



MEMORANDUM

To: Zoning Board of Appeals
From: Samantha George, Assistant Zoning Administrator
Date: September 2, 2026
Re: ZBA26-17
268 W Highland Rd
11-21-426-009
Applicant: Saqib Mehmood
Owner: Saqib Mehmood

The subject parcel is zoned C2– General Commercial. The total parcel size is approximately 1.24 acres (18,905 sqft).

The required setbacks for this parcel are as follows:

Front yard (from road right-of-way NOT edge of road): 100 ft

Free standing Sign Road Right of Way Setback: 10 ft

Rear yard: 50 ft

Side yards: 20 ft / 50 ft

Road Right of Way Setback: 10 ft

From septic tank and field: 10 ft

From well: 3 ft

From overhead utilities: 15 ft

An 8-foot variance from the 6-foot maximum allowable height to 14-feet provided and a 12-square foot variance from the 12-square foot maximum allowable area per gasoline price sign face to 24-square feet provided. This request is for an increase in the height of a sign & an increase in the maximum allowable area per gasoline price sign face, for the construction of a free-standing sign. This request is for a variance from Sec. 14.07.I. & 14.07.I.9. Schedule of Regulations of the Zoning Ordinance.

For the variance request, the applicant has provided a scaled site plan and elevations. Staff have supplied assessing records, a zoning map, aerial approximations of the property, and Zoning Ordinance Sec. 14.07.



ZONING BOARD OF APPEALS

APPLICATION FOR APPEAL

Hearing Date: SEP. 2nd 2026

Case Number: 26-17

Fee: \$325.00

Date Applied: 7/21/26

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

APPLICANT NAME: SAQIB Mehmood

PROPERTY OWNER NAME (if different): Same

TYPE OF APPEAL

DIMENSIONAL VARIANCE? ☒ N ADMINISTRATIVE REVIEW? ☐ Y N Z.O. INTERPRETATION? ☐ Y N

ORDINANCE SECTION(S) BEING APPEALED: Table 4.1 Sch. 6 Reg. / Table 14.2 permitted Freestanding Sign

PROPERTY ADDRESS: 268 W Highland Rd ZIP: 48357

ZONING DISTRICT: OS PARCEL ID NUMBER: 11-21-426-009

DIMENSIONAL VARIANCE(S) BEING REQUESTED: Requesting a dimensional Variance to Permit a 168 inches high freestanding Gas Price Sign, + a variance For Front yard.

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY:

1. What is your practical difficulty? Do the characteristics of the property include exceptional narrowness, shallowness, smallness, irregular shape, unusual topography, vegetation, or other similar characteristics?

The existing gas price sign at 268 W. Highland Rd, Highland mi. 48357. does not provide adequate visibility for motorists traveling on M-59 due to the high traffic volume, speed of traffic, and distance from the roadway. The limited sign height creates a practical difficulty unique to the property because drivers have insufficient to identify fuel prices and make safe decisions to enter the site. A taller sign would improve visibility, promote traffic safety, and allow the business to compete fairly with other fuel stations in the area that have substantially taller signs.

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

No. The existing sign height does not provide adequate visibility for motorists traveling on M-59 due to traffic speed, roadway conditions, and the distance of the sign from approaching traffic. Increasing the sign height is necessary to provide reasonable visibility and can not be achieved through redesign while remaining within the current height limitation.

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

No. The request is based on property and traffic-related conditions, including visibility and public safety concerns associated with a heavily traveled commercial corridor. The request is not based on personal convenience.

4. Has the difficulty been self-created by the current owner?

No. The practical difficulty results from the property's location along M-59 traffic conditions, and the current sign-height restriction. These conditions existed prior to this variance request and were not created by the current owner.

5. Will the proposal be harmful to the health, safety, and welfare of the area/neighborhood?

No. The proposed sign height will improve visibility for motorists and allow drivers additional time to safely identify fuel prices and make driving decisions. The variance will not create any known negative impacts on neighboring properties or public welfare.

6. Will the proposal alter the essential character of the area/neighborhood?

No. The property is located within a commercial corridor where freestanding business signage is common. The proposed sign will remain consistent with the commercial character of the area and will not change the nature of the surrounding neighborhood.

7. Will the proposed variance be the minimum necessary?

Yes. The requested 168 inches height is the minimum necessary to provide adequate visibility M-59. A lesser height would not sufficiently address the visibility issues experienced by motorists approaching the site. The request is limited solely to what is necessary to provide reasonable and safe visibility for the business.

July 21, 2026

Highland Township Zoning Board of Appeals
205 N. John Street
Highland, MI 48357

RE: Variance Request for Gas Price Sign Height

Property Address: 268 W. Highland Road, Highland, MI 48357

Dear Members of the Zoning Board of Appeals:

I am respectfully requesting a variance to allow an increase in the height of the gas price sign located at my Mobil gas station at 268 W. Highland Road, Highland, Michigan.

The existing gas price sign is approximately six (6) feet in height and does not provide adequate visibility to motorists traveling on M-59 (Highland Road). Due to the speed of traffic, roadway conditions, and the location of the property, many drivers are unable to clearly see fuel prices until they have already passed the entrance. This creates a practical hardship for the business and limits our ability to effectively communicate fuel pricing to the public.

The requested variance would increase the sign height to approximately fourteen (14) feet. The purpose of this request is not to create an oversized sign, but rather to improve visibility and provide motorists with sufficient time to safely view fuel prices and make informed decisions. Improved visibility would also enhance traffic safety by reducing sudden lane changes or abrupt turns by drivers attempting to view pricing information.

Additionally, there is a nearby **CITGO** gas station located at **3285 Highland Road, Highland, MI 48357**, which has a gas price sign that is approximately **fourteen (14) feet** in height. This demonstrates that taller fuel price signs already exist within the same commercial corridor and are compatible with the surrounding area. As a result, the current six-foot sign at my property places my business at a competitive disadvantage and creates an unnecessary hardship.

Granting this variance would not alter the character of the area, negatively impact neighboring properties, or create any public safety concerns. The proposed sign would remain consistent with the commercial nature of the M-59 corridor and would serve the public by providing clear, visible fuel pricing information.

For these reasons, I respectfully request approval of the variance to increase the gas price sign height from six (6) feet to approximately fourteen (14) feet. I appreciate the Board's consideration and am available to answer any questions or provide any additional information that may assist in the review of this request.

Thank you for your time and consideration.

Respectfully submitted,

Saqib Mehmood

Owner

Mobil Gas Station

268 W. Highland Road

Highland, MI 48357

(734) 620-5557

Exhibit A – Existing Sign Visibility

This photograph was taken approximately **0.3 miles west** of the Mobil Gas Station on M-59, looking east toward the subject property. Due to the existing **6-foot** sign height, fuel prices are not visible to approaching eastbound motorists until they are much closer to the station. The requested **14-foot** sign height would improve visibility and provide drivers with adequate time to safely identify fuel prices and decide whether to enter the property.

East Bound



Exhibit B – Existing Sign Visibility

This photograph was taken from the **westbound lanes of M-59**, approximately **0.2 miles east** of the subject property, looking west toward the Mobil Gas Station located at **268 W. Highland Road, Highland, MI 48357**. From this approach, the existing **6-foot** gas price sign provides limited visibility to westbound motorists until they are much closer to the entrance. The requested **14-foot** sign height would improve visibility, allowing drivers sufficient time to identify fuel prices and safely determine whether to enter the property.

West Bound



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.

