



# Memorandum

To: Planning Commission Members  
From: Elizabeth J Corwin, PE, AICP; Planning Director  
Date: September 4, 2025  
Re: Minor Site Plan Modification—Infill at Peter’s True Value; 3445 W Highland  
PIN 11-30-200-021

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The application before you is for a project to construct a shed roof along the west side of the existing True Value Hardware store and move the fence/gate to expand the available outdoor storage area.

The proposed project does not have any significant impact on drainage, and has not been presented to the Township Engineer for review. It also has no impact on the existing septic system or well.

Outdoor storage was previously approved for this site. This proposal expands the area behind the fence. Any pavement shown as parking spaces on the approved site plan but behind the fencing/storage would be considered “banked” or reserved and therefore do not actually impact the parking calculations for the site. We have never observed a shortage of parking on the site.

I will conduct a site visit prior to your meeting so as to determine if the landscaping and other features of the site are still in compliance with the approved site plan.



- Site Plan Review
- Rezoning
- Use Requiring Special Approval
- Land Use Review
- Land Division & Combination
- Road Profile
- Other \_\_\_\_\_

**PLAN REVIEW APPLICATION**

Highland Township Planning Department, 205 N. John St, Highland, Michigan 48357 (248) 887-3791 Ext. 2

Date Filed: 8/29/2025 Fee: \$100 Escrow: -0- Case Number: \_\_\_\_\_

**NOTICE TO APPLICANT AND OWNER**

BY SIGNING THIS APPLICATION, THE APPLICANT AND OWNER ACKNOWLEDGE ONE OR THE OTHER OR BOTH ARE RESPONSIBLE FOR ALL APPLICATION AND CONSULTANT FEES THAT ARISE OUT OF THE REVIEW OF THIS REQUEST THE OWNER ALSO AUTHORIZES THE TOWNSHIP TO PLACE A SIGN ON THE PROPERTY, IF NECESSARY, TO INFORM THE PUBLIC OF THE PENDING MATTER BEING REQUESTED.

**REQUIRED COPIES OF PLANS**

INITIAL REVIEW: 2 HARD COPIES OF PLANS AND PDF COPY OF PLANS  
CONSULTANTS REVIEW OF APPROVED PLANS SUBJECT TO CONDITIONS: 2 COPIES AND PDF COPY

**1. APPLICANT INFORMATION**

NAME: Haley Grebeck  
ADDRESS: 3455 w highland rd milford mi  
PHONE: 2488877795  
EMAIL: Peterstruevalue@earthlink.net

**PROPERTY OWNER INFORMATION**

NAME: Peter Grebeck  
ADDRESS: 3455 W Highland Rd  
Milford, MI. 48380  
PHONE: 2488877796  
EMAIL: Peterstruevalue@earthlink.net

**2. SITE INFORMATION**

ADDRESS OR ADJACENT STREETS: W Highland Road west of Hickory Ridge  
LOT WIDTH: \_\_\_\_\_ LOT DEPTH: \_\_\_\_\_ LOT AREA: \_\_\_\_\_  
PARCEL IDENTIFICATION NUMBER(S): = 11-30-200-021

**3. PROJECT INFORMATION**

PROJECT NAME: Shed roof  
PRESENT ZONING: C-2, General Commercial PROPOSED ZONING: C-2, General Commercial  
PRESENT USE: Retail-Hardware PROPOSED USE: Retail, Hardwar

**APPLICANT**

SIGNATURE: *Haley Grebeck*  
PRINT NAME: Haley Grebeck

On the 29<sup>th</sup> day of AUGUST before me, a Notary Public, personally appeared the above named person whose signature appears above, and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

State Of Michigan  
County Of Oakland

Notary Public: *Joni A. Kaban*

**PROPERTY OWNER**

SIGNATURE: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

On the \_\_\_\_ day of \_\_\_\_\_ before me, a Notary Public, personally appeared the above named person whose signature appears above, and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

