



MEMORANDUM

To: Zoning Board of Appeals
From: Samantha George, Assistant Zoning Administrator
Date: May 6, 2026
Re: ZBA26-08
958 N Milford Rd
11-22-176-010
Applicant: B.F. Thompson, P.C.
Owner: J & J of Highland LLC

The subject parcel is zoned IM – Industrial Manufacturing. The total parcel size is approximately .628 acres.

The required setbacks for this parcel are as follows:
Front yard (from road right-of-way NOT edge of road): 75 ft
Rear yard: 40 ft
Side yards: 20 ft / 40 ft
From septic tank and field: 10 ft
From well: 3 ft
From overhead utilities: 15 ft

This variance request is for a 10-foot variance from the required 20-foot north side yard setback to 10-feet provided for the construction of an industrial detached pole barn. This request is for a variance from Section 4.15 Table 4.1 Schedule of Regulations of the Zoning Ordinance.

For the variance request, the applicant has provided a scaled site plan, floor plans, and elevations. Staff have supplied assessing records, a zoning map, aerial approximations of the property, and Zoning Ordinance Sec. 4.15 Table 4.1.



ZONING BOARD OF APPEALS

APPLICATION FOR APPEAL

Hearing Date: May 6, 2026

Case Number: 26-08

Fee: \$325.00

Date Applied: 3/9/2026

205 N. JOHN ST, HIGHLAND MI 48357
(248) 887-3791 ext. 2

APPLICANT NAME: B.F. THOMPSON, P.C., by: BRAD F. THOMPSON, P.E., P.S.

PROPERTY OWNER NAME (if different): J. & J. OF HIGHLAND, LLC.

TYPE OF APPEAL

DIMENSIONAL VARIANCE? **Y** **N** ADMINISTRATIVE REVIEW? **Y** **N** Z.O. INTERPRETATION? **Y** **N**

ORDINANCE SECTION(S) BEING APPEALED: "IM" SIDE YARD S.B. SEC. 4.14

PROPERTY ADDRESS: #958 N. MILFORD ROAD, HIGHLAND ZIP: 48357

ZONING DISTRICT: "IM" PARCEL ID NUMBER: 11-22-176-010

DIMENSIONAL VARIANCE(S) BEING REQUESTED: 10' VARIANCE REDUCTION FROM THE CURRENT REQUIRED SIDE YARD OF 20' IN THE "IM" ZONING DISTRICT.

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY:

1. What is your practical difficulty? Do the characteristics of the property include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation, or other similar characteristics?
THIS PARCEL OF LAND WAS ORIGINALLY PLATTED AS RESIDENTIAL BUT OVER THE YEARS THE AREA HAS BEEN SLOWLY CONVERTING TO THE CURRENT "IM" INDUSTRIAL ZONING. THE INTENT IS TO CONSTRUCT A GARAGE FOR INTERNAL OVERNIGHT STORAGE OF COMPANY OWNED COMMERCIAL VEHICLES, MOST OF WHICH DEMAND A LARGE TURNING RADIUS. THIS REQUIRES US TO ASK FOR THE 10' REDUCTION IN SIDE YARD S.B. IN ORDER TO MEET OUR Needs. This parcel is only 80' wide & 27,400 s.f. in area, hence the issue with this parcel of land.

2. Can the project be redesigned to meet zoning requirements without the need for a variance? **Yes** **No**

3. Is the reason for a variance request of a personal nature? (for example: financial impact, convenience, physical and/or mental characteristics of the household members, etc.) **Yes** **No**

4. Has the difficulty been self-created by the current owner? **Yes** **No**

5. Will the proposal be harmful to the health, safety, and welfare of the area/neighborhood? **Yes** **No**

6. Will the proposal alter the essential character of the area/neighborhood? **Yes** **No**

7. Will the proposed variance be the minimum necessary? **Yes** **No**

Sec. 4.15. Schedule of Regulations.

TABLE 4.1. SCHEDULE OF REGULATIONS

Zoning District	Minimum Lot Size		Maximum Building Height (B)		Minimum Yard Setback (C, D, E, P, R, S)					Max. Lot Coverage	Min. Floor Area per Dwelling Unit
	Area	Lot width	Stories	Feet	Front	Least Side	Total Side	Rear	Ordinary High Water Mark	Percent	Square Feet
ARR Q	5 acres (L)	330 ft.	2	28 (A)	75 ft. (G)	40 ft.	80 ft.	100 ft. (R)	65 ft.	10%	1,000 (750 first floor)
R-3	3 acres (L)	200 ft.	2	28 (A)	75 ft. (G)	40 ft.	80 ft.	100 ft. (R)	65 ft.	10%	1,000 (750 first floor)
R-1.5	65,000 sq. ft. (M)	150 ft.	2	28 (A)	50 ft. (G)	30 ft.	60 ft.	50 ft.	65 ft.	15%	1,000 (750 first floor)
LV (H)	---	---	---	---	---	---	---	---	65 ft.	---	---
RM (I)	---	---	---	---	---	---	---	---	65 ft.	---	---
MH (J)	---	---	---	---	---	---	---	---	65 ft.	---	---
OS	30,000 sq. ft. (N)	120 ft.	2	25	80 ft. (F)	20 ft.	50 ft.	50 ft.	65 ft.	30%	N/A
C-1	30,000 sq. ft. (N)	120 ft.	2	25	80 ft. (F)	20 ft.	50 ft.	50 ft.	65 ft.	30%	N/A
C-2	30,000 sq. ft. (N)	150 ft.	2	25	80 ft. (F)	20 ft.	50 ft.	50 ft.	65 ft.	30%	N/A
C-3	30,000 sq. ft. ^N	150 ft.	2	25	80 ft. ^F	20 ft. ^S	50 ft. ^{S,T}	50 ft. ^{S,T}	65 ft.	varies ^U	N/A
HS (K)	---	---	---	---	---	---	---	---	65 ft.	---	---
TR (O)	30,000 sq. ft. (N)	150 ft.	2	30	40 ft. (F)	20 ft.	40 ft.	40 ft.	65 ft.	30%	N/A