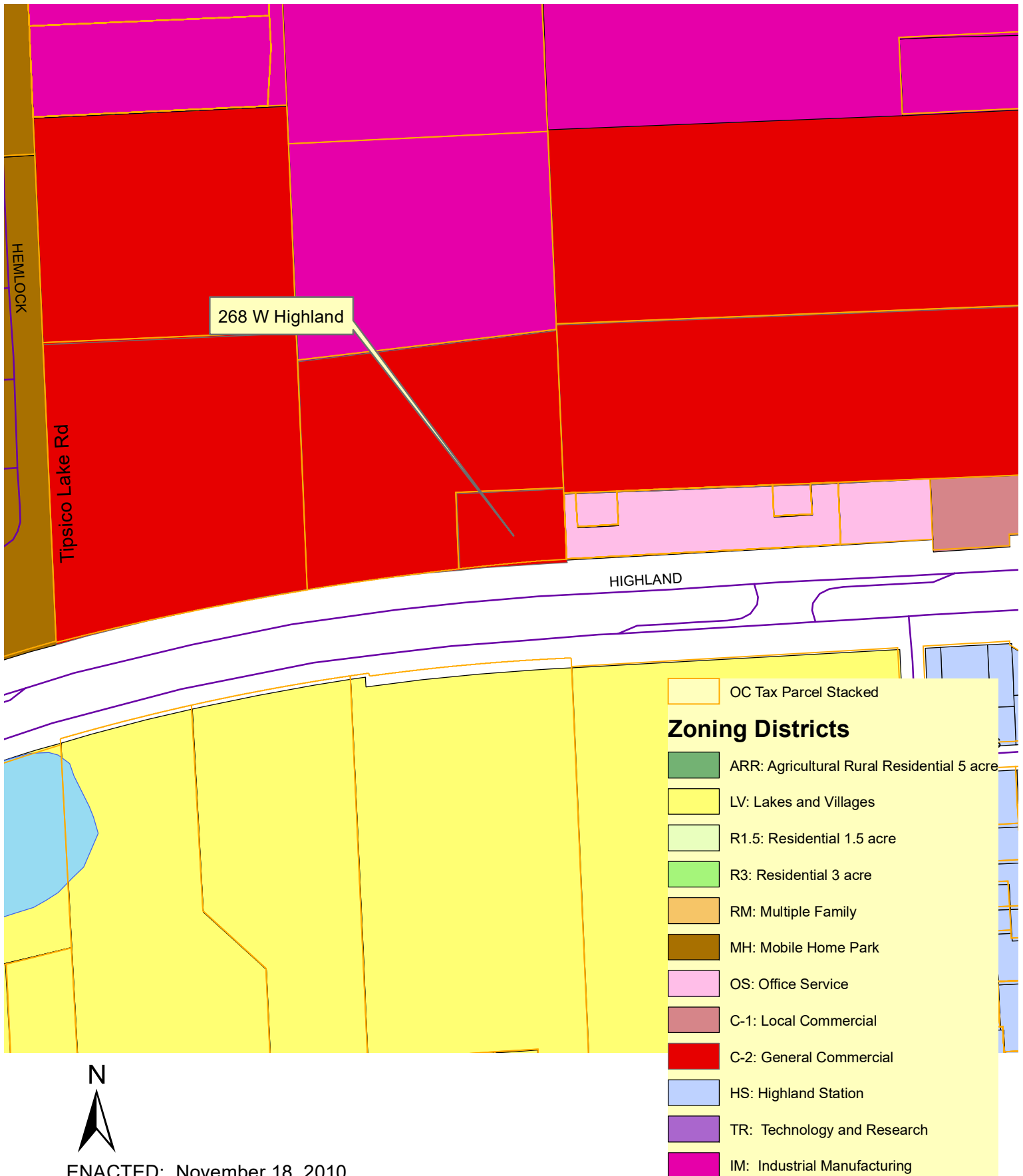
TABLE 14.2. PERMITTED FREESTANDING SIGNS

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

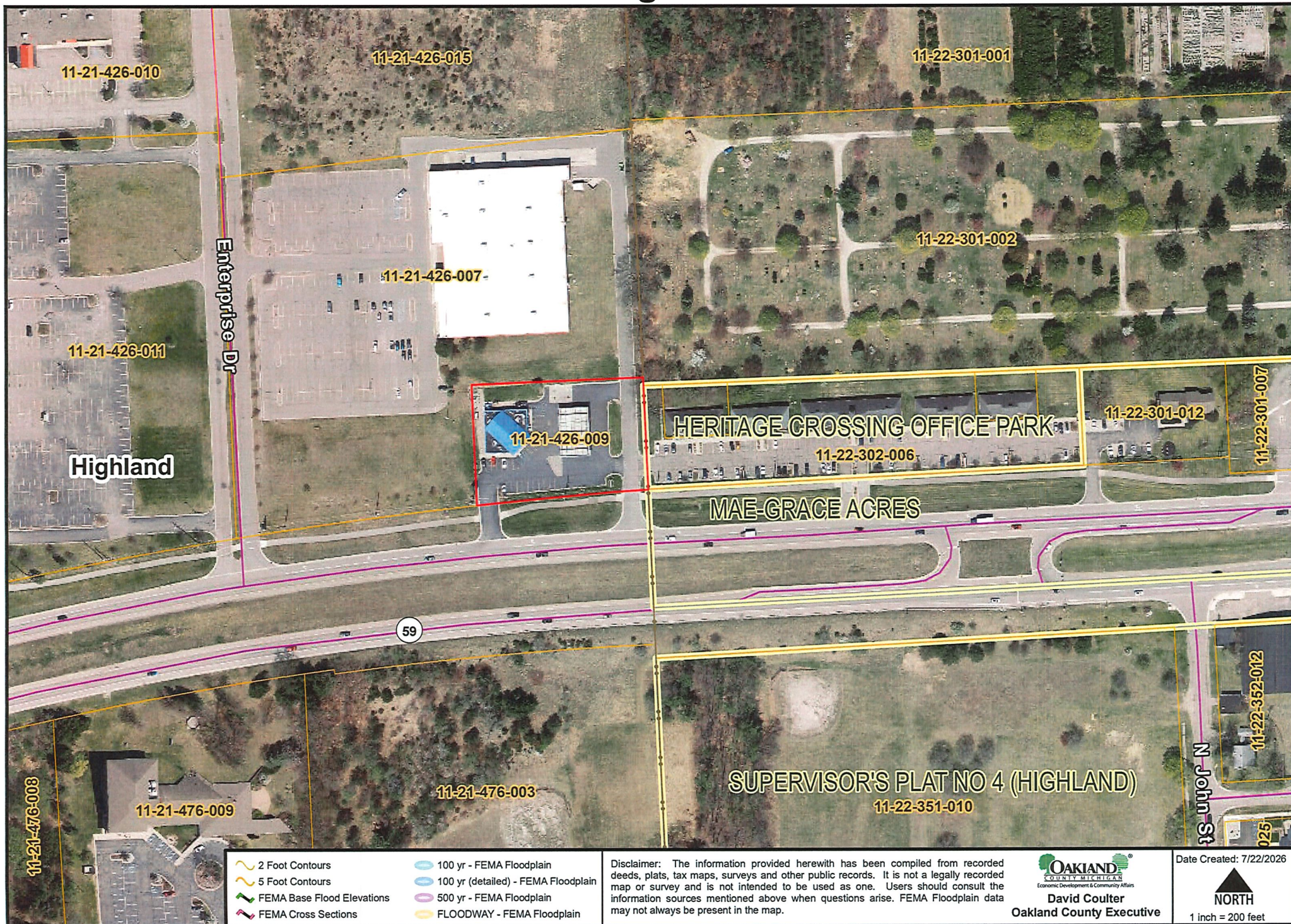
*Multiple Tenants, three (3) or more tenants, are allowed freestanding signs with a maximum height of eight (8) feet and a maximum area of forty (40) square feet.

CHARTER TOWNSHIP OF HIGHLAND

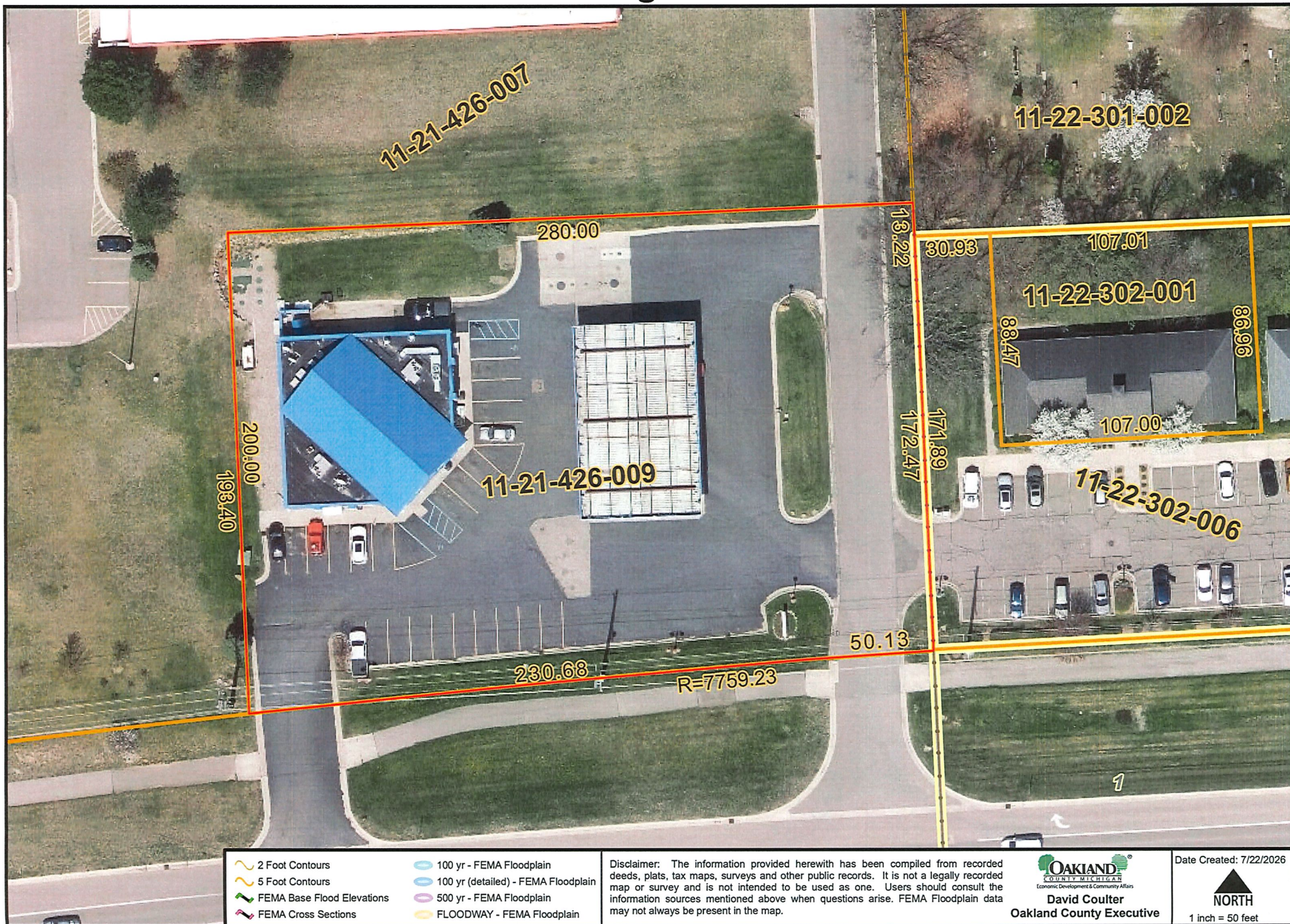
ZONING MAP



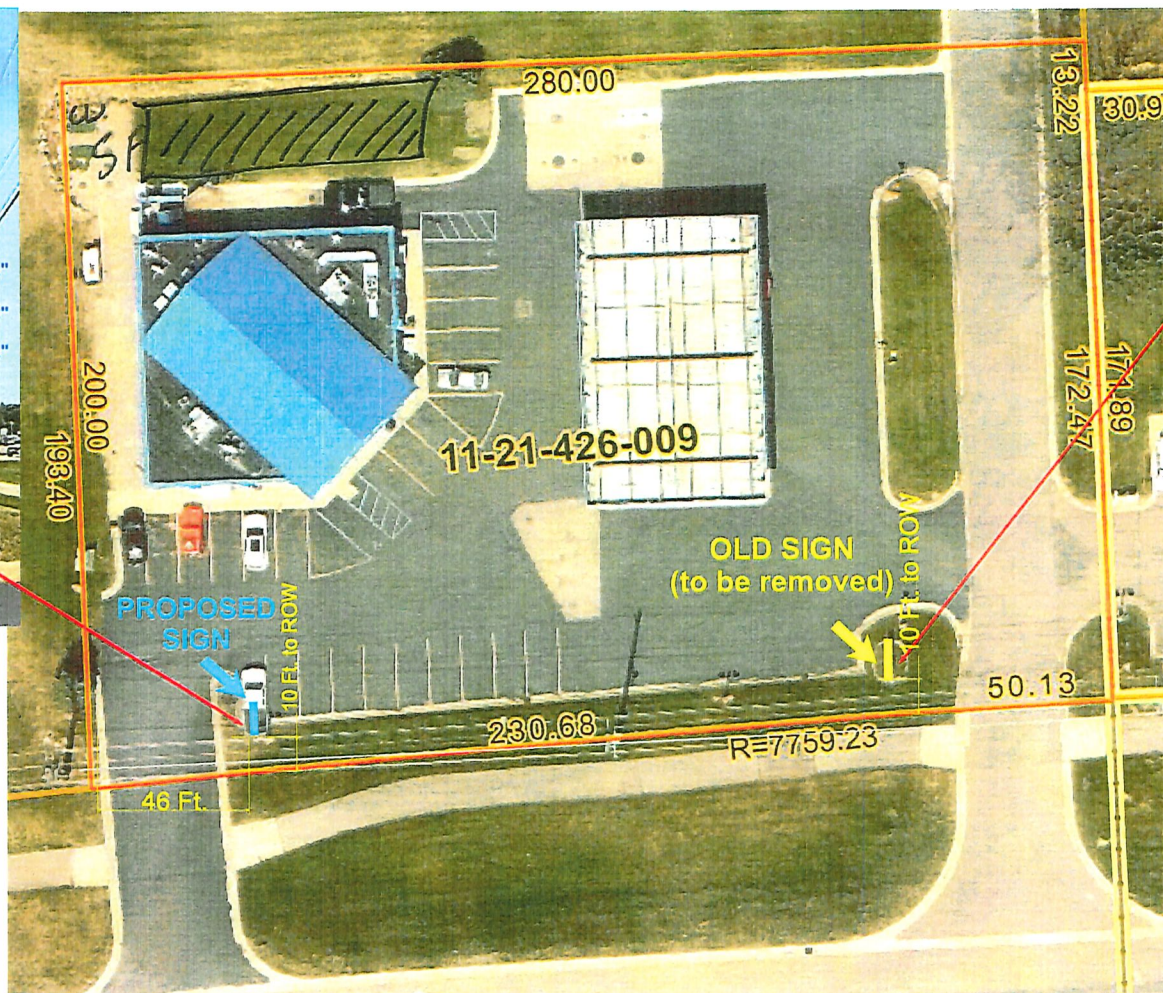
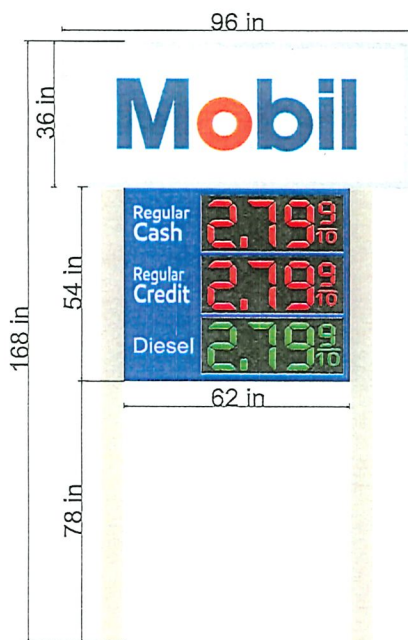
268 W Highland Rd



