



# MEMORANDUM

To: Zoning Board of Appeals  
From: Samantha George, Assistant Zoning Administrator  
Date: December 3, 2025  
Re: ZBA25-25  
2800 N Milford Rd  
11-15-127-003  
Applicant: Phillips Signs & Lighting LLC  
Owner: AML Ventures LLC

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The subject parcel is zoned C1 – Local Commercial. The total parcel size is approximately 3.556 acres (~54,214 sq ft).

The required setbacks for this parcel are as follows:  
Front yard (from property line not road edge): 80 ft  
Rear yard: 50 ft  
Side yards: 20 ft / 50ft total

This variance request is for a 3-foot variance from the 6-foot maximum allowable height to 9-feet provided. This request is for an increase in the height of a sign in the required front yard.

This request is for a variance from Sec. 14.07. Table 14.2 of the Zoning Ordinance.

In 2016 a variance request was granted for an accessory structure on the rear of the property. In 1988 a variance request was granted for a free-standing sign.

The current free-standing sign does meet all the current ordinance requirements.

For the variance request, the applicant has provided a scaled site plan with construction drawings and photos. Staff have supplied assessing records, a zoning map, aerial approximations of the property, and Table 14.2 of the Zoning Ordinance.

Case #

25-25

Hearing Date

12/3/25

**CHARTER TOWNSHIP OF HIGHLAND ZONING BOARD OF APPEALS  
APPLICATION FOR APPEAL**

APPLICANT	OWNER
NAME: <u>Phillips Sign &amp; Lighting, Inc.</u>	NAME: <u>AML Ventures LLC</u>
ADDRESS: <u>40920 Executive Drive</u> <u>Harrison Township, MI 48045</u>	ADDRESS: <u>4000 W. Highland Road</u> <u>Highland, MI 48357</u>
PHONE: <u>586-468-7110</u>	PHONE: <u>248-714-1597</u>
EMAIL: <u>janet@phillipssign.com</u>	EMAIL: <u>rcress@lafontainemotors.com</u>

PROPERTY ADDRESS: 2800 Milford RoadZONING: C1PROPERTY TAX ID NO: H-11-15-127-003ORDINANCE SECTIONS BEING APPEALED: Section 14.07 - Table 14.2VARIANCES REQUESTED: Requesting a variance for a 36" increase in height of monument sign.

A 3' variance from the 6' maximum allowable height to 9' provided.  
This request is for an increase in the height of a sign in the  
required front yard.

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY: Visability is our concern as we have placed the  
sign in our parking lot. Vehicles are sure to park close. The requested 36" increase in height  
will improve visability.

I certify that all required information is shown on the attached plan and included on this form. I acknowledge that by signing this application, I am granting the right of the Zoning Board of appeals members, inspectors and administrators to conduct a site inspection of the subject property. All statements are true to the best of my knowledge.

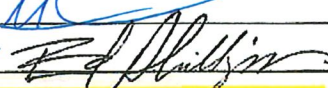
SIGNATURE OF OWNER:



DATE:

10/3/25

SIGNATURE OF APPLICANT:

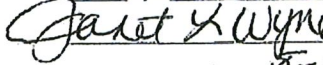


DATE:

10-2-25

Signature of applicant must be notarized.

Subscribed and sworn to before me this

2nd day of October, 2025 Notary PublicMy Commission expires 8-9-28

JANET L. WYNE  
 My Commission Expires  
 August 9, 2028  
 County of Macomb  
 Acting in the County of Macomb

APPLICATION FEE: <u>\$ 275.00</u>
Receipt# <u>1.064017</u> Date Paid <u>10/15/25</u>
Received by _____

Form revised 5/21/2024  
 S:\Planning Department New Folder\Zoning Board of  
 Appeals\forms\ZBA Application form

CHARTER TOWNSHIP OF HIGHLAND  
ZONING BOARD OF APPEALS  
WORKSHEET

The worksheet is designed to help you understand the appeal process and to help you submit a complete application for review by the Zoning Board of Appeals. If you have any questions after reading this worksheet you may contact the Planning and Zoning Department for assistance.

**HAVE YOU MET ALL OF THE FOLLOWING CRITERIA?**

- 1) Do the characteristics of the property include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation or other similar characteristics?  
If so, please describe here.

Property characteristics do play a major role. Please see site plan attached – page 1. Large building is sitting in the center of a narrow lot. We have no green belt requiring us to place sign in parking lot. We are concerned about the sign being hit by a car or totally concealed should a car park nearby.

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- 2) Can the project be redesigned to meet the zoning requirements without the need for a variance?

We have made every effort to conform to current zoning requirements. Please see attached site photograph attached – page 2. Sign installed is precisely what the ordinance allows, 35.6 square feet and 72 inches in height. We are only asking for a height variance, increasing the sign height from 6 feet to 9 feet. The increase in height will ensure our identification is visible should a car park nearby.

- 3) Is the reason for a variance request of a personal nature? (for example: financial impact, physical and/or mental characteristics of the household members, inconvenience, etc.)

The reason for the variance request is public safety. We often have visitors and events at this site. A constant comment from visitors is “we drove right by, had to turn around and come back”. We feel we have addressed that but feel the 36” height increase we are asking for will have a major impact on legibility and safety.

- 4) Has the difficulty been created by the current or previous owner?

\_\_\_\_\_  
No, this property was purchased as is.  
\_\_\_\_\_  
\_\_\_\_\_

- 5) Will the proposed variance be harmful to or alter the essential character of the area in which the property is located?

We believe an approval this evening will be a plus for both Highland Township and Mr. LaFontaine. This building houses many beautiful Detroit built automobiles – a very impressive collection we share with auto enthusiasts.

- 6) Will the proposed variance be the minimum necessary?

