



Memorandum

To: Planning Commission
From: Elizabeth J Corwin, PE, AICP; Planning Director
Date: August 7, 2026
Re: RZ26-03, Rezoning to C-2 with offer of conditions
Applicant: Robert Wing, Day Six Wildlife Studio
Owner: A&A Enterprise Properties, LLC
1415 S Milford
PIN 11-27-327-015

This agenda item deals with the rezoning required to consider the proposal for a taxidermy studio in the former Dee's Café in Colonial Village Plaza. As you may be aware, this lease unit has stood empty for some time. Due to the reliance on onsite sewage disposal, the prospects of re-establishing a restaurant at this location are slim. The proposal of a taxidermy studio consists of approximately 50 percent of the gross area as a retail store front, with the remainder "back room" for processing animal specimens such as small hides, mounting heads, stuffing small animals etc. It is this portion of the proposal that requires special land use approval, and is allowed only in the C-2 and IM Zoning Districts.

In discussing the suitability of this site with this applicant, I have learned that he has had experience in other locations in Highland and in White Lake Township and has established relationships with licensed waste haulers. This industry is regulated by licensure through the Michigan Department of Natural Resources. The applicant has provided a brief narrative of his operations in his application and will be present at the public hearing to explain his business more thoroughly.

The property owner is party to the application and has expressed a willingness to offer the condition of limiting the use in the former Dee's Café lease space for this taxidermy studio or only other uses otherwise permitted in the C-1, Local Commercial Zoning District.

As the Special Land Use is applicable only if the Conditional Rezoning is accepted, this is presented as one project and one file, subject to the standards and review of both rezoning and special approval as outlined in the ordinance.

I will provide a more thorough review of the standards of review at your meeting.



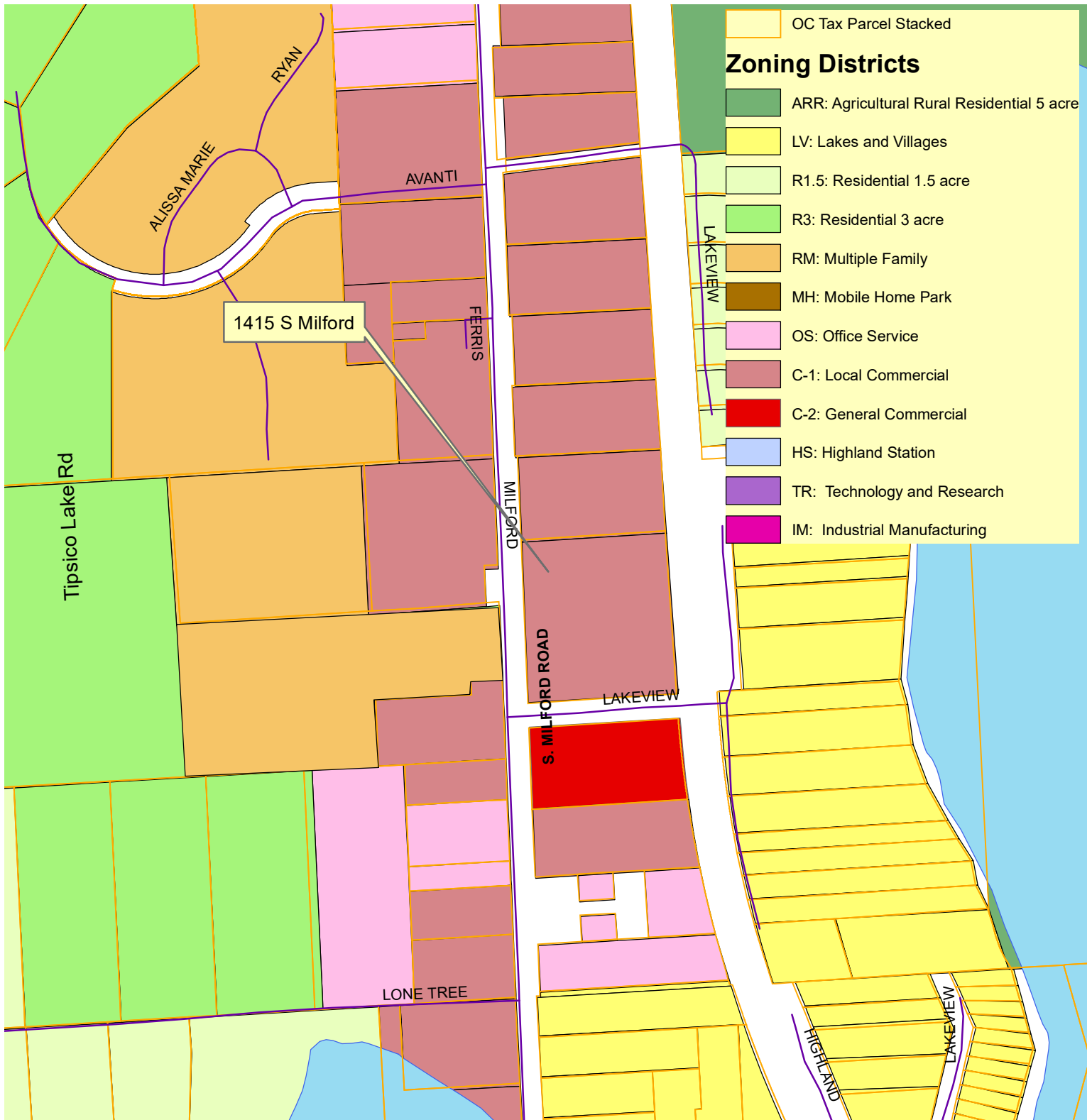
RZ 26-03 / SPR 26-
Day Six Wildlife Studio
1415 S Milford
pin 11-27-327-015



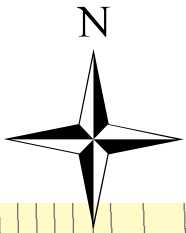
75 37.5 0 75 Feet

CHARTER TOWNSHIP OF HIGHLAND

ZONING MAP

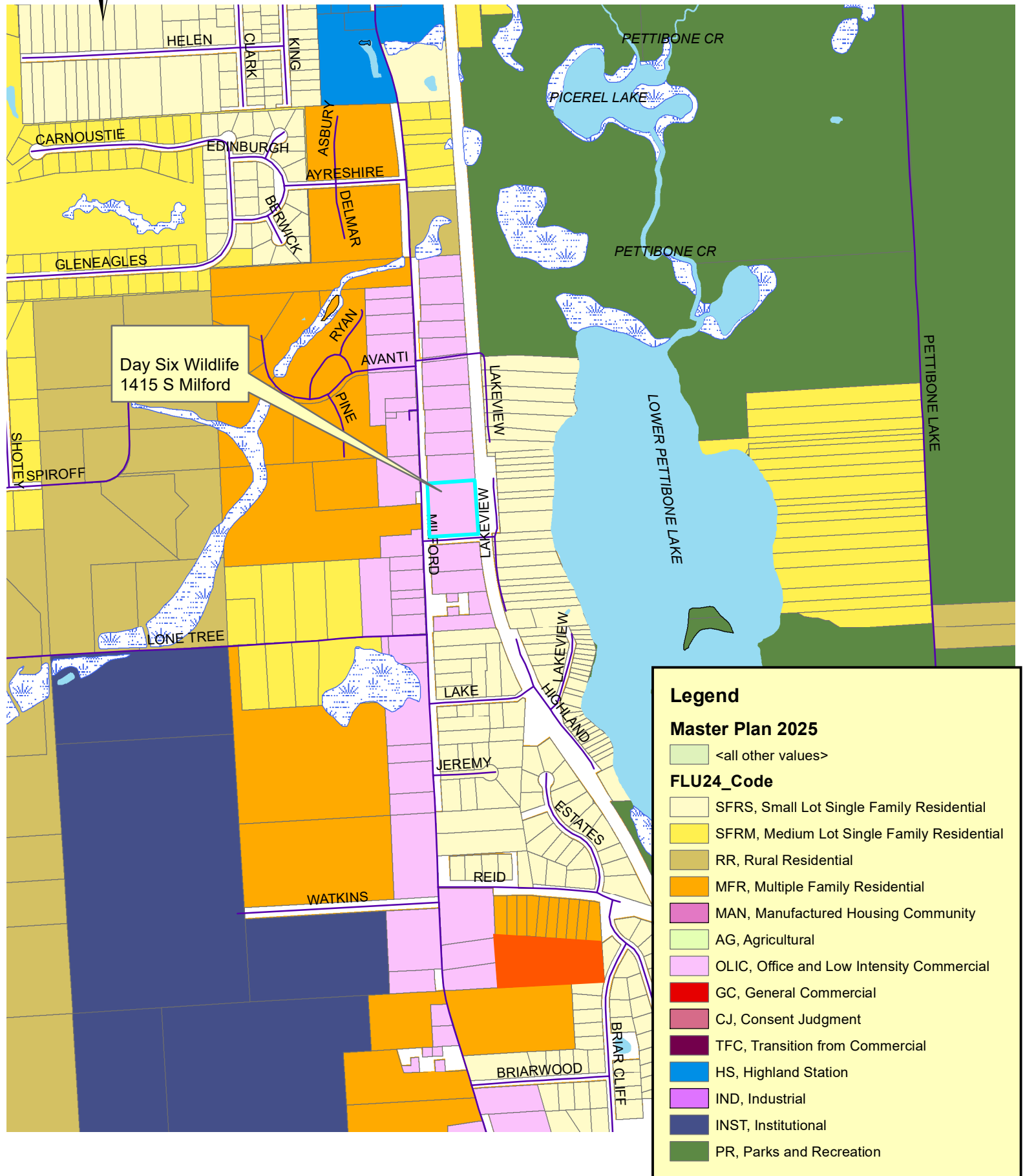


ENACTED: November 18, 2010



MASTER LAND USE MAP

PIN 11-29-100-025





PLAN REVIEW APPLICATION

Date Applied: 7/30/26

Case Number: RZ 26-01 and
URSA 26-01

Fee: \$1400

Escrow: \$

Hearing Date: ~~8/30/26~~
8/20/26

PLANNING COMMISSION

205 N. JOHN ST, HIGHLAND MI 48357
(248) 887-3791 ext. 2

APPLICANT NAME: Robert Wing / Day Six Wildlife Studio

PROPERTY OWNER NAME (if different): AJA ENTERPRISE PROPERTIES

TYPE OF REVIEW (circle one)

SITE PLAN? Y N

REZONING? Y N

ROAD PROFILE? Y N

USE REQUIRING SPECIAL APPROVAL? Y N

OTHER: _____

SITE INFORMATION

ADDRESS OR ADJACENT STREETS: 1415 S Milford Rd ZIP: 48357

ZONING DISTRICT: C1 PARCEL ID NUMBER: 11-27-327-015

LOT WIDTH: _____ LOT DEPTH: _____ LOT AREA: _____

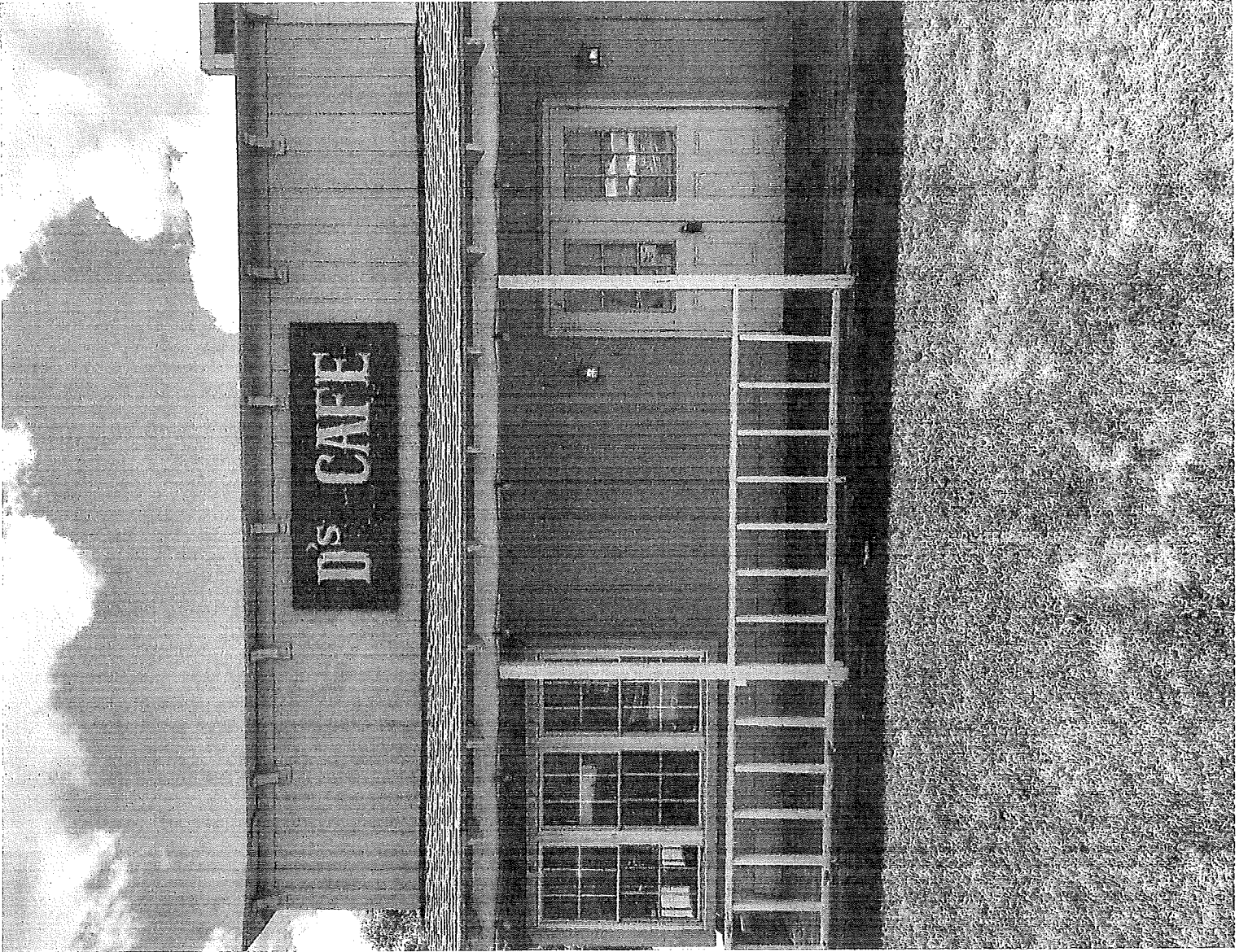
PROJECT INFORMATION

PROJECT NAME: Day Six Wildlife Studio

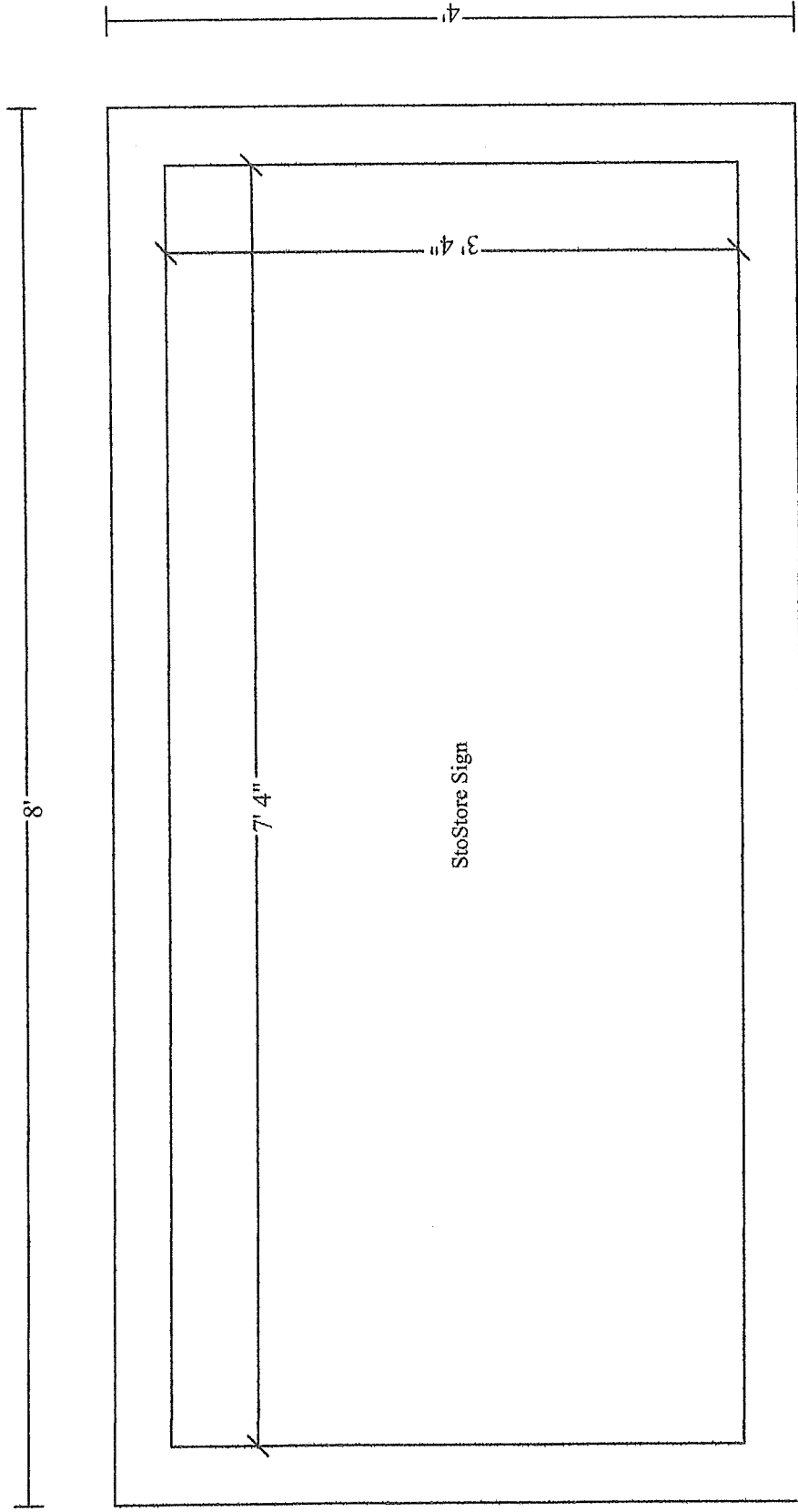
PROPOSED ZONING: C2 with Conditions PROPOSED USE: Taxidermy Studio (URSA)

DESCRIBE THE NATURE OF YOUR PROPOSAL (attach additional pages as needed):