State Of Michigan  
County Of Oakland

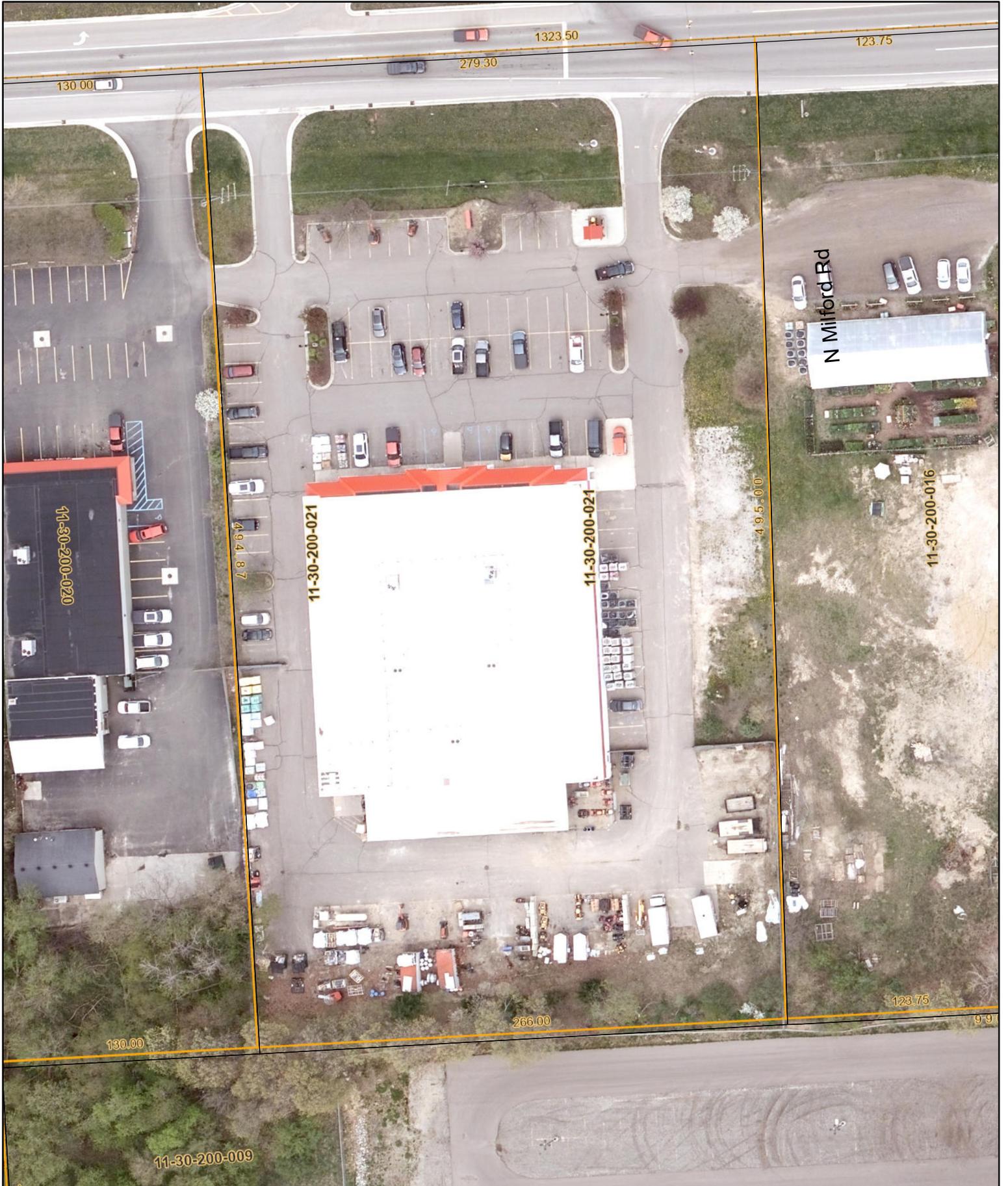
Notary Public: \_\_\_\_\_

• If there are Co-Applicants and/or Co-Owners associated with this property(ies) to be acted upon, please submit a Notarized Co-Applicant's and/or Co-owner's "Interest in Property Certificate" with this application. The person signing this cover sheet will be considered the official designee for the group and all correspondence will be addressed to this person.

• A notarized letter giving the Applicant authorization to represent the Owner is also permitted in lieu of a signature on this application. The person signing this cover sheet, however, will be considered the official designee for the Owner and all correspondence will be addressed to this person.



