



ZONING BOARD OF APPEALS

November 16, 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:

NEW BUSINESS:

1. CASE NUMBER: 22-28
COMPLAINT:
ZONING: LV – Lake and Village Residential District
PARCEL #: 11-15-278-034
PROPERTY ADDRESS: 1062 Dunleavy Dr
APPLICANT: John Wiegand
OWNER: Angela Ransdell
VARIANCE REQUESTED: A 22-foot variance from the calculated 34-foot front yard setback to 12-feet provided.
(Sec. 9.02.B.a.)
A 1-foot variance from the required 5-foot side yard setback to 4-feet provided.
(Sec. 9.02.B.b.)
This request is for a reduction in the front and side yard setbacks to rebuild a house and deck on an existing foundation after a fire.

2. CASE NUMBER: 22-29
COMPLAINT:
ZONING: HS – Highland Station District
PARCEL #: 11-22-353-025
PROPERTY ADDRESS: 290 N. John Street
APPLICANT: Thompson-Phelan Group
OWNER: Michigan Legacy Credit Union

VARIANCE REQUESTED: A variance to allow a freestanding sign in a 16-foot 4-inch front yard where a minimum 30-foot front yard is required.
(Sec. 9.05.H.7.h.)

A 5-foot variance from the road right-of-way setback from 10-feet required to 5-feet provided for both freestanding signs.
(Sec. 9.05.H.7.h.ii.)

A variance to allow for two (2) freestanding signs where only one (1) freestanding sign per parcel is allowed.
(Sec. 9.05.H.7.h.i.)

A 2-foot variance from the 4-foot maximum height requirement to 6-feet provided for both freestanding signs.
(Sec. 9.05.H.7.h.i.)

A variance to allow all three (3) signs to be made of black aluminum, polycarbonate, vinyl, and acrylic where only natural materials are allowed.
(Sec. 9.05.H.4.)
(Sec. 9.05.H.7.h.iii.)

A variance to allow for internally illuminated signs where only exterior illumination of signs is allowed in HS District.
(Sec. 9.05.H.5.)

This request is for reductions in the front yard setbacks, number, height, materials, and illumination requirements to allow an internally illuminated wall mounted sign and two internally illuminated freestanding signs.

MINUTES:
October 19, 2022

DISCUSSION:

ADJOURN: