



**CHARTER TOWNSHIP OF HIGHLAND  
ZONING BOARD OF APPEALS**

**March 2, 2022**

**7:30 PM**

**AGENDA**

A Zoning Board of Appeals hearing will be held at Highland Fire Station #1, 1600 W. Highland Rd., Highland Michigan at the date and time specified.

This hearing is open to the public for comments relative to the case under consideration. An agenda has been sent as notification to property owners within 300 feet of the property being reviewed. Anyone interested is welcome to attend. Due to the COVID-19 virus, 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](http://www.highlandtwp.net) by using the navigation buttons to select Government→Zoning Board of Appeals→ZBA e-packets. Comment may be submitted to [planning@highlandtwp.org](mailto:planning@highlandtwp.org) or mailed to the Township offices or dropped in our secure drop box at the temporary Township Offices, 250 W. Livingston Rd. If you choose to attend the public hearing, you should expect that social distancing will be enforced, and 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.

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**CALL TO ORDER:**

**ROLL:**

**OLD BUSINESS:**

1. CASE NUMBER: 21-36 ***Tabled from January 5, 2022 and February 16, 2022***  
COMPLAINT #:  
ZONING: R-1.5 – Single Family Residential (RCD)  
PARCEL #: 11-28-100-006  
PROPERTY ADDRESS: 136 Inverness at the intersection of Prestwick Trail and West Highland Road (M-59)  
APPLICANT: Danielle Cadaret  
OWNER: Prestwick Village Country Club  
VARIANCE REQUESTED: A variance to allow 2 signs where only one sign is allowed (Section 14.07.I.3.a)  
A height variance of 2 feet 11 inches to the top of the sign face from four feet required to 6' 11" provided (Sections 14.07.I.1 & 14.07.I.5 & Table 14.2)  
A height variance of 7' 2" to the top of the sign structure for decorative elements from 6 feet permitted to 13' 2" (Section 14.07.I.5, & 14.07.I.8)  
An area variance of 97.5 square feet from 100 square feet permitted to 197.5 square feet provided for total theoretical area of decorative elements (Section 14.07.I.8)  
This request is for permission to erect two signs where only one is allowed and to exceed the height and decorative area requirements for residential signs.

**NEW BUSINESS:**

2. CASE NUMBER: 22-02  
COMPLAINT #:

ZONING: R-3 – Single Family Residential 3-acre minimum lot size  
PARCEL #: 11-34-301-016  
PROPERTY ADDRESS: 2810 S. Milford Road  
APPLICANT: Andrew Pyles  
OWNER: Andrew Pyles  
VARIANCE REQUESTED: a 12.5-foot front yard setback variance from 75 feet required to 62.5 feet provided from a proposed private road easement to an existing house.  
a 26.2-foot front yard setback variance from 75 feet required to 48.5 feet provided from a proposed private road easement to an existing accessory structure (barn)  
a 15-foot (west) side yard setback variance from 40 feet required to 25 feet provided and  
a 31.1-foot (south) rear yard setback variance from 100 feet required to 68.9 feet provided from a proposed private road easement to an existing shed.  
(Table 4.15 – Schedule of Regulations)  
These variances are from existing structures and are being requested to complete a land division application.

3. CASE NUMBER: 22-03  
COMPLAINT #:

ZONING: ARR – Agricultural Rural Residential – minimum lot size 5 acres  
PARCEL #: 11-06-100-013  
PROPERTY ADDRESS: 4455 Twin Oaks  
APPLICANT: MJ Whelan Construction  
OWNER: Paul E. Sechrist and Timothy J. Sechrist  
VARIANCE REQUESTED: An 84-foot rear yard setback variance from required 100 feet to 16 feet provided.  
(Table 4.15 – Schedule of Regulations)  
The request is for a porch, garage, and second story addition to an existing single-family dwelling.

**MINUTES:**  
February 16, 2022

**DISCUSSION:**

**ADJOURN:**