



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

**April 6, 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 by using the navigation buttons to select Government→Zoning Board of Appeals→ZBA e-packets. Comment may be submitted to 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.

CALL TO ORDER:

ROLL:

OLD BUSINESS:

1. CASE NUMBER: 21-36 ***Tabled from January 5, 2022, February 16, 2022, and March 2, 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 CASE NUMBER: 22-05 **WITHDRAWN 03/25/22**
COMPLAINT #:
- ZONING: LV – Lake and Village Residential District
PARCEL #: 11-12-404-004
PROPERTY ADDRESS: 3566 Reserve Ct.
APPLICANT: Ventures Design – Jake Lubig
OWNER: Garret Knappe
VARIANCE REQUESTED: A 6 foot 8 inch side yard variance from the 10 feet required to 3 foot 2 inches.
A 28 foot 9 inch variance from the ordinary high water mark from 38 feet required to 9 feet 3 inches.
A 26 foot 6 inch variance from the ordinary high water mark requirement of 38 feet to 11 foot 6 inches.
(Sec. 9.02. - LV—Lake and Village Residential District)
This variance request is for a patio and deck.
3. CASE NUMBER: 22-06
COMPLAINT #:
- ZONING: LV – Lake and Village Residential District
PARCEL #: 11-13-401-007
PROPERTY ADDRESS: 2142 N. Duck Lake Rd.
APPLICANT: Ventures Design – Jake Lubig
OWNER: Michael and Jennifer Genter
VARIANCE REQUESTED: A 5 foot variance from the 5 foot required side yard setback to 0 feet for a proposed cement stair landing.
A 65 foot variance from the ordinary high water mark of 65 foot required to 0 feet.
(Sec. 9.02. - LV—Lake and Village Residential District)
This variance request is for a patio, steps, outdoor kitchen, retaining walls, and synthetic putting green near the sea wall.

MINUTES:
March 16, 2022

DISCUSSION:

ADJOURN: