



## Memorandum

To: Planning Commission Members  
From: Elizabeth J Corwin, PE, AIPC; Planning Director  
Date: November 6, 2025  
Re: Rezoning request from R-1.5, Single Family Residential to C-3 Low-Impact Commercial Zoning District  
Applicant and Owner: Ralko Properties, LLC  
3151 West Highland Road  
PIN 11-29-100-025

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The attached materials support an application for partial rezoning a parcel of a split-zoned parcel south of W. Highland Road (C-2 Zoning on the north half/R1.5 Single Family Residential on the south half). The parcel currently houses a landscaping contractor business. This parcel was included as part of the West Highland Micro-Area Analysis for the C-3 Zoning District, and is designated for Transition for Commercial on the Future Land Use Map recently adopted by the Planning Commission. The micro-area analysis may be found here: <https://highlandtwp.net/images/FinalApprovedstudy.pdf>

I have included excerpts of the aerial photograph of the general vicinity, the zoning map and Master Land Use plan map. The property owners stated intent is to construct a pole barn for his business to store equipment within a structure. Currently the landscaping business occupies the whole site, but construction of a pole barn for the business is not permitted, as it would be considered an “expansion” of a non-conforming use.

As you consider this request, you should consider the whole host of uses allowable under the C-3 Zoning District. You may find links to the use list here: [https://library.municode.com/mi/highland\\_charter\\_township/codes/code\\_of\\_ordinances?nodeId=CD\\_ORD\\_CH25ZOOOR\\_ART4DIRE\\_S4-11.1LPACODI](https://library.municode.com/mi/highland_charter_township/codes/code_of_ordinances?nodeId=CD_ORD_CH25ZOOOR_ART4DIRE_S4-11.1LPACODI)

If you would like to review the procedure for zoning amendments, you may review Article 19 of the Zoning Ordinance: [https://library.municode.com/mi/highland\\_charter\\_township/codes/code\\_of\\_ordinances?nodeId=CD\\_ORD\\_CH25ZOOOR\\_ART19TEAMRE](https://library.municode.com/mi/highland_charter_township/codes/code_of_ordinances?nodeId=CD_ORD_CH25ZOOOR_ART19TEAMRE)

You are a recommending body. Your recommendation will go to the Board for an introduction and second reading before consideration of approval.



**PUBLIC HEARING  
CHARTER TOWNSHIP OF HIGHLAND  
PLANNING COMMISSION  
November 6, 2025  
7:30 P.M.**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held at the Highland Township Hall Auditorium, 205 N. John St. on Thursday, November 6, 2025 at 7:30 p.m.

**Notice is further given** that all interested parties are invited to review the request and offer comment through the internet or mail. The application may be viewed at <http://highlandtwp.net> under the Planning Commission e-packet tab. Comment may be submitted to [HTplanning@highlandtwp.org](mailto:HTplanning@highlandtwp.org), mailed to the Township offices or dropped in our secure drop box at the Township Offices, 205 N. John St. If you have any questions, please call 248-887-3791, ext. 2.

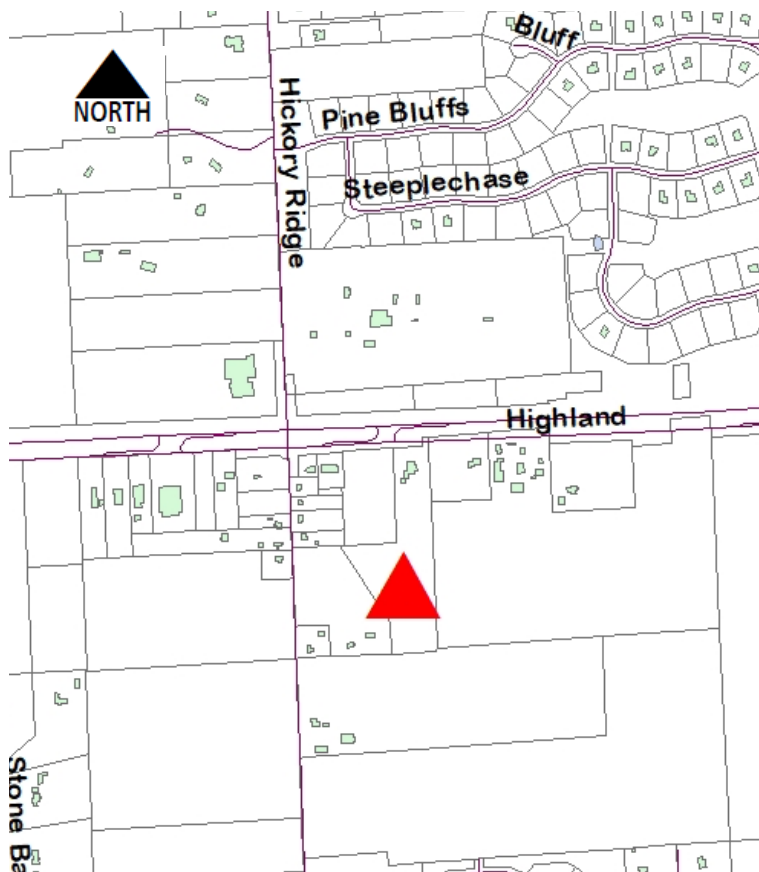
**TO CONSIDER:**

A request for rezoning submitted by applicant and property owner Ralko Properties, LLC.