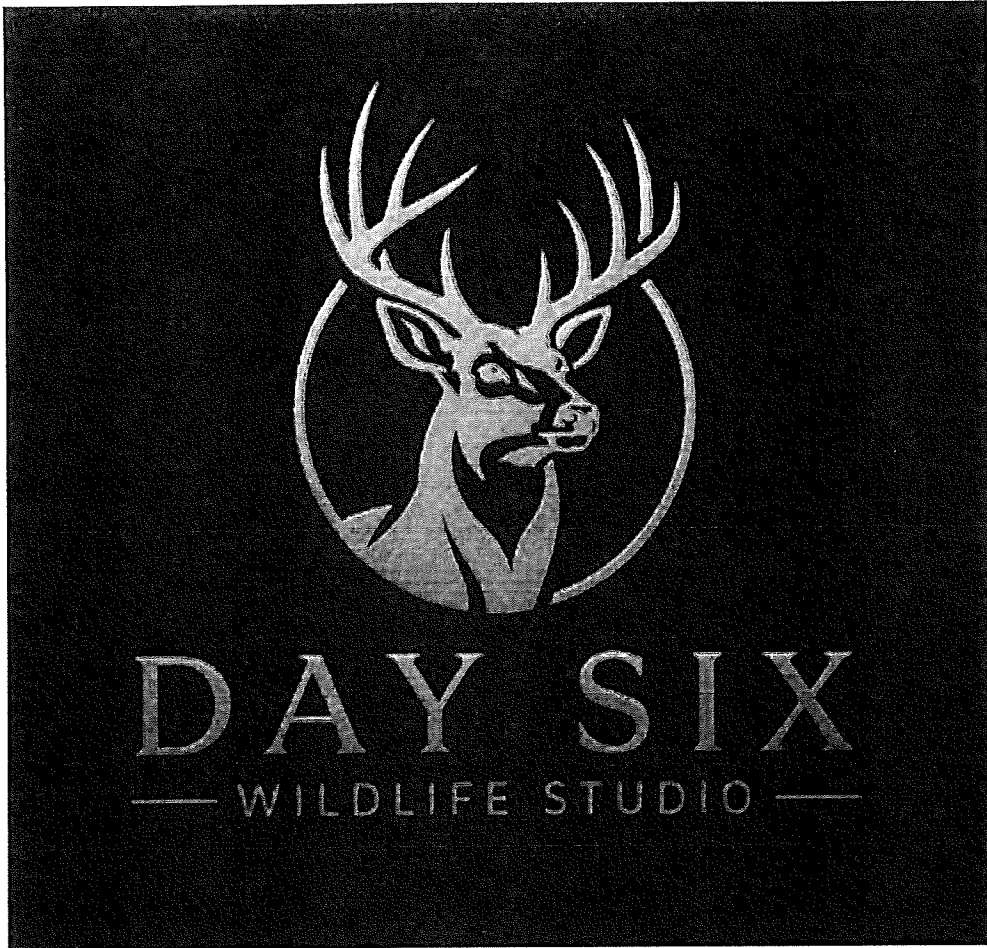
The purpose of this proposal is to establish and operate a professional taxidermy studio. The business will specialize in the preservation and artistic mounting of legally harvested wildlife specimens for private clients. All operations will comply with Michigan Department of Natural Resources (DNR) Regulations. The studio will handle the receiving, detailing and final assembly of specimens. On-site activities are low-impact and limited to small-batch tanning. All large game hides will be outsourced to a licensed commercial tannery for processing off-site. All biological waste will be managed safely and disposal served in strict compliance with local and state regulations. Customer traffic will be low traffic utilizing standard storefront parking. All waste will be securely stored and regularly disposed of via contracted professional disposal. To ensure maximum air quality and complete odor control the workshop will continuously run a commercial size Hepa air scrubber.



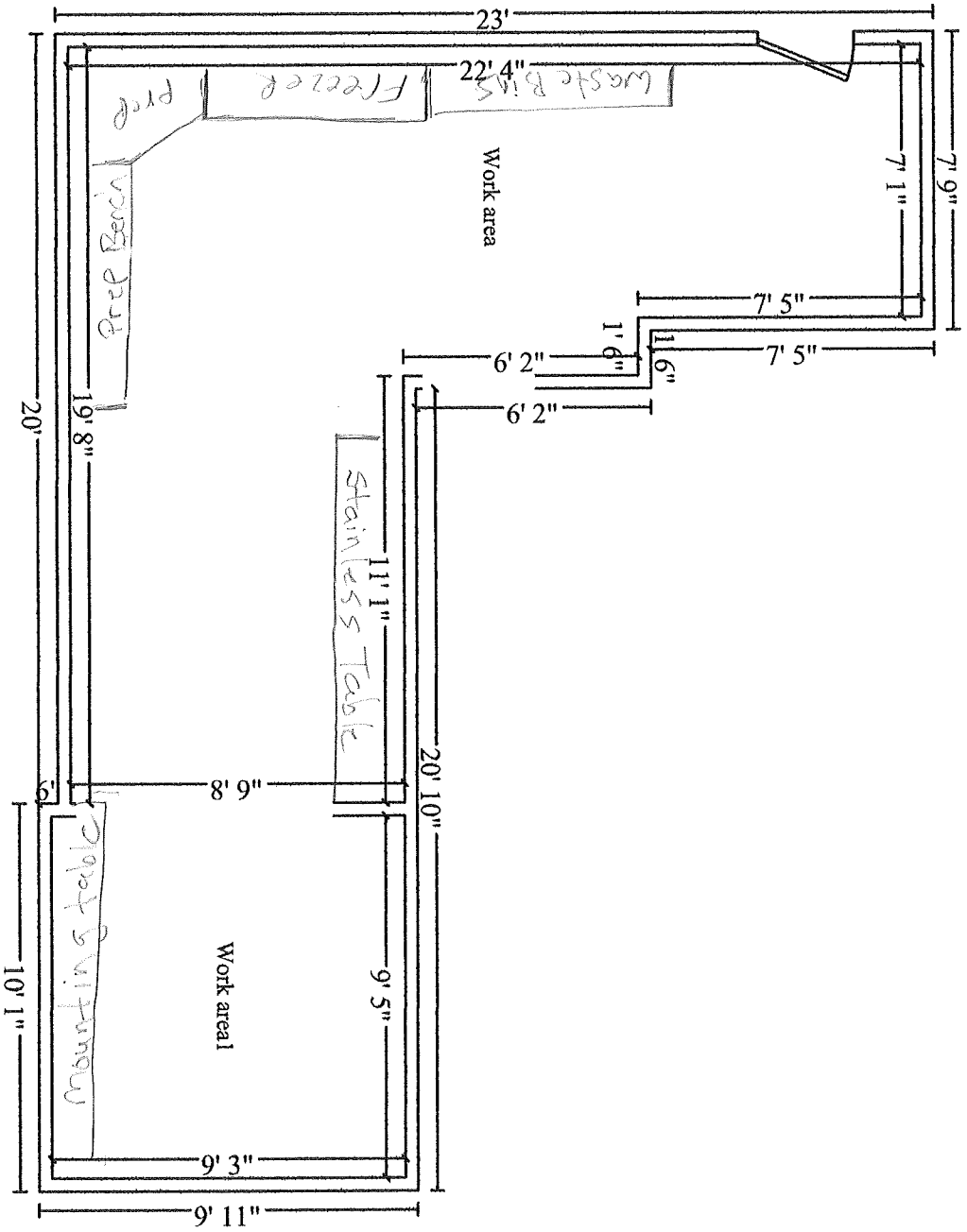


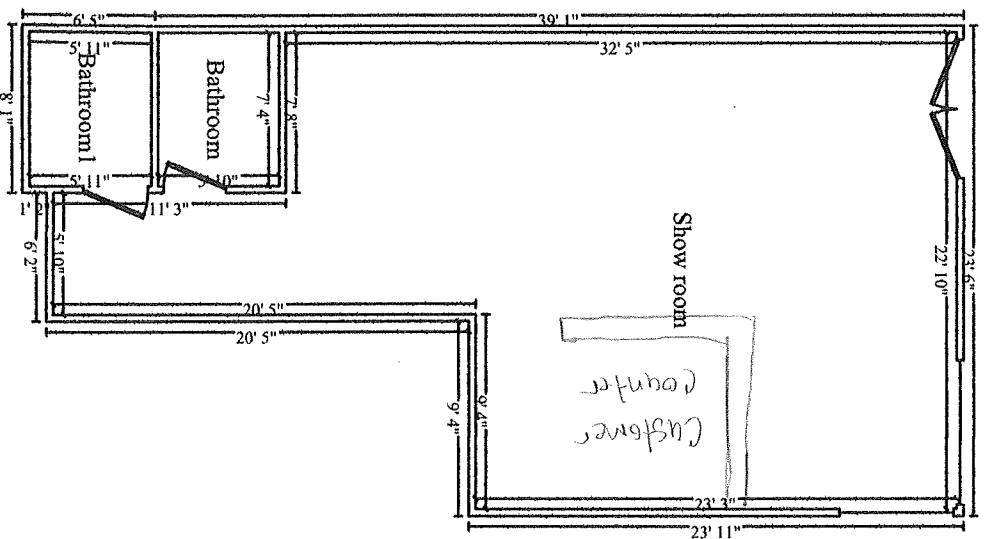