268 W Highland Rd



PROPOSED SIGN



OLD SIGN
(to be removed)

4TECH SIGNS & Graphics LLC
T. 313-933-4460
F. 313-933-4461
4TechSigns@gmail.com
18500 Fitzpatrick St., Detroit, MI 48228

Job Name: MOBIL-Highland
Address: 268 Highland Rd.
Highland, MI 48357

"This Sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign".
SWITCH to be installed in HOT SIDE of line

PLEASE REVIEW THOROUGHLY: Your approval of this proof marks your acceptance that this art is correct and approval is given to send this art for production. The client is responsible for any changes, edits or corrections of this proof. Please double check spelling, grammar, content, and for any errors. Any changes made after the approval can be made at customer's cost. Take special note of names, phone numbers, and addresses to ensure their accuracy.

X

This Product
Complies with
UL48
& Bears
the mark

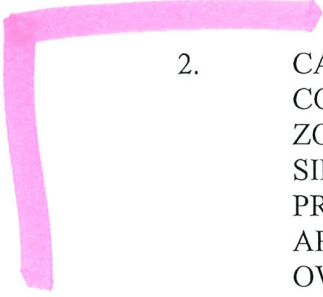


Mr. Beach asked the applicant how much longer he would need the temporary sales trailer. The applicant responded he only needed the trailer for two more weeks.

Mr. Beach suggested that this case be tabled to avoid another extension and the rest of the Board members agreed.

Motion

Ms. Ingle moved to table Case 05-08 until March 2, 2005. Supported by Mr. Samson and the motion carried with a unanimous voice vote. (7 yes votes)

- 
2. CASE NUMBER: 05-09
COMPLAINT #: None
ZONING: CB-2
SIDWELL: 11-21-426-009
PROPERTY ADDRESS: 268 W. Highland Rd.
APPLICANT: David Dal Pian
OWNER: R & D Land, LLC
ORDINANCE SECTION: 1506-2b(1), 1506-2b(2), 1506-2C
Freestanding Sign
VARIANCE REQUESTED: 2 ft. variance from 36 sq. ft. to
38 sq. ft. in sign area.
Wall-mounting Sign
1. 46 ft. variance from 80 sq. ft. to
126 sq. ft.
2. Maximum number of signs
from 1 to 6 divided among 3
walls of a building and 2
sides of a canopy structure.
This variance is for a
freestanding sign and
wall-mounted signs.

Summary from the Applicant

Mr. David Dal Pian stated the first variance request is for a free standing sign that the Mobil Gas Franchise makes. It is two inches bigger on the sides and the top than the Ordinance allows. All other characteristics, such as the base and setbacks of the sign meet the Ordinances.

The second variance request is for the wall mounted signs. There are four separate businesses in the building, counting the gas service, and the extra signage is needed to represent those businesses. The applicant would like the restaurant signs on the south front side of the building, the "On the Run" sign on the peak over the door and additional restaurant signage facing the pumps. The applicant does not want to put the signage in the window, which is legal, facing the pumps because it obstructs the view of the parking lot from the inside. There are also two Mobil signs on the gas pump canopy bringing the total signage to six.

Mr. Dal Pian argued that his allowable square footage should be based on the facades of both his building and canopy. It was pointed out, however, that our sign ordinance calculates the allowable square footage based on the façade of the principal building only.

Public Comment

A memo dated January 31, 2005, was received from Mrs. Burkhart that discussed the allowable ordinances for signs that are both permanent and changeable copy.

Discussion from Board Members

Mr. Beach stated he has no concerns regarding the 2 sq. ft. variance request on the free standing sign or the changeable copy. He also has no concerns with the number of signs that the allowable square footage is divided into. He is concerned, however, with the numbers of signs on the canopy and with the request to increase the total allowable sign area by almost 50 percent.

Ms. Ingle had some suggestions on how to place the restaurant signage on the peak so that it can be seen from the gas pumps without having more than one sign. The applicant wanted the restaurant signage to be seen by M-59 as well as from the pumps.

Mr. Wiese asked how Highland's Sign Ordinance compares to surrounding communities. He does not want to discourage this type of business and is pleased to see it in Highland and does not want to scrutinize it.

Mr. Samson responded that Highland is strict with sign square footage noting that it keeps the greenbelt that makes Highland unique. He commented that he would like to see the applicant's signage left the way it is but to eliminate the east Mobil sign on the canopy.

Mr. Beach asked the applicant what is the length of the façade that faces the street and the applicant stated that was hard to determine because of the way the building sets but stated the side that faces south is 80 sq. ft., the peak is 40 sq. ft. and the east side is 40 sq. ft. He

stated it really depends on what the Township considers the face of the building. He also stated that he feels the Township's signage Ordinance is fair, he just did not realize he was only allowed one sign. The applicant stated he would be willing to eliminate one of the Mobil canopy signs and that would cut his square foot overage considerably to a 22 sq. ft. variance.

Mr. Beach asked the Board what is considered the front façade of the building and should it be considered a parcel with two front yards because it is on the corner. Mr. Beach stated at a minimum the south side façade is the front and for all practical reasons the next 20 ft. to the door may be considered a front façade. After reviewing the Ordinance and after discussion it was decided to eliminate the Mobil sign on the canopy on the east side and to make the restaurant signs facing the pump smaller.

Ms. Ingle is concerned that there is a lot of signage. The Board discussed that there are actually four businesses in the building, each having their own distinct area and needing to be represented. Also, there may be a number of signs but the square footage has been reduced.

Facts and Findings

1. This is an existing commercial lot of record recently improved with an auto filling station and convenience store/fast food restaurant operation.
2. There are a number of gas islands with a free standing canopy to cover the gas pumps from the weather.
3. The property faces M-59 on the south with access via a service drive that leads behind the Nu-Way Plumbing building.
4. This site was previously before us for dimensional variances for the placement of the building and canopy and those were granted.
5. The applicant is proposing a free standing sign within the permissible set backs. The free standing sign includes both fixed identification uses as well as changeable copy. The applicant is requesting a 2 ft. variance from 36 sq. ft. to 38 sq. ft. for the permanent copy. The net effect, because the way the Ordinance is written, is that the total sign area (including both permanent and changeable copy) increases from 48 to 50 sq. ft.

Mr. Beach stated the rationale for the variance request is because the Mobil Franchise signs are prefabricated. The variance of two extra feet will not be extreme or noticeable

but to enforce a custom sign of 48 sq. ft. total would be unduly burdensome for the applicant.

Motion

Mr. Beach made a motion in Case 05-09, Applicant is David Dal Pian, for Sidwell# 11-21-426-009, to grant a variance for Ordinance section 1506-2b(1) by increasing the permitted square footage of the applicant's proposed free standing two faced sign from 36 sq. ft. to 38 sq. ft., when combined with the 12 sq. ft. permitted under 1509-1 is a total square footage of 50 ft. on each face. The motion was supported by Mr. Samson and the motion carried with a roll call vote: Beach – yes; Samson – yes; Hoffman – yes; Ingle – yes; Brockway – yes; Wiese – yes; Yourke – yes. (7 yes votes)

Facts and Findings

1. This is an existing commercial lot of record recently improved with an auto filling station and convenience store/fast food restaurant operation.
2. There are a number of gas islands with a free standing canopy to cover the gas pumps from the weather.
3. The property faces M-59 on the South with access via a service drive that leads behind the Nu-Way Plumbing building.
4. This site was previously before us for dimensional variances for the placement of the building and canopy and those were granted.
5. The applicant is further proposing a total of 126 sq. ft. of signage divided between two signs mounted on the façade of the canopy, a sign mounted in the pediment of the station, two signs mounted on the south wall, and one sign representing two restaurants mounted on the east wall of the station.
6. The Mobil sign on the east side of the canopy conveys no more additional information to a westbound motorist than the ground mounted sign, which is also visible to the eastbound motorists. However, the south façade of the canopy is arguably necessary for traffic heading east bound on M-59.
7. The applicant's building is not rectangular but is angled with an angled front entrance. The sign proposed on the east façade of the building is smaller in size and is intended to convey information to motorists at the gas pumps not to motorists traveling on M-59.

8. Because of the shape of the building, arguments could be made about what is the front façade. Applicant has expressed willingness to eliminate one of the canopy signs on the east side that reduces the requested variance considerably.

Mr. Beach made a motion in Case 05-09, Applicant is Mr. David Dal Pian, for Sidwell# 11-21-426-009, to grant a variance from Ordinance sections 1506-2b(2) and 1506-2C by permitting a total increase in allowable signage on the building from 80 sq. ft. to a proposed 110 sq ft., (an increase in a total of 30 sq. ft.). The total square footage is to be divided among five separate signs, of which only one may be mounted on the south façade of the canopy reading "Mobil". Two signs, 20 sq. ft. each, may be mounted on the south wall of the building to advertise "Tuscano's Subs" and "Noble Roman's Pizza" or their successor franchises. Similarly, one sign may be mounted on the east wall of the building representing both restaurants or their successors. Finally, a sign reading "On the Run" may be mounted in the pediment of the building. The motion was seconded by Mr. Wiese and it carried with a roll call vote: Beach – yes; Wiese – yes; Brockway-yes; Samson – yes; Ingle – yes; Hoffman- yes; Yourke – yes; (7 yes votes)

3. CASE NUMBER: 05-10
COMPLAINT #: None
ZONING: CB-4
SIDWELL: 11-13-376-020
PROPERTY ADDRESS: 2565 E. Highland Road
APPLICANT: Phillips Sign & Lighting/Ed Phillips
OWNER: Szott M59 Dodge
ORDINANCE SECTION: 1506-2a, 1506-2c
VARIANCE REQUESTED: Maximum number of wall-mounted Signs 1 to 5.
To allow directional/service Information signs on the building.
The variance is for wall-mounted signs not exceeding the maximum square footage permitted.

Ms. Brockway asked Mr. Ed Phillips of Phillips Sign & Lighting, who was representing Szott M-59 Dodge, if his son Ed Phillips Jr., was affiliated with Phillips Sign & Lighting as well. Ms. Brockway's employment sells boom trucks to Mr. Ed Phillips, Jr. and is concerned about a conflict of interest. Mr. Ed Phillips stated his son has no affiliation with Phillips Sign & Lighting.

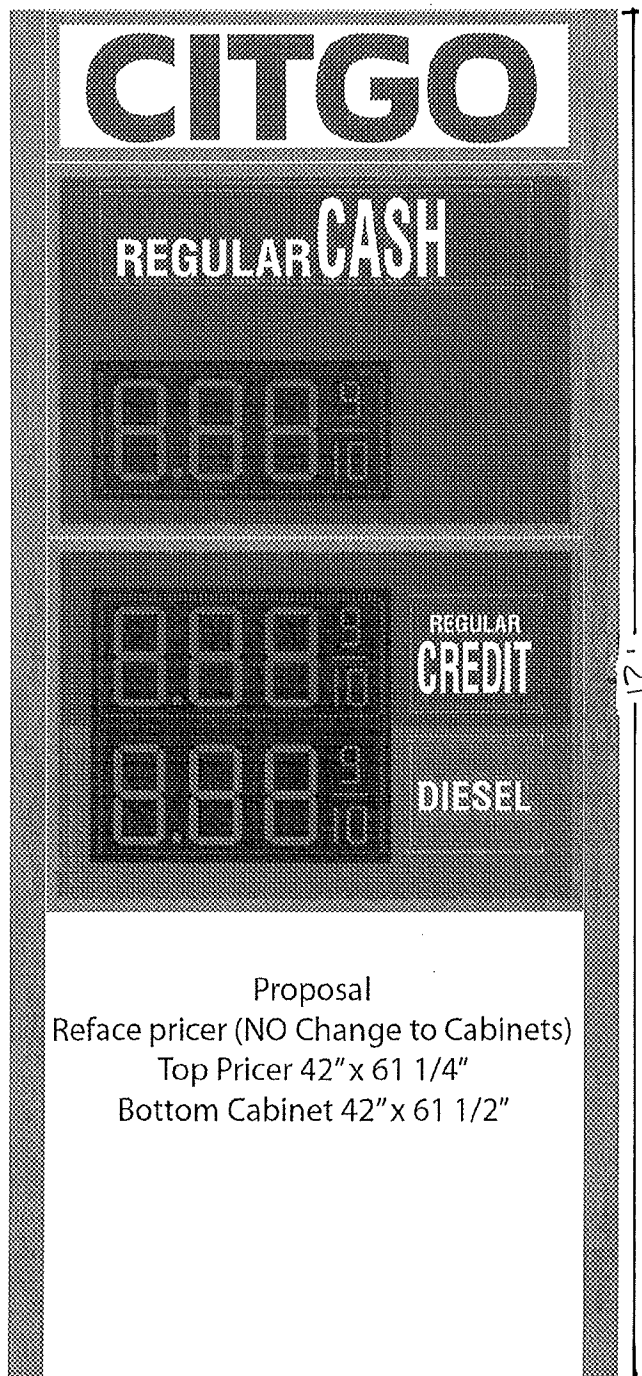
Mr. Ed Phillips of Phillips Sign & Lighting spoke on behalf of Szott M-59 Dodge Highland stating Highland allows 2 sq. ft. of sign for every one linear foot of building.

CITGO

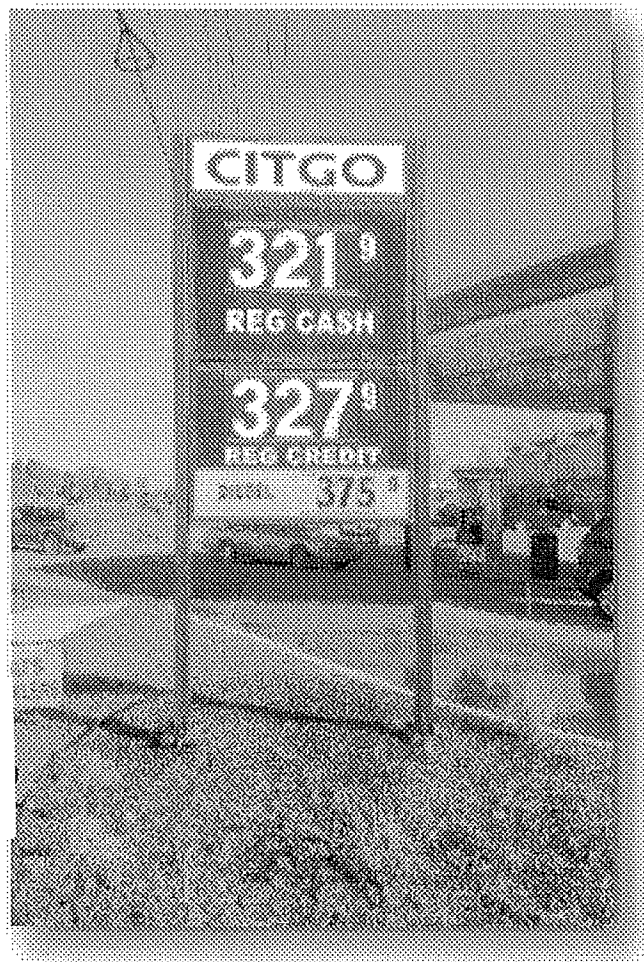
Hickory Ridge & 59

Minutes –

Free standing Sign



Proposal
 Reface pricer (NO Change to Cabinets)
 Top Pricer 42"x 61 1/4"
 Bottom Cabinet 42"x 61 1/2"