FROM: R1.5, Single Family Residential, 1.5 acre

TO: C-3, Low Impact Commercial

LOCATION: Parcel 11-29-100-025; 3151 W Highland Road



Kevin Curtis, Chairman  
Highland Township Planning Commission

(Publish: once on or before 10/22/2025)



- Site Plan Review
- Rezoning
- Use Requiring Special Approval
- Land Division
- Land Division & Combination
- Road Profile
- Other

**PLAN REVIEW APPLICATION**

Highland Township Planning Department, 205 N. John St, Highland, Michigan 48357 (248) 887-3791 Ext. 2

Date Filed: \_\_\_\_\_ Fee: \$750 Escrow: \_\_\_\_\_ Case Number: RZ25-02

**NOTICE TO APPLICANT AND OWNER**

BY SIGNING THIS APPLICATION, THE APPLICANT AND OWNER ACKNOWLEDGE ONE OR THE OTHER OR BOTH ARE RESPONSIBLE FOR ALL APPLICATION AND CONSULTANT FEES THAT ARISE OUT OF THE REVIEW OF THIS REQUEST THE OWNER ALSO AUTHORIZES THE TOWNSHIP TO PLACE A SIGN ON THE PROPERTY, IF NECESSARY, TO INFORM THE PUBLIC OF THE PENDING MATTER BEING REQUESTED.

**REQUIRED COPIES OF PLANS**

INITIAL REVIEW: 2 HARD COPIES OF PLANS AND .PDF COPY OF PLANS  
 CONSULTANTS REVIEW OF APPROVED PLANS SUBJECT TO CONDITIONS: 5 COPIES AND .PDF COPY

**1. APPLICANT INFORMATION** Ron Ralko  
 NAME: RALKO PROPERTIES LLC  
 ADDRESS: 3151 W. HIGHLAND RD.  
HIGHLAND, MI 48357  
 PHONE: 248-431-8037  
 EMAIL: RONALD.RALKO@YAHOO.COM

**OWNER INFORMATION**  
 NAME: RALKO PROPERTIES LLC  
 ADDRESS: 3151 W. HIGHLAND RD  
 PHONE: 248-431-8037  
 EMAIL: RONALD RALKO@YAHOO.COM

**2. PROPERTY INFORMATION**  
 ADDRESS OR ADJACENT STREETS: 3151 W. HIGHLAND ROAD  
 LOT WIDTH: 583.37 LOT DEPTH: 690.36 LOT AREA: 7.01 ACRES  
 PARCEL IDENTIFICATION NUMBER(S): 11-29-100-025

**3. PROJECT INFORMATION**  
 PROJECT NAME: GLC Property Maintenance  
 PRESENT ZONING: R1.5 PROPOSED ZONING: C3  
 PRESENT USE: Landscaping PROPOSED USE: Landscaping

**APPLICANT**  
 SIGNATURE: [Signature]  
 PRINT NAME: RON RALKO II

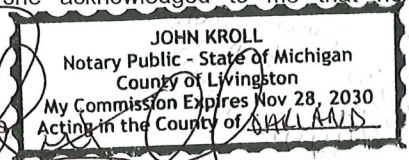
On the 8 day of October, 2015 before me, a Notary Public, personally appeared the above named person whose signature appears above, and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

State Of Michigan  
 County Of Oakland  
 Notary Public: [Signature]

**OWNER**  
 SIGNATURE: [Signature]  
 PRINT NAME: RON RALKO II

On the 8 day of October, 2015 before me, a Notary Public, personally appeared the above named person whose signature appears above, and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

State Of Michigan  
 County Of Oakland  
 Notary Public: [Signature]



- If there are Co-Applicants and/or Co-Owners associated with this property(ies) to be acted upon, please submit a Notarized Co-Applicant's and/or Co-owner's "Interest in Property Certificate" with this application. The person signing this cover sheet will be considered the official designee for the group and all correspondence will be addressed to this person.
- A notarized letter giving the Applicant authorization to represent the Owner is also permitted in lieu of a signature on this application. The person signing this cover sheet, however, will be considered the official designee for the Owner and all correspondence will be addressed to this person.