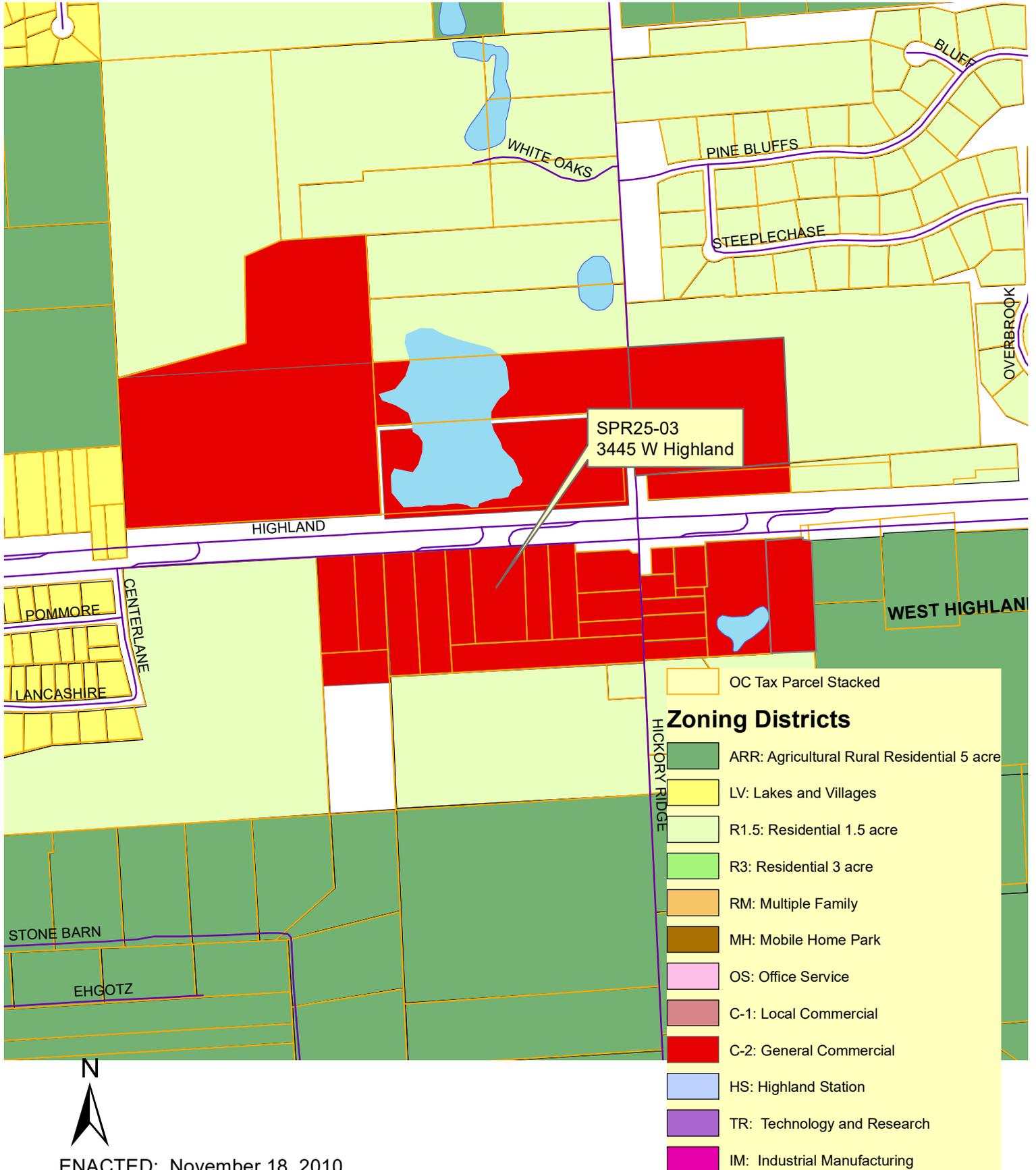
SPR 25-03  
PETER'S TRU VALUE HARDWARE  
3455 W HIGHLAND



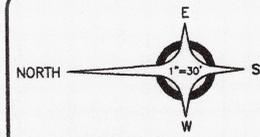
80 40 0 80 Feet



# CHARTER TOWNSHIP OF HIGHLAND ZONING MAP



ENACTED: November 18, 2010



**BENCH MARK LIST**

BENCH MARK No. 1  
P.K. NAIL IN EAST FACE OF UTILITY POLE AT WEST PROPERTY LINE, SOUTH SIDE OF HIGHLAND. ELEVATION: 1013.39

