

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, DECEMBER 9, 2009, 6:30 PM
TOWN HALL ROOM, OPEN TO PUBLIC**

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- Wednesday, November 18, 2009

D. PUBLIC REMARKS

E. UNFINISHED BUSINESS

F. NEW BUSINESS

1. ZBA CASE NO. 09-12-09-1 ROGER AND STACY COOK, 1425 JOLLY ROAD, OKEMOS, MI 48864

DESCRIPTION:	3520 Okemos Road
TAX PARCEL:	33-452-010
ZONING DISTRICT:	C-2 (Commercial)

The applicant is requesting variances from the following sections of the Code of Ordinances:

- Section 86-687(3)c. of the Code of Ordinances, which states in the case of multi-tenant structures, one (1) wall sign shall be permitted for each tenant having an individual means of public access up to a size equivalent to one square foot for each one lineal foot of building frontage occupied.
- Section 86-402(1)b., which states the minimum yard dimensions for side yards shall be 15 feet.
- Section 86-402(17), which states the maximum percentage of impervious surface permitted on a site shall be 70 percent.

The applicant intends to occupy a tenant space to establish an ice cream store on the south end of the existing commercial building located at 3520 Okemos Road. As part of the proposed project, the applicant intends to install an awning structure on the south side of the commercial building and establish an outdoor eating area with patio furniture which does not meet the required side yard setback. The applicant also intends to pave additional areas of the site for sidewalks and patio areas which exceed the allowed impervious percentage for the site; and the applicant intends to install a second wall sign on the south building elevation which does not have an individual means of public access; and therefore, the applicant is requesting variances.

- ☞ **Variance requests may be subject to change or alteration upon review of request during preparation of the staff memorandum. Therefore, Sections of the Code of Ordinances are subject to change. Changes will be noted during public hearing meeting.**

G. OTHER BUSINESS

H. PUBLIC REMARKS

I. BOARD MEMBER COMMENTS

J. ADJOURNMENT

Information regarding the request may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 am and 5:00 pm, Monday through Friday. Comments may be made in writing addressed to the Zoning Board of Appeals at 5151 Marsh Road, Okemos, MI 48864 or may be made at the hearing.

MARY M.G. HELMBRECHT, CMC
TOWNSHIP CLERK

ZONING BOARD OF APPEALS PUBLIC HEARING PROCEDURE

Persons wishing to address the topic of a scheduled public hearing are encouraged to present their remarks during the public hearing portion of the Zoning Board of Appeals meeting. **If you do intend to speak before the Zoning Board of Appeals please sign in at the door.** During a public hearing, the following order shall be used:

1. Township Staff Review
2. Comments by the applicant or applicant's designee(s)
3. Comments by owners of property located within a 300-foot radius of the property under consideration
4. Comments by other persons
5. Applicant rebuttal
6. ZBA members discuss the case. If necessary, the applicant may be asked to respond to questions from the ZBA members
7. Action by the ZBA

Persons wishing to appeal a decision of the Zoning Board of Appeals shall do so in accordance with Michigan Court Rules of Appeals to Circuit Court MCR 7.101.

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