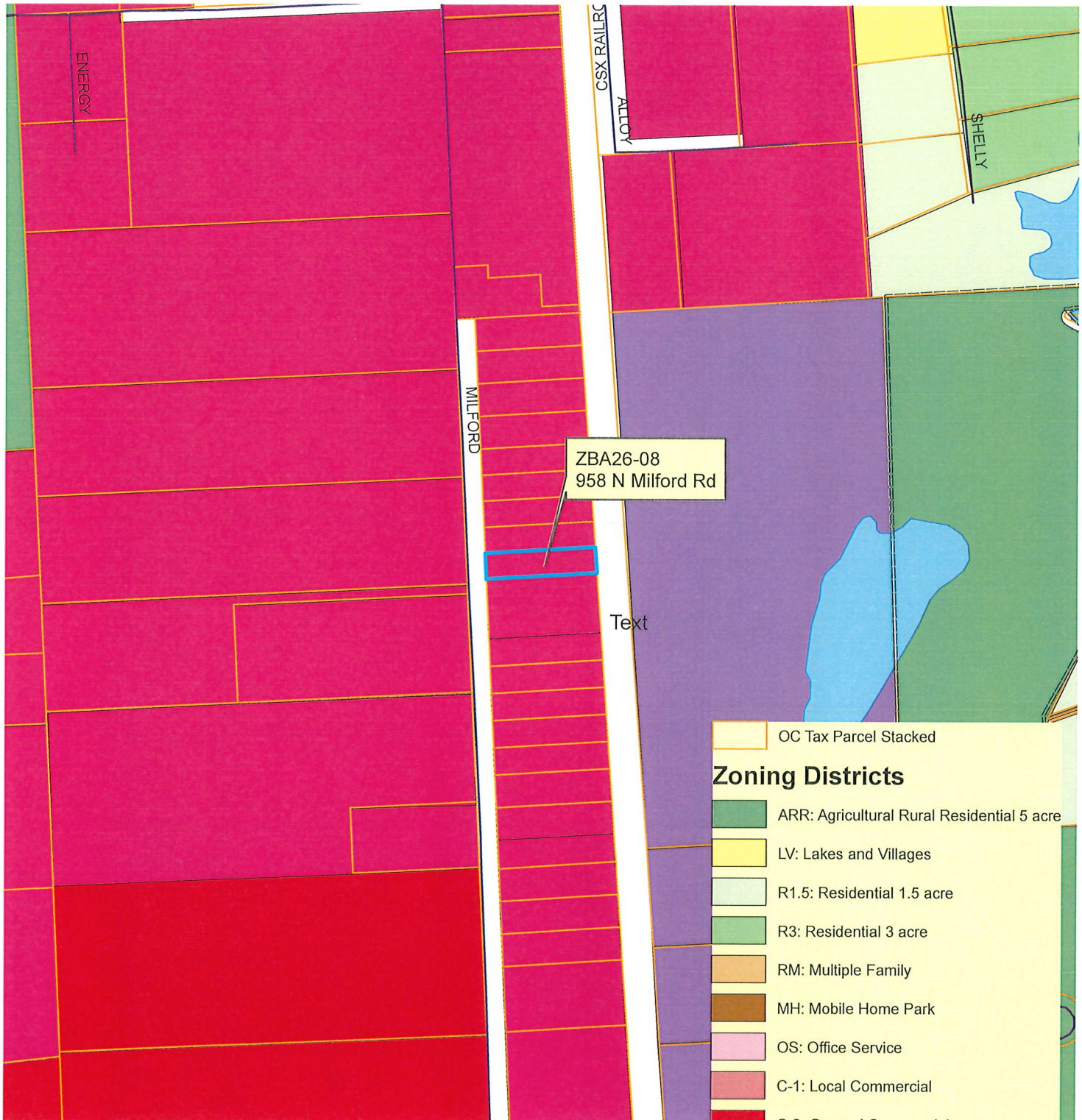
IM (O)	30,000 sq. ft. (N)	150 ft.	2	30	75 ft. (F)	20 ft.	40 ft.	40 ft.	65 ft.	30%	N/A
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- A. For residential principal and accessory structures, the structure shall be designed so that firefighters can access the roof at multiple locations by means of a standard fire ladder.
- B. For non-residential accessory structures, the maximum building height shall be subject to the same height requirement as a principal structure.
- C. Non-residential accessory buildings, structures and uses shall be subject to the same setback requirements as a principal building structure, or use. A non-residential accessory building, structure or use shall not occupy more than twenty-five percent (25%) of the total gross floor area of the principal building in which it serves, except that the Technology and Research District shall be limited to fifteen percent (15%).
- D. Septic systems in all districts are subject only to the setbacks established by the Oakland County Health Division.
- E. Any structure, yard, pen, or other area where farm animals are kept must be setback fifty (50) feet from any residential building or structure on the same lot and fifty (50) feet from any building or structure on an adjacent lot. Animal owners are liable for damage their animals may inflict on neighboring properties, and are advised to maintain a suitable setback from the property line, considering the behavior of their animals and the nature of the adjoining properties.
- F. For parcels fronting on M-59, a minimum setback of one hundred (100) feet shall be required.
- G. For lots fronting major thoroughfares, the front yard setback shall be increased by fifty (50) feet.
- H. Refer to Section 9.02 for Lake and Village Residential District regulation.
- I. Refer to Section 9.03 for Multiple-family Residential regulations.
- J. Refer to Section 9.04 for Manufactured Home Park District regulations.
- K. Refer to Section 9.05 for Highland Station District regulations.
- L. Minimum buildable area shall be 2 acres. The buildable area shall be of such configuration to permit construction of a house, septic system and reserve septic system.
- M. Minimum lot size and buildable area shall be 65,000 square feet. The buildable area shall be of such configuration to permit construction of a house, septic system and reserve septic system.
- N. Minimum lot size and buildable area shall be 30,000 square feet. The buildable area shall be of such configuration to permit construction of the principal structure, septic system and reserve septic system.
- O. Refer to Section 9.06 for additional regulations for the Technology and Research District and the Industrial Manufacturing District.

-
- P. Corner and through lots have two front yards. The two remaining yards are considered side yards. Corner lots will have a rear yard if the parcel is large enough to be divided.
 - Q. Refer to Section 10.13 for Yard Setback Exceptions relative to temporary Farm Market Structures.
 - R. For accessory buildings and structures in the ARR and R-3 Zoning District, the rear yard setback shall be fifty (50) feet.
 - S. Side and rear setbacks shall be doubled along lot lines adjacent to residentially zoned and used properties.
 - T. A minimum twenty-five (25) foot landscape buffer is required along lot lines adjacent to residentially zoned and used properties. No outdoor activities are permitted in this space.
 - U. Maximum lot coverage shall not exceed thirty (30) percent except that the aggregate of greenhouses and self-storage may cover forty (40) percent of the lot, provided no single building exceeds five thousand (5,000) square feet.

(Ord. No. Z-006, § 1, 10-14-2015; Ord. No. Z-013, § 1, 10-9-2019; Ord. No. Z-029, § 1, 9-11-2023)

