

CHARTER TOWNSHIP OF HIGHLAND
ZONING BOARD OF APPEALS
APPROVED MINUTES
April 3, 2024

The meeting was held at Highland Township Auditorium, 205 N. John St., Highland, MI, 48357.

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

ROLL CALL:

David Gerathy, Chairman
Michael Borg, Vice Chairman - absent
Anthony Raimondo, Secretary - absent
Grant Charlick
Peter Eichinger
Robert Hoffman
John Jickling
(Alternate) Mary Michaels
(Alternate) Michael Zeolla

Kariline P. Littlebear, Zoning Administrator

Visitors: 3

Chairman Gerathy welcomed the public and reviewed the procedures for addressing the Board. Four affirmative votes are required to approve a variance. If a variance is approved, the applicant has one year to act upon the variance. The alternate members, Mary Michaels and Michael Zeolla, will participate in the meeting in place of the absent regular members.

NEW BUSINESS:

1. CASE NUMBER: 24-05
COMPLAINT:
ZONING: LV – Lake and Village Residential District
PARCEL #: 11-13-203-021
PROPERTY ADDRESS: 2812 N. Duck Lake Rd
APPLICANT: Timothy J. Wilson
OWNER: Timothy & Kathleen Wilson
VARIANCE REQUESTED: A 19-foot variance from the calculated 30-foot front yard setback to 11-feet provided.
(Section 9.02.B.a)
This request is for a reduction of the front yard setback for the construction of a second story addition.

Chairman Gerathy introduced the case and asked if the applicant was present and had anything else to add that was not included with the application.

Discussion from the Applicant:

Timothy Wilson, applicant, was present and reviewed the information provided for his request.

Discussion from the Public:

There was no public comment offered.

Discussion from the Board:

Mr. Gerathy asked if the Zoning Administrator had received any public comment on this case and she replied that she had not.

Mr. Hoffman stated that he does not see any reason to deny this request and stated a few facts and findings.

Mrs. Michaels stated that she visited the site and found that the request is reasonable.

Mr. Zeolla stated that he agreed with Mr. Hoffman and Mrs. Michaels noting that the addition would not increase the footprint of the existing house.

Facts and Findings:

- The request will not negatively impact the health, safety, or welfare of the neighborhood.
- The request is in keeping with the character of the neighborhood.
- The request will not encroach further than the existing structure.
- The request is the minimum necessary.
- The parcel is exceptionally shallow.

Motion:

Mr. Zeolla made a motion in Case #24-05, 2812 N Duck Lake Rd, parcel # 11-13-203-021, to approve a 19-foot variance from the calculated 30-foot front yard setback to 11-feet provided for the construction of a second story addition. Mr. Hoffman supported the motion.

Roll Call Vote: Mr. Hoffman-yes, Mr. Zeolla-yes, Mr. Eichinger-yes, Mrs. Michaels-yes, Mr. Charlick-yes, Mr. Jickling-yes, Mr. Gerathy-yes, (7 yes votes). The motion carried and the variance was approved.

Mrs. Michaels made a motion to sign a Final Decision form for Case # 24.05. Mr. Hoffman supported the motion and it was approved with a unanimous voice vote.

CALL TO THE PUBLIC:

Andy West, owner of Vandrey Storage on S. Milford Rd, stated that he was just observing the ZBA meeting process.

MINUTES:

Mrs. Michaels made a motion to approve the minutes of March 20, 2024, as presented. Mr. Eichinger supported the motion, and it was approved with a unanimous voice vote.

DISCUSSION:

Mr. Jickling asked if there are any updates on the old lumber yard. Mrs. Littlebear stated that the property owner has consolidated most of the block but has not turned in any applications to the Planning Department for review. Mr. Zeolla stated that the corner parcel with the ticket station has just been declared surplus property by the Board of Trustees. Mrs. Michaels asked if both that property and the other corner property will be gas stations. Mr. Charlick noted that the lumber yard property and the parcel on the southeast corner of Milford Rd and M-59 are zoned Highland Station District, and a gas station is not an allowed use in that district currently. He stated that the Planning Commission has been considering whether to recommend a change to the district regulations to allow gas stations and that the Planning Commission and the DDA will be meeting to discuss this issue.

Mr. Jickling asked if anything was happening with the old paint store on the northwest corner of Milford Rd and M-59. Mrs. Littlebear stated that the property owners have been working with their engineers and the County Health Division to get a septic permit and that they will be utilizing the existing structure with an interior remodel only so that they don't run into setback issues.

Mrs. Michaels asked about the last ZBA case and how that denial would be enforced. Mrs. Littlebear explained the appeals process and stated that Ms. White had already contacted her with a date for removal.

Mr. Charlick stated the Planning Commission is reviewing the ordinance to address shipping containers as accessory structures and the appropriate districts and setbacks for them.

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ADJOURN:

At 8:00 p.m., Mrs. Michaels made a motion to adjourn the meeting. Mr. Hoffman supported the motion and it was approved with a unanimous voice vote.

Respectfully submitted,

Mary Michaels
Acting Secretary
MM/kpl