

CHARTER TOWNSHIP OF HIGHLAND  
ZONING BOARD OF APPEALS  
APPROVED MINUTES  
June 17, 2026

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

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

ROLL CALL:

David Gerathy, Chair  
Michael Borg, Vice Chair  
Anthony Raimondo, Secretary  
Michael Zeolla, P.C. Liaison  
Peter Eichinger  
Robert Hoffman  
Gary Childs  
Chuck Benke, Alternate  
Jacob Probe, Alternate

Samantha George, Assistant Zoning Administrator

Visitors: 1

Chair Gerathy welcomed the public to the meeting and reviewed the procedures for addressing the Board, stating that four affirmative votes are required to approve a variance. If a variance is approved, the applicant has one year to act upon the variance.

**NEW BUSINESS:**

- |                     |                                                                                                                                                                                                                                                                |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. CASE NUMBER:     | 26-12                                                                                                                                                                                                                                                          |
| ENFORCEMENT:        | EE26-0058                                                                                                                                                                                                                                                      |
| ZONING:             | LV – Lake and Village Residential                                                                                                                                                                                                                              |
| PARCEL #:           | 11-13-401-015                                                                                                                                                                                                                                                  |
| PROPERTY ADDRESS:   | 2294 N Duck Lake Rd                                                                                                                                                                                                                                            |
| APPLICANT:          | Kevin Zelenka                                                                                                                                                                                                                                                  |
| OWNER:              | Camille Serre                                                                                                                                                                                                                                                  |
| VARIANCE REQUESTED: | A 14-foot 8-inch variance from the calculated 48-foot ordinary<br>highwater mark setback to 33-feet 4-inch provided.<br>(Sec. 9.02.D.)<br>This request is for a reduction of the ordinary highwater mark<br>setback for the construction of an uncovered deck. |

**Discussion from the Applicant:**

The applicant, Mr. Zelenka introduced himself, stating he lives at 1427 White Lake Rd. The applicant noted he is a family friend and used to live next door for 18 years. He stated the current owner lives in Kentucky and he takes care of the house for her. Mr. Zelenka stated the deck was built sometime in the late 70's and the owner would like to bring the deck up to code to make the deck safer. He also stated the owner wants to make the new deck smaller than the pre-existing deck.

**Discussion from the Public:**

None

**Discussion from the Board:**

Mr. Hoffman stated that this was probably one of the last old cottages along Duck Lake Road and this request would be an improvement. He noted he doesn't have any objections to this request. Mr. Zeolla and Mr. Eichinger agreed, stating it's just a highwater mark and it's not impending any other setbacks. Mr. Raimondo asked the zoning administrator why there was an enforcement on the property. Mrs. George stated the enforcement was for us to make sure the owner got the permit or variance if needed. She noted it will be closed after the meeting.

Mr. Raimondo then asked the applicant if the owner built the original deck. Mr. Zelenka stated he didn't know. Mr. Raimondo stated the request is consistent with the surrounding parcels and that it is zoned lakes and villages. He also noted that the new deck will be smaller than the existing deck, it won't encroach on anyone's property and agreed with Mr. Zeolla, it's only a high-water mark.

**Motion:**

Mr. Childs made a motion to approve Case #26-12, parcel # 11-13-401-015, commonly known as 2294 N Duck Lake Rd, for a 14-foot 8-inch variance from the calculated 48-foot ordinary highwater mark setback to 33-feet 4-inch provided for the construction of an uncovered deck, Mr. Eichinger supported the motion.

**Facts and Findings:**

This request is consistent with the surrounding parcels.

This request encroaches less than the existing structures.

This request will not be detrimental to nor alter the essential character of the neighborhood.

**Roll Call Vote:** Mr. Borg -yes, Mr. Raimondo -yes, Zeolla -yes, Mr. Eichinger -yes, Mr. Hoffman -yes, Mr. Childs -yes, Mr. Gerathy -yes (7 yes votes). The motion passed and the variance request was approved with a final decision form.

**Final Determination Vote:**

Mr. Borg made a motion to authorize a final determination. Supported by Mr. Raimondo and carried with a unanimous voice vote.

**MINUTES:**

Mr. Borg made a motion to approve the minutes of June 3, 2026, as corrected. Mr. Raimondo supported the motion, and it was approved with a unanimous voice vote.

**DISCUSSION:**

Mrs. George stated there are no cases for July and that the minutes could be approved on August 5<sup>th</sup>.

**ADJOURN:**

At 7:47 p.m., Mr. Childs made a motion to adjourn the meeting. Mr. Raimondo supported the motion, and it carried with a unanimous voice vote.

Respectfully submitted,

Anthony Raimondo, Secretary  
AR/kpl