



ZONING BOARD OF APPEALS

Wednesday
April 16, 2025
7:30 PM

AGENDA

A Zoning Board of Appeals hearing will be held at Highland Township Auditorium, 205 N. John St., 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. 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 HOW DO I? → Find → Agendas & Minutes → Zoning Board of Appeals Meeting. Comments may be submitted to planning@highlandtwp.org or mailed to the Township offices or in person during office hours or dropped in our secure drop box. 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:

OLD BUSINESS:

- | | |
|---------------------|--|
| 1. CASE NUMBER: | 25-05 |
| ENFORCEMENT: | Tabled from 04/02/25 |
| ZONING: | ARR – Agricultural and Rural Residential (5-acre min) |
| PARCEL #: | 11-06-100-019 |
| PROPERTY ADDRESS: | 6040 N. Tipsico Lake Rd |
| APPLICANT: | Karol Grove |
| OWNER: | Barbara Petersmark |
| VARIANCE REQUESTED: | A 56.12-foot variance from the required 330-foot minimum lot width to 273.88-feet provided for proposed parcel A; and
A 35.57-foot variance from the required 330-foot minimum lot width to 294.43-feet provided for proposed parcel B.
(Sec. 4.15.)
This request is for the completion of a land division request to allow for the two new parcels to have a lesser lot width than required. |

NEW BUSINESS:

- | | |
|------------------------|--|
| 2. CASE NUMBER: | 25-06 |
| ENFORCEMENT: | |
| ZONING: | LV – Lake and Village Single Family Residential District |
| PARCEL #: | 11-13-179-005 |
| PROPERTY ADDRESS: | 2510, 2512, and 2514 Lakeside Dr |
| APPLICANT: | Giacomo D'Abate |
| OWNER: | Giacomo D'Abate |
| ADMINISTRATIVE REVIEW: | This request is for an administrative review of the Zoning Administrator's decision regarding a non-conforming use.
(Reference: Article 16, Sec. 16.01. and 16.03.) |

3. CASE NUMBER: 25-07
ENFORCEMENT:
ZONING: RPUD – Residential Planned Unit Development
PARCEL #: 11-14-251-021
PROPERTY ADDRESS: 2670 Vero Dr
APPLICANT: Barkman Landscaping
OWNER: Matthew Denotter
VARIANCE REQUESTED: A 48-foot variance from the required 65-foot ordinary high-water mark setback to 17-feet provided; and
A 5-foot variance from the required 15-foot side yard setback to 10-feet provided.
(Sec. 7.02.C.5.)
This request is for a reduction of the ordinary high-water mark setback and the side yard setback for the construction of a residential pool and patio.
4. CASE NUMBER: 25-08
ENFORCEMENT:
ZONING: ARR – Agricultural & Rural Residential District (5-acre min)
PARCEL #: 11-36-300-009
PROPERTY ADDRESS: 3224 S Duck Lake Rd
APPLICANT: Douglas Walter, Jr.
OWNER: Douglas Walter, Jr.
VARIANCE REQUESTED: A 22-foot variance from the required 40-foot side yard setback to 18-feet provided.
(Sec. 4.15.)
This request is for a reduction of the side yard setback for the construction of a house with attached garage.
5. CASE NUMBER: 25-09
ENFORCEMENT:
ZONING: LV – Lake and Village Single Family Residential District
PARCEL #: 11-12-251-011
PROPERTY ADDRESS: 4080 N Duck Lake Rd
APPLICANT: Andrea Schemanske
OWNER: Andrea Schemanske
VARIANCE REQUESTED: A 6.2-foot variance from the required 10-foot minimum side yard setback to 3.8-feet provided; and
A 13-foot variance from the required 25-foot total side yard setback to 12-feet provided.
(Sec. 9.02.b.)
This request is for a reduction of the minimum side yard setback and the total side yard setback for the construction of a residential attached garage addition.

MINUTES:
April 2, 2025

DISCUSSION:

ADJOURN: