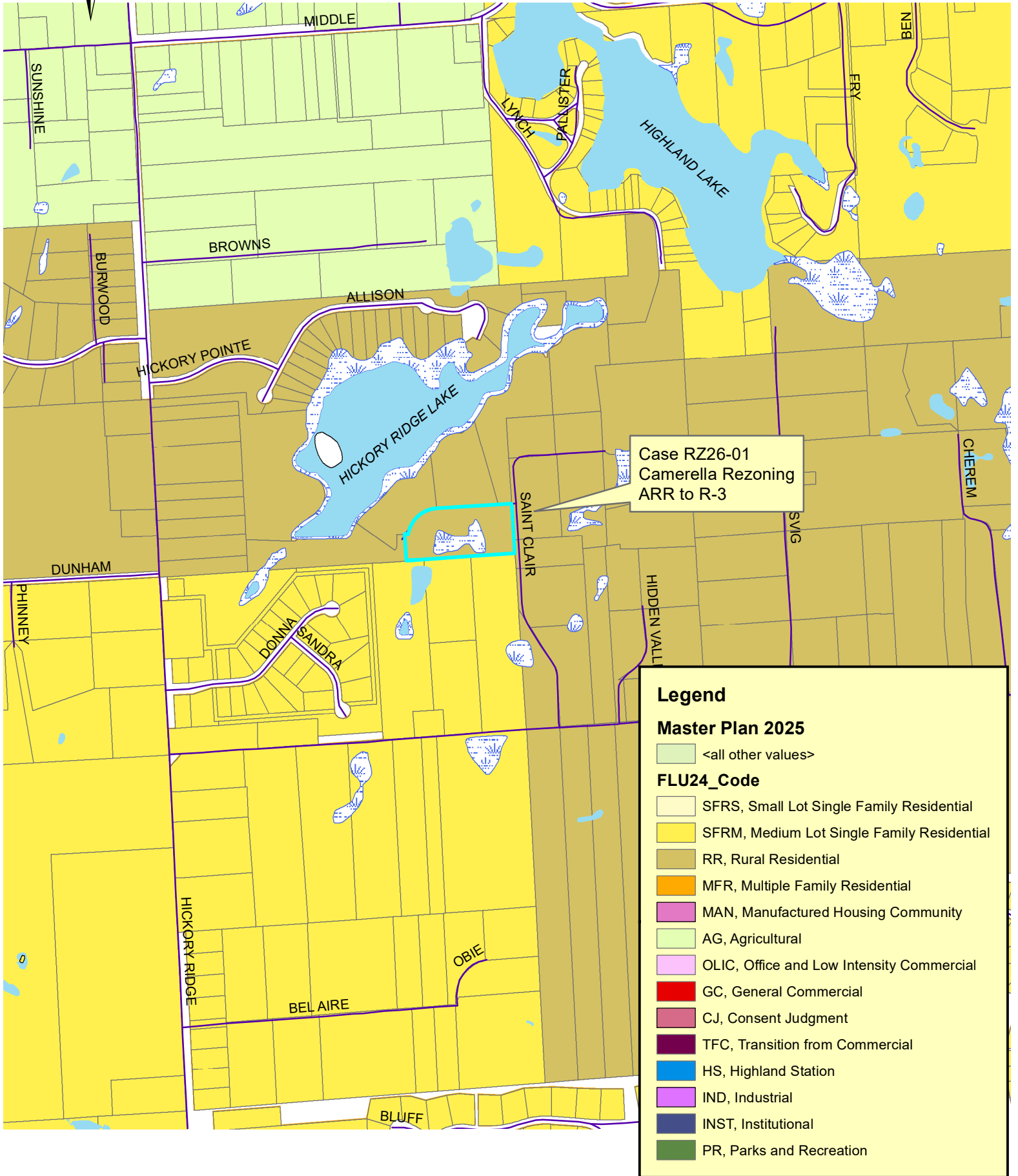


ENACTED: November 18, 2010



MASTER LAND USE MAP

PIN 11-017-300-027





**PUBLIC HEARING
CHARTER TOWNSHIP OF HIGHLAND
PLANNING COMMISSION
March 19, 2026
7:30 P.M.**

NOTICE IS HEREBY GIVEN that a public hearing will be held at the Highland Township Hall Auditorium, 205 N. John St. on Thursday, March 19, 2026 at 7:30 p.m.

Notice is further given that all interested parties are invited to review the request and offer comment through the internet or mail. The application may be viewed at <http://highlandtwp.net> under the Planning Commission e-packet tab. Comment may be submitted to planning@highlandtwp.org, mailed to the Township offices or dropped in our secure drop box at the Township Offices, 205 N. John St. If you have any questions, please call 248-887-3791, ext. 2.

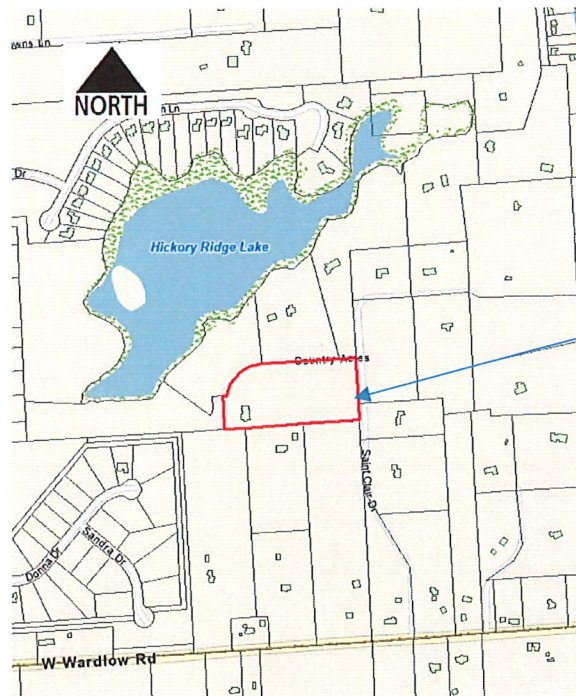
TO CONSIDER:

A request for rezoning submitted by applicant and property owner Jeffrey and Shelby Camerella

FROM: ARR, Agriculture and Rural Residential

TO: R-3, Single-Family Residential, 3 acre

LOCATION: Parcel 11-17-300-027; 2643 Country Acres



Parcel to be considered for rezoning

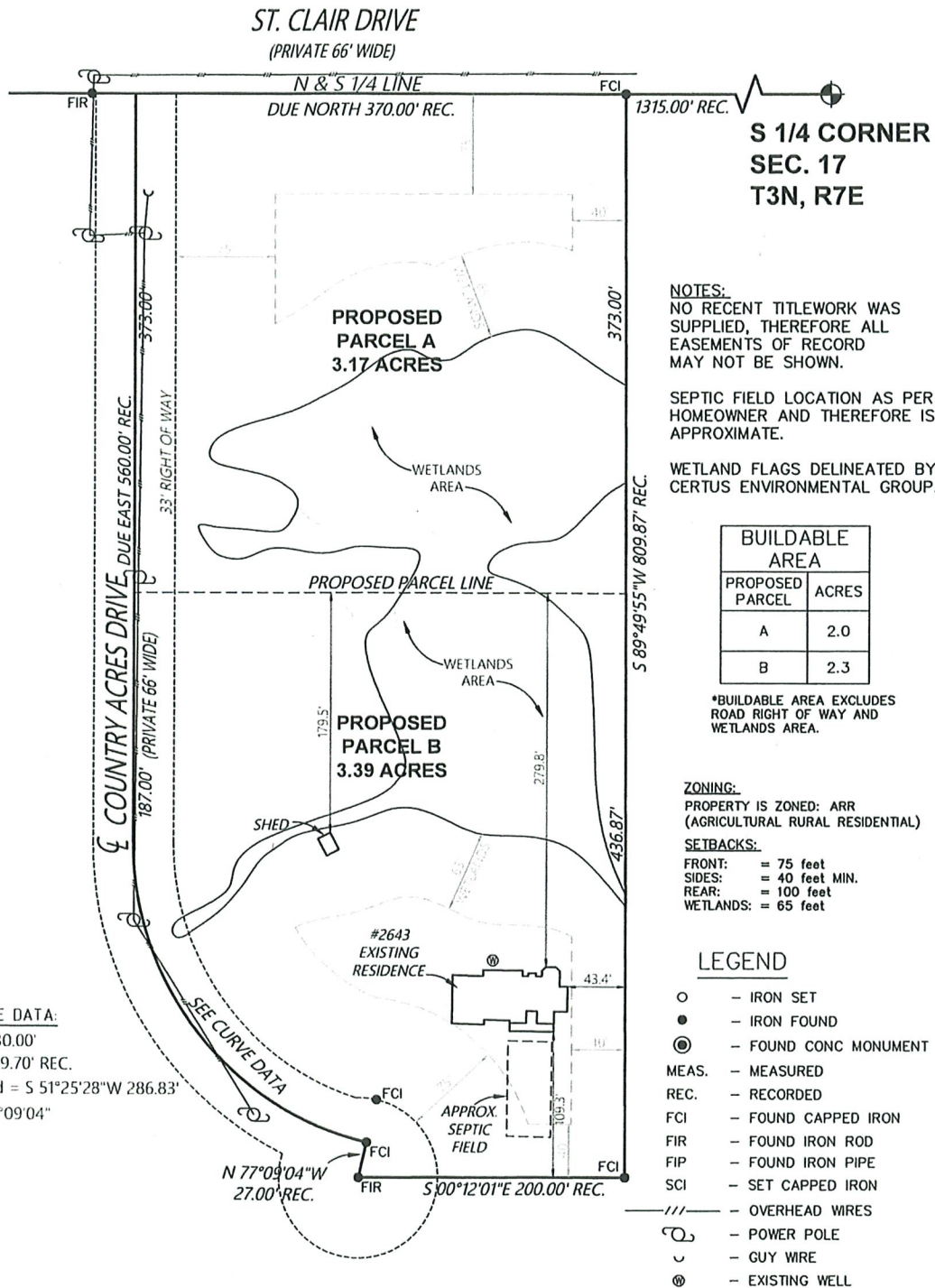
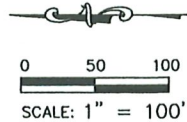
Kevin Curtis, Chairman
Highland Township Planning Commission