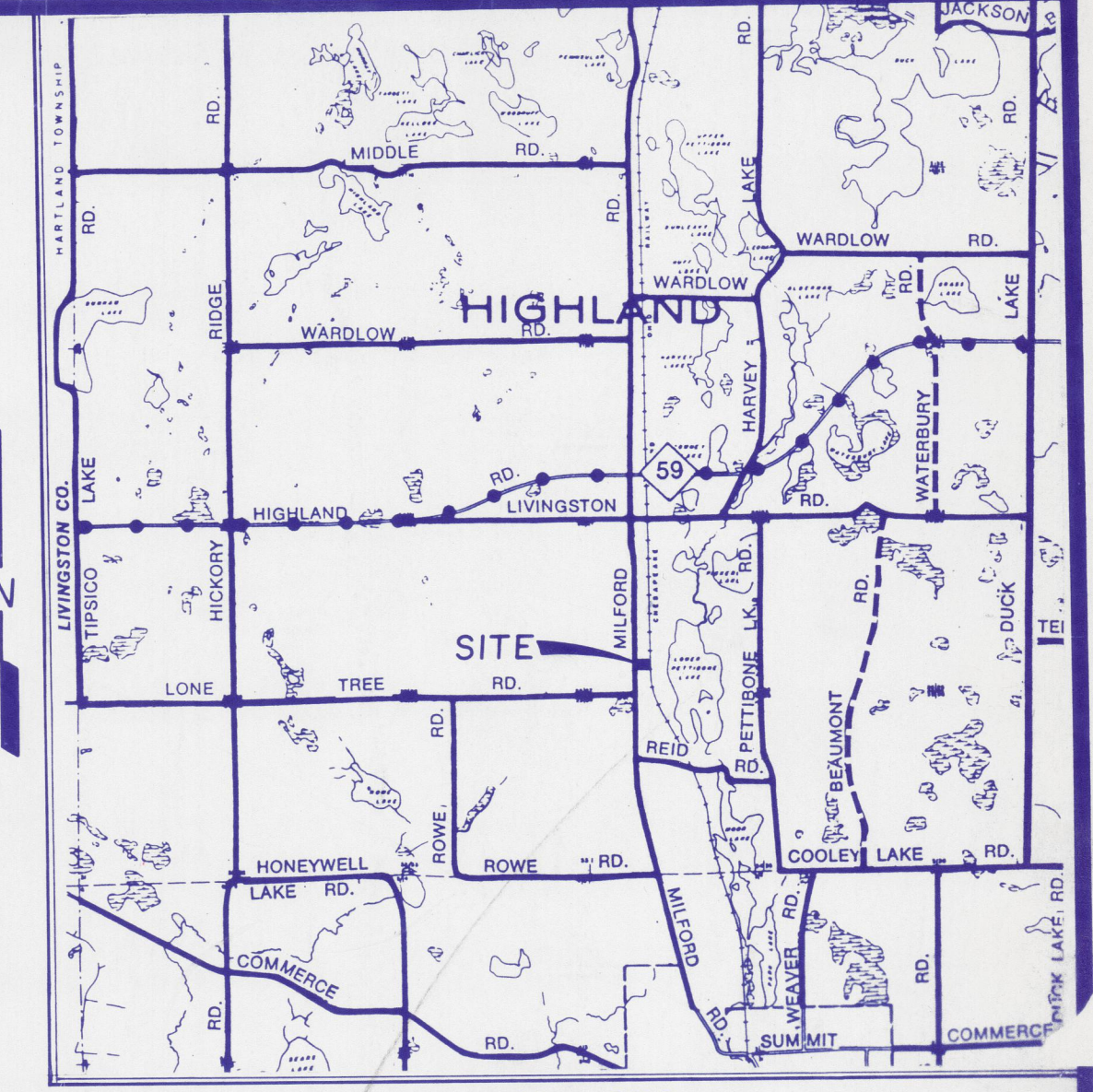
