



ZONING BOARD OF APPEALS

Wednesday
November 19, 2025
7:30 PM

AGENDA

A Zoning Board of Appeals hearing will be held at Highland Township Auditorium, 205 N. John St., Highland Michigan at the date and time specified.

This hearing is open to the public for comments relative to the case under consideration. Notification of this meeting has been sent to property owners within 300 feet of the property being reviewed. Anyone interested is welcome to attend. We encourage all interested parties to consider remote means of reviewing proposals and offering comment through the internet or mail. Case files may be viewed at www.highlandtwp.net scrolling down the homepage to the Zoning Board of Appeals icon then click the year and the case number. Comments may be submitted to HTPlanning@highlandtwp.org or mailed to the Township offices or in person during office hours or dropped in our secure drop box. If you choose to attend the public hearing, you may be turned away if you exhibit any signs of illness. Questions may be directed to (248) 887-3791, ext. 2. Any comments received prior to 4:30 p.m. on the date of the hearing will be provided to the Zoning Board of Appeals for their review and consideration.

CALL TO ORDER:

ROLL:

NEW BUSINESS:

1. CASE NUMBER: 25-20
ENFORCEMENT: **EE24-0337**
ZONING: LV – Lake and Village Single-Family Residential District
PARCEL #: 11-11-377-015
PROPERTY ADDRESS: 3394 Ramada Dr
APPLICANT: Brain & Dayle Rogers
OWNER: Brain & Dayle Rogers
VARIANCE REQUESTED: A 62-foot variance from the calculated 62-foot ordinary high-water setback to 0-feet provided.
(Sec. 9.02.D)
This request is for a reduction of the ordinary high water mark setback for the construction of an uncovered deck.

2. CASE NUMBER: 25-21
ENFORCEMENT: **EE25-0239**
ZONING: LV – Lake and Village Single-Family Residential District
PARCEL #: 11-12-480-002
PROPERTY ADDRESS: 3410 Lakeview Dr
APPLICANT: Scott McPhail
OWNER: Scott McPhail
VARIANCE REQUESTED: A 28-foot variance from the calculated 36-foot ordinary highwater mark setback to 8-feet provided; and
A 7-foot 1-inch variance from the required 20-foot total side yard setback to 12-feet 11 inches provided.
A privacy fence where an open-air type of fence is required and a 10-foot variance from the 10-foot ordinary highwater set back to 0-feet provided.
(Sec. 9.02.D., 9.02.B.b., and 8.09.A.3.)

This request is for the reduction of the ordinary high water mark setback and the reduction of the total side yard setbacks for the construction of a concrete patio with firepit, pathways and a hot tub. This request is also to allow the construction of a privacy fence where only an open-air type of fence is required and to allow said privacy fence to extend to the ordinary high-water mark.

3. CASE NUMBER: 25-22
ENFORCEMENT:
ZONING: LV – Lake and Village Single-Family Residential District
PARCEL #: 11-12-480-001
PROPERTY ADDRESS: 3420 Lakeview Dr
APPLICANT: Jonathan Gregory
OWNER: Jonathan Gregory
VARIANCE REQUESTED: A 7.9-foot variance from the calculated 56-foot ordinary highwater mark setback to 48.1-feet provided.
(Sec. 9.02.D.)
This request is for the reduction of the ordinary highwater mark setback for the construction of a garage addition.

MINUTES:
November 5, 2025

DISCUSSION:

ADJOURN: