MEMORANDUM

To: Zoning Board of Appeals
From: Samantha George, Assistant Zoning Administrator
Date: November 4, 2026
Re: ZBA26-24
1230 S Milford Rd
11-27-301-050
Applicant: Steve Cemer
Owner: Steve Cemer

The subject parcel is zoned C1 – Local Commercial. The total parcel size is approximately 0.54 acres. The applicant has permission from Road Commission to encroach on right of way with a sign on an existing post, provided a variance is granted from Highland Township.

The required setbacks for this parcel are as follows:
Front yard (from road right-of-way NOT edge of road: 80 ft
Free standing Sign Road Right of Way Setback: 10 ft
Rear yard: 50 ft
Side yards: 20 ft / Total 50 ft
From septic tank and field: 10 ft
From well: 3 ft
From overhead utilities: 15 ft

A 3-foot 4-inch variance from the required 6-foot maximum sign height to 9-feet 4-inches provided and a 10-foot variance from the required 10-foot setback from road right of way to 0-feet provided. This request is for an increase in the height of a sign for the installation of a sign face on a pre-existing signpost. This request is for a variance from Sec.14.07.I.1. Schedule of Regulations of the Zoning Ordinance.

For the variance request, the applicant has provided a scaled site plan and elevations. Staff have supplied assessing records, a zoning map, aerial approximations of the property, and Zoning Ordinance Sec. 14.07.

Highland Township

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

APPLICATION FOR APPEAL

Hearing Date: 11/4/26
Case Number: 26-24
Fee: 325.00
Date Applied: 9/24/26

APPLICANT NAME: STEVE CEMER

PROPERTY OWNER NAME (if different): CF&C LLC

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

ORDINANCE SECTION(S) BEING APPEALED: _____

PROPERTY ADDRESS: 1230 S. MILFORD RD. HIGHLAND TWP. MI. ZIP: 48357

ZONING DISTRICT: C1 PARCEL ID NUMBER: 11-27-301-050

DIMENSIONAL VARIANCE(S) BEING REQUESTED:
SIGN HEIGHT VARIANCE OF 2.5 FEET.

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, unusual topography, vegetation, or other similar characteristics?

THE BUILDING IS SET BACK FROM MILFORD RD. AND IS HARD TO SEE WHEN DRIVING BY AT 45 M.P.H., THE TWO COMERCIAL BUILDINGS NEXT TO US BOTH ARE CLOSER TO THE ROAD BLOCKING THE VIEW OF OUR BUILDING FROM BOTH SIDES, ALSO THE PARKING LOT SIZE, SET BACK RULES, MANDITORY PARKING SPACES, A SIDE WALK, AND TWO ENTRANCE AND EXITS BOTH SHARED BY COMMERCIAL NEIGHBORS MAKE IT VIRTUALLY IMPOSIBLE TO PUT A SIGN ANYWHERE ELSE. THERE WAS ALREADY A POLE SIGN WHEN WE PURCHASED THE BUILDING, THE TOWNSHIP MADE US TAKE IT DOWN BECOUSE IT WAS ON THE R.C.O.C. RIGHT AWAY PROPERTY BEFORE THEY ALLOWED OCCUPANCY, WE ARE ASKING FOR A VARIANCE BECAUSE OF HARDSHIP, TO REINSTALL THE SIGN IN ITS ORIGINAL AREA.
WE HAVE RECIEVED WRITTEN PERMITION FROM THE R.C.O.C. TO REINSTALL THE SIGN ON THEIR PROPERTY IF HIGHLAND TWP. IS OK WITH SIGNS ORIGINAL AREA.

2. Can the project be redesigned to meet zoning requirements without the need for a variance?

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.)

NO

4. Has the difficulty been self-created by the current owner?

NO

5. Will the proposal be harmful to the health, safety, and welfare of the area/neighborhood?

NO

6. Will the proposal alter the essential character of the area/neighborhood?

NO

7. Will the proposed variance be the minimum necessary?

YES

BOARD OF COUNTY ROAD COMMISSIONERS, OAKLAND COUNTY, MICHIGAN

PERMIT APPLICATION

MAKE CHECK PAYABLE TO ROAD COMMISSION FOR OAKLAND COUNTY

ROAD COMMISSION FOR OAKLAND COUNTY
RECEIVED
Jun 15 2026
DEPARTMENT OF CUSTOMER
SERVICES PERMITS

FOR R.C.O.C. USE ONLY	
Application No.	26-1722
Date Received	06-15-26
Permit E No.	
Date of Issuance	

APPLICANT: CF&C LLC hereby makes **APPLICATION for a permit to CONSTRUCT, OPERATE, USE and/or MAINTAIN or to TEMPORARILY CLOSE A COUNTY ROAD** within the part of the right-of-way of road(s) 1230 S MILFORD RD under the jurisdiction of the Board: **a detailed description of the desired facility and/or activity is required in the space provided below:** (include size, length, type of facility; - if underground, indicate depth below surface; if parallel to road, indicate distance from inside edge of facility to edge of pavement, if crossing under roadbed, describe method). **THE FOLLOWING MUST BE ATTACHED TO THE APPLICATION WHEN APPLICABLE:** 1. Plans, specifications and location of facility. 2. Traffic plan and detour route in cases of street closures.

PLEASE CHECK THE APPROPRIATE BOX(ES) THAT APPLY TO THE TYPE OF WORK YOU WISH TO OBTAIN A PERMIT FOR:

- ☐ Annual
- ☐ Approach/Private Road Access
- ☐ Cable TV
- ☐ Community Event
- ☐ Landscaping/Grading
- ☐ Pathway/Sidewalk
- ☐ Public Utility (i.e. electric, gas, telephone)
- ☐ Sanitary/Storm Sewer
- ☐ Sign/Subdivision Entrance Marker
- ☐ Soil Boring/Monitoring Well
- ☐ Watermain
- ☑ Other SIGN

REPLACING SIGN, TOP

City or Township HIGHLAND Section No. 27

The above activities will be carried out in accordance with plans, specifications, maps and statements filed with the R.C.O.C. as part of this application, and if said application is approved, the above named applicant agrees to abide by the **CONDITIONS** contained on the reverse side. Since a permit will have to be secured from the Board prior to the start of any construction or maintenance operations proposed by this application, it is intended that the **SUPPLEMENTAL SPECIFICATIONS**, on the reverse side, are to be incorporated as part of the plans or specifications required for this proposed work.

FOR R.C.O.C. USE ONLY			
Design:		Right-of-Way:	
Traffic:		Maintenance:	
Planning:		Construction:	
Subdivision:			
Environmental Concerns:		Permits:	RZ

FOR R.C.O.C. USE ONLY			
Application Fee:	$ 200.00	Permit Fee:	$ 100
		Deposit:	$ 100
Receipt No:	22404	Estimated Inspection Fee:	$ 100
		Paint Fee:	$
Bond: (RCOC Form 75)	$ 1,000	Sign Fee:	$
		Signal Fee:	$
		TOTAL FEES DUE AT TIME OF PERMIT ISSUANCE:	$ 300
Proof of Insurance Required		Yes ☒	No ☐
Pollution Liability Required		Yes ☐	No ☒

This application is approved subject to **CONDITIONS** and **SUPPLEMENTAL SPECIFICATIONS** contained on the reverse side of this application.

Approval of this application does not relieve applicant from meeting any applicable requirements or duties of law or other public bodies or agencies including but not limited to the Michigan Department of Natural Resources.

APPROVAL OF THIS APPLICATION EXPIRES IN ONE YEAR IF A PERMIT HAS NOT BEEN ISSUED. RESUBMITTAL OF CURRENT PLANS, PERMIT APPLICATION REVIEW FEES AND PERMIT APPLICATION IS REQUIRED IF APPROVAL OF THIS APPLICATION HAS EXPIRED.

REFER ALL INQUIRIES TO (248) 858-4835

DEPARTMENT OF CUSTOMER SERVICES
PERMITS
2420 PONTIAC LAKE ROAD
WATERFORD, MI 48328

APPLICATION APPROVED:

By: Simon Gousif Date: 8/26/2026

CF&C LLC
APPLICANT (PRINT OR TYPE)

SIGNATURE 6/5/2026 DATE

STEVE CEMER
(PRINTED/TYPED SIGNATURE & TITLE)

2977 DIXIE HWY 248-535-6105
APPLICANT'S ADDRESS TELEPHONE NUMBER

WATERFORD MI. 48328
CITY STATE ZIP CODE

STEVE@DISCOUNTBATTERY.COM
EMAIL ADDRESS

Form 64A (12/08)

ROAD COMMISSION for OAKLAND COUNTY

QUALITY LIFE THROUGH GOOD ROADS:
ROAD COMMISSION FOR OAKLAND COUNTY
"WE CARE."

Board of Road Commissioners

James Esshaki
Commissioner

Tylene L. Henry
Commissioner

Eric D. McPherson
Commissioner

Dennis G. Kolar, P.E.
Managing Director

Gary Piotrowicz, P.E., P.T.O.E.
Deputy Managing Director
County Highway Engineer

Department of
Customer Services
Permits

2420 Pontiac Lake Road
Waterford, MI
48328

248-858-4835

www.rcocweb.org

September 01, 2026

CF & C LLC
2977 DIXIE HWY
WATERFORD, MI 48328

RE: Application Number 26-1722

Dear Applicant:

Your application for a permit has been approved. Prior to issuing a permit, the attached requirements must be met by you or your contractor. If the proposed work will be conducted by a contractor you hire, please provide them with the attached requirement sheet and bond form. The permit will be issued in the contractor's name.

The items required prior to permit issuance must be delivered **IN PERSON** by someone authorized to sign the permit on you or your contractor's behalf. Failure to satisfy these requests will delay permit issuance.

Thank you for your cooperation regarding this matter. If you have any questions, please feel free to the Department of Customer Services - Permits at (248) 858-4835.

Sincerely,

Simon Yousif, PE
Permit Engineer

Enclosures

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County Highway Engineer

Department of
Customer Services
Permits

2420 Pontiac Lake Road
Waterford, MI
48328

248-858-4835

www.rcocweb.org

PLEASE READ AND FOLLOW CAREFULLY

THE ENCLOSED ROAD COMMISSION FOR OAKLAND COUNTY PERMIT APPLICATION NUMBER **26-1722** HAS BEEN APPROVED.

PERMIT ISSUANCE IS CONTINGENT UPON THE FOLLOWING REQUIREMENTS BEING MET AND DELIVERED **IN PERSON** TO THE DEPARTMENT OF CUSTOMER SERVICES - PERMITS, AS THE PERMIT **MUST BE SIGNED** BY AN AUTHORIZED REPRESENTATIVE.

****CHECK REMITTER OR CREDIT CARD HOLDER, PRINCIPAL ON BOND, AND INSURED MUST ALL BE IN THE SAME NAME!****

1. **CONSTRUCTION BOND AMOUNT OF: $1,000.00**
   EITHER by your insurance or bonding company on enclosed **FORM 75** (must have an embossed or sticker seal and power of attorney attached); OR a cash bond using a company check, cashier's check, certified check, money order, credit card or cash.

2. **FEES**

A. PERMIT FEE	$100.00
B. DEPOSIT	$100.00
C. ESTIMATED INSPECTION FEE	$100.00
D. PAINT FEE	$0.00
E. SIGN FEE	$0.00
F. SIGNAL FEE	$0.00
TOTAL FEES DUE AT PERMIT ISSUANCE	**$300.00**

3. **METHOD OF PAYMENT:**
   COMPANY CHECK - **NAME MUST BE THE SAME AS PRINCIPAL ON BOND AND NAMED INSURED**
   CASH - **EXACT CASH ONLY, WE ARE UNABLE TO MAKE CHANGE**
   MONEY ORDER - **BANK MUST SUPPLY COMPANY NAME AS REMITTER**
   CASHIERS CHECK - **BANK MUST SUPPLY COMPANY NAME AS REMITTER**
   CERTIFIED CHECK - **BANK MUST SUPPLY COMPANY NAME AS REMITTER**
   CREDIT CARD - **PICTURE ID REQUIRED (ENHANCED ACCESS FEES APPLY)**

   MAKE CHECKS PAYABLE TO: Road Commission for Oakland County

4. **CERTIFICATE OF INSURANCE:**
   A current, valid certificate of insurance on an ACORD form is required. The certificate must name "The Road Commission for Oakland County" as a certificate holder and as **an additional insured**. The insurance must include the following coverage:

General Liability Coverage

Bodily Injury and Property Damage Liability:		or: Combined Single Limit (CSL):	
Each Person	$1,000,000	Aggregate	$2,000,000
Each Occurance	$1,000,000		
Aggregate	$2,000,000		

9/1/2026

Application # 26-1722
Contact:
Phone:

PERMIT DESCRIPTION

The following is a permit description ONLY. It shall not be construed to be a permit and shall become valid only after the permit is acquired.

This is a permit to:

APPROVED AS NOTED ON THE PLANS
REPLACE EXISTING BUSINESS MOUNTED SIGN AND POLE ON THE WEST SIDE OF MILFORD ROAD IN FRONT OF ADDRESS #1230. RESTORE DISTURBED RIGHT-OF-WAY.

SUBCONTRACTORS AND ANY OTHER PARTIES WORKING ON BEHALF OF THE PERMITTEE SHALL BE MADE AWARE OF THE TERMS OF THE PERMIT, AND BE PROVIDED WITH ACCESS TO RCOC "PERMIT RULES, SPECIFICATIONS AND GUIDELINES."

SIGNING AND LANDSCAPING WILL NOT BE MAINTAINED BY THE ROAD COMMISSION FOR OAKLAND COUNTY. IN THE EVENT LANDSCAPING BECOMES A TRAFFIC OR SIGHT DISTANCE PROBLEM, OR INTERFERES WITH MAINTENANCE OF THE ROAD OR RIGHT-OF-WAY, OR IF THE RIGHT-OF-WAY IS REQUIRED FOR FUTURE IMPROVEMENTS BY THE ROAD COMMISSION FOR OAKLAND COUNTY OR OTHER PUBLIC AGENCY OR UTILITY, APPLICANT WILL PERFORM MAINTENANCE ON, RELOCATE OR REMOVE THE LANDSCAPING AND SIGNS AT THE REQUEST OF THE ROAD COMMISSION FOR OAKLAND COUNTY AT NO COST TO THE ROAD COMMISSION FOR OAKLAND COUNTY OR OTHER PUBLIC AGENCY.

NOTIFY INSPECTOR OR PERMIT SUPERVISOR 48 HOURS PRIOR TO BEGINNING WORK.

PROPER SIGNING IS REQUIRED BEFORE BEGINNING WORK WITHIN THE RIGHT-OF-WAY. MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES. LANE CLOSURES SHALL BE RESTRICTED TO THE HOURS OF 9 AM TO 3 PM MONDAY THROUGH FRIDAY, OR DURING DAYLIGHT HOURS ON WEEKENDS.

PROVIDE SUFFICIENT CORNER SIGHT DISTANCE, AS PER RCOC'S, "GUIDE TO CORNER SIGHT DISTANCE."

All construction shall be in accordance with the attached approved plan and application on file for **CF & C LLC**.

as prepared by **CF & C LLC**

and with the RCOC Supplementary Permit Specifications as follows:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ATTACHED APPROVED PLAN AND APPLICATION ON FILE WITH THE ROAD COMMISSION FOR OAKLAND COUNTY PERMIT RULES, SPECIFICATIONS, AND GUIDELINES DATED MARCH 14, 2013.

Sec. 14.07. Signs allowed by permit.

The following types of signs are permitted as specified in this Section and shall require approval from the Zoning Administrator and permits from the Building Official:

I. *Freestanding signs.*

1. All freestanding signs shall comply with the dimensional requirements in Table 14.2, Permitted Freestanding Signs.
2. Within all nonresidential zoning districts, except the Highland Station District, only one (1) freestanding sign shall be permitted per parcel.
3. Within all residential zoning districts, only one (1) freestanding sign shall be permitted as follows:
   a. At the primary entrance for the purpose of identifying a subdivision, site condominium, multiple family development, or Mobile Home Park.
   b. One (1) additional freestanding sign may be permitted at a secondary entrance if it is not located on the same street as the primary entrance.
   c. Only one (1) freestanding sign shall be permitted per lot for the purpose of identifying a nonresidential special land use and permitted farming activities.
4. Within all PUD districts/developments, additional freestanding signs identifying the name of the project, or the names of sub-area(s) within the project, with distinct land use(s) may be approved, subject to the review and approval by the Planning Commission. Such signs shall be limited to forty (40) square feet and a height of eight (8) feet.
5. All freestanding signs shall meet the height and area requirements in Table 14.2, Permitted Freestanding Signs.
6. The ratio of the width to height or height to width of the sign face at the widest and highest points shall not exceed three (3) to one (1).
7. All freestanding signs shall carefully coordinate with proposed landscaping improvements and existing signs to prevent obstruction now or in the future.
8. For a freestanding sign, the sign face, its support structure and all decorative elements must be contained within one (1) theoretical rectangle of not more than one hundred (100) square feet. Decorative elements may extend two (2) feet higher than the maximum allowable sign height, provided they are still contained within the theoretical rectangle and contain no text or graphics other than the street address. The design of the sign and its placement shall be such as to not unreasonably restrict the sight lines of drivers entering or exiting the property.

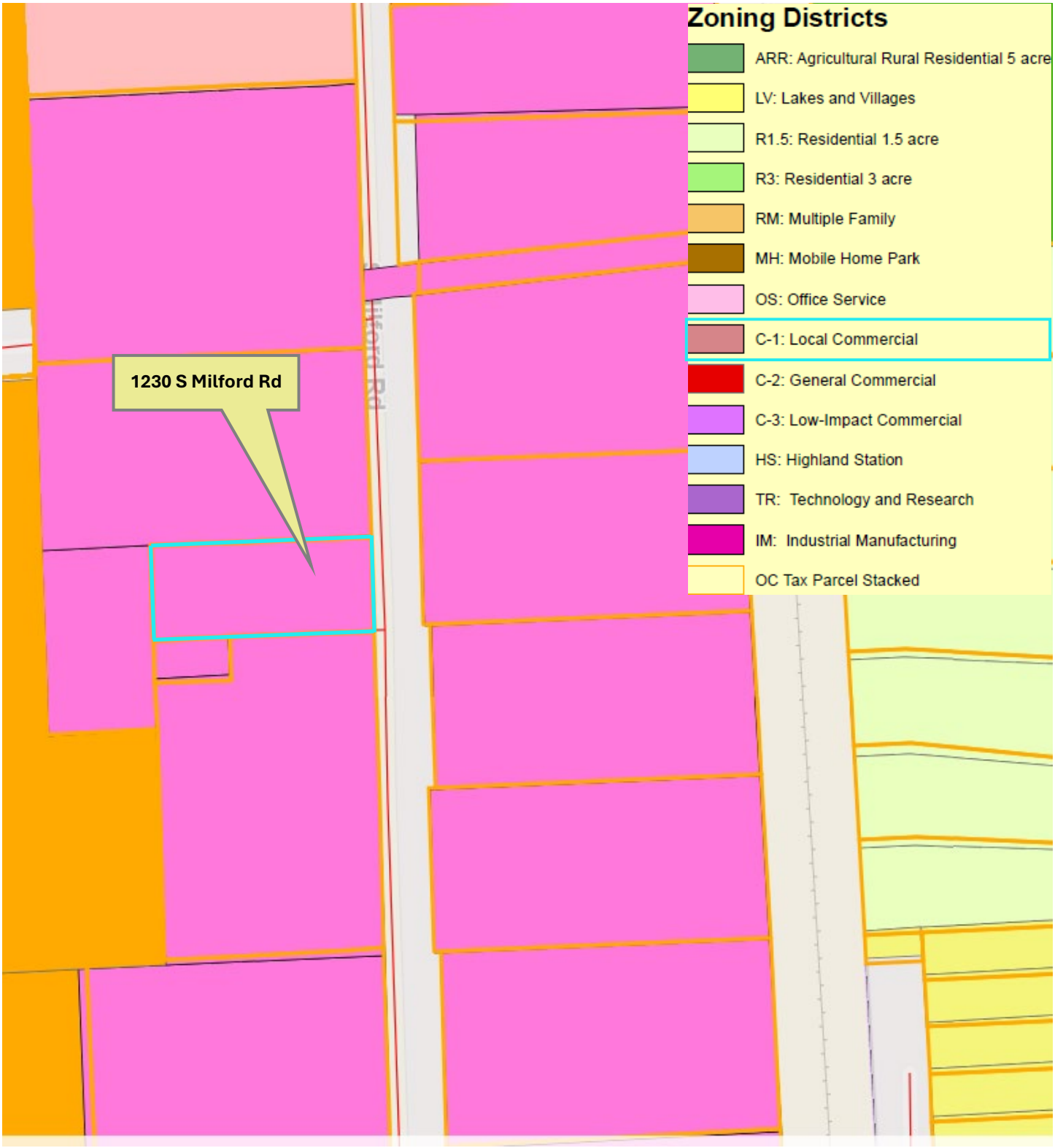
   Maximum height and area requirements for freestanding signs shall be applied within each zoning district according to the following schedule:
9. In addition to the allowable signage provided in Table 14.2, Permitted Freestanding Signs, one (1) gasoline price sign shall be permitted per gas station. Said sign shall not exceed twelve (12) square feet in area per side. It shall be affixed to a permanent sign structure or to a building and shall not be located closer than twenty (20) feet to any side property line. The price sign shall not be included in the total area of signage otherwise permitted. The price sign may be an electronic changeable copy sign, subject to the provisions of Section 14.07.H.2. Changeable copy signs.

TABLE 14.2. PERMITTED FREESTANDING SIGNS

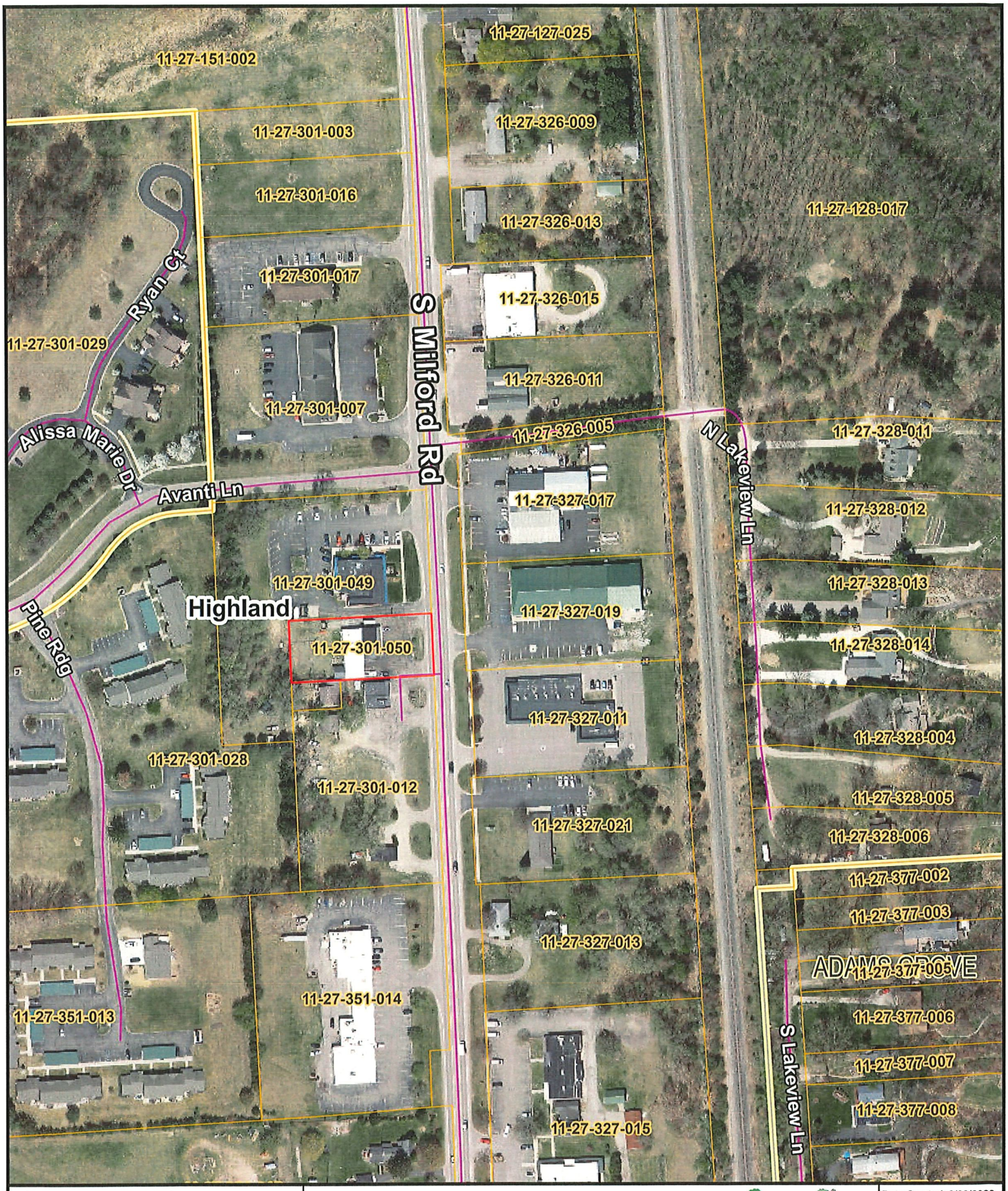
District	Maximum Height (Feet)	Maximum Area Per Face (Square Feet)	Side Lot Line Setback (Feet)	Road Right of Way Setback (Feet)
ARR Agricultural Residential District	4	32	20	10
R-3 Single Family Residential District	4	32	20	10
R-1.5 Single Family Residential District	4	32	20	10
LV Single Family Residential District	4	20	20	10
RM Multiple Family Residential District	4	32	20	10
MH Manufactured Home Park	4	32	20	10
OS Office Service District	6*	36*	20	10
C-1 Local Commercial District	6*	36*	20	10
C-2 General Commercial District	6*	36*	20	10
HS Highland Station District	See Section 9.05.H			
TR Technology and Research District	6*	36*	20	20
IM Industrial Manufacturing District	6*	36*	20	20

*Multiple Tenants, three (3) or more tenants, are allowed freestanding signs with a maximum height of eight (8) feet and a maximum area of forty (40) square feet.

CHARTER TOWNSHIP OF HIGHLAND
ZONING MAP



1230 S 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

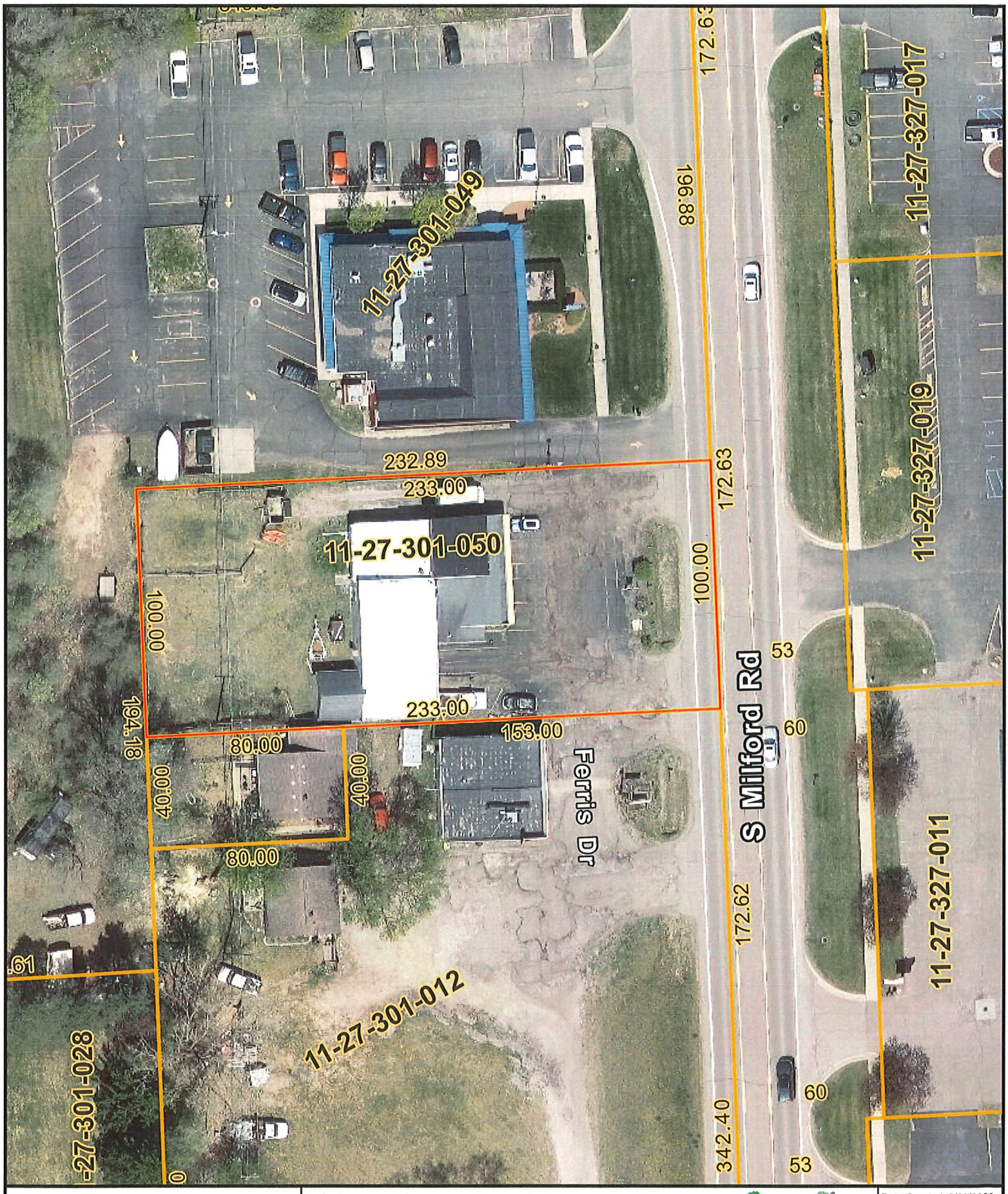
David Coulter
Oakland County Executive

Date Created: 9/29/2026

NORTH

1 inch = 200 feet

1230 S Milford Rd



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OAKLAND COUNTY MICHIGAN
Economic Development & Community Affairs

David Coulter
Oakland County Executive

Date Created: 9/29/2026

NORTH

1 inch = 50 feet

SIGN A | POLE BOX SIGN | 36 Sq Ft



Pole Mounted Box Sign

1. Aluminuim Box sign 96 in x 54 in x 12 in
2. Internally LED Illumination
3. Polycarbonate Faces with vinyl graphics
4. 8.5" Pole , wraped in aluminum square
5. Top & Bottom support 1.25" rigid galvenized pipe with end caps
6. 1.25" rigid two hole galvenized straps attach supports to cabinet
7. Top & Botttom supports will pass thru existing wood pole and thru the sign cabinet

Notes

1. Existing pole base is 24 ft set back to center
2. Use existing sign circuit
3. Sign is set back 16' from right of way

This Sign has been designed to withstand a 115 mph wind load.

AUTHORITY. SEE N. E. C. ARTICLE 600. ALL PRIMARY CONNECTIONS ARE TO BE MADE BY LICENSED ELECTRICAL CONTRACTORS.

PRIMARY ELECTRICAL ALL PRIMARY ELECTRICAL CONNECTIONS ARE TO MEET OR EXCEED N.E. C. U. L. 48 OR LOCAL ENFORCING

PRIMARY WIRING SHALL BE (3) #12 THW/THWN (BY OTHERS). GROUNDING PER. NEC ARTICLE 250 (BY OTHERS).

c UL us ELECTRIC SIGN

UL LISTED SIGN MANUFACTURE

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF **ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE** AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Regional Sales: MATTHEW NEWMAN	**CONTACT:** Steve Cemer 248-714-4420 **DATE:** 9/10/2026
DRAWER: MNC&ANC PROFESSSIONAL SERVICES	**PROJECT:** Road sign reinstalled on existing pole
NOTES:	**LOCATION:** 1230 S. Milford Rd. Highland, MI 48357
Original Art, Sketches, Mechanicals and materials originated.by MNC & ANC Professionsal Services, LLC are the property of MNC & ANC Professionsal Services, LLC. The sketch deposit covers minimal cost involved in devloping a concept. The Sketch remains the property of MNC&ANC Pro. Services	*I have reviewed the above specifications & hereby fully understand the content of work to be performed and I approve this project to begin:* **Sign:**_____ **Date:**_____

MNC & ANC
Professional Services, LLC.
72 Pinwood Dr.
White Lake, MI 48386
mncanc@outlook.com
248.877.9001

SIGN A Pole Box Sign **36 Sq Ft**



Pole Mounted Box Sign

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Notes

1. Final Graphics to be determined
2. Pole base is 24 ft set back to center
3. Use existing sign circuit
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Sign:_____ **Date:**_____

MNC & ANC
Professional Services, LLC.
72 Pinwood Dr.
White Lake, MI 48386
mncanc@outlook.com
248.877.9001