Existing
 Logo Cabinet 17"x 61 1/4"
 Top Pricer 42"x 61 1/4"
 Bottom Cabinet 42"x 61 1/2"

NEW BUSINESS:

2. CASE NUMBER: 05-28
COMPLAINT #: NONE
REFERENCE: MINUTES-9/15/04 & 6/1/05
ZONING: CB-2
SIDWELL: 11-29-100-001
PROPERTY ADDRESS: 3285 W. Highland Rd.
APPLICANT: Robert Hittinger
OWNER: Same
ORDINANCE SECTION: 1506-2c(1), 1506-2c(2), 1506-2e(2)
and 1506-2f(1)
VARIANCE REQUESTED: 1) To allow a freestanding sign when
The building is less than 75 ft. from
the road right-of-way.
2) To allow three (3) canopy signs
where only one (1) is allowed.
(120 sq. ft. for one (1) wall
mounted sign is permitted.)
3) 9 ft. variance for the sign setback
from the M59 road-right-of-way
from 10 ft. to 1 ft.
4) 6 ft. variance for the height of
freestanding sign from 6 ft. to
12 ft.
This variance is for three (3)
canopy signs and one (1)
freestanding sign.

Summary from the Applicant

Mr. Hittinger was present and stated nothing had changed from the last time he was before the Board.

Public Comment

There was no public comment offered.

Discussion from the Board

Mr. Beach stated in reference to the June 1, 2005 meeting he remembered discussing the canopy signs but it must not have been included in the motion.

Ms. Ingle was concerned about the number of requested canopy signs. She stated there is a Citgo station on Milford Road that has two canopy signs. Mr. Beach replied that Mr. Hittinger's station is on the corner of Hickory Ridge Road and M-59. His signs would face east and west M-59 traffic and south Hickory Ridge Road traffic.

Ms. Ingle also asked Mr. Hittinger if he would be closing one of his entrances. He stated he has posted bond and one of those entrances will be closed as discussed.

Motion

Mr. Beach made a motion for Case Number 05-28 Sidwell 11-29-100-001, applicant and owner is Robert Hittinger against Ordinance Section 1506-2c(1), 1506-2c(2), 1506-2e(2) and 1506-2f(1) as follows:

- 1) To allow a freestanding sign when the building is less than 75 ft. from the road right-of-way.
- 2) To allow three (3) canopy signs, provided that the total of those three canopy signs does not exceed 120 sq. ft., where one (1) wall mounted sign is permitted.
- 3) To grant a 9 ft. variance for the freestanding sign setback from the M-59 road right-of-way from 10 ft. to 1 ft.
- 4) To grant a 6 ft. variance for the height of a freestanding sign from 6 ft. to 12 ft.

It is the intention of this motion to ratify and reestablish the variances previously granted in September 2004, which did not appear in the minutes of the same matters that were brought before us in June 2005. Supported by Ms. Brockway and the motion carried with a roll call vote: Beach – yes; Hoffman – yes; Guertin – yes; Michaels – yes; Brockway – yes; Ingle – yes; and Yourke – yes (7 yes votes).

BP

Hickory Ridge & 59

Minutes –

Free standing Sign



CHARTER TOWNSHIP OF HIGHLAND
ZONING BOARD OF APPEALS
February 5, 2014

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

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

Candace Sereno, Recording Secretary

Visitors: 3

Mr. Probe took the roll call and stated that there was not a full board present. Ms. Michaels, the Vice Chairperson, welcomed those present and explained the procedure to address the Board. Ms. Michaels informed the applicant that four affirmative votes are required to approve a motion.

Mr. Hoffman moved to take case number 14-01 off the table. Mr. Beach supported and the motion carried with a unanimous voice vote (6 yes votes).

New Business:

1.	CASE NUMBER:	14-01
	COMPLAINT #:	NONE
	ZONING:	C-2
	PARCEL #:	11-30-200-037
	PROPERTY ADDRESS:	3305 W. Highland Rd.
	APPLICANT:	Aver Sign Company
	OWNER:	McDonald, Michael
	ORDINANCE SECTION:	14.07.I, Table 14.2 (Permitted Freestanding Signs)
	VARIANCE REQUESTED:	7.5 ft. variance for the height of freestanding sign from 6 ft. to 13.50 ft. 30.2 sq. ft. variance for the maximum area per sign face from 36 sq. ft. to 66.02 sq. ft.

Ms. Michaels read a memo from the Zoning Administrator, Mrs. Lisa Burkhart. The memo is dated January 9, 2014 and listed the various permits issued for changes to the existing sign. The memo also stated that all of the permits were issued prior to the current ordinances adoption. The memo points out that the heights and square footage for each permit.

Discussion from the Applicant:

Mr. Chris McDonald, Manager, BP Gas Station, 786 W. Highland Rd., was present and wanted to have the case heard. Mr. McDonald stated that he was disappointed when he heard that BP and Aver Sign Company were not granted the variance for the sign that they proposed. He understands now that the numbers have changed. Mr. McDonald stated that Mr. Terry Ulch from Aver Sign could not be present tonight but the second proposal is the sign that they are trying to get a variance for.

Discussion from the Board:

Ms. Michaels stated that the Zoning Board members had a copy in hand of the new proposed sign. Mr. Gerathy stated that he approves of the newly proposed sign. Mr. Hoffman liked it as well. Mr. Beach mentioned that a suggestion from last week's meeting was if there was some way to make a masonry base, either part of the sign or surrounding the base so that there is a finished look. Mr. McDonald responded that he likes to keep his property nice. One of his concerns, especially with the weather now was that the LED sign being so close to the ground. He is hoping to use the same stucco finish that is on the building for the base of the sign. Then he could add flowers or shrubbery around the base of it. Mr. Beach explained that the suggestions such as long, flat stone or flag stone look are just suggestions. Ms. Michaels wanted to clarify that adding the masonry work to the base does not add to the height that is approved. Mr. McDonald requested clarification on the base and measurements. His concern is having the sign close to the ground and the elements. Mr. Hoffman suggested allowing 12 inches from the existing grade for the foundation and from that point above allowing them 8 ft. for the sign, which would be 9 ft. Mr. Beach agreed. Mr. Hoffman said that would take the sign from 13.5 ft. to 9 ft. but the square footage would be from 36 sq. ft. to 57.75 sq. ft. not counting the base structure.

Motion:

Mr. Beach moved in Case No. 14-01, parcel #11-30-200-037, applicant, Aver Sign Company, owner, Michael McDonald to grant the following variances from Ordinance Section 14.07.I, Table 14.2 (Permitted Freestanding Signs) for a 3 ft. variance from the permitted 6 ft. height to a total height of 9 ft. consisting of 1 ft. for the decorative masonry base and 8 ft. for the LED sign with the appropriate logo per the drawing received on February 5, 2014 at 3:30 pm. Also, to grant a variance of 20.9 sq. ft. from the permitted 36 sq. ft. to a requested 57.9 sq. ft. This variance is to permit a ground mounted logo and gasoline price sign.

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

- This is an existing lot of record improved with an existing gas station on the south

west corner of M-59 and Hickory Ridge Rd.