Yes, we are not asking for a larger sign. Our 35.6 square foot sign is adequate at this site. The additional height is what is needed.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature \_\_\_\_\_





## Sec. 14.07. Signs allowed by permit.

The following types of signs are permitted as specified in this Section and shall require approval from the Zoning Administrator and permits from the Building Official:

### I. Freestanding signs.

1. All freestanding signs shall comply with the dimensional requirements in Table 14.2, Permitted Freestanding Signs.
2. Within all nonresidential zoning districts, except the Highland Station District, only one (1) freestanding sign shall be permitted per parcel.
3. Within all residential zoning districts, only one (1) freestanding sign shall be permitted as follows:
  - a. At the primary entrance for the purpose of identifying a subdivision, site condominium, multiple family development, or Mobile Home Park.
  - b. One (1) additional freestanding sign may be permitted at a secondary entrance if it is not located on the same street as the primary entrance.
  - c. Only one (1) freestanding sign shall be permitted per lot for the purpose of identifying a nonresidential special land use and permitted farming activities.
4. Within all PUD districts/developments, additional freestanding signs identifying the name of the project, or the names of sub-area(s) within the project, with distinct land use(s) may be approved, subject to the review and approval by the Planning Commission. Such signs shall be limited to forty (40) square feet and a height of eight (8) feet.
5. All freestanding signs shall meet the height and area requirements in Table 14.2, Permitted Freestanding Signs.
6. The ratio of the width to height or height to width of the sign face at the widest and highest points shall not exceed three (3) to one (1).
7. All freestanding signs shall carefully coordinate with proposed landscaping improvements and existing signs to prevent obstruction now or in the future.
8. For a freestanding sign, the sign face, its support structure and all decorative elements must be contained within one (1) theoretical rectangle of not more than one hundred (100) square feet. Decorative elements may extend two (2) feet higher than the maximum allowable sign height, provided they are still contained within the theoretical rectangle and contain no text or graphics other than the street address. The design of the sign and its placement shall be such as to not unreasonably restrict the sight lines of drivers entering or exiting the property.

Maximum height and area requirements for freestanding signs shall be applied within each zoning district according to the following schedule:
9. In addition to the allowable signage provided in Table 14.2, Permitted Freestanding Signs, one (1) gasoline price sign shall be permitted per gas station. Said sign shall not exceed twelve (12) square feet in area per side. It shall be affixed to a permanent sign structure or to a building and shall not be located closer than twenty (20) feet to any side property line. The price sign shall not be included in the total area of signage otherwise permitted. The price sign may be an electronic changeable copy sign, subject to the provisions of Section 14.07.H.2. Changeable copy signs.

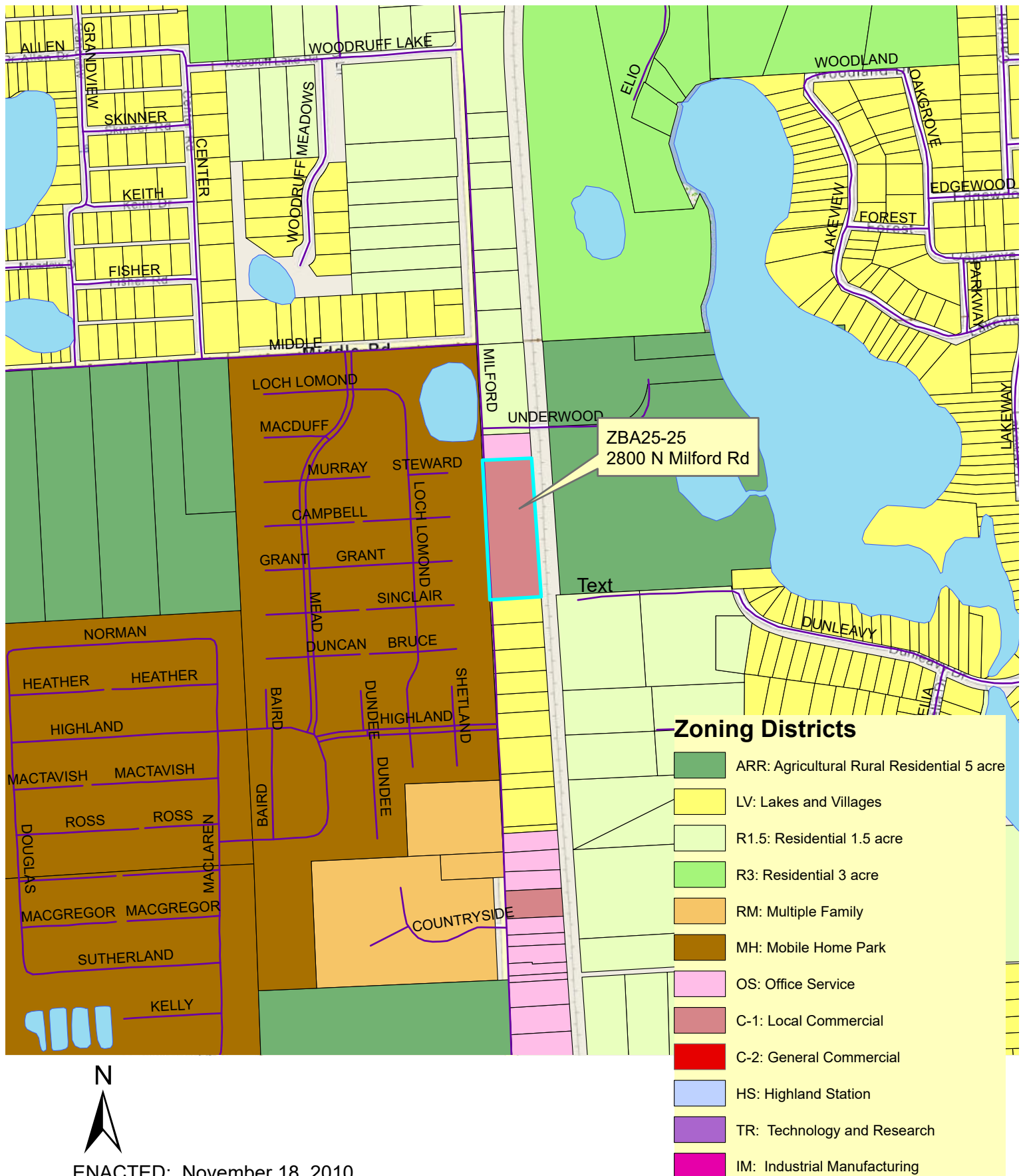
TABLE 14.2. PERMITTED FREESTANDING SIGNS

District	Maximum Height (Feet)	Maximum Area Per Face (Square Feet)	Side Lot Line Setback (Feet)	Road Right of Way Setback (Feet)
ARR Agricultural Residential District	4	32	20	10
R-3 Single Family Residential District	4	32	20	10
R-1.5 Single Family Residential District	4	32	20	10
LV Single Family Residential District	4	20	20	10
RM Multiple Family Residential District	4	32	20	10
MH Manufactured Home Park	4	32	20	10
OS Office Service District	6*	36*	20	10
C-1 Local Commercial District	6*	36*	20	10
C-2 General Commercial District	6*	36*	20	10
HS Highland Station District	See Section 9.05.H			
TR Technology and Research District	6*	36*	20	20
IM Industrial Manufacturing District	6*	36*	20	20

\*Multiple Tenants, three (3) or more tenants, are allowed freestanding signs with a maximum height of eight (8) feet and a maximum area of forty (40) square feet.

Created: 2021-06-15 10:21:57 [EST]





# CHARTER TOWNSHIP OF HIGHLAND ZONING MAP









# 2800 N Milford Rd







2 Foot Contours

5 Foot Contours

FEMA Base Flood Elevations

FEMA Cross Sections


100 yr - FEMA Floodplain

100 yr (detailed) - FEMA Floodplain

500 yr - FEMA Floodplain

FLOODWAY - FEMA Floodplain


Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



**OAKLAND COUNTY**  
Economic Development & Community Affairs

**David Coulter**  
Oakland County Executive

Date Created: 10/14/2025



**NORTH**

1 inch = 200 feet



# 2800 N Milford Rd



- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



David Coulter  
Oakland County Executive

Date Created: 10/14/2025



1 inch = 100 feet



# SITE PLAN

Lead #: P21003376 Job #: 45656

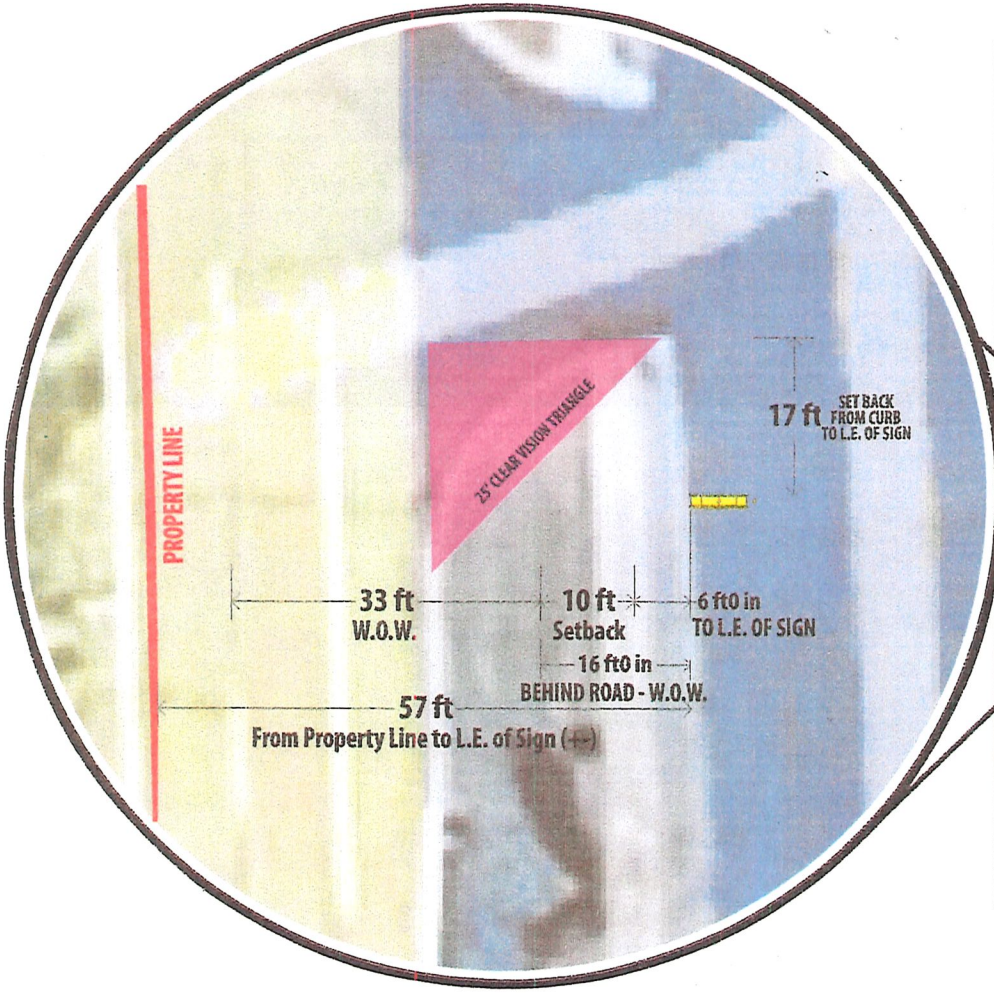
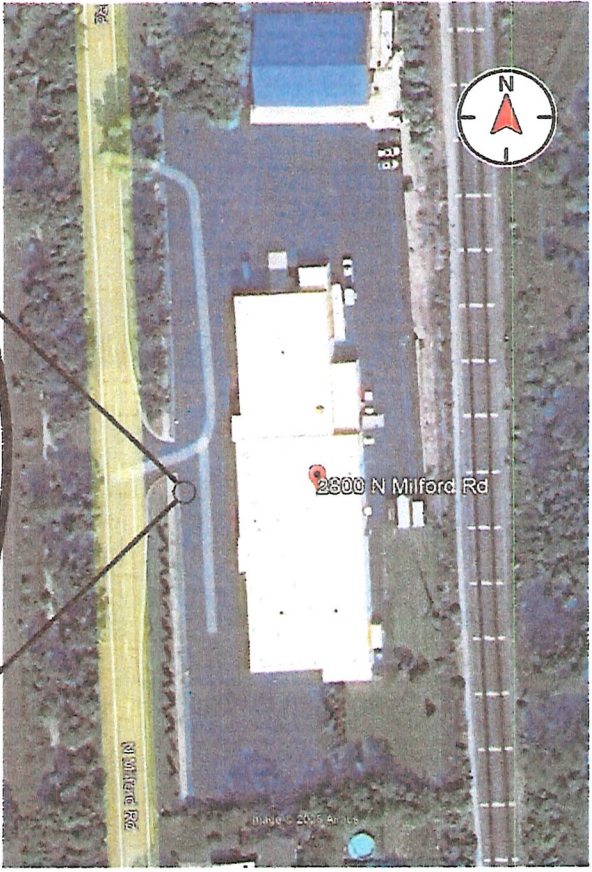
PROJECT: LaFontaine Classic Cars

FILE: 45656-PERMIT

SITE ADDRESS: 2800 N Milford Road,  
Highland Township, MI.

LEAD: EP LAYOUT: CG DATE: 11-8-23

REVISION:		
CG 11-15-23	CG 2-6-24	CG 8-5-25
CG 12-4-23	CG 4-11-24	
CG 12-12-23	CG 5-15-25	
CG 1-29-24	CG 5-21-25	
CG 1-31-24	CG 5-28-25	
CG 7-9-25	KP-7-14-25	
CG 7-25-25	CG 7-29-25	



PG. 1



APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

PERMIT: CG-8-7-25

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**phillips sign**  
& lighting

40920 Executive Drive, Harrison Twp., MI 48045  
586.468.7110  
phillipssign.com



# Item #11

TOTAL SIGN AREA: 35.6 Sq. Ft.

Raise Existing Monument Sign  
Double Sided  
Qty:1

Lead #: P21003376 Job #: 45656

PROJECT: LaFontaine Classic Cars

FILE: LaFontaine - 11

SITE ADDRESS: 2800 N Milford Road,  
Highland Township, MI.

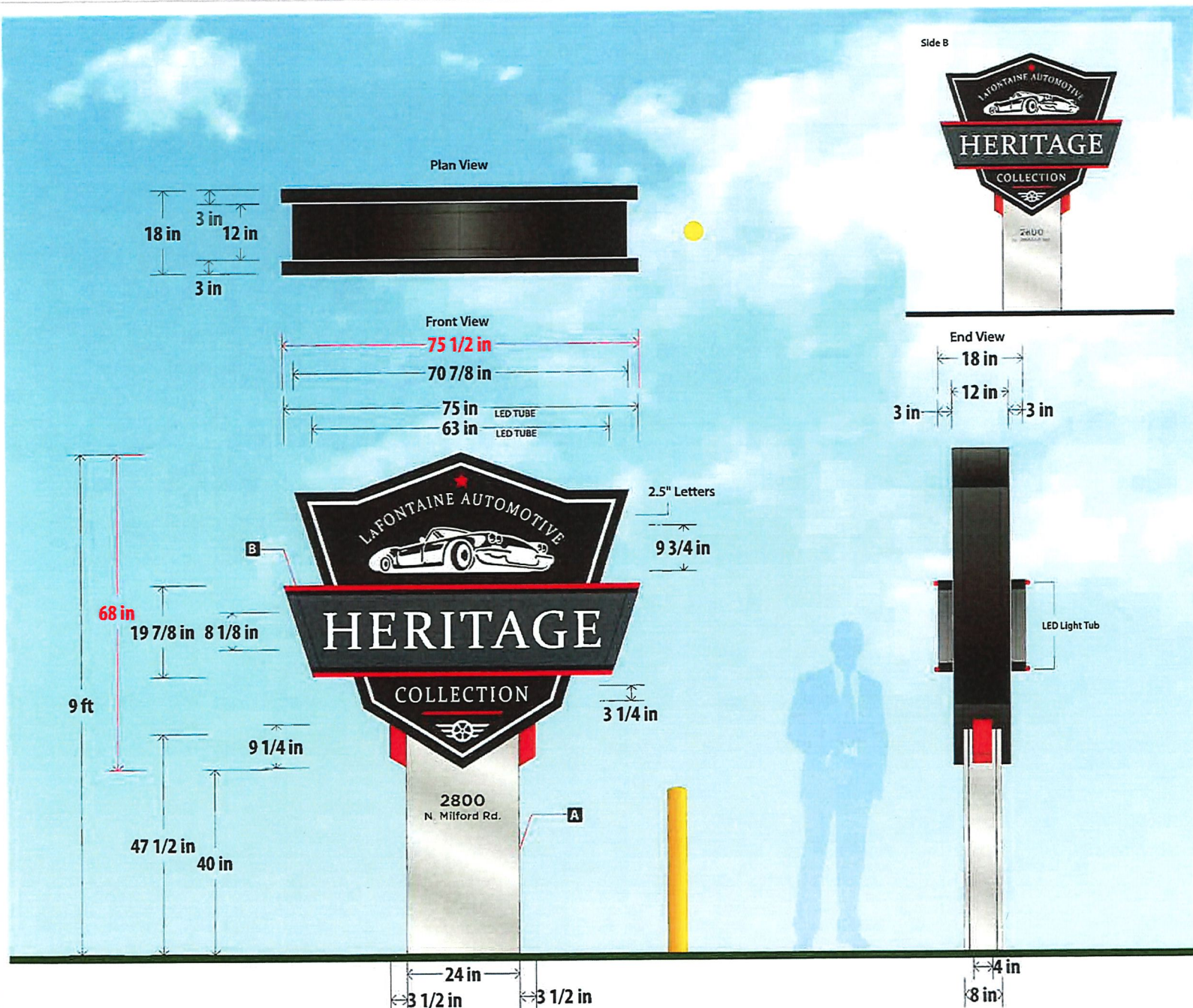
LEAD: EP LAYOUT: CG DATE: 11-8-23

REVISION:  
CG 11-15-23 CG 2-6-24 CG 8-5-25  
CG 12-4-23 CG 4-11-24 CG 10-9-25  
CG 12-12-23 CG 5-15-25  
CG 1-29-24 CG 5-21-25  
CG 1-31-24 CG 5-28-25  
CG 7-9-25 KP-7-14-25  
CG 7-25-25 CG 7-29-25

Existing Double Sided  
Monument Sign

Raise Existing Sign 3' in Height

**A** New Aluminum Pole Skirt  
Vinyl Address



APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

PERMIT: CG-8-7-25

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586.468.7110  
phillipssign.com



## Proposed Sign Changes



## Existing @ Site



### Item #11

TOTAL SIGN AREA: 35.6 Sq. Ft.

Raise Existing Monument Sign  
Double Sided  
Qty:1

Lead #: P21003376 Job #: 45656

PROJECT: LaFontaine Classic Cars

FILE: LaFontaine - 11

SITE ADDRESS: 2800 N Millford Road,  
Highland Township, MI.

LEAD: EP LAYOUT: CG DATE: 11-8-23

#### REVISION:

CG 11-15-23	CG 2-6-24	CG 8-5-25
CG 12-4-23	CG 4-11-24	CG 10-9-25
CG 12-12-23	CG 5-15-25	
CG 1-29-24	CG 5-21-25	
CG 1-31-24	CG 5-28-25	
CG 7-9-25	KP-7-14-25	
CG 7-25-25	CG 7-29-25	

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

PERMIT: CG-8-7-25

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& lighting  
40920 Executive Drive, Harrison Twp., MI 48045  
586.468.7110  
phillipssign.com



Building Department

Phone: (248) 887-3791, ext 8-1

205 N. John Street

Fax: (248) 887-1937

Highland, Michigan 48356

Hrs. Mon - Thrs 8:30am - 5pm Fri 8am-4pm

2800 N MILFORD RD  
H -11-15-127-003

Lot #:

AML VENTURES LLC

Owner

4000 W HIGHLAND RD

HIGHLAND

MI 48357-4007

(248) 714 1502

Issued: 08/25/25

Expire Date: 02/21/26

**PLEASE CALL (248)887-3791, ext 8-1****FOR AN INSPECTION 24 HOURS IN ADVANCE**

Built under codes: MBC 2015

Michigan Uniform Energy Code 2015

Bond No.

Phillips Sign and Lighting Inc.

Applicant

40920 Executive Dr.

Harrison Twp MI 48045

**Work Description:** LaFontaine Automotive Heritage Collection

Double Sided Freestanding Sign

Max 72in tall from grade, 35.6 sq ft face,

Sign Steel Support, 24in by 64in concrete footing,

Aluminum Cabinet &amp; Retainers, Acrylic Faces with Vinyl,

Internal LED illumination shall illuminate the sign only,

Illumination intensity shall not exceed one and five-tenths (1.5) foot-candles as measured ten (10) feet from the face of the sign.

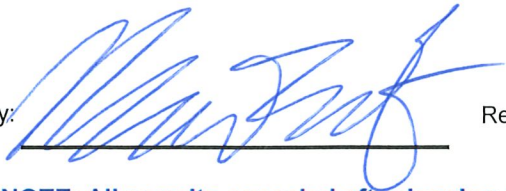
Separate electrical permit required.

TWO INSPECTIONS NEEDED:

1. FOOTING
2. FINAL

Permit Item	Work Type	Items/Value	Item Total
Application Fee	Application Fee	1.00	27.00
Sign with Footing	Permanent Sign	1.00	160.00
Contractor Registration	Registration	1.00	15.00

Issued by:



Received by:



Fee Total:

202.00

**NOTE: All permits canceled after issuing are subject to the Permit Refund Policy**

This permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. This permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 18- days after work has commenced; and, that the permit holder is responsible for assuring all required inspections are requested in conformance with the applicable code. It is assumed that the proposed work is authorized by the owner, and that the permit holder is authorized by the owner to secure this permit. The permit holder agrees to conform to all applicable laws of the State of Michigan and the local jurisdiction.



