

CHARTER TOWNSHIP OF HIGHLAND
ZONING BOARD OF APPEALS
APPROVED MINUTES
August 3, 2022

The meeting was held at Fire Station # 1, 1600 W. Highland Road, Highland, Michigan.

Chairman Gerathy called the meeting to order at 7:27 p.m.

ROLL CALL:

David Gerathy, Chairman
Michael Borg, Vice Chairman
Anthony Raimondo, Secretary
Peter Eichinger
Scott Green
Robert Hoffman
John Jickling
(Alternate) Mary Michaels

Also Present: Kariline P. Littlebear, Zoning Administrator

Visitors: 2

Mr. Gerathy welcomed those in attendance and reviewed the procedures for addressing the Board. He stated that 4 affirmative votes are needed to approve a variance. If a variance is approved the applicant has one year to act upon the variance.

Mrs. Michaels asked if any of the Board members needed to recuse themselves and they all said no.

NEW BUSINESS:

1. CASE NUMBER: 22-19
COMPLAINT:
ZONING: R3 – Single Family Residential District (3acre min)
PARCEL #: 11-17-278-007
PROPERTY ADDRESS: 2419 Oltesvig Lane
APPLICANT: Shawn Squires
OWNER: Lynda N. Squires Living Trust
VARIANCE REQUESTED: A 41-foot 4-inch variance from the 75-foot required front yard setback to 33-feet 8-inches provided. (Sec. 4.15 Schedule of Regulations)
The variance request is for the construction of a 28' x 48' addition to an existing detached garage.

Chairman Gerathy introduced the case and asked the applicant if he had anything to add that was not in the application.

Discussion from the Applicant:

Mr. Squires, the applicant, was present. He briefly reviewed the case for the Board.

Discussion from the Public:

None

Discussion from the Board:

Mr. Jickling stated that he visited the property. He noted that if this lakefront property was zoned LV the applicant's request would comply. He asked Mrs. Littlebear if he understood correctly that this request is from a required front yard. She confirmed that this is the case and noted that on the road-right-of-way map provided in the Board packet that the right-of-way for Oltesvig Lane extends along the entire east border of the applicant's property to the lake itself even though the pavement for the road ends near the southern border of the applicant's property. This makes the eastern boundary a front yard. Mr. Jickling then noted that this lot then has two front yards as an access easement for the western neighbor runs along the southern boundary of the applicant's property. He suggested to Mr. Squires that he add a window facing the lake to take advantage of the view even from a garage. Mr. Eichinger stated that he visited the property and noted that he lives on the other side of the same lake. He stated that he doesn't feel that this request would alter the general character of the neighborhood nor disturb anyone's view of the water. He also noted that the applicant did a great job of marking the area of the proposal. Mr. Gerathy agreed with Mr. Eichinger that the applicant did a great job of marking the area of the proposal. He felt that Mr. Raimondo noted that this request is the minimum necessary on this substandard sized lot. Mr. Borg noted that this request will not be a detriment to the health, safety, or welfare of the community.

Motion:

Mr. Borg made a motion in case 22-19, 2419 Oltesvig Lane., parcel 11-17-278-007, to grant a variance from Section 4.15 governing Front Yard Setbacks in the R3 District to allow a 41-foot 4-inch variance from the 75-foot required front yard setback to 33-feet 8-inches provided for the construction of a 28 ft x 48 ft addition to an existing detached garage. Mr. Eichinger supported the motion. Roll Call Vote: Mr. Hoffman-yes, Mr. Borg-yes, Mr. Jickling-yes, Mr. Raimondo-yes, Mr. Eichinger-yes, Mr. Green-yes, Mr. Gerathy-yes (7 yes votes). Motion carried and the variance was granted.

MINUTES:

Mr. Borg moved to approve the minutes of July 20, 2022, as corrected. Mr. Raimondo supported the motion and it carried with a unanimous voice vote.

DISCUSSION:

Mrs. Michaels asked that going forward each Board member would let the Zoning Administrator know prior to each meeting whether they will be attending. This will help to establish a quorum before the meeting as well as to give the Zoning Administrator time to contact the alternate if required. Mr. Gerathy asked the audience member if he had anything to add and if he could state his name. Mr. Brandon VanPoppelen, 1942 Percy Lane, stated that he came to see how the ZBA meetings work as he has a case coming up at the next meeting. Mr. Raimondo and the Board congratulated Mr. Hoffman on his win in the election for Oakland County Commissioner.

ADJOURN:

Mr. Raimondo made a motion to adjourn the meeting. Mr. Jickling supported the motion and it carried with a unanimous voice vote. The meeting adjourned at 7:47 pm.

Respectfully submitted,

Anthony Raimondo
Secretary
AR/kpl