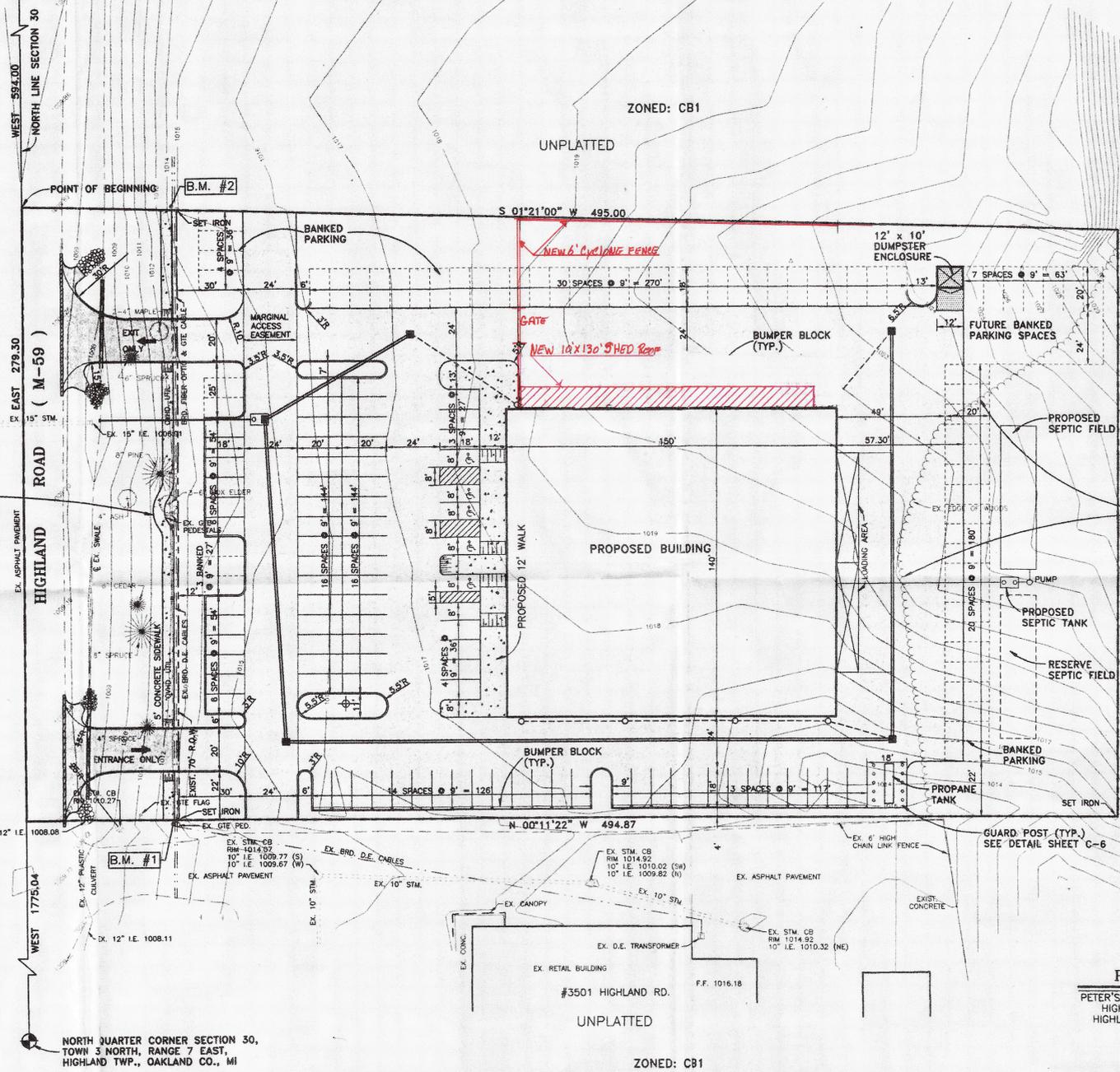
BENCH MARK No. 2  
P.K. NAIL IN WEST FACE OF UTILITY POLE AT EAST PROPERTY LINE, SOUTH SIDE OF HIGHLAND. ELEVATION: 1015.40

BENCH MARK No. 3  
FOUND P.K. NAIL IN SOUTH FACE OF UTILITY POLE AT S.W. CORNER HIGHLAND AND HICKORY RIDGE ROAD. ELEVATION: 1017.82 ( POWELL & ASSOCIATES )

FUTURE 5' CONCRETE WALK TO BE INSTALLED BY THE OWNER AT THE REQUEST OF HIGHLAND TOWNSHIP.

