CHARTER TOWNSHIP OF HIGHLAND
ZONING BOARD OF APPEALS
APPROVED MINUTES
October 21, 2026

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, Chair
Anthony Raimondo, Vice Chair
Jacob Probe, Secretary
Michael Zeolla, P.C. Liaison
Peter Eichinger
Robert Hoffman
Gary Childs
Chuck Benke, Alternate

Tim McLean, Zoning Administrator
Samantha George, Assistant Zoning Administrator

Visitors: 5

Chair Gerathy welcomed the public to the meeting and reviewed the procedures for addressing the Board, stating that four affirmative votes are required to approve a variance. If a variance is approved, the applicant has one year to act upon the variance.

NEW BUSINESS:

1. CASE NUMBER: 26-19
   ENFORCEMENT:
   ZONING: LV –Lakes & Villages
   PARCEL #: 11-13-201-002
   PROPERTY ADDRESS: 2992 Venice
   APPLICANT: A-Better Exterior LLC
   OWNER: John & Gaye Burton
   VARIANCE REQUESTED: A 14-foot variance from the calculated 51-foot ordinary highwater mark setback to 37-feet provided and;
   A 2-foot variance from the calculated 39-foot ordinary highwater mark deck setback to 37-feet provided.
   (Sec. 9.02.D.)
   This request is for a reduction of the ordinary highwater mark setback for the construction of a covered porch & deck.

Discussion from the Applicant:
Mark **Weiler** representing A-Better Exteriors (contractor of record) stated that the previous plans had been changed to eliminate the deck and install a concrete slab for a covered porch.

Discussion from the Public:
None

Discussion from the Board:

Mr. Hoffman stated he did not have any problems with the request. He also noted that this request was for a lesser variance than had been previously approved.
Mr. Zeolla stated he was less concerned with variances for the ordinary high-water mark in the LV district.
Mr. Probe asked if the variance request was just for the covered porch and the rest remains open.

Motion:
Mr. Hoffman made a motion to approve Case #26-19, parcel # 11-01-127-026, commonly known as 11-13-201-002, for a 14-foot variance from the required 30-foot side yard setback to 16-feet provided for the construction of a green house. Mr. Child supported the motion.

Facts and Findings:
This request is the minimum necessary.
A practical difficulty resulted the substandard depth of the property.
This request will not be detrimental to, nor alter the essential character of the neighborhood.
The practical difficulty was not self-created

Roll Call Vote: Mr. Probe -yes, Mr. Raimondo -yes, Mr. Zeolla -yes, Mr. Hoffman -yes, Mr. Eichinger -yes, Mr. Childs -yes, Mr. Gerathy -yes, (7 yes votes, 0 no votes). The motion passed and the variance request was approved.

FINAL DETERMINATION:
Mr. Raimondo made the motion to issue a final determination due to a unanimous vote. Mr. Hoffman supported the motion. Voice vote: all in favor.

2. CASE NUMBER: 26-20
ENFORCEMENT:
ZONING: R1.5– Single Family Residential
PARCEL #: 11-01-127-026
PROPERTY ADDRESS: 2844 Rose Center
APPLICANT: Nina Janies
OWNER: Nina Janies
VARIANCE REQUESTED: A 14-foot variance from the required 30-foot side yard setback to 16-feet provided for the construction of a green house. This request is for a variance from Sec.4.15 table & 4.1 Schedule of Regulations of the Zoning Ordinance.

Chair Gerathy introduced the case, and asked if the applicant was present and, if so, to please step up to the podium.

Discussion from the Applicant:
Ms. Janies stated that she is requesting a 14-foot variance from the required 30-foot side yard setback to 16-feet provided for the construction of a green house. Ms. Janies stated that the property is zoned R1.5 but the lot size is .413 acres.

Discussion from the Public:
None

Discussion from the Board:
Zoning Administrator McLean entered into the record a letter from property owners Dave & Christine Maxwell (2822 Rose Center) stating they had no issues with the proposed greenhouse.

Mr. Eichinger stated he had visited the property. He believes the variance request is reasonable.
Mr. Raimondo stated that he agreed with the statements from Mr. Eichinger.
Mr. Zeolla stated that he believes a reduction in the size of the greenhouse would eliminate the need for a variance.
Mr. Hoffman stated he doesn't believe the size of the greenhouse could be reduced any further.

Motion:
Mr. Childs made a motion to approve Case #26-20, parcel # 11-01-127-026, commonly known as 2844 Rose Center Rd, for a 14-foot variance from the required 30-foot side yard setback to 16-feet provided for the construction of a green house. Mr. Eichinger supported the motion.

Facts and Findings:
This request is the minimum necessary.
A practical difficulty resulted the substandard depth of the property.
The septic system combined with the lot size creates a practical difficulty.
This request will not be detrimental to, nor alter the essential character of the neighborhood.
The practical difficulty was not self-created

Roll Call Vote: Mr. Probe -yes, Mr. Raimondo -yes, Mr. Zeolla -yes, Mr. Hoffman -yes, Mr. Eichinger -yes, Mr. Childs -yes, Mr. Gerathy -yes, (7 yes votes, 0 no votes). The motion passed and the variance request was approved.

FINAL DETERMINATION:
Mr. Childs made the motion to issue a final determination due to a unanimous vote. Mr. Eichinger supported the motion. Voice vote: all in favor.

MINUTES
Mr. Childs made the motion to approve the minutes of September 16, 2026, as corrected. Mr. Eichinger supported the motion. Voice vote: all in favor.

DISCUSSION:
None

ADJOURN:
At 7:55 p.m., Mr. Probe made a motion to adjourn the meeting. Mr. Childs supported the motion, and it carried with a unanimous voice vote.

Respectfully submitted,

Jacob Probe, Secretary
JP/kpl