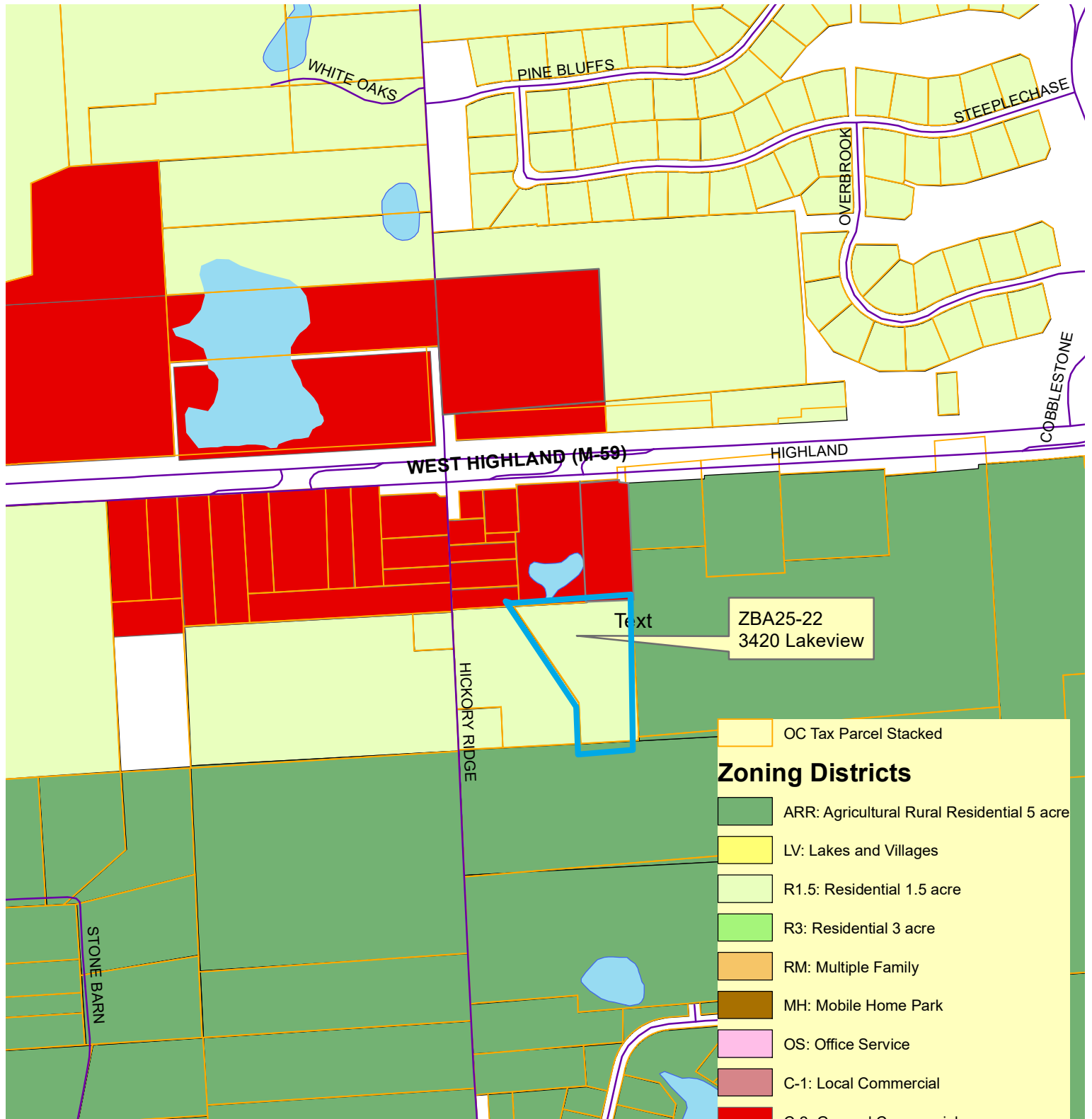
RZ25-02  
RALKO PROPERTIES LLC  
3151 W HIGHLAND  
pin 11-29-100-025



260 130 0 260 Feet



# CHARTER TOWNSHIP OF HIGHLAND ZONING MAP

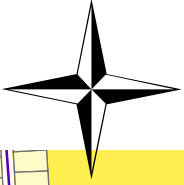


	OC Tax Parcel Stacked
<b>Zoning Districts</b>	
	ARR: Agricultural Rural Residential 5 acre
	LV: Lakes and Villages
	R1.5: Residential 1.5 acre
	R3: Residential 3 acre
	RM: Multiple Family
	MH: Mobile Home Park
	OS: Office Service
	C-1: Local Commercial
	C-2: General Commercial
	HS: Highland Station
	TR: Technology and Research
	IM: Industrial Manufacturing

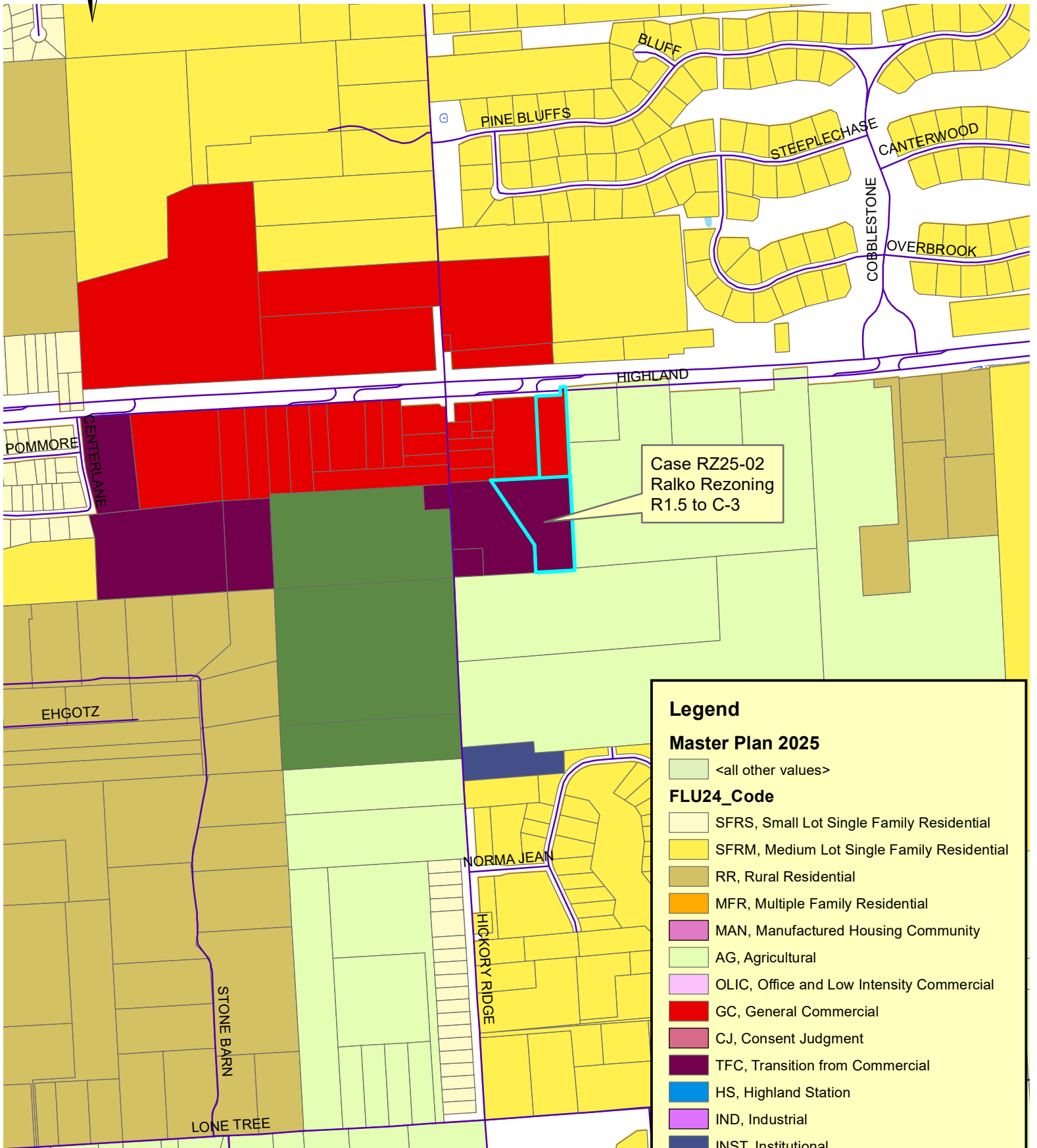


ENACTED: November 18, 2010

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# MASTER LAND USE MAP PIN 11-29-100-025

















Case RZ25-02  
Ralko Rezoning  
R1.5 to C-3

### Legend

#### Master Plan 2025

<all other values>

#### FLU24\_Code

-  SFRS, Small Lot Single Family Residential
-  SFRM, Medium Lot Single Family Residential
-  RR, Rural Residential
-  MFR, Multiple Family Residential
-  MAN, Manufactured Housing Community
-  AG, Agricultural
-  OLIC, Office and Low Intensity Commercial
-  GC, General Commercial
-  CJ, Consent Judgment
-  TFC, Transition from Commercial
-  HS, Highland Station
-  IND, Industrial
-  INST, Institutional
-  PR, Parks and Recreation