

CHARTER TOWNSHIP OF HIGHLAND  
ZONING BOARD OF APPEALS  
APPROVED MINUTES  
October 4, 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  
Grant Charlick - absent  
Peter Eichinger  
Robert Hoffman  
John Jickling  
(Alternate) Mary Michaels

Lisa G. Burkhart, Zoning Administrator

Visitors: 6

Chairman Gerathy welcomed the public and reviewed the procedures for addressing the Board. Four affirmative votes are required to approve a variance. If a variance is approved, the applicant has one year to act upon the variance. In the absence of a regular member, the alternate member will be participating in the discussions and voting.

**OLD BUSINESS:**

1. CASE NUMBER: 23-22 (Tabled from September 20, 2023)  
COMPLAINT:  
ZONING: LV – Lake and Village Residential District  
PARCEL #: 11-11-306-015  
PROPERTY ADDRESS: 3700 Harvey Lake Rd.  
APPLICANT: Edward Pociask  
OWNER: Holy Spirit Church  
VARIANCE REQUESTED: A 4-foot variance from the maximum height of 4-foot to 8-feet provided.  
(Sec 14.07.I and Table 14.2) and  
A 22 square foot variance from the maximum sign face area of 20 square feet to 42 square feet provided.  
(Sec. 14.07.I. and Table 14.2)  
This request is for an increase of the maximum height for a freestanding sign in a residential district.

Chairman Gerathy introduced the case and asked if the applicant had anything else to add that was not included with the application. Mr. Edward Pociask, the applicant, was present.

**Discussion from the Applicant:**

Mr. Pociask stated that they want to move the sign for better visibility from both directions of Harvey Lake Road. Their goal is also to realign the sign with the main church building as opposed to the storage building. He noted that

the parcel is very wide, and the proposed location would be more centrally located.

**Discussion from the Public:**

There was no public comment.

**Discussion from the Board:**

Mr. Hoffman stated that he visited the site and could support the request. Mr. Eichinger noted the cost estimate for moving the sign that was included with the application. He stated that there are sign materials that look like granite that could be used and would be less expensive than relocating the sign. Mr. Eichinger also noted that landscaping could be removed or replanted. Mr. Pociask stated that the stone was a monument from Lynch funeral directors. He also pointed out that the mature bushes along the parking lot act as a snow fence along the vast expanse of pavement. Mr. Borg asked if the sign would be lit. Mr. Pociask stated that the lighting would be the same as the existing sign.

Mr. Raimondo offered the following facts and findings:

- The parcel is occupied by a church in the LV - Lake and Village zoning district.
- Granting the request will not alter the essential character of the neighborhood.
- The sign is unique.
- The sign was approved in 1994 in its current location.
- The request is to move the sign; not to alter the sign.

**Motion:**

Mr. Hoffman made a motion in Case #23-22, 3700 Harvey Lake Road., parcel # 11-11-306-015, to approve a 4-foot variance from the maximum height of 4-foot to 8-feet and a 22 square foot variance from the maximum sign face area of 20 square feet to 42 square feet from Section 14.07.I. and Table 14.2. for the relocation of the existing sign. Mr. Jickling supported the motion. **Roll Call Vote:** Mr. Hoffman-yes, Mr. Borg-yes, Mr. Eichinger-no, Mr. Raimondo-yes, Mr. Jickling-yes, Mrs. Michaels-yes, Mr. Gerathy-yes, (6 yes votes, 1 no vote). The motion carried and the variance approved.

**NEW BUSINESS:**

2. CASE NUMBER: 23-24  
COMPLAINT:  
ZONING: LV – Lake and Village Residential District  
PARCEL #: 11-11-303-008  
PROPERTY ADDRESS: 1363 Kingsway Dr  
APPLICANT: Cedar Works  
OWNER: Kristen Abraham  
VARIANCE REQUESTED: A 13-foot variance from the 60-foot calculated ordinary high-water mark setback to 47-feet provided.  
(Sec 9.02.D.) and  
A 10-inch variance from the required 20-foot total side yard setback to 19-foot 2-inches provided.  
(Sec 9.02.B.b.).  
This request is for a 10-foot by 25-foot uncovered deck.

Mr. Gerathy noted that the required advertisement for this hearing did not get published. The case has been rescheduled for November 1, 2023. Mr. Hoffman questioned why newspaper advertising is required. Mrs. Burkhardt explained that it is required by state statute.

**CALL TO THE PUBLIC:**

Mr. Gerathy noted that there were two students in attendance. The students asked if they could take a photo for extra credit.

**MINUTES:**

Mrs. Michaels made a motion to approve the minutes of September 20, 2023, as corrected. Mr. Raimondo supported the motion. The motion carried with a unanimous voice vote.

**ADJOURN:**

At 8:00 p.m., Mrs. Michaels made a motion to adjourn the meeting. Mr. Borg supported the motion and it was approved with a unanimous voice vote.

Respectfully submitted,

Anthony Raimondo  
Secretary  
AR/lgb