

CHARTER TOWNSHIP OF HIGHLAND
ZONING BOARD OF APPEALS
APPROVED MINUTES
February 1, 2023

The meeting was held at Highland Township Auditorium, 205 N. John St., Highland, Michigan, 48357.

The meeting was called to order at 7:30 p.m.

ROLL CALL:

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

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 required to approve a variance. If a variance is approved the applicant has one year to act upon the variance. He asked if any member needed to recuse themselves for any of the agenda items and every member said no. He noted that two regular members are absent, and the alternate member is present.

NEW BUSINESS:

1. CASE NUMBER: 23-01
COMPLAINT:
ZONING: LV – Lake and Village Residential District
PARCEL #: 11-12-455-016
PROPERTY ADDRESS: 3345 E. Clarice Ave
APPLICANT: Frank Del Vecchio
OWNER: Frank Del Vecchio
VARIANCE REQUESTED: A 10-foot variance from the required 36-foot calculated front yard setback to 26-feet provided. (Sec. 9.02.B.a.)
This request is for a reduction of the calculated front yard setback for a 1-story, 21-foot by 30-foot residential addition.

Chairman Gerathy introduced Case 23-01 and asked if the applicant had any additional information not included in the application.

Discussion from the Applicant:

Mr. Frank Del Vecchio, applicant, was present. He briefly went over the facts of the case.

Discussion from the Public:

Mr. Borg asked if staff had any additional information for this case. Mrs. Littlebear stated that she had not received any public comment regarding this case via mail or email at the office nor did she have any further information to offer.

Discussion from the Board:

Mr. Borg noted that this is a corner lot with two front yards on which each road has a 25 mile per hour speed limit. Mr. Hoffman thanked the applicant for his service. Mr. Hoffman and Mrs. Michaels each noted that this lot is legally non-conforming. Mr. Eichinger asked the applicant if the addition will be another bedroom. Mr. Del Vecchio said that this would only expand an existing tiny bedroom and would not add another one. Mr. Raimondo stated that this request is the minimum necessary and will not alter the essential character of the community.

Motion:

Mr. Hoffman made a motion in Case 23-01, 11-12-455-016, 3345 E. Clarice Ave., to grant a 10-foot variance from the required 36-foot calculated front yard setback to 26-feet provided per the agenda. Mr. Eichinger supported the motion. Mrs. Michaels-yes, Mr. Raimondo-yes, Mr. Borg-yes, Mr. Hoffman-yes, Mr. Eichinger-yes, Mr. Gerathy-yes (6 yes votes). The motion carries and the variance granted.

Motion:

Mr. Hoffman made a motion to authorize a final determination for Case 23-01. Mrs. Michaels supported the motion and it passed with a unanimous voice vote.

MINUTES:

Mrs. Michaels made a motion to approve the minutes of January 4, 2023, as corrected. Mr. Hoffman supported the motion and it carried with a unanimous voice vote.

DISCUSSION:

Mr. Borg noted that he felt it was important to enumerate the facts and findings as part of the motion for each case. Mrs. Littlebear stated that as long as the facts and findings are enumerated as part of discussion of the case that is sufficient.

ADJOURN:

Mr. Raimondo made a motion to adjourn the meeting. Mr. Hoffman supported the motion and it carried with a unanimous voice vote. The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Anthony Raimondo
Secretary
AR/kpl