**Item #10**  
**TOTAL SIGN AREA: 35.6 Sq. Ft.**

**Monument Sign**  
**Double Sided**  
**Qty:1**

**Lead #:** P21003376 **Job #:** 45656

**PROJECT:** LaFontaine Classic Cars

**FILE:** 45656-PERMIT

**SITE ADDRESS:** 2800 N Millford Road,  
 Highland Township, MI.

**LEAD:** EP **LAYOUT:** CG **DATE:** 11-8-23

**REVISION:**  
 CG 11-15-23 CG 2-6-24 CG 8-5-25  
 CG 12-4-23 CG 4-11-24  
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 CG 1-31-24 CG 5-28-25  
 CG 7-9-25 KP-7-14-25  
 CG 7-25-25 CG 7-29-25

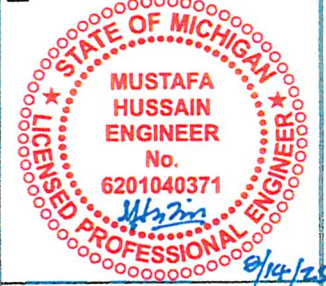
**Qty: 1 Double Sided**  
**Monument Sign**

**A** Double Sided  
 Aluminum Cabinet  
 Aluminum Retainers  
 Acrylic Face  
 Vinyl Graphics  
 Internal LED Illumination

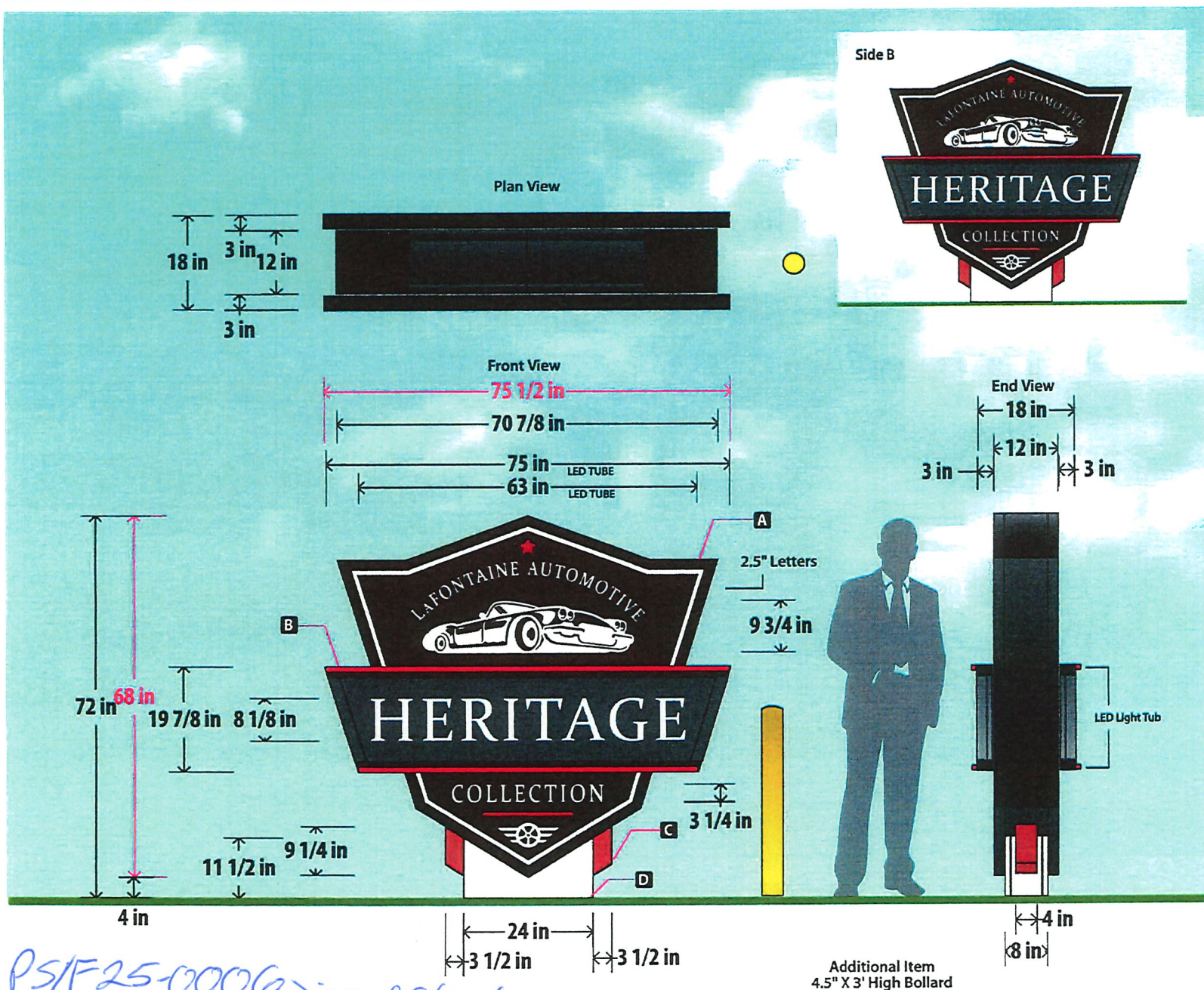
**B** Aluminum Cabinet  
 Aluminum Retainers  
 Vinyl Stripe Details  
 Vinyl Return Color  
 Sloan LED Tubing  
 Vinyl Graphics  
 Internal LED Illumination

**C** Decorative Aluminum Accents

**D** Aluminum Pole Skirt



**phillips sign**  
 & lighting  
 40920 Executive Drive, Harrison Twp., MI 48045  
 586.468.7110  
 phillippsign.com



PS/F25-0006  
 PE25-0429  
 > issued 8/25/25

**APPROVED:** *[Signature]* **DATE:** 8/21/25

**PERMIT:** CG-8-7-25

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CHARTER TOWNSHIP OF HIGHLAND  
ZONING BOARD OF APPEALS  
APPROVED MINUTES  
December 21, 2016

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

ROLL CALL: Mary Michaels, Chairperson  
Margie Brockway, Vice Chairperson  
Jacob Probe, Secretary  
Robert Hoffman  
Eugene Beach  
John Miller  
David Gerathy

Candace Sereno, Recording Secretary - Absent

Visitors: 10

Mr. Probe, Secretary, took roll call and stated that there was a full board present. Ms. Michaels, the Chairperson, welcomed those present and explained the procedure to address the Board. Ms. Michaels informed the applicants that four affirmative votes are required to approve a motion. Ms. Michaels explained that if the applicant's variance request is approved, the minutes of the meeting would be approved on January 4, 2017 and the building permits can be applied for around the 9th of January.

**New Business:**

1. CASE NUMBER: 16-30  
COMPLAINT #:  
ZONING: C1  
PARCEL #: 11-15-127-003  
PROPERTY ADDRESS: 2800 N. Milford  
APPLICANT: Gary Laundroche, AML Ventures, LLC  
OWNER: AML Ventures, LLC  
VARIANCE REQUESTED: 25 ft. variance from required 50 foot rear yard setback to 25 ft. provided (Schedule of Regulations 4.15)  
This variance is for an accessory structure.

**Discussion from the Applicant:**

Gary Laundroche, applicant, 2800 N. Milford Rd., Highland, MI was present and gave a brief review. Mr. Laundroche explained that they have been trying to get a special land use permit for this location and after meeting with the planning commission, the location for an additional building at the north end of the parcel was revised from the south end. Through the process they learned that they needed a 24 ft. setback variance.

**Discussion from the Board:**

Ms. Michaels read a memorandum from the planning staff dated December 21, 2016, that stated that the building department recently became aware that the applicant exceeded the limits of his permit, which was issued for only the western 2/3 of the building. In the "Phase I" building permit application, the builder represented that if the variance was not granted, an end wall would be constructed at the setback line.

Mr. Beach, as the liaison for the Planning Commission, stated that this case came in front of the planning commission as a site plan and showed that the building was going to be oriented with the garage doors facing Milford Rd., the planning commission felt that from a street scape view, it would be better in the north east corner with the doors facing south and no one considered the setback that may be needed. Mr. Beach explained that the applicant could not push it any further west because of the retention pond so the planning commission approved the location with the understanding that the Zoning Board of Appeals would need to approve the setback variance.

Ms. Brockway questioned whether the construction was stopped at the 50 ft. line. Mr. Beach asked that the ZBA consider whether or not this is the best location for this building.

Ms. Robin Trumper, owner, 2880 Milford Rd. was present and was concerned how the construction started without a variance. She was also concerned with the fact that the neighbor's elevation is about 3ft. higher than hers. Additionally, she was concerned about the drainage and run off from the roof and where all of the water would go. Ms. Trumper questioned whether the 24 ft. variance includes the overhang from the roof.

Mr. Laundroche explained that it was never their intent to ignore any planning commission recommendation; the contractor ensured that they could stop at the property setback line. Mr. Laundroche stated that construction was underway and there were some very windy days and out of concern for safety they needed to continue to secure the building. Mr. Laundroche also addressed Ms. Trumper's concern by explaining that the existing concrete parking lot sheds water from the east to the west toward the pond and it will continue to do that. The curb is being replaced and there will always be a curb to continue to sheet the water into the retention pond. Ms. Trumper wanted to confirm whether the overhang was included in the 24 ft. and Mr. Laundroche explained that it was. Ms. Trumper questioned if there is a drainage problem, who would be responsible. Mr. Beach explained that it is in her right to address water issues but that is more of a private matter. He assured her that the building inspector will keep that in consideration.

Mr. Steve Davies, Building Official, was present and questioned whether there will be a gutter system on the roof that would be pointing toward the retention pond and Mr. Laundroche confirmed yes that there would be a gutter system and it would reduce the water flow that was previously happening.

Mr. Hoffman stated that he is not opposed to this variance request and he believes that this is the best location. Mr. Hoffman questioned how they started building and found out they needed a variance. As stated previously, Mr. Beach explained that they knew the variance was needed and it was pointed out. The building was to be built in phases and construction was going to stop at the setback line with a column and if approved they would continue. Mr. Beach stated that wind and other variables came into play.

**Motion:**

Mr. Hoffman moved in Case No. 16-30, parcel #11-15-127-003, owner AML Ventures, LLC & applicant, Gary Laundroche, to grant the following variance from ordinance section schedule of regulations 4.15, for a 25 ft. variance from the required 50 ft. to 25 ft. for the rear yard setback. This variance is for an accessory structure.

The following facts and findings in support of the motion are as follows:

- This is an ideal location because it backs up to the railroad tracks and the garage doors will open to the south rather than toward Milford Rd.
- The owners have done a good job renovating the old bowling alley building.
- The location was previously discussed at the planning commission as an overall site plan and was suggested by the planning commission.

Mr. Gerathy supported and the motion carried with a roll call vote: Hoffman-yes; Miller-yes; Brockway-yes; Beach-yes; Gerathy-yes; Probe-yes; Michaels-yes (7 yes votes)

Mr. Beach moved in Case No. 16-30, parcel #11-15-127-003, to grant a final written decision, as the variance request was unanimously approved as written.

Mr. Hoffman supported and the motion carried with a unanimous voice vote: (7 yes votes)

2. CASE NUMBER: 16-31  
COMPLAINT #:  
ZONING: LV  
PARCEL #: 11-15-202-002  
PROPERTY ADDRESS: 3085 Lakeview Blvd.  
APPLICANT: Curtis, Carl III  
OWNER: Fernandes, Jose & Lolita  
VARIANCE REQUESTED: 21.3 ft. variance from required 35 ft. front yard setback to 13.7 ft. provided (Section 902.B.1); 2.8 ft. variance from required 5 ft.



a.) Southeast Side: from 10' to 8'7"

b.) Northwest Side: from 10' to 3'2"

These variances requested for construction of home addition and garage. James Lloyd supported the motion.

Findings:

A practical difficulty is created by the substandard narrowness of the lot of record and by the placement of the existing home.

Vote taken - Yes:

Glenna Godin, Nancy Sharp, Joseph Barancek, James Lloyd, Richard Gruber, Marvin Roehling and James Allie, for the reasons given.

Motion Approved - Unanimously.

Case No. 88-07 Applicant: James Gore, Catalina Lanes, 2800 N. Milford Road, Sidwell #11-15-127-003, CB3, requesting a variance on:

A.) Section 1506-2c

1.) Freestanding Sign: from 75' to 54'

The size of the proposed road right of way was cited as the reason for the applicant's inability to meet the Ordinance requirement for setback of the building in order to erect a freestanding sign. Pictures of the building and area were presented to the Board. The placement of the proposed sign and its height were discussed. It was suggested that the proposed sign would be in line with other existing signs in the area.

It was noted that the size of the sign shown on the drawing would not meet Ordinance requirements. The applicant was advised to review the Ordinance requirements before finalizing his sign plans.

James Lloyd moved that in Case No. 88-07 Applicant: James Gore, Catalina Lanes, 2800 N. Milford Road, Sidwell #11-15-127-003, Zoned CB3, a variance be granted on:

A.) Section 1506-2c

1.) Freestanding Sign: from 75' to 50'

to permit a freestanding sign for a building less than 75' from the road right of way. Nancy Sharp supported the motion.

Findings:

There is a practical difficulty created by the large size of the proposed road right of way.

The building was constructed prior to the enactment of the Ordinance.

Vote taken - Yes:

Nancy Sharp, Joseph Barancek, James Lloyd, Marvin Roehling, Glenna Godin, and James Allie.

March 16, 1988

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No:

Richard Gruber, to the motion as made.

Motion Approved - 6 Yes, 1 No.

Minutes:

Nancy Sharp moved to approve the minutes of the March 2, 1988 meeting of the Zoning Board of Appeals as corrected. Glenna Godin supported the motion and it was approved on a unanimous affirmative voice vote.

Adjourn:

Marvin Roehling moved to adjourn the meeting at 12:50 A.M. Richard Gruber supported the motion and it was approved on a unanimous affirmative voice vote.

Respectfully submitted,

James Lloyd, Secretary



11-15-127-003

## Commercial and Industrial Property Profile

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

## Owner Information

Owner(s) : AML VENTURES LLC  
 Mailing Address : 4000 W HIGHLAND RD HIGHLAND MI 48357-4007

## Location Information

Site Address : 2800 N MILFORD RD HIGHLAND MI 48357-3829  
 PIN : 11-15-127-003 Neighborhood Code : BMS  
 Municipality : Charter Township of Highland  
 School District : 63220 HURON VALLEY SCHOOLS  
 Use : 201 Commercial - Improved  
 Water Indicator : N Sewer Indicator : N  
 Well Indicator : N Septic Indicator : N

## Property Description

T3N, R7E, SEC 15 PART OF NW 1/4 BEG AT PT DIST N 89-57-00 E 1299.20 FT & S 633.80 FT FROM NW SEC COR, TH S 89-20-43 E 255.20 FT, TH S 00-54-10 W 688.50 FT, TH S 89-26-48 W 266.04 FT, TH N 693.90 FT TO BEG 4.13 A

## Most Recent Sale Since 1994

Date : 06/26/2013  
 Amount : \$196,800 Liber : 46072:853  
 Grantor : LEOWATARIS, PAUL  
 LEONTARAS, PAUL Grantee : AML VENTURES

## Next Most Recent Sale

Date : 12/23/2011  
 Amount : \$76,270 Liber : 43692:892  
 Grantor : OAKLAND COUNTY Grantee : LEONTARAS, PAUL  
 TREASURER

## Tax Information

Taxable Value	: \$333,569	State Equalized Value	: \$435,380
Current Assessed Value	: \$435,380	Capped Value	: \$333,569
Effective Date For Taxes	: 07/01/2025	Principal Residence Exemption	: 0%
<b>2024 Taxes</b>		<b>2025 Taxes</b>	
Summer	: \$13,096.46	Summer	: \$13,389.03
Winter	: \$3,357.01	Winter	:
Village	:	Village	:

## Lot Information

Description : WOODED Acres : 3.556

**11-15-127-003****Commercial and Industrial Property Profile**

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Building/Section 1			
Building	: 1	Used As	: Warehouses - Storage
Year Built	: 1986	Effective Year	: 1996
Class	: C	Quality	: Average
No of Stories	: 1	Height Per Story (feet)	: 15
Avg Square Feet	: 30,542	Elevators	: N
Sprinklers	: Y	Identical Units	: 1
Total Building Square Footage	: 30,542		

Building	: 1	Used As	: Warehouses - Storage
Year Built	: 1986	Effective Year	: 1996
Class	: C	Quality	: Average
No of Stories	: 1	Height Per Story (feet)	: 15
Avg Square Feet	: 30,542	Elevators	: N
Sprinklers	: Y	Identical Units	: 1
Total Building Square Footage	: 30,542		

Building/Section 1 Lump Sum Adjustments			
Description	: LOADING DOCK		
Square Feet	: 405	Units	: 0

Description	: LOADING DOCK		
Square Feet	: 405	Units	: 0

Building/Section 1 Yard Adjustments			
Description	: Paving (Asphalt)		
Square Feet	: 84,461	Units	: H

Description	: Paving (Asphalt)		
Square Feet	: 84,461	Units	: H

11-15-127-003

## Commercial and Industrial Property Profile

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**Building/Section 2**

Building	: 2	Used As	: Sheds - Equipment 4 Wall Building
Year Built	: 2016	Effective Year	: 2015
Class	: D,Pole	Quality	: Average
No of Stories	: 1	Height Per Story (feet)	: 16
Avg Square Feet	: 6,480	Elevators	: N
Sprinklers	: N	Identical Units	: 1
Total Building Square Footage	: 6,480		

**No lump sum improvements Data Available for Building/Section2****No yard improvements Data Available for Building/Section2**