- The station fronts on M-59 that at this time is a 4-lane divided highway with a 55 mile per hour posted speed limit, which includes at the entrance a third turn lane.
- The median of M-59 is grassy and is at this point at least 50 feet wide which has west bound traffic at a considerable distance across the road from this location.
- East bound traffic is traveling at a considerable speed and may also be more than the usual distance away due to the turn lane.
- The property presently includes a sign, which while estimates vary, it represents as being 57.9 sq. ft. with an overall height of 13.5 ft.
- The proposed new sign is a move toward conformity with the current ordinance in that it is ground mounted and will be at least 4.5 ft. lower.
- It maintains the existing sign's visibility to passing motorists while reducing overall height and otherwise being more aesthetic and does not represent any increase in the existing square footage.
- This is an appropriate variance as opposed to forcing the owner to try to repurpose the current substandard sign.

Mr. Hoffman supported and the motion carried with a roll call vote: Miller-yes; Hoffman-yes; Beach-yes; Gerathy-yes; Michaels-yes; Probe-Abstain. (5 yes votes)

Minutes:

Ms. Michaels mentioned that the minutes from February 20, 2013 were incorrectly dated as February 20, 2012.

Mr. Hoffman made a motion to approve the minutes from February 20, 2013 as corrected. Mr. Probe supported and the motion carried with a unanimous voice vote (6 yes votes).

Mr. Beach moved to approve the minutes of January 29, 2014 as corrected. Mr. Gerathy supported and the motion carried with a unanimous voice vote (5 yes votes, 1 abstain vote).

Mr. Beach explained to the students present the Zoning Ordinance and the role of the Zoning Board of Appeals.

Adjournment:

At 8:11 p.m. Mr. Hoffman moved to adjourn the meeting. Mr. Beach supported and the motion carried with a unanimous voice vote (6 yes votes).

Respectfully submitted,

Mr. Jacob Probe, Secretary
JP/cs

NP

OAKLAND COUNTY HEALTH DIVISION
1200 N. Telegraph Rd., Pontiac 48341-0432
27725 Greenfield Rd., Southfield 48076-3625
1010 E. West Maple Road, Walled Lake 48390-3588

558-1312
(810) 424-7191
(810) 926-3305

APPLICATION

10604127/aw

☐ PART A: NOTIFICATION OF WATER SUPPLY INFORMATION
☒ PART B: PERMIT TO INSTALL OR REPAIR AN ON-SITE SEWAGE DISPOSAL SYSTEM

(Township, Village, City) Highland Twp. No. vacant Street Highland Blvd CONN 0-1999 \$ 100.00
New Home _____ No. of Bedrooms _____ Repair of System _____
Non-Residential Building Type Filling Station/Fast Food No. of Persons 100.00
Owner R&D Land Address 482 Lakeside Dr. City Waterford CHANGE Zip 48328 0.00
Applicant David Dalian Address same as owner City Waterford 01/29/04 09:31 AM 021257 ANN
SIGNED: _____ Date 1/9/04 Telephone No. 248-867-1430

WELL INFORMATION

PART A
Will the property be serviced by a water well onsite? yes ☒ no ☐ Casing Size _____ inches
Well Use: New ☐ Replacement ☐ Residential ☐ Public ☐
SPECIAL CONDITIONS/DEVIATIONS: _____

SOIL INFORMATION

Make at least two borings into the soil about twenty-five (25) feet apart to at least a depth of seven and one-half feet in the area of the planned drain field. Soil borings for dry well installation must be at least twelve (12) feet deep.

(To be completed by Health Division)

Hole #1	Hole #2	Hole #3	Hole #4
7' In. Topsoil <u>Fill</u>	11' In. Topsoil <u>Fill</u>	5' In. Topsoil <u>Fill</u>	105' In. Topsoil <u>Fill</u>
4' Ft. <u>clay</u>	3' Ft. <u>clay</u>	1' Ft. <u>Heavy Sandy loam</u>	5' Ft. <u>Topsoil</u>
_____ Ft. _____	_____ Ft. _____	4' Ft. <u>Coarse Sand & gravel</u>	4' Ft. <u>Coarse Sand & gravel</u>
_____ Ft. _____	_____ Ft. _____	6' Ft. <u>Fine Sand</u>	_____ Ft. _____
Grnd. Water at <u>not obs</u> Ft.	Grnd. Water at <u>not obs</u> Ft.	Grnd. Water at <u>not obs</u> Ft.	Grnd. Water at <u>not obs</u> Ft.

BORING LOCATIONS MUST BE INDICATED ON ACCOMPANYING PLOT PLAN
REPORTED SOIL CONDITIONS CONFIRMED? YES ☒ NO ☐ Environmentalist John P. R. S. Date 2-4-04

ON-SITE SEWAGE DISPOSAL SYSTEM PERMIT

Two compartment tank recommended
TWO (2) - 1500 GAL. TANKS

Size of septic tank _____ gals; Lineal feet drain tile _____; Trench width _____ in; Spacing C. to C. _____ ft.;
OR Drainage bed consisting of 1008 sq. ft. OR _____ Drywells of _____ gals. each with _____ Ft. of stone totaling _____ sq. ft.
of absorption area. Stipulations are listed below. The location and system design are indicated on attached scaled drawing which is part of this permit.

1. Locate drain field: BORINGS #7 & #8. 2. Cut all trenches _____ Ft. to _____.
3. CALL FOR A CUTOFF INSPECTION PRIOR TO BACKFILLING YES ☒ NO ☐ INS SAND FILL
Date of Mid-Inspection 6/2/05 by Christopher R. Seatter
4. Backfill with clean, coarse sand to grade of tile field YES ☒ NO ☐
5. Special Conditions/Comments: FILL AND CLAY SOILS IS INSTALL SEPTIC SYSTEM
ACCORDING TO ENGINEERING PLAN JOB # 03-3284-DATED 7-29-04
"HIGHLAND MOBILE" FLOW PROPOSAL SUBMITTED BY B.E.

If denied, indicate reasons: THOMPSON P.C., CIVIL ENGINEERING & LAND SURVEYING
PERMIT: Approved ☒ Denied ☐ Hold ☐ Environmentalist John P. R. S. Date 2-4-04

ACT 53 - P.A. 1974 Requires the applicant to notify the public utilities prior to excavation.

THIS PERMIT IS VOID TWO (2) YEARS FROM DATE OF ISSUE

8-13-04

POST
ON
JC

Highland

DATE OF ISSUE

8-13-04

PERMIT NO.

11567

FINAL INSPECTION

INDICATE WHEN APPLICABLE THE FOLLOWING

- (a) Received engineer's signed affidavit regarding inspection and approval
(b) Surveyor's level used to check inches of fall in tile lines (List fall on sketch or plan)

(A) SEPTIC TANK

- (1) Septic tank size 3x1500 gals. (2) Outlet "T" or "L": checked YES (3) Tank level YES
(4) Tank/cover free of cracks YES (5) Outlet sealed 365° YES (6) Isolation distances:
(a) Well COMMUNITY WELL (b) Foundation 15" Remarks: 2x1500 2 comp. + 1x1500

(B) TILE FIELD

- (1) Header level _____ (2) Header installed on compact sand _____ (3) Number of drain lines _____
(4) Drain line length _____ ft. (5) Footer _____ ft. (6) Total lineal _____ ft.
(7) Trench width _____ in. (8) 2" stone over and 6" under tile _____ (9) Stone clean _____
(10) Stone installed at least 4 ft. above water table _____ (11) Grade of tile lines not greater than 3"/100 ft. _____
(12) Cutdowns to required depth _____ Remarks: _____