ZONED: CB4

NORTHEAST CORNER SECTION 30, TOWN 3 NORTH, RANGE 7 EAST, HIGHLAND TWP., OAKLAND CO., MI



TAPER THE CURB TO ZERO HEIGHT AT THE SIDEWALK OR RAMP THE SIDEWALK TO MEET THE DRIVEWAY GRADIS IN ACCORDANCE WITH MDOT STANDARD II-28H, TYPE 1

A BITUMINOUS BUTT-JOINT WITH A MINIMUM WIDTH OF TWO (2) FEET, SHALL BE PLACED AS DIRECTED BY THE FIELD INSPECTOR.

ALL CULVERTS SHALL REQUIRE STEEL END SECTIONS PER MDOT STANDARD IV-89C. GRATES WILL BE REQUIRED ON ALL CULVERTS WITH A PIPE DIAMETER OF 16 INCHES OR LARGER.

THE DRIVEWAY APPROACH SHALL BE CONSTRUCTED OF TWO (2) INCHES OF 4C, ON TWO (2) INCHES OF 3B, ON A MINIMUM OF FOUR (4) INCHES OF BITUMINOUS MIX 11A. THE THICKNESS OF THE BITUMINOUS MIX 11A BASE MIX SHALL MATCH THE BOTTOM OF THE EXISTING PAVEMENT. THE DRIVEWAY OPENINGS SHALL BE PLACED IN ACCORDANCE WITH MDOT STANDARD II-28E, DETAIL M. THE RADII SHALL BE CURBED IN ACCORDANCE WITH MDOT SPECIFICATIONS II-30E, DETAIL F6.

PLACE TRENCH BACKFILL IN ACCORDANCE WITH MDOT STANDARD IV-83H.

ALL TRAFFIC CONTROL DEVICES INCLUDING SIGNS AND PAVEMENT MARKINGS (REMOVAL AND INSTALLATIONS) SHALL BE MAINTAINED AND/OR INSTALLED IN ACCORDANCE WITH CURRENT MDOT STANDARDS AND SPECIFICATIONS. CHARGES SHALL BE THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT.

ALL UTILITIES INCLUDING DRAINAGE FACILITIES SHALL BE LOCATED PRIOR TO EXCAVATION IN THE MDOT RIGHT OF WAY. MDOT FACILITIES ARE NOT LOCATED THROUGH THE MISS DIG SYSTEM. A 72 HOURS ADVANCE WRITTEN NOTICE IS REQUIRED TO HAVE FREEWAY LIGHTING STAKED. PLEASE CONTACT MR DAVID JOHNS AT (248) 483-5125 OF (FAX) (248)-569-3103 WHEN WORKING IN THE LIMITED ACCESS RIGHT-OF-WAY. PLEASE CONTACT THE LOCAL MUNICIPALITY YOU ARE WORKING IN ON FREE ACCESS RIGHTS OF WAY.

APPLICABLE WARNING, REGULATORY, AND GUIDE SIGNS SHALL NOT BE REMOVED BUT SHALL BE RETAINED DURING THE PROGRESS OF THE WORK IN THEIR EXISTING LOCATION UNLESS OTHERWISE DIRECTED BY THE DEPARTMENT OR ITS INSPECTOR. ALL MDOT SIGNS REQUIRING RELOCATION DUE TO THE APPLICANT'S OPERATIONS SHALL BE SALVAGED AS PER THE CURRENT VERSION OF THE MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, AND RE-INSTALLED BY THE APPLICANT AT THE ORIGINAL LOCATION UNLESS OTHERWISE DIRECTED BY THE DEPARTMENT OR THEIR INSPECTING AGENCY SALVAGED SIGNS SHALL BE RE-INSTALLED NO LATER THAN ONE (1) DAY AFTER THE COMPLETION OF THE WORK OR THIRTY (30) DAYS AFTER THEIR REMOVAL, WHICHEVER OCCURS FIRST.

NO PARKING OR STORAGE OF MATERIAL OR EQUIPMENT WILL BE ALLOWED WITHIN THE MDOT RIGHT-OF-WAY.

A SAFE AND ADEQUATE TRAVEL ROUTE FOR PEDESTRIANS SHALL BE MAINTAINED AT ALL TIMES. PEDESTRIANS SHALL NOT BE DETOURED INTO THE EXISTING ROADWAY.

ALL TRAFFIC CONTROL DEVICES USED ON THIS PERMIT SHALL MEET THE REQUIREMENTS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND AMERICAN TRAFFIC SAFETY ASSOCIATION (ATSA) "QUALITY STANDARDS FOR WORK ZONE TRAFFIC CONTROL DEVICES--1992." TRAFFIC CONTROL DEVICES ARE INCLUSIVE OF SIGNS, BARRICADES, VERTICAL PANELS, DRUMS, WARNING LIGHTS, ARROW BOARDS, CHANGEABLE MESSAGE SIGNS, CONES, TUBULAR MARKERS, PAVEMENT TAPE, PAINT AND PAVEMENT MARKERS.

**DESCRIPTION**

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 7 EAST, HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING DESCRIBED AS:

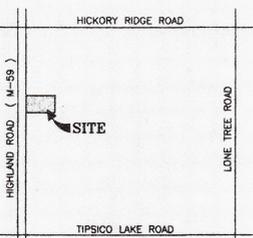
BEGINNING ON THE NORTH LINE OF SECTION 30 DUE WEST 594.00 FEET FROM THE NORTHEAST CORNER OF SECTION 30; THENCE SOUTH 01 DEGREES 21 MINUTES 00 SECONDS WEST 495.00 FEET; THENCE DUE WEST 266.00 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 22 SECONDS WEST 494.87 FEET TO THE NORTH LINE OF SECTION 30; THENCE DUE EAST 279.30 FEET ALONG THE NORTH LINE OF SECTION 30 TO THE POINT OF BEGINNING. CONTAINING 3.10 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.

**INDEX TO SHEETS**

SITE PLAN	C-1
SITE UTILITY PLAN	C-2
LAYOUT, PAVING & GRADING	C-3
HYDRAULICS & SOIL EROSION	C-4
PUMP DETAILS	C-5
MISCELLANEOUS DETAILS	C-6
TOPOGRAPHIC SURVEY	C-7
M.D.O.T. MISC. STANDARD DETAILS	C-8
SOIL EROSION & GENERAL NOTES	A
STANDARD STORM DETAILS	B

**LOCATION MAP**  
NOT TO SCALE



**NOTES:**

BANKED PARKING SPACES WILL BE CONSTRUCTED IN THE FUTURE BY THE OWNER, IF NEEDED. OWNER WILL PLACE ADEQUATE SIGNAGE.

**SITE DATA**

CURRENT ZONING: CB-1  
TOTAL ACRES: 3.10 AC.  
ADDRESS: NOT YET ASSIGNED

BUILDING AREA:  
PROPOSED BUILDING: 21,000 SF

SIDWELL NUMBER 11-030-200-021

**SETBACKS:**

FRONT: 80'  
SIDE: 20'  
REAR: 75'

**PARKING REQUIREMENTS:**

PARKING LOT:	1 PER 125 SQ.FT.
HARDWARE STORE PARKING:	16,000 SQ.FT. = 125 = 128 SPACES
SERVICE AREA PARKING:	1 PER 800 SQ.FT.
STORAGE & MEZZANINE PARKING:	2,043 SQ.FT. = 800 = 2.55 SPACES
TOTAL PARKING REQUIRED:	5,780 SQ.FT. = 1,700 = 3.4 SPACES
TOTAL PROVIDED:	94 - (9') SPACES 6 - BARRIER FREE SPACES 66 BANKED SPACES 166 TOTAL SPACES



**LEGEND**

- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED R.O.W.
- PROPOSED CONC. WALK
- PROPOSED PAVEMENT FOR DUMPSTER PAD
- WELL
- EXISTING CONTOUR

**PROPRIETOR**

PETER'S TRUE VALUE HARDWARE  
HIGHLAND ROAD (M-59)  
HIGHLAND TWP., MI 48380

**MDOT NOTES:**

UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF FACILITIES ONLY, AS DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANIES' RECORDS. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. (ALL COSTS FOR PRE CONSTRUCTION VERIFICATION OF UTILITY CONFLICTS SHALL BE INCLUDED IN THE PROP. PAY ITEM CONFLICTING WITH THE UTILITY).

DURING CONSTRUCTION, CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR OVERHEAD AND/OR BURIED UTILITIES.

