

CHARTER TOWNSHIP OF HIGHLAND
ZONING BOARD OF APPEALS
APPROVED MINUTES
June 1, 2022

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

Chairman Gerathy called the meeting to order at 7:30 p.m.

ROLL CALL:

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

Also Present: Kariline P. Littlebear, Zoning Administrator

Visitors: 2

Mr. Gerathy noted that as only the applicants are present, he would dispense with his usual introduction explaining the procedures for the public to address the Board.

NEW BUSINESS:

1. CASE NUMBER: 22-14
COMPLAINT #:

ZONING:	R-3 – Single Family Residential 3-acre minimum lot size
PARCEL #:	11-34-301-016
PROPERTY ADDRESS:	2810 S. Milford Road
APPLICANT:	Andrew Pyles
OWNER:	Andrew Pyles
VARIANCE REQUESTED:	a 42-foot variance from the required front yard setback from 75 feet required to 33 feet provided from a proposed private road easement to an existing house. (Table 4.15 – Schedule of Regulations) The variance is from an existing structure and is being requested to complete a land division application.

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

Discussion from the Applicant:

Mr. Pyles, the applicant, was present. He briefly explained that the practical difficulty in this new request is due to the Road Commission for Oakland County requirements for the private road ingress and egress from S. Milford Rd.

Discussion from the Public:

Mr. Ethan Krenning, 524 Hickory St, Milford stated that he is buying the new parcel from Mr. Pyles.

Discussion from the Board:

Mr. Gerathy explained that there were variances granted on this property previously and that the facts of the case are similar. Mr. Jickling asked for clarification as to which way the road had to be shifted. Mr. Pyles explained that it must be shifted south toward the existing house to accommodate RCOC requirements. Mr. Raimondo asked if there were any requirements for a sidewalk along Milford Rd. Mr. Pyles said that he was not aware of any requirement. Mr. Green explained that the Planning Commission requires sidewalks along commercial properties but that residential properties are not required to provide them.

Motion:

Mr. Hoffman made a motion in case 22-14, 2810 S. Milford Rd, parcel 11-34-301-016, to grant a variance from Table 4.15 – Schedule of Regulations to allow a 42-foot variance from the required front yard setback from 75 feet required to 33 feet provided from a proposed private road easement to an existing house for the completion of a land division application. Mr. Eichinger supported the motion. Roll Call Vote: Mr. Eichinger-yes, Mr. Raimondo-yes, Mr. Jickling-yes, Mr. Hoffman-yes, Mr. Green-yes, Mr. Gerathy-yes (6 yes votes). Motion carried and the variance was granted.

Mr. Gerathy asked if the Board would like to complete a Final Decision Form. The members agreed.

MINUTES:

Mr. Eichinger moved to approve the minutes of May 18, 2022, as presented. Mr. Raimondo supported the motion and it carried with a unanimous voice vote.

DISCUSSION:

Mr. Jickling asked what cases will be scheduled for the next meeting. Ms. Littlebear stated that there are no cases for the next meeting and explained that since a Final Decision Form for case 22-14 was signed at this meeting that these minutes can be reviewed at the July 6, 2022 meeting, and the next meeting on June 15, 2022, can be canceled. She then gave a brief overview of the upcoming cases for the July 6, 2022, meeting.

ADJOURN:

Mr. Hoffman made a motion to adjourn the meeting. Mr. Eichinger supported the motion and it carried with a unanimous voice vote. The meeting adjourned at 7:42 pm.

Respectfully submitted,

Anthony Raimondo
Secretary
AR/kpl