OAKLAND COUNTY MICHIGAN
HEALTH DIVISION

OAKLAND COUNTY EXECUTIVE L. BROOKS PATTERSON

Leigh-Anne Stafford, Health Officer
(248) 858-1280 | health@oakgov.com

PERMIT TO INSTALL AN ON-SITE SEWAGE DISPOSAL SYSTEM

PERMIT #: **128-18-000037** **Issue Date:** 04/05/2018 09:41

APPLICATION TRACKING #:	63278691	**APPLICATION RECEIPT DATE:**	08/30/2017
PARCEL ID #:	11-27-301-050	**LAST ACTIVITY:**	11/10/2011

PROPERTY ADDRESS: 1230 S MILFORD RD HIGHLAND MI 48357 -4859 **SUBDIVISION NAME:**

SEPTIC INFORMATION: **Proposed Use of Septic:** Non-Residential **Type of Septic:** Repair
Type of Establishment: Other **No. of Bedrooms:**

OWNER:		**APPLICANT:**	
Name:	C F & C LLC	**Name:**	Janette & Son's
Address:	PO BOX 980 EAST LANSING MI 48826	**Address:**	3450 Cooley Lake Rd Milford MI 48381
Phone:	Home: Work: (000)000-0000	**Phone:**	Home: (248)685-1948 Work: (248)685-1948

PERMIT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

Tank : **Two compartment tank recommended**

Size of Septic Tank (Gallons)	No. of Compartments	Tank Type	Risers Required
1500.0	2	Septic Tank (Concrete)	Yes
500.0	1	Pump Chamber	Yes

Final Disposal:

Drainage beds consisting of 528.0 sq.ft.

Stipulations:

Locate drain field over soil borings one (1) and two (2).
Cut drainage bed 100% 3.0 ft. to 3.0 ft. to sand.
Call for a cut down inspection prior to backfilling.

Replacement Area:

Adequate replacement space available. Yes Over existing field

STANDARD PERMIT REQUIREMENTS:

- Must install system in accordance with OCHD Sanitary Code, Article III and/or Michigan Criteria for Subsurface Sewage Disposal.
- Required isolation distances must be verified by the installer.
- Call to schedule all necessary inspections prior to the completion of the Installation.
- ACT 53 - P.A. 1974 requires the applicant to notify the public utilities prior to excavation. In addition you must call 1-800-MISS DIG to locate public underground utilities.
- This On-Site Sewage Permit **DOES NOT** apply to any addition or expansion of the proposed/existing building.
- This On-Site Sewage Disposal Permit does not ensure a Water Well Permit. An On-Site Sewage Disposal installation may reduce or eliminate an approved well area resulting in denial of an application for a Water Well Permit.

THIS PERMIT IS VOID AFTER TWO (2) YEARS FROM DATE OF ISSUE

Sanitarian: Frank Rhodes **Supervisor:** Joe Kaighen

SEE PAGE 2 FOR SPECIAL CONDITIONS AND ADDITIONAL REQUIREMENTS

Leigh-Anne Stafford, Health Officer
(248) 858-1280 | health@oakgov.com

PERMIT#: **128-18-000037**
Parcel ID: 11-27-301-050
Application Tracking Number: 63278691

Property Address:
1230 S MILFORD RD
HIGHLAND MI 48357 -4859

APPROVED BORINGS:

Soils Observed by : Frank Rhodes **Date Observed :** 04/03/2018

Boring :1

Boring Label :	1				
GPS Coordinates:	**X:**		**Y:**		
HSWT Observed:	No	**HSWT Indicator:**		**Depth of HSWT:**	
Ground Water Observed:	No	**Depth of Ground Water:**			
Captured Date:	10/25/2011 06:00	**Captured By:**	rhodesf		

Texture :

Depth:	12.00 Inch	**Soil Info:**	Topsoil
Size:		**Topsoil Texture:**	Sandy Loam
Wetness:		**Color:**	
Depth:	3.00 Feet	**Soil Info:**	Loamy Sand
Size:		**Topsoil Texture:**	
Wetness:		**Color:**	
Depth:	9.00 Feet	**Soil Info:**	Sand
Size:		**Topsoil Texture:**	
Wetness:		**Color:**	

Boring :2

Boring Label :	2				
GPS Coordinates:	**X:**		**Y:**		
HSWT Observed:	No	**HSWT Indicator:**		**Depth of HSWT:**	
Ground Water Observed:	No	**Depth of Ground Water:**			
Captured Date:	10/25/2011 06:00	**Captured By:**	rhodesf		

Texture :

Depth:	12.00 Inch	**Soil Info:**	Topsoil
Size:		**Topsoil Texture:**	Sandy Loam
Wetness:		**Color:**	
Depth:	2.00 Feet	**Soil Info:**	Loamy Sand
Size:		**Topsoil Texture:**	
Wetness:		**Color:**	
Depth:	5.00 Feet	**Soil Info:**	Sand
Size:		**Topsoil Texture:**	
Wetness:		**Color:**	

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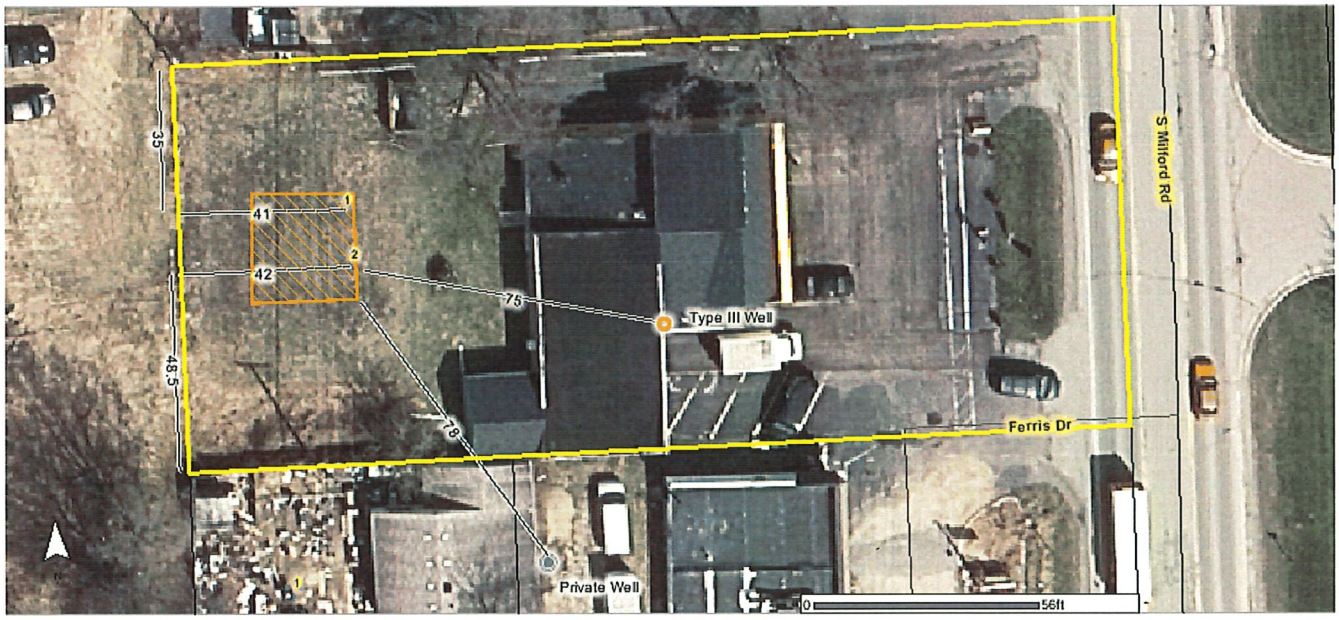
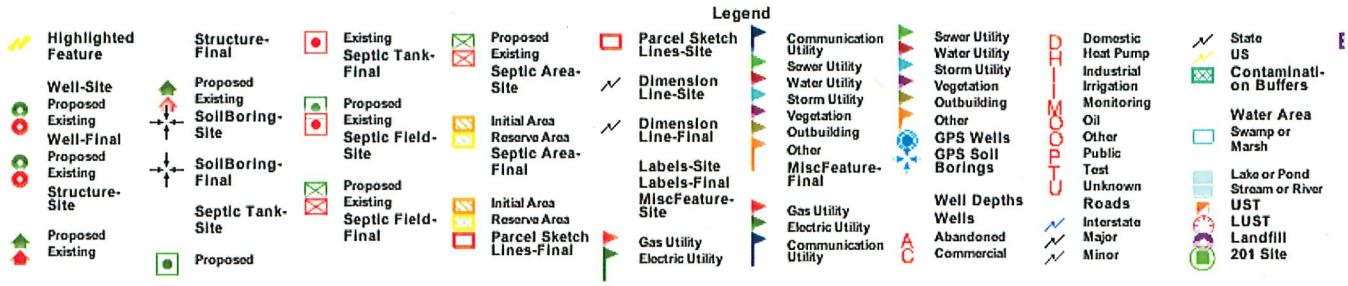




Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.

OAKLAND COUNTY MICHIGAN
HEALTH DIVISION

OAKLAND COUNTY EXECUTIVE L. BROOKS PATTERSON

Leigh-Anne Stafford, Health Officer
(248) 858-1280 | health@oakgov.com

August 1, 2018

C F & C LLC
PO BOX 980
EAST LANSING MI 48826

Permit Number: 128-18-000037
Parcel ID: 11-27-301-050
Application Tracking Number: 63278691

RE: REPAIR ON-SITE WASTEWATER TREATMENT SYSTEM AT 1230 S MILFORD RD, HIGHLAND, OAKLAND COUNTY, MI.

Dear C F & C LLC:

This letter shall certify that the on-site wastewater treatment 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 Health Division Sanitary Code, Article III.

Attached you will find a copy of your on-site wastewater treatment 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) 858-1312.

Sincerely,

OAKLAND COUNTY HEALTH DIVISION
Department of Health and Human Services

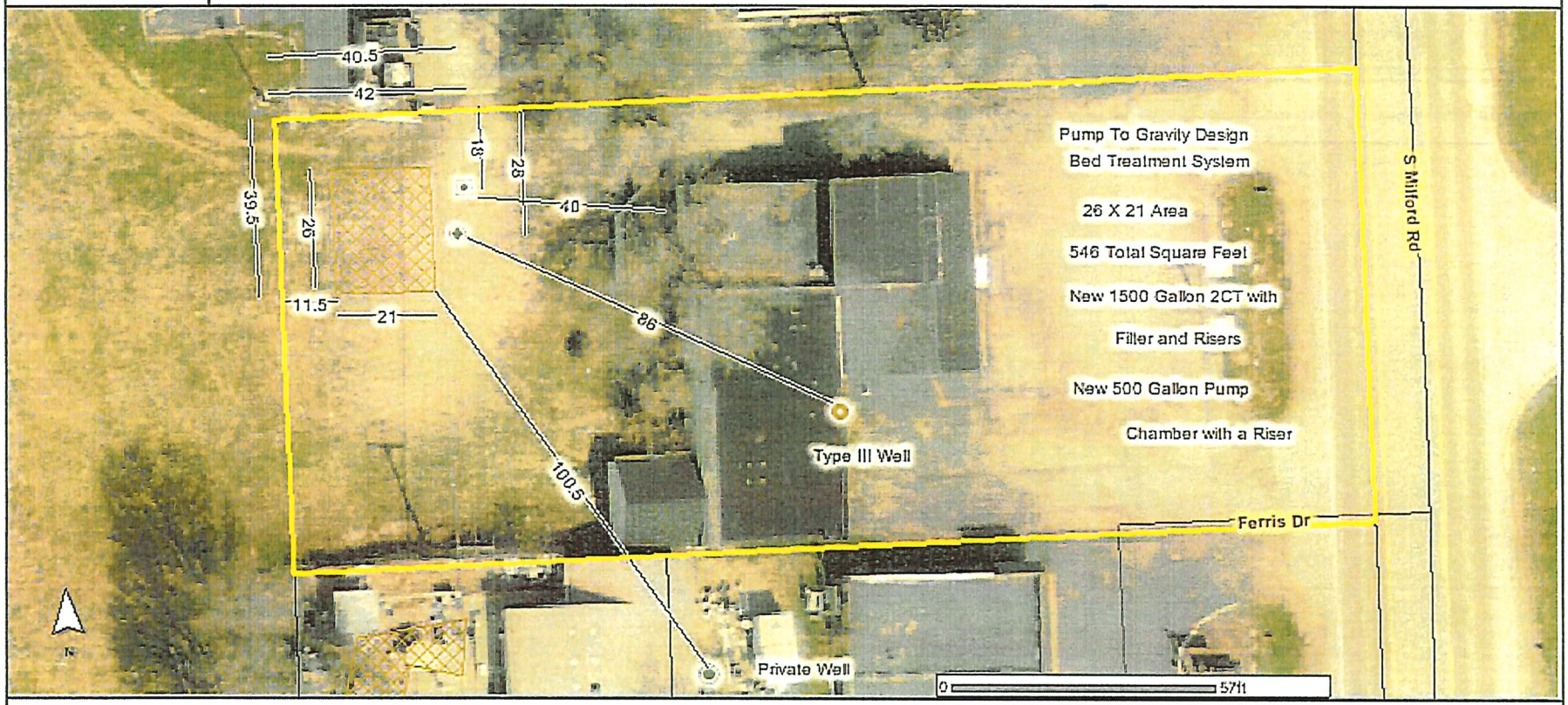
F. Rhodes, REHS

Frank Rhodes, REHS
Senior Public Health Sanitarian
Environmental Health Services

cc: Highland Township Building Department

Installed: On-Site Sewage Disposal System and/or Water Well Location

ATN:	63278691	**Address:**	1230 S MILFORD RD
Parcel:	11-27-301-050		HIGHLAND, 48357-4859
Permit ID:	12818000037	**Date:**	08/01/2018



