



HIGHLAND PARK ZONING BOARD OF APPEALS

Robert B. Blackwell Municipal Building

12050 Woodward Ave

Highland Park, MI 48203

(313) 252-0050 ext. 251

REGULAR MEETING OF HIGHLAND PARK ZONING BOARD OF APPEALS

Thursday, November 13, 2025

25 Gerald Street, Highland Park, MI 4820 | 5:30pm

- I. CALL TO ORDER – Meeting called to order at 5:37pm
- II. ROLL CALL -
 - Chair Woodward - Present
 - Commissioner Bates - Present
 - Commissioner Beverly - Excused
 - Commissioner McDade - Present
 - Commissioner Thomas - Excused
- III. APPROVAL OF MINUTES
 - a. October 9, 2025 Meeting Minutes
 - [ACTION] Commissioner Bates motion to approved the October 9, 2025 meeting minutes. Commissioner McDade seconded the motion to approve the motion. All Present commissioners voted to approve meeting minutes.
- IV. PUBLIC COMMENTS (Agenda Items Only) – Public Comment opened, no members of the public offered public comment.
- V. PUBLIC HEARING
 - a. 15004 3rd Street - Sign Variance
 - On behalf of Elevate Sign Group, LTD, the applicant requests sign variances to permit awning and building mounted signs in the (R-UV) Urban Village District, and to permit wall mounted signs greater than the permitted sign square footage maximum.
 - Commissioner Bates Open Public Hearing, Commissioner McDade seconded the motion, all present commissioners vote to support opening the Public Hearing.
 - T. Manica – Inquires applicant about self-storage lighting and brightness on residential homes. Applicant indicates the sign facing the residential apartments would be illuminated, but not bright enough to be a nuisance. The Commission raised similar concerns of sign brightness.
 - Public Hearing Closed

[ACTION] Commissioner Bates motion to approved Sign Variance for 1504 3rd Street as presented, seconded by Chair Woodard. All present commissioners vote to support he motion to approve the sign variance.

VI. OLD BUSINESS

VII. NEW BUSINESS

[ACTION] Commissioner Bates Voted to schedule next Zoning Board of Appeals Meeting for January 8, 2025. Chair Woodard seconded the motion. All present commissioners voted in support of the motion for the January 8, 2026 Meeting.

VIII. PUBLIC COMMENTS

IX. CHAIR COMMENTS

X. ADJOURNMENT

Meeting Adjourned 6:35 pm