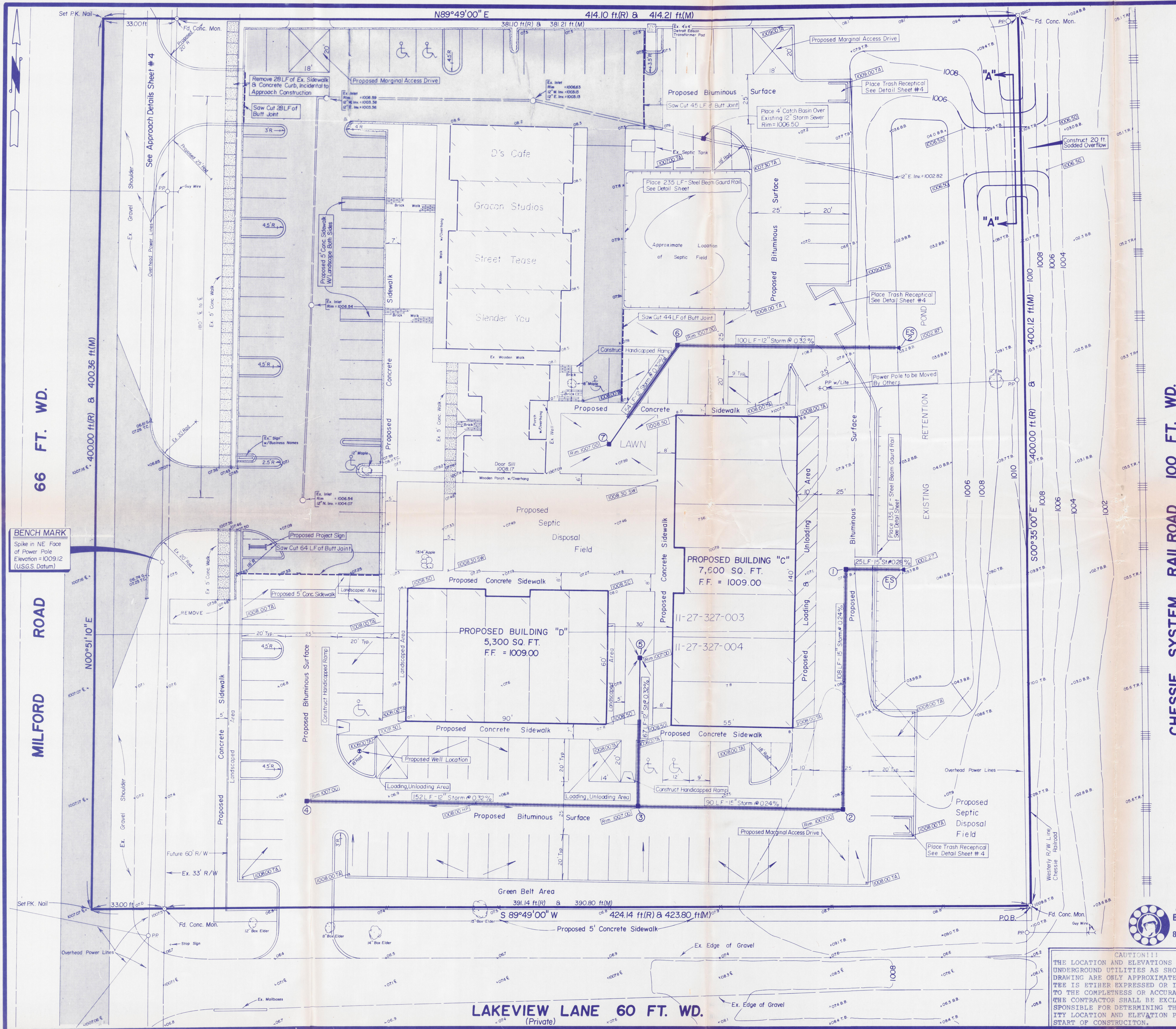
Sign will Be Plywood 4x8 with vinyl wrap -