OAKLAND COUNTY MICHIGAN

Charter Township of Highland (H) 11-27-301-050 Active

Print Layout: 2 per page

Print Date: Date:

1230 S Milford Rd
Highland MI 48357-4859

View: Front

Structure: Primary

Photo Date: 04/04/2013



OAKLAND COUNTY MICHIGAN

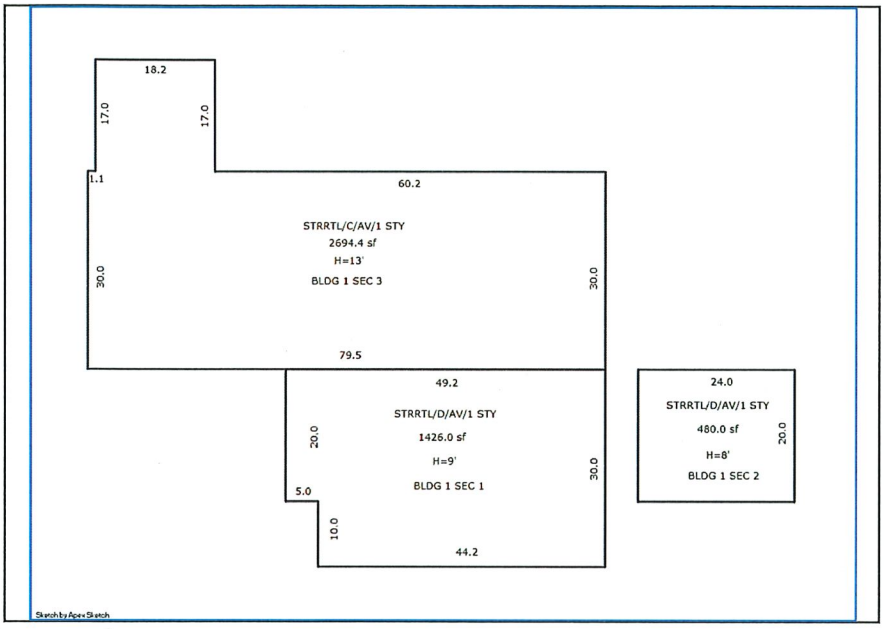
Parcel Sketch View

Charter Township of Highland (H)

Page Print Layout: 2 per page

PIN: 11-27-301-050

PRINT DATE: 9/29/2026



1230 S MILFORD RD HIGHLAND MI 48357-4859

11-27-301-050

OAKLAND COUNTY MICHIGAN PROPERTY GATEWAY

Commercial and Industrial Property Profile

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)	: STEVEN W CEMER & DARLENE G MAUER
Mailing Address	: 2919 SUMMIT DR HIGHLAND MI 48356-2437

Location Information

Site Address	: 1230 S MILFORD RD HIGHLAND MI 48357-4859		
PIN	: 11-27-301-050	Neighborhood Code	: CRL
Municipality	: Charter Township of Highland		
School District	: 63220 HURON VALLEY SCHOOLS		
Use	: 201 Commercial - Improved		
Water Indicator	: N	Sewer Indicator	: N
Well Indicator	: N	Septic Indicator	: N

Property Description

T3N, R7E, SEC 27 PART OF SW 1/4 BEG AT PT DIST S 88-34-48 E 1492.46 FT & S 02-20-00 W 879.93 FT FROM W 1/4 COR, TH S 02-20-00 W 100 FT, TH N 88-10-22 W 233 FT, TH N 02-20-00 E 100 FT, TH S 88-10-22 E 233 FT TO BEG 0.54 A 11-10-11 FR 048

Split/Combination Information

Added Status	: Added Parcel		
Added Date	: 11/10/2011	Added To	: FROM 1127301048

Most Recent Sale Since 1994

Date	: 08/02/2023		
Amount	: $1	Liber	: 58784:865
		Grantee	: MAUER, DARLENE G
Grantor	: CF C		CEMER, STEVEN W

Next Most Recent Sale

Date	: 03/14/2022		
Amount	: $150,000	Liber	: 57583:335
Grantor	: FIRST NATIONAL BK OF AMERICA	Grantee	: C F C

Tax Information

Taxable Value	: $159,227	State Equalized Value	: $221,510
Current Assessed Value	: $221,510	Capped Value	: $159,227
Effective Date For Taxes	: 07/01/2026	Principal Residence Exemption	: 0%
2025 Taxes		**2026 Taxes**	
Summer	: $6,223.10	Summer	: $6,367.12
Winter	: $1,597.92	Winter	:
Village	:	Village	:

Lot Information

Description	:	Acres	: 0.54

1230 S MILFORD RD HIGHLAND MI 48357-4859

11-27-301-050

OAKLAND COUNTY MICHIGAN PROPERTY GATEWAY

Commercial and Industrial Property Profile

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Building/Section 1

Building	: 1	Used As	: Stores - Retail
Year Built	: 1968	Effective Year	: 1984
Class	: D	Quality	: Average
No of Stories	: 1	Height Per Story (feet)	: 9
Avg Square Feet	: 1,426	Elevators	: N
Sprinklers	: N	Identical Units	: 1
Total Building Square Footage	: 1,426		

No lump sum improvements Data Available for Building/Section1

Building/Section 1 Yard Adjustments

Description	: Paving (Asphalt)		
Square Feet	: 2,928	Units	: H

1230 S MILFORD RD HIGHLAND MI 48357-4859

11-27-301-050

OAKLAND COUNTY MICHIGAN PROPERTY GATEWAY

Commercial and Industrial Property Profile

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Building/Section 2

Building	: 2	Used As	: Stores - Retail
Year Built	: 1968	Effective Year	: 1984
Class	: D	Quality	: Average
No of Stories	: 1	Height Per Story (feet)	: 8
Avg Square Feet	: 480	Elevators	: N
Sprinklers	: N	Identical Units	: 1
Total Building Square Footage	: 480		

No lump sum improvements Data Available for Building/Section2

No yard improvements Data Available for Building/Section2

1230 S MILFORD RD HIGHLAND MI 48357-4859

11-27-301-050

OAKLAND COUNTY MICHIGAN PROPERTY GATEWAY

Commercial and Industrial Property Profile

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Building/Section 3

Building	: 3	Used As	: Stores - Retail
Year Built	: 1968	Effective Year	: 1984
Class	: C	Quality	: Average
No of Stories	: 1	Height Per Story (feet)	: 13
Avg Square Feet	: 2,694	Elevators	: N
Sprinklers	: N	Identical Units	: 1
Total Building Square Footage	: 2,694		

No lump sum improvements Data Available for Building/Section3

No yard improvements Data Available for Building/Section3