CHARTER TOWNSHIP OF HIGHLAND ZONING MAP



ZBA26-08
958 N Milford Rd

Text

- 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

958 N Milford Rd



11-22-101-003

11-22-126-004

11-22-127-007

11-22-126-005

11-22-127-006

11-22-176-001

11-22-176-002

11-22-176-003

11-22-101-004

11-22-176-020

11-22-176-006

11-22-176-007

11-22-151-001

11-22-176-008

11-22-176-009

Highland

11-22-176-010

11-22-177-001

11-22-151-002

N Milford Rd

11-22-176-022

11-22-151-003

HIGHLAND GARDENS

11-22-176-014

11-22-176-015

11-22-176-016

11-22-301-001

11-22-176-017

11-22-176-018

11-22-151-004

11-22-176-023

- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



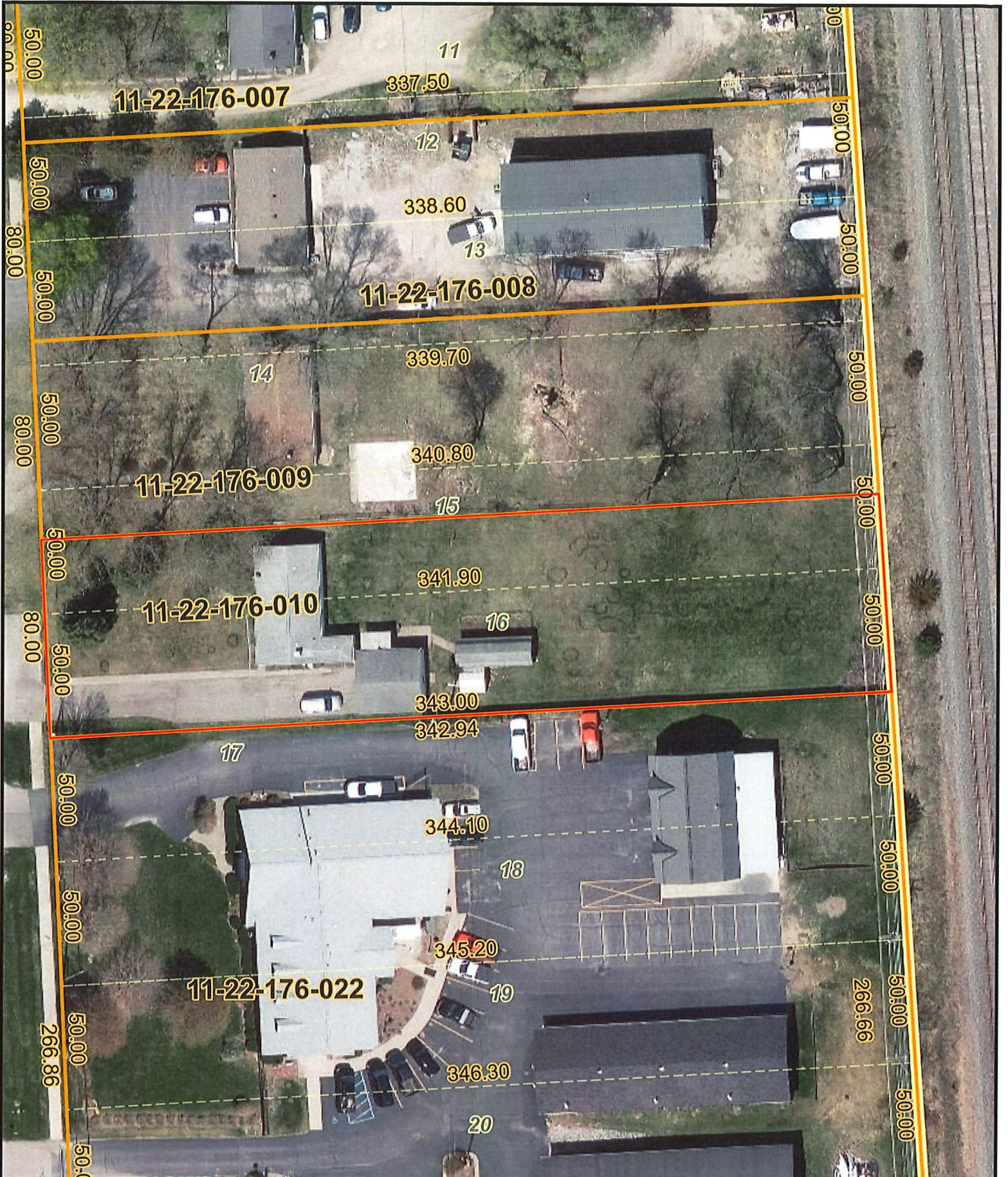
David Coulter
Oakland County Executive









Date Created: 3/10/2026



1 inch = 200 feet

958 N Milford Rd




-  2 Foot Contours
-  5 Foot Contours
-  FEMA Base Flood Elevations
-  FEMA Cross Sections
-  100 yr - FEMA Floodplain
-  100 yr (detailed) - FEMA Floodplain
-  500 yr - FEMA Floodplain
-  FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.

OAKLAND COUNTY MICHIGAN
 Economic Development & Community Affairs

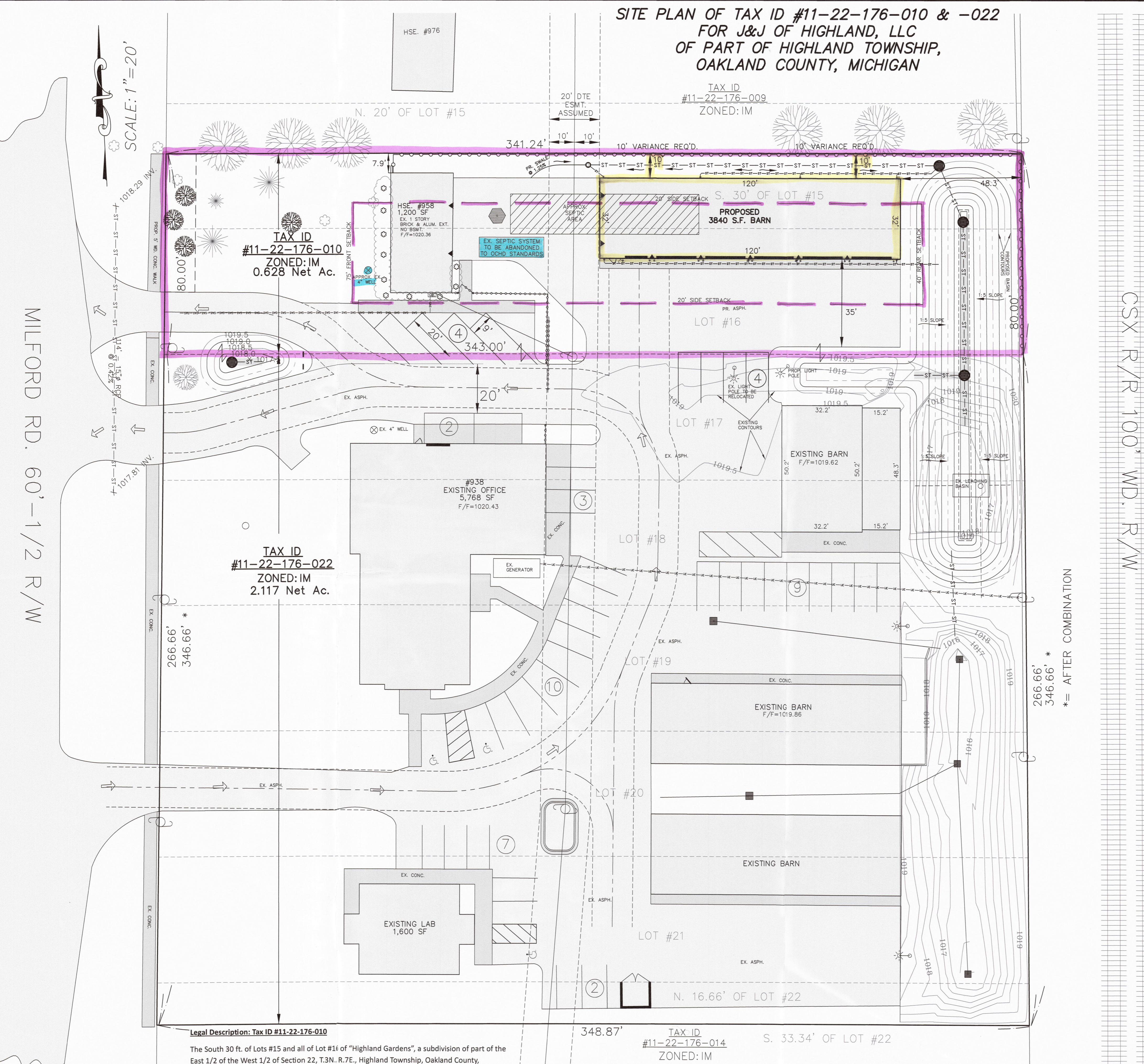
David Coulter
 Oakland County Executive

Date Created: 3/10/2026


 NORTH

1 inch = 50 feet

**SITE PLAN OF TAX ID #11-22-176-010 & -022
FOR J&J OF HIGHLAND, LLC
OF PART OF HIGHLAND TOWNSHIP,
OAKLAND COUNTY, MICHIGAN**



MILFORD RD. 60'-1/2 R/W

CSX R/R 100' WD. R/W

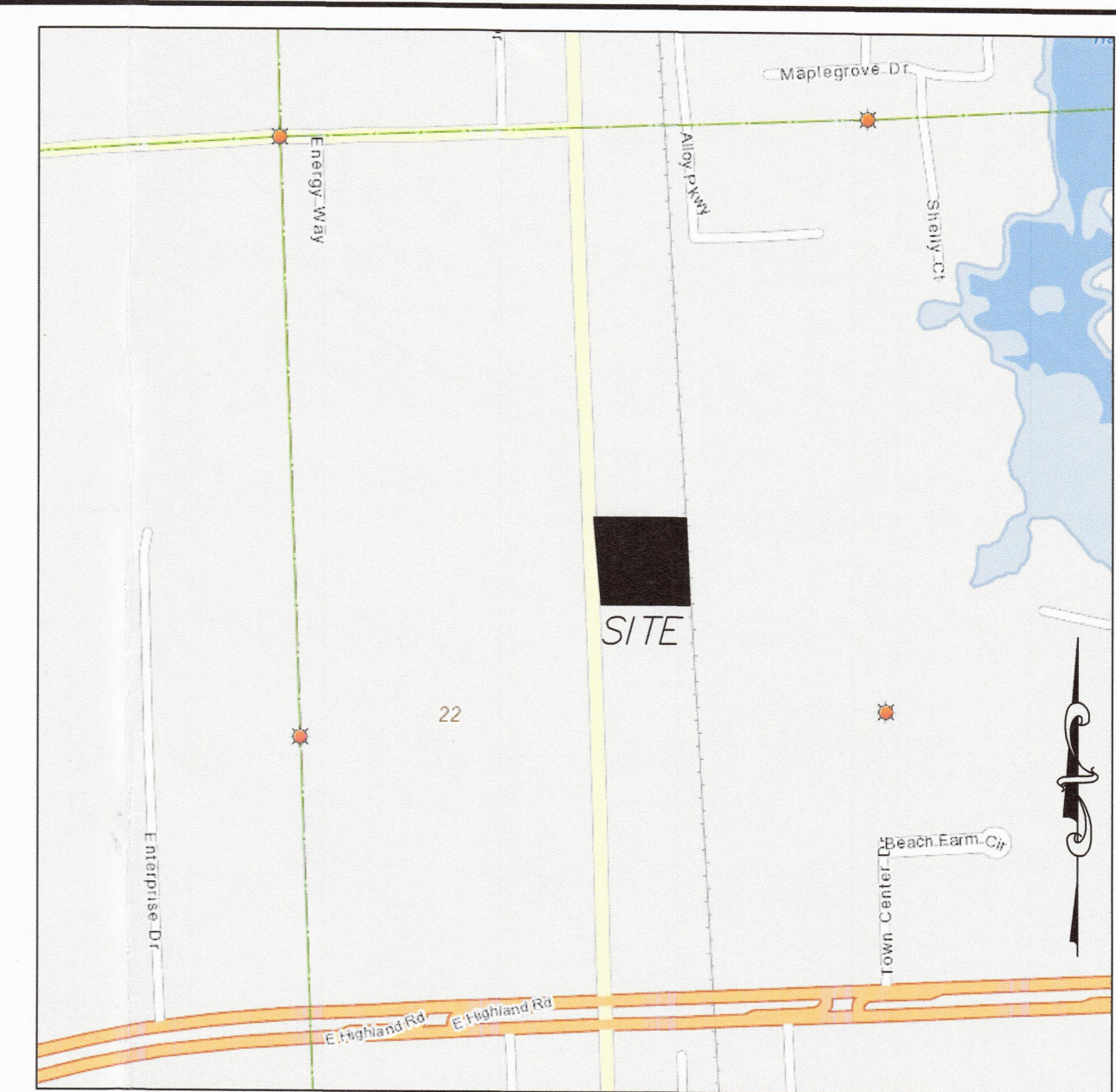
*= AFTER COMBINATION

Legal Description: Tax ID #11-22-176-010
The South 30 ft. of Lots #15 and all of Lot #16 of "Highland Gardens", a subdivision of part of the East 1/2 of the West 1/2 of Section 22, T.3N. R.7E., Highland Township, Oakland County, Michigan, as recorded in Liber 72 of Plats, Page 3, Oakland County records.

Legal Description: Tax ID #11-22-176-022
All of Lots #17 through 21 and the North 16.57 ft. of Lot #22 of "Highland Gardens", a subdivision of part of the East 1/2 of the West 1/2 of Section 22, T.3N., R.7E., Highland Township, Oakland County, Michigan, as recorded in Liber 72 of Plats, Page 3, Oakland County records.

TAX ID #11-22-176-014 ZONED: IM
S. 33.34' OF LOT #22

ENGINEER/SURVEYOR CLIENT:
B.F. THOMPSON P.C. J&J OF HIGHLAND, LLC
1520 GULLEY ROAD 938 N. MILFORD RD.
HOWELL, MICH. 48843 HIGHLAND, MI. 48357
PHONE: (517) 548-3142 PHONE: (248) 889-1922



SITE LOCATION MAP

SITE DEVELOPMENT NARRATIVE

In 1994 the owner of J & J of Highland LLC, began to develop Lots 17 & 18, also known as 938 N. Milford Rd. (P.I.#11-22-176-022), with the original Highland Treatment Inc. office building on the west portion of the parcel with parking in the rear of the building as well as a detention basin on the very east end of the parcel adjacent to the CSX RR corridor. Shortly thereafter they constructed a 2-story gambrel roof barn for parts, equipment, and vehicle storage east of the parking area. In 2005, the office building was enlarged with an addition on the south side, and a new driveway was constructed to allow vehicles to enter the site in one direction and use the existing driveway as an exit. During that period, additional parking spaces were constructed, along with a single-story garage measuring 32 ft. x 100 ft. for parts and overnight storage of their company vehicles used by employees to visit sites under their purview. Additionally, they needed to expand the current detention basin toward the south along the eastern edge of the property. In 2008, they acquired more land to the south and received approval to build a separate small office building that serves as their laboratory, along with associated parking areas. They also extended the existing detention basin further south to support the expansion. In 2010 they obtained approvals to add a similar 32 ft. by 100 ft. garage east of the lab and again made improvements to the detention basin on the east side of the site.

They are now in possession of the land at 958 N. Milford Road (P.I. #11-22-176-010), just north of the original office building and need additional area for "cold" storage of records and company vehicles. They are proposing to update the exterior of the existing house and renovate the interior area for "cold" storage. The west side of the house facing Milford Rd. is planned to be refreshed but will remain residential in appearance. The existing garage and sheds on the property will be removed to create additional parking space and allow for the construction of a new 32-ft. by 120 ft. garage matching the style of the two existing southern garages. In an effort to reduce wait times for their employees exiting the site during the morning rush hour, they want to utilize and improve on the existing driveway on the new property for an "Exit North Only" for north bound traffic on Milford Road and the existing southerly drive for "Exit South Only". We propose to enlarge the detention basin east of the two-story barn to accommodate the added drainage, using the same historic approach that has been effective on the rest of the site for over 30 years. We do intend on removing accumulated silt from the north basin to the original design elevation called for in the 1994 plans and reseeded the basin.

SHEET INDEX

- 1) SITE PLAN
- 2) BUILDING ELEVATIONS

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AREA SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

LEGEND

FOUND IRON	●	UTILITY POLE	—U—
SET IRON	⊗	GUY ANCHOR	—UA—
STORM DRAIN PIPE	—ST—	OVERHEAD WIRES	—OW—
STORM MANHOLE	●	UNDERGROUND ELECTRIC	—UE—
STORM CATCH BASIN	■	CONC. PAD W/TRANSFORMER	—CPT—
STORM INLET	□	PEDESTAL-ELEC. OR TELE.	—PE—
STORM END SECTION	▲	GAS MAIN	—GAS—
DRAINAGE SWALE OR DITCH	—SD—	FENCE LINE	—FL—
SANITARY SEWER PIPE	—SN—	EXISTING ELEVATION	—EE—
SANITARY SEWER MANHOLE	●	PROPOSED ELEVATION	—PE—
WATER MAIN	—WM—	GUTTER	—GUT—
WELL	⊗	TOP OF ASPHALT	—TA—
WALL DOWNLIGHT	▲	TOP OF CONCRETE	—TC—
WALL SCONCE	⊙	FINISHED FLOOR	—FF—
		FINISHED GRADE	—FG—
		AS BUILT	—AB—

B.F. Thompson P.C.
civil engineering & land surveying
VOICE: 517/548-3142
EMAIL: bthompsonpc@outlook.com
1520 GULLEY ROAD,
HOWELL MI, 48843

STATE OF MICHIGAN
BRAD F. THOMPSON
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 12/31/2025
#240,028828

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG
1-800-482-2771

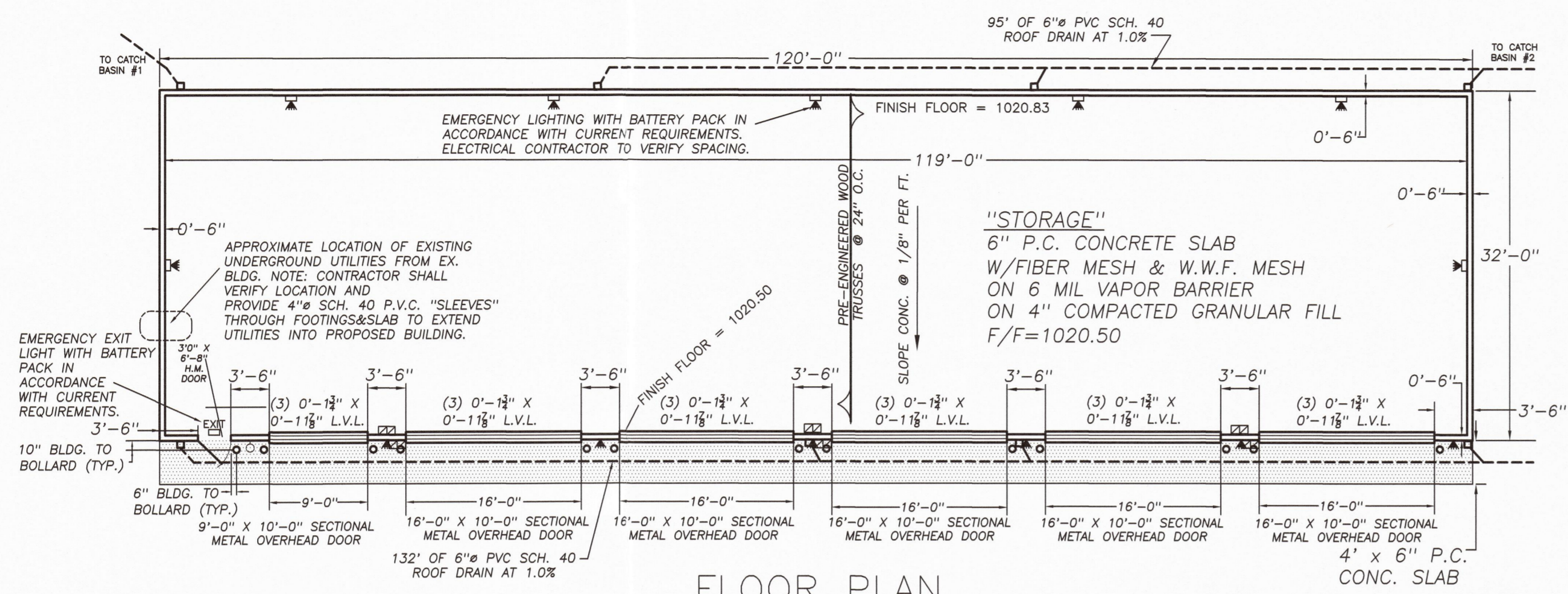
UTILITIES NOTE:
Utility locations are from Municipal and various Utility firms as to the accuracy of said location, the contractor shall request appropriate utility owners to stake the location of the utility in any area where start construction until such stakes have been placed. The Contractor shall protect, or have relocated, at contractor's expense, all utilities and stakes that might be disturbed by construction. It is the contractor's responsibility to notify the various utility owners in accordance with Michigan P.A. No. 33 of 1974.

"J&J OF HIGHLAND"
CLIENT: J & J OF HIGHLAND, LLC
ATTN: MRS. JULIA DOWSON
SITE LOCATION: SEC. 22, T.3N., R.7E., HIGHLAND TWP., OAKLAND CO.
TAX ID: #11-22-176-010 & -022

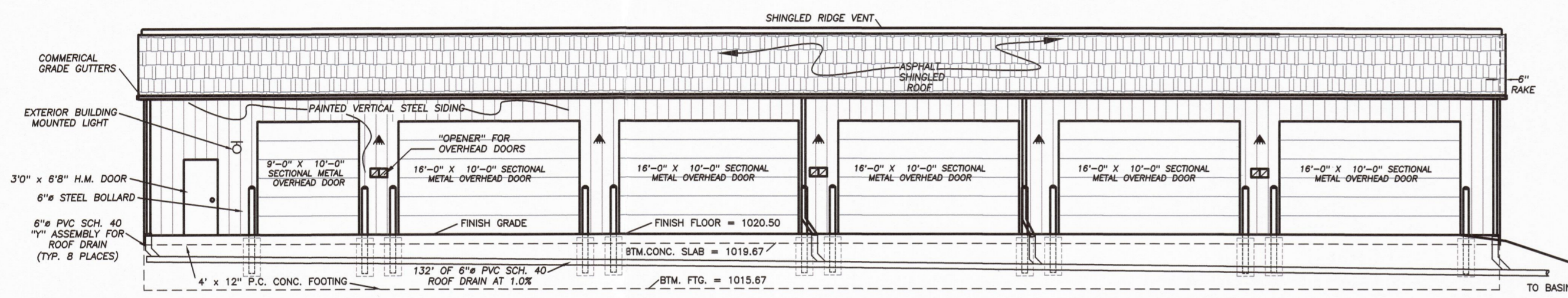
SITE PLAN

PROJECT	SITE INFO.	SHEET TITLE	DATE

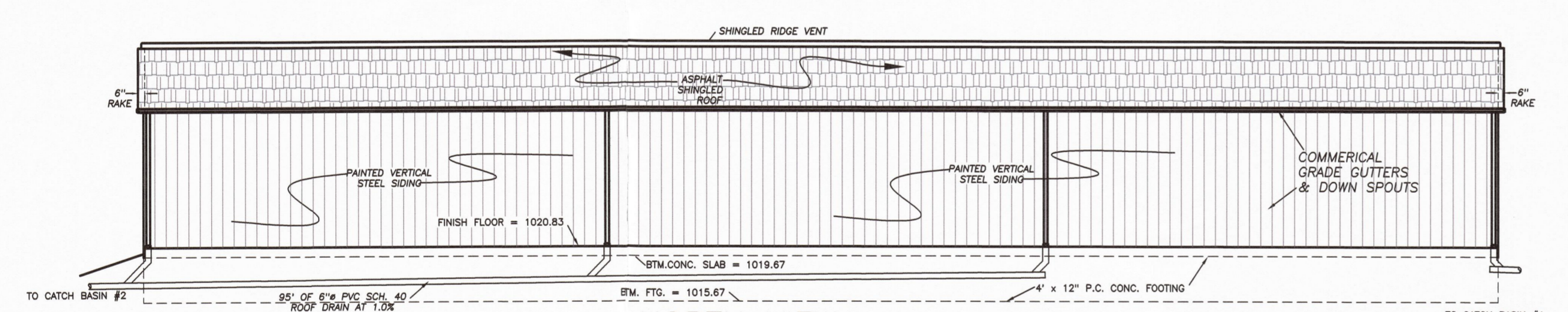
Date: 3/9/26
Drawn By: NDT
Chkd. By: BFT
Scale: 1"=20'
BFT Job: #23-4436
Sh. 1 of 2



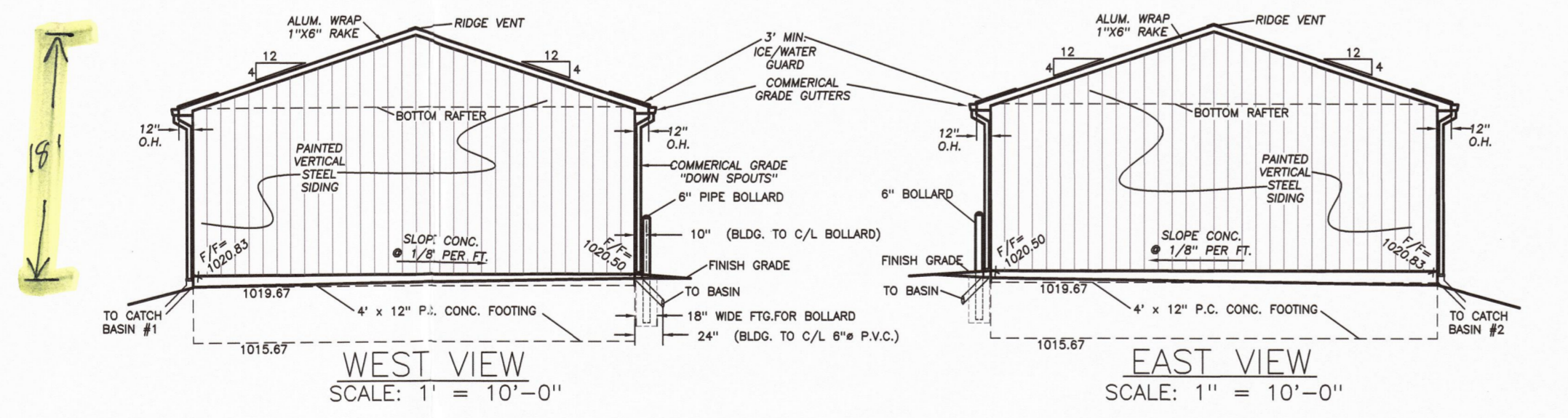
FLOOR PLAN
SCALE: 1" = 10'-0"



SOUTH VIEW
SCALE: 1" = 10'-0"



NORTH VIEW - NO OPENINGS
SCALE: 1" = 10'-0"

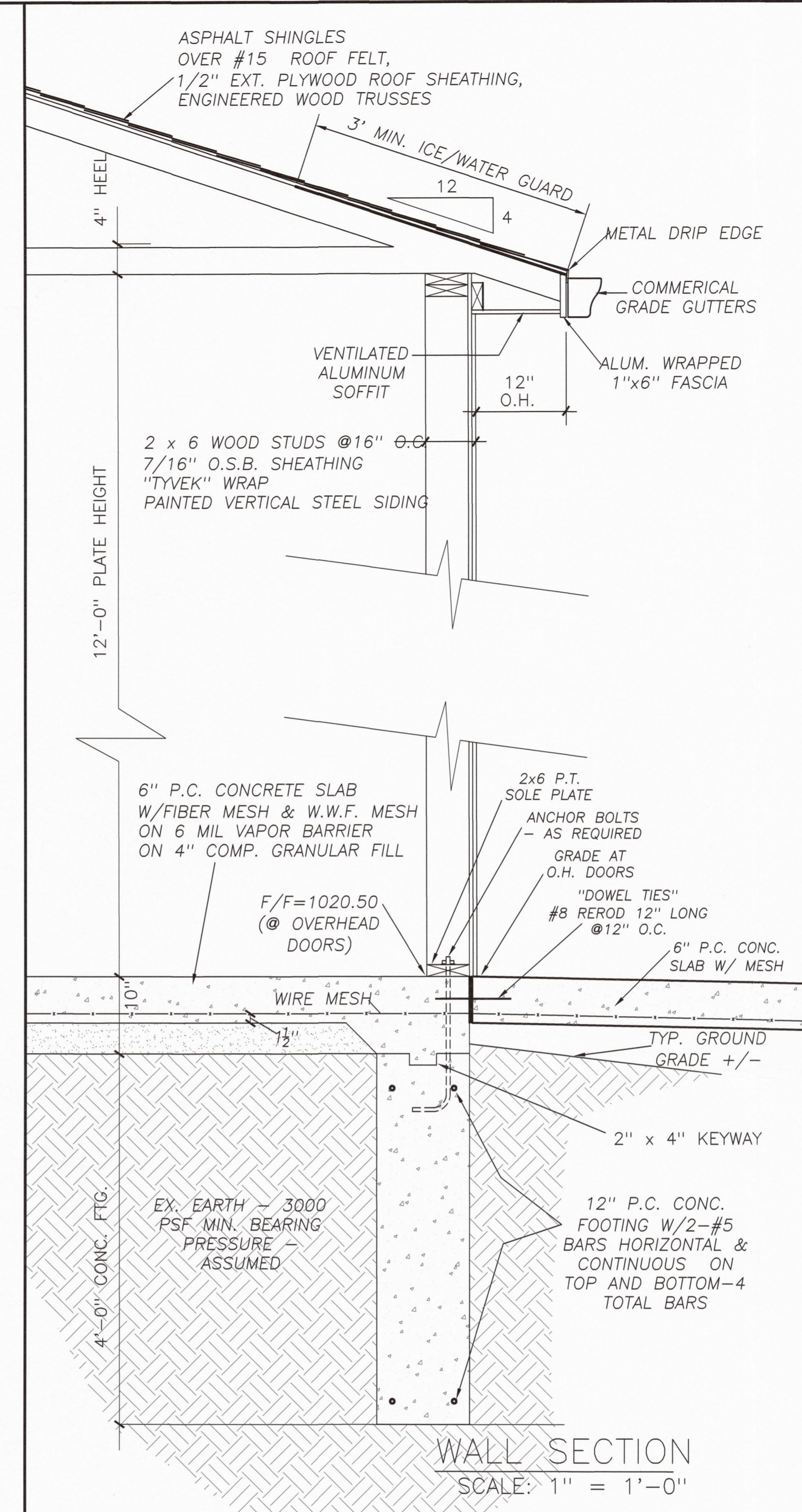


WEST VIEW
SCALE: 1" = 10'-0"

EAST VIEW
SCALE: 1" = 10'-0"

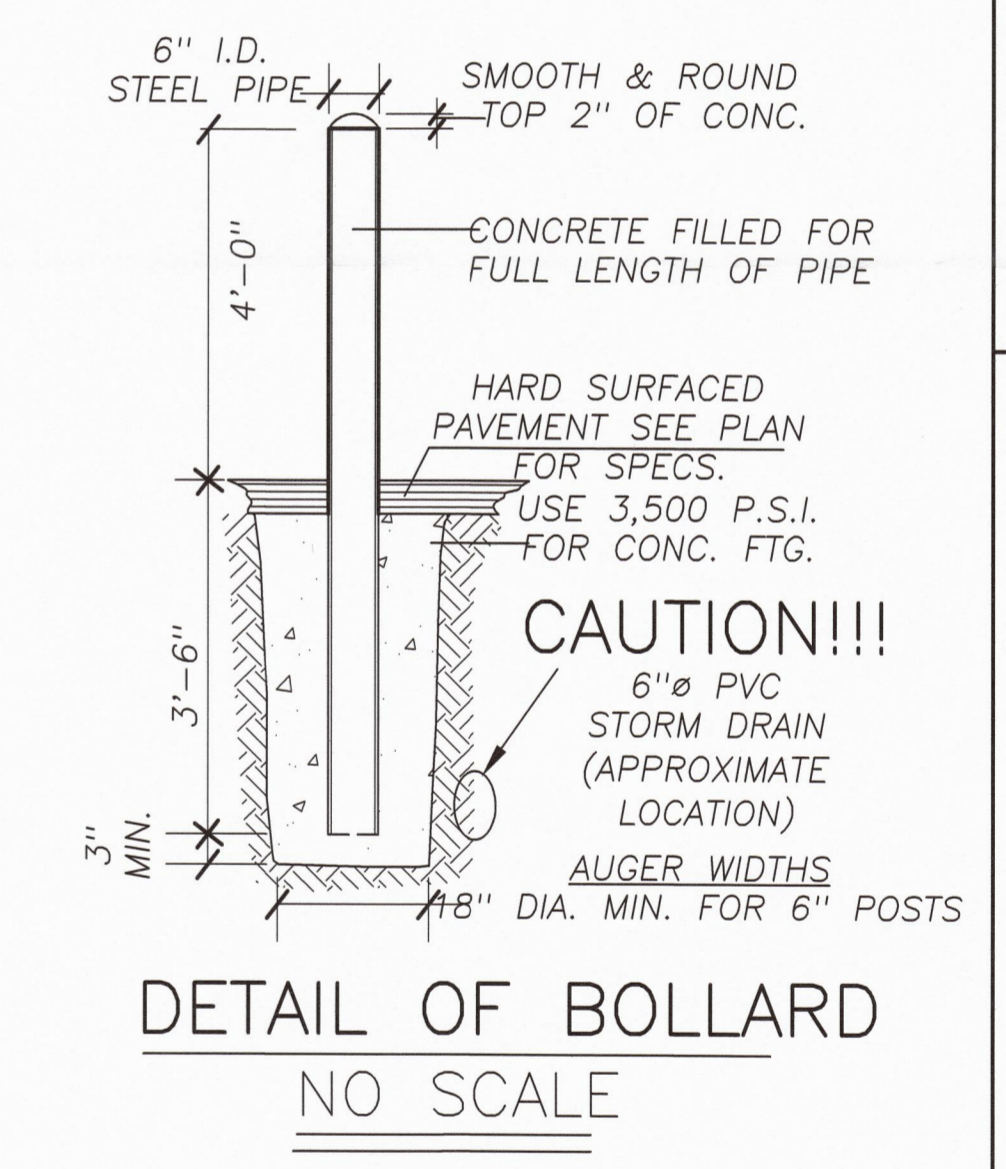
- "LEGEND for BUILDING"
- ▶ = EXTERIOR BUILDING MOUNTED LIGHT (TYP. 5 PLACES)
 - = EXTERIOR BUILDING MOUNTED SCONCE (TYP. 1 PLACE)
 - = OPENER FOR OVERHEAD DOORS (TYP. 12 PLACES)
 - = 6" STEEL BOLLARDS (TYP. 12 PLACES)
 - = GUTTER DOWN SPOUT (TYP. 8 PLACES)
 - H.M. = HOLLOW METAL
 - L.V.L. = LAMINATED VENEER LUMBER

PLAN VIEW OF PROPOSED 32'X120' BARN



WALL SECTION
SCALE: 1" = 1'-0"

- GENERAL CONSTRUCTION NOTES:
- All construction shall be in accordance with the Municipality's current Standards & Regulations.
 - The contractor shall notify the local building official and/or the authority having jurisdiction, 48 hours prior to the beginning construction.
 - Contractor shall contact "Miss Dig", 72 hours in advance of construction for existing underground utility locations.
 - The latest edition of the following issues shall govern the design, fabrication and construction.
 - A. Wood Structural Design Data, Third Edition, National Forest Products Association.
 - B. Timber Construction Manual Prepared by American Institute of Timber Construction, Washington, D.C. (A.I.T.C.).
 - C. Wood - Douglas Fir Larch (No. 2)
 - F_b = 1,250 PSI F_v = 1,450 PSI Repetitive Use
 - F_c = 1,050 PSI F_c⊥ = 385 PSI
 - E = 1,700,000 H = 95 PSI
 - D. Laminated Wood Beams Shall be with the following Stress:
 - F = 2,400 PSI F_v = 200 PSI
 - F_c⊥ = 385 PSI E = 1,800,000
 - Pre-Engineered wood truss design shall bear the seal of a Registered Professional Engineer.
 - Entire project to comply with the latest "Occupational, Safety and Health Act (OSHA)".
 - Soil Bearing Value assumed to be 3,000 P.S.F., unless otherwise noted.
 - Footings shall bear on firm undisturbed soil with a safe bearing capacity of 3,000 P.S.F. If soil of this capacity is not found at the elevations indicated, footings shall be enlarged or lowered at the direction of the Engineer.
 - A. Excavate to the exact size for trenches and other work where forms are not used.
 - B. Neatly step footings where shown at a slope not exceeding 1 to 2.
 - C. Take extreme care when excavating adjacent to any existing buildings.
 - Engineered fill shall be compacted in 9" (max.) layers to the required density of 95% of an A.A.S.H.O. Test T-180. Finished fill shall be capable of carrying a minimum load of 3,000 P.S.F.
 - Concrete shall have a minimum compressive strength of 3,000 P.S.I at 28 days.
 - Welded wire fabric shall be cold drawn steel wire mesh conforming to ASTM Spec. A-82.
 - Key and dowel all construction joints.
 - All block shall be clean, undamaged and shall have smooth flush faces of standard sizes. Block below grade shall be concrete block.
 - All structural steel shall be A.S.T.M. A-36.
 - The latest edition of the A.I.S.C. Specifications shall govern the design, fabrication and construction of structural steel.
 - Concrete protection of structural steel columns and base plates below ground 2".



DETAIL OF BOLLARD
NO SCALE

BUILDING PLANS OF PROPOSED 32' X 100' GARAGE & STORAGE BUILDING.

FOR "HIGHLAND TREATMENT"
J & J OF HIGHLAND, L.L.C.
P.O. BOX 1059
HIGHLAND, MI 48357
PHONE: (248) 889-1922

SITE ADDRESS: #958 N. MILFORD ROAD
TAX I.D. #: 11-22-176-010

B.F. Thompson P.C.
civil engineering & land surveying
Copyright ©
VOICE 517/548-3142
bthompsonpco@outlook.com
1520 GULLEY ROAD,
HOWELL, MI, 48843

STATE OF MICHIGAN
BRAD F. THOMPSON
PROFESSIONAL ENGINEER
#201023828

UTILITIES NOTE: Utility locations are from Municipal and various Utility Company records and no guarantee, either implied or expressed, is given by this note. The contractor shall be responsible for locating all utilities in any area where construction will take place, 72 hours before such work starts, and shall not construct, or have relocated, at contractor's expense, all utilities and stakes that might be disturbed by construction. It is the contractor's responsibility to notify the various utility owners in accordance with Michigan P.A. No. 53 of 1974.

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE)

CLIENT: J & J OF HIGHLAND, L.L.C.
SITE LOCATION: SEC. 22, T33N R7E
TAX I.D. #11-22-176-010 & -022

SITE INFO.

BUILDING ELEVATIONS, FLOOR AND CROSS SECTION PLANS

SHEET TITLE

NO.	REVISION	DATE

Date: 3/9/26
Drawn By: BFT
Chkd. By: BFT
Scale: AS SHOWN
BFT Job #23-4436
Sh. 2 of 2



Outlook

958 N Milford Rd/Highland

From Rhodes Jr, Frankie Edgar <rhodesf@oakgov.com>

Date Thu 3/26/2026 11:51 AM

To Samantha George <georges@highlandtwp.org>

 3 attachments (1 MB)

958 N Milford Rd Septic Permit.pdf; 958 N Milford Rd Septic Final Approval Letter.pdf; Final Sketch 958 N Milford Rd.pdf;

OCHD has no records for the well.

Frank Rhodes, REHS
Senior Public Health Sanitarian
Oakland County Health Division
Health and Human Services
All ways, moving forward

Mobile: (248) 431-0956

Email: rhodesf@oakgov.com

Health Division Building 34E
1200 N. Telegraph Rd. | Pontiac, MI 48341

OakGov.com/Health

**Due to high e-mail volumes, response time may be delayed.
Please call my cell phone if you need an immediate response.*

Please note my schedule: Monday-Thursday 7:00 a.m. – 5:30 p.m.: Friday OFF

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L. BROOKS PATTERSON, OAKLAND COUNTY EXECUTIVE

HEALTH DIVISION
George J. Miller, M.A., Manager

April 10, 2007

JOHN F ADAMS
PATRICIA ADAMS
958 N MILFORD
HIGHLAND, MI 48357

Permit Number: 128-07-000022
Parcel ID: 11-22-176-010
Application Tracking Number: 63166879

**RE: APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEM AT 958 N
MILFORD, HIGHLAND, OAKLAND COUNTY, MI.**

Dear JOHN & PATRICIA ADAMS:

This letter shall certify that the on-site sewage disposal system at the above referenced address has been evaluated by this Division. Based upon observable features it was determined that the system is in compliance with the Oakland County Division of Health Sanitary Code Article III.

Attached you will find a copy of your on-site sewage disposal system final inspection report.

Should you have any questions regarding the inspection process or require additional information **regarding the maintenance** of your system, please contact this office at (248) 926-3305.

Sincerely,

OAKLAND COUNTY HEALTH DIVISION
Department of Health and Human Services

Matt Mehnert, RS





Matt Mehnert, R.S.
Senior Public Health Sanitarian

cc: Highland Twp.

Final Sketch PIN 11-22-176-010

Legend

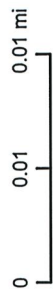
GPS Septic Tanks

-  Septic Lid
-  GPS Septic Field
-  Dimension Line - Final
-  OC Tax Parcel

TRENCH TREATMENT SYSTEM
 THREE (3) LINES @ 75 FEET
 FOOTER @ 16 FEET
 241 TOTAL LINEAL FEET

EXISTING 750 GALLON ONE
 (1) COMPARTMENT SEPTIC
 TANK

INSTALLER:
 THORNTON SEPTIC



Oakland County Health Division
 Oakland County, MI
 3/26/2026, 11:40:15 AM





Charter Township of Highland (H) 11-22-176-010 Active

Print Layout: 2 per page

Print Date: Date:

958 N Milford Rd
Highland MI 48357-4550

View: Front

Structure: Primary

Photo Date: 04/09/2013





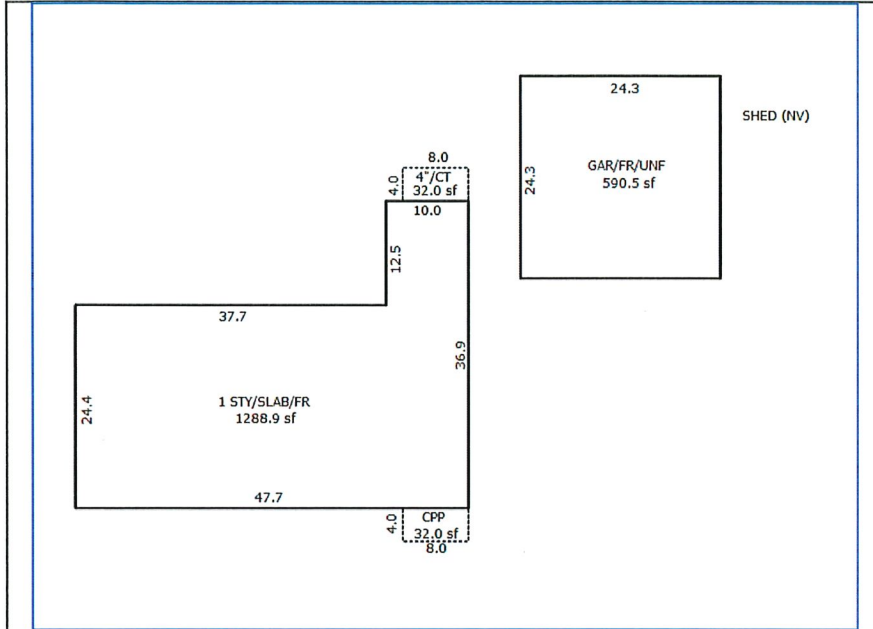
Parcel Sketch View

Charter Township of Highland (H)

Page Print Layout: 2 per page ▼

PIN: 11-22-176-010

PRINT DATE: 3/10/2026



958 N MILFORD RD HIGHLAND MI 48357-4550



3 beds / 1 full baths / 1 half baths / 1289 sq ft

Residential Property Profile

11-22-176-010

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

Owner Information

Owner(s) : J & J OF HIGHLAND LLC
Postal Address : PO BOX 1089 HIGHLAND MI 48357-1089

Location Information

Site Address : 958 N MILFORD RD HIGHLAND MI 48357-4550
PIN : 11-22-176-010 Neighborhood Code : R2N
Municipality : Charter Township of Highland
School District : 63220 HURON VALLEY SCHOOLS
Class Code : 401 Residential - Improved

Property Description

T3N, R7E, SEC 22 HIGHLAND GARDENS S 30 FT OF LOT 15 & ALL OF LOT 16

Most Recent Sale Since 1994

Date : 02/09/2023
Amount : \$220,000 Liber : 58423:504
Grantor : ADAMS, PATRICIA C
ADAMS, JOHN F Grantee : J J OF HIGHLAND

Next Most Recent Sale

Date : 08/18/2022
Amount : \$1 Liber : 58052:454
Grantor : ADAMS, PATRICIA C Grantee : ADAMS, PATRICIA C
ADAMS, JOHN F ADAMS, JOHN F

3 beds / 1 full baths / 1 half baths / 1289 sq ft

Residential Property Profile

11-22-176-010

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

Tax Information

Taxable Value	: \$101,765	State Equalized Value	: \$106,510
Current Assessed Value	: \$106,510	Capped Value	: \$101,765
Effective Date For Taxes	: 12/01/2025	Principal Residence Exemption Type	: N/A
Summer Principal Residence Exemption Percent	: 0%	Winter Principal Residence Exemption Percent	: 0%
2024 Taxes		2025 Taxes	
Summer	: \$3,955.96	Summer	: \$3,977.33
Winter	: \$1,194.02	Winter	: \$1,201.25
Village	:	Village	:

Lot Information

Description	: LEVEL	Area	: 0.628 ACRES
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Primary Structure

Structure	: Ranch	Living Area	: 1289 SQ FT
Ground Floor	: 1289 SQ FT	Year Built	: 1956
Effective Year	: 1971	Remodel Year	: 0
Stories	: 1 Story	Rooms	: 5
Bedrooms	: 3	Full Baths	: 1
Half Baths	: 1	Fireplaces	: 0
Ext Walls	: Alum., Vinyl	Basement	: NO - SLAB
Garage	: SEPARATE - 2 car (591 SQ FT)	Heat	: Forced Air w/ Ducts
Fuel Type	: Gas	Central Air	: No

Basement Information

Finish	: UNFINISHED	Area	: 0 SQ FT
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Porch Information

Type	Area
CPP	32 SQ FT