New Sign







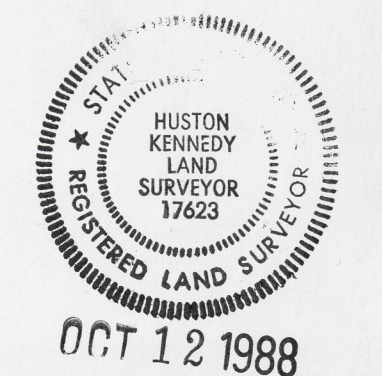
RECOMMENDED FOR APPROVAL
JCK & ASSOCIATES, INC.
CONSULTING ENGINEERS
TYPE OF PLAN: Revised Site Plan
DATE: OCT 24 1988 JOB NO.: HT-2219
REVIEWED BY: Ted Babin
RECOMMENDATION IS VALID FOR ONE YEAR FROM ABOVE DATE

ESTIMATED QUANTITIES		
ITEM	QUANTITY	AS-BUILT
3" Bituminous Surface MDOT Over 6" 21AA Aggregate Compacted in Place	4,455 Sq Yds	
Concrete Curb & Gutter Detail C-2	1,630 LF	
4" Dia. Catch Basin (Complete)	8 Each	
12" RCP C76 CI III	417 LF	
15" RCP C76 CI IV	223 LF	
12" Concrete End Section	1 Each	
15" Concrete End Section	1 Each	
Concrete Bumper Blocks	3 Each	
Steel Beam Guard Rail	370 LF	
Concrete Curb & Gutter B-2	190 LF	

NOTE:
The location of the proposed well are only approximate & will be under permit of the Oakland County Health Dept.

- LEGEND**
- BB = Bottom of Bank
 - TB = Top of Bank
 - TA = Top of Asphalt
 - 1008 = Existing Contour Line
 - 1008 = Proposed Contour Line
 - 075 x = Existing Elevation
 - 1008.00 = Proposed Elevation
 - = Sand Backfill
 - = Direction of Flow
 - = Existing Concrete Surface
 - = Existing Bituminous Surface
- AREA**
- Gross Area = 167,613 Sq. Ft. or 3.840 Acres
Area of 33' R/W = 13,200 Sq. Ft. or 0.303 Acres
Net Area = 154,413 Sq. Ft. or 3.544 Acres

- SHEET INDEX**
- 1 Storm Sewer & Grading Plan
 - 2 Drainage Areas
 - 3 Storm Sewer Profiles
 - 4 Details & General Notes
 - 5 Storm Sewer Details



3			
2	G.M.H.K.	Planner's Comments	10-13-88
1	G.M.H.K.	Highland Twp. Planning Comm.	10-10-88
No.	By	Chk.	Date
REVISIONS			
STORM SEWER & GRADING PLAN for COLONIAL VILLAGE:			
CARTELL DEVELOPMENT			Phone (313) 391-2069
4800 Joslyn Road			
Pontiac, Michigan 48055			
KENNEDY SURVEYING, INC.			
831 Sebek Blvd.			Phone (313) 628-4241
Oxford, Michigan 48051			
Drawn By	G.M. & C.W.	Date	9-12-88
Chk'd	H.K.	FB No.	88-2394
Scale	1" = 20'	Sheet No.	1