



# 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, October 9, 2025**

25 Gerald Street, Highland Park, MI 48203 | 5:30pm

**-Meeting Minutes-**

- I. CALL TO ORDER – 5:42pm
- II. ROLL CALL  
Chair Woodard-Present; Commissioner Beverly-Present; Commissioner Thomas-Present; Commissioner Bates-Present; Commissioner McDade-Excused
- III. APPROVAL OF MINUTES
  - a. March 20, 2025 Meeting Minutes  
Motion to Approve, 1<sup>st</sup> Commissioner Thomas, 2<sup>nd</sup> Commissioner Bates  
Unanimously Approved
- IV. PUBLIC COMMENTS (Agenda Items Only)
- V. PUBLIC HEARING
  - a. 13300 Woodward – Sign Variance
    - Discussion
      - Commissioner Thomas, asked representative about reinforcement of sign and post, noting aggressive traffic at the subject intersection, and asked if bollards were considered. Radiant Signs responded that sign foundations are engineered and reinforced with rebar supports.
      - Commissioner Bates, Ask how much of the sign is below grade? Radiant Signs responded, 10 feet below grade, direct burial.
    - Public Hearing
      - Commissioner Bates motioned to open Public Hearing, 2<sup>nd</sup> Commissioner Thomas, Public Hearing Opened.
      - No Public Comment was provided
      - Commissioner Woodard motioned to close Public Hearing, 2<sup>nd</sup> Commissioner Bates
      - Public Hearing closed
    - Action
      - Commissioner Thomas motioned to Approve Sign Variance, 2<sup>nd</sup> by Commissioner Bates. Motion to unanimously approved.

b. 44 Colorado – Dimensional Variance

Discussion

-Chair Woodard asks Applicant why work started without permit, and if the storage pile of dirt was removed? Applicant responds apologizing for starting work without permits, and states the dirt was removed.

Public Hearing

-Commissioner Bates motioned to open Public Hearing, 2<sup>nd</sup> Commissioner Thomas, Public Hearing Opened.

- No Public Comment was provided.

-Commissioner Bates motioned to close Public Hearing, 2<sup>nd</sup> Commissioner Thomas, Public Hearing closed.

Action

-Commissioner Thomas motioned to Approve Dimensional (Non-Use) Variance, 2<sup>nd</sup> by Commissioner Bates. Motion to unanimously approved.

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. PUBLIC COMMENTS

- No Public Comment was provided.

IX. CHAIR COMMENTS

-Chair Woodard highlighted history of 1997 storm, related to the Sign Variance request at the I-75 and Woodward intersection. In addition to historical context of sign on previous building at the same location.

X. ADJOURNMENT

-Commissioner Thomas motioned to adjourn, 2<sup>nd</sup> by Commissioner Bates. Meeting adjourned.

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