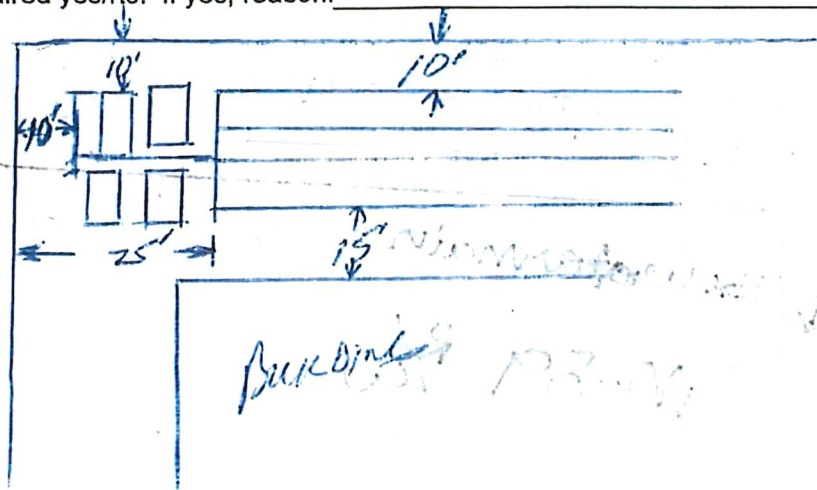
(C) DRAINAGE BED

- (1) Dimensions 21 ft. X 48 ft. (2) Total 1008 sq. ft. (3) Header level YES
(4) tile lines 5' on center 2-3 ft. from edge of bed YES (5) 2" stone over & 6" under tile YES
(6) Stone clean YES (7) Cutdown depth approved YES (8) 2 ft. sand over shelf for cutdown
installations YES (9) Proper sand fill YES (10) Stone installed 4 ft. above water
table YES Remarks: INSTALLATION PER ETC.

(D) DRYWELLS

- (1) To calculate the effective absorption area of one rectangular dry well, measure the two sides and the two ends of the excavated area and multiply the sum of these four sides by the water depth of the well + 6 inches.
Side _____ ft., end _____ ft., depth _____ ft. Absorption area _____ sq.ft.
No. of wells _____ Total absorption area _____ sq. ft. (2) 6" stone under _____
(3) Drainage slots open _____ (4) Stone 4 ft. above water table _____
Remarks: _____

Sketch plan of Installation showing house, street, North, water well by X, any lake, stream and A, B, C, D above.
Indicate isolation distances where applicable. Well installed: Yes or No COMMUNITY WELL
Follow-up required yes/no. If yes, reason: _____



NOTE:
FINAL INSP.
NOT OBSERVED
FINAL APPROVED VIA
ENG. LETTER

Approved ✓ Disapproved _____
Installer MIKE EXC.

Permit # 11567 Date: 6-22-05
Environmentalist fall



Charter Township of Highland (H) 11-21-426-009 **Active**

Print Layout: 2 per page ▼

Print Date: Date:

268 W Highland Rd
Highland MI 48357-4504

View: Front

Structure: Primary

Photo Date: 04/09/2013



268 W Highland Rd
Highland MI 48357-4504

View: Front

Structure: Primary

Photo Date: 04/09/2013



268 W Highland Rd
Highland MI 48357-4504

View: Front
Structure: Primary
Photo Date: 11/12/2024



268 W Highland Rd
Highland MI 48357-4504

View: Front
Structure: Primary
Photo Date: 09/09/2025



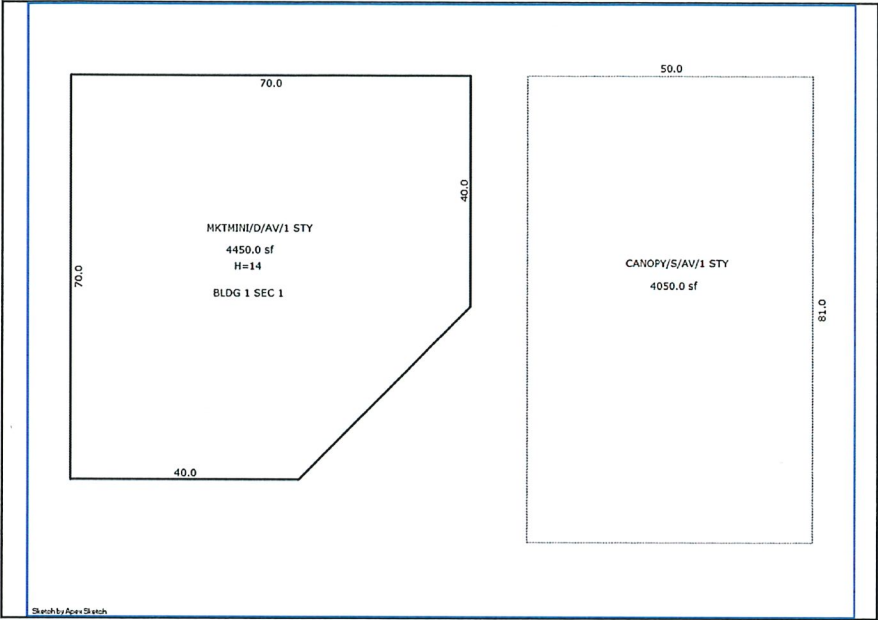
Parcel Sketch View

Charter Township of Highland (H)

Page Print Layout: 2 per page ▼

PIN: 11-21-426-009

PRINT DATE: 7/22/2026



11-21-426-009

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) : ROUTE 59 INVESTMENT LLC
 Mailing Address : 268 W HIGHLAND RD HIGHLAND MI 48357-4504

Location Information

Site Address : 268 W HIGHLAND RD HIGHLAND MI 48357-4504
 PIN : 11-21-426-009 Neighborhood Code : CMM
 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 21 PART OF E 1/2 OF E 1/2 BEG AT PT DIST S 00-17-10 E 949.97 FT FROM E 1/4 COR, TH S 00-17-10 E 13.22 FT, TH S 00-26-00 E 172.47 FT, TH S 87-29-01 W 50.13 TH ALG CURVE TO LEFT RAD 7759.23 FT, CHORD BEARS S 86-37-55 W 230.68 FT, TH N 00-17-10 W 200 FT, TH N 89-42-50 E 280 FT TO BEG 1.24 A 4-29-88 FROM 002

Split/Combination Information

Added Status : Added Parcel
 Added Date : 05/17/1988 Added To : FROM 002

Most Recent Sale Since 1994

Date : 12/06/2022
 Amount : \$2,250,000 Liber : 58310:398
 Grantor : HILLTOP ADVENTURES Grantee : ROUTE 59 INVESTMENT

Next Most Recent Sale

Date : 06/19/2014
 Amount : \$1 Liber : 47205:677
 Grantor : M59 MILFORD RD MOBIL Grantee : HILLTOP ADVENTURES

Tax Information

Taxable Value	: \$562,250	State Equalized Value	: \$562,250
Current Assessed Value	: \$562,250	Capped Value	: \$567,612
Effective Date For Taxes	: 07/01/2026	Principal Residence Exemption	: 0%
2025 Taxes		2026 Taxes	
Summer	: \$22,184.29	Summer	: \$22,483.23
Winter	: \$5,696.47	Winter	:
Village	:	Village	:

Lot Information

Description : LEVEL Acres : 1.24

11-21-426-009

Commercial and Industrial Property Profile

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Building/Section 1

Building	: 1	Used As	: Markets - Mini-Mart Convenience Stores
Year Built	: 2004	Effective Year	: 2001
Class	: D	Quality	: Average
No of Stories	: 1	Height Per Story (feet)	: 14
Avg Square Feet	: 4,450	Elevators	: N
Sprinklers	: N	Identical Units	: 1
Total Building Square Footage	: 4,450		

Building/Section 1 Lump Sum Adjustments

Description	: UNDGRND FUEL TANK		
Square Feet	: 40,000	Units	: 0
Description	: SS CANOPY		
Square Feet	: 4,050	Units	: 0

Building/Section 1 Yard Adjustments

Description	: Paving (Asphalt)		
Square Feet	: 28,555	Units	: H