(Publish: once on or before 02/26/2026)

PRELIMINARY PARCEL SPLIT

Prepared For: RYAN FABIAN

Legal Description: PARCEL ID: 11-17-300-027



**S 1/4 CORNER
SEC. 17
T3N, R7E**

NOTES:
NO RECENT TITLEWORK WAS SUPPLIED, THEREFORE ALL EASEMENTS OF RECORD MAY NOT BE SHOWN.

SEPTIC FIELD LOCATION AS PER HOMEOWNER AND THEREFORE IS APPROXIMATE.

WETLAND FLAGS DELINEATED BY CERTUS ENVIRONMENTAL GROUP.

BUILDABLE AREA	
PROPOSED PARCEL	ACRES
A	2.0
B	2.3

*BUILDABLE AREA EXCLUDES ROAD RIGHT OF WAY AND WETLANDS AREA.

ZONING:
PROPERTY IS ZONED: ARR (AGRICULTURAL RURAL RESIDENTIAL)

SETBACKS:
FRONT: = 75 feet
SIDES: = 40 feet MIN.
REAR: = 100 feet
WETLANDS: = 65 feet

LEGEND

- - IRON SET
- - IRON FOUND
- ⊙ - FOUND CONC MONUMENT
- MEAS. - MEASURED
- REC. - RECORDED
- FCI - FOUND CAPPED IRON
- FIR - FOUND IRON ROD
- FIP - FOUND IRON PIPE
- SCI - SET CAPPED IRON
- /// - OVERHEAD WIRES
- ⊕ - POWER POLE
- ⌒ - GUY WIRE
- ⊗ - EXISTING WELL

CURVE DATA:
R= 230.00'
L= 309.70' REC.
Chord = S 51°25'28"W 286.83'
Δ=77°09'04"



LICENSED PROFESSIONAL SURVEYOR #4001039075

ALPINE 376 BEECH FARM CIRCLE SUITE # 1293
HIGHLAND, MICHIGAN, 48357
PHONE: 810-207-8050

Land Surveying, Inc.

FIELD:	KG	DATE:	05-06-2025
DRAWN:	DJS	JOB NO:	25-6911
CHECKED:	KG	SHEET:	1 OF 1
REVISED:	12-11-25 ADDED WETLANDS; ADJUSTED PROPOSED PARCEL LINE		