CALL MISS. DIG.

REVISIONS	BY
TWP. PLAN COMM (3-17-99)	MDP
MDOT REVIEW (4-21-99)	MDP
Re Revision 1 8/27/25	

**ARCHITECTURAL DESIGN**

RESIDENTIAL COMMERCIAL INDUSTRIAL

GAV ASSOCIATES, INC.  
30400 TELEGRAPH SUITE (405)  
BINGHAM FARMS, MI 48025  
(248) 593-9107  
FAX (248) 593-9105



**AEW**

ANDERSON, ECKSTEIN AND WESTRICK INC.  
53445 GRAND RIVER AVENUE  
NEW HEDSON - MICHIGAN - 48185  
PHONE (248) 446-0400

CIVIL ENGINEERS - SURVEYORS ARCHITECTS

AEW PROJECT No. 080-003

PETER'S TRUE VALUE HARDWARE  
HIGHLAND ROAD (M-59)  
HIGHLAND TWP., MICHIGAN

DRAWN	DESIGNED	CHECKED
JLG/DJM	MDP	MDP

DATE : 6-1-99

SCALE : 1" = 30'

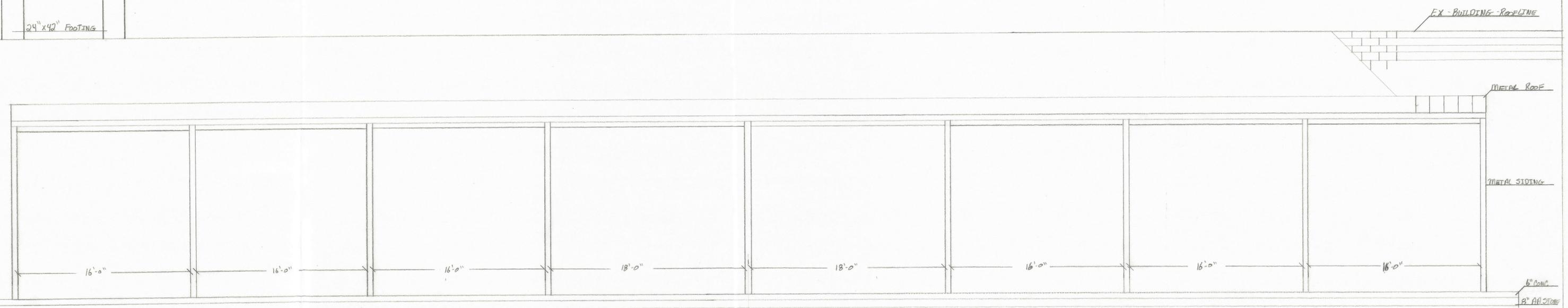
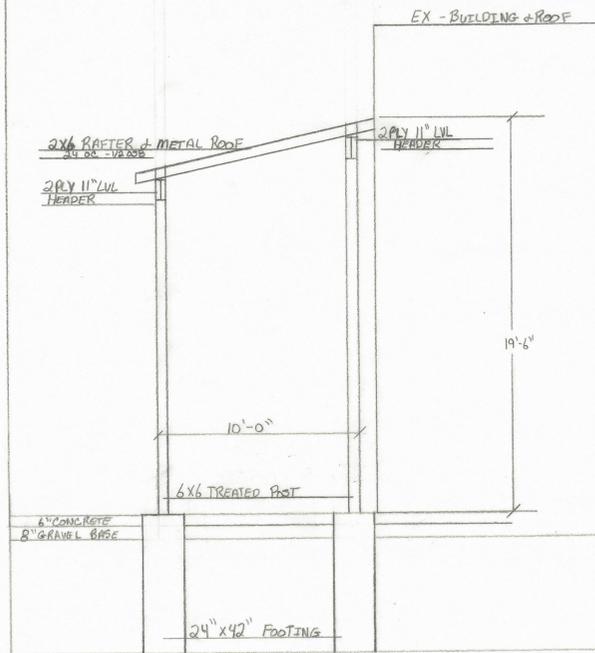
FILE NAME : 981239

JOB # : 92123

SHEET TITLE :

**SITE PLAN**

SHEET # :  
C-1



PETER'S TRUE VALUE - ROOF + LUMBER RACK  
 3455 HIGHLAND RD  
 MILFORD MI 48380 1/4" = 1'