

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA-REVISED
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, OCTOBER 14, 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

- o Wednesday, September 23, 2009

D. PUBLIC REMARKS

E. UNFINISHED BUSINESS

F. NEW BUSINESS

1. ZBA CASE NO. 09-10-14-1 PET SUPPLIES "PLUS", INC., 22710 HAGGERTY ROAD, SUITE 100, FARMINGTON HILLS, MI 48335

DESCRIPTION:	2100 Grand River Avenue
TAX PARCEL:	21-205-026
ZONING DISTRICT:	C-2 (Commercial)

The applicant is requesting a variance from the following Section 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 foot lineal foot of building frontage occupied.

The applicant intends to install a wall sign on the south building elevation where the public access is located and the wall sign exceeds the allowed square footage. A second wall sign is proposed on the south building elevation. The applicant also intends to install a wall sign on the east building elevation, which does not have an individual means of public access. The proposed signs do not comply with the sign regulations; and therefore, the applicant is requesting a variance for the proposed signs.

2. ZBA CASE NO. 09-10-14-2 MERIDIAN TOWNSHIP DEPARTMENT OF PUBLIC WORKS AND ENGINEERING, 5151 MARSH ROAD, OKEMOS, MI 48864

DESCRIPTION:	Between Okemos Road and Hulett Road, south of the existing east-west off-road pedestrian/bicycle pathway and north of Water Lily Way
ZONING DISTRICT:	RR (Rural Residential); RD (Multiple Family-Low Density); and PO (Professional Office)

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

- From Section 86-471(b)(1), which states all structures and grading activities shall be setback forty (40) feet from the edge of a wetland regulated by the township, the state, or by federal law equal to or greater than two (2) acres in area.

- From Section 86-471(b)(4), which states all structures and grading activities shall be setback fifty (50) feet from the an open county drain or creek as measured from the top of the bank on the side of the drain where the structure is to be located or grading activity is to occur.
- From Section 86-471(c)(1), which states a twenty (20) foot natural vegetation strip shall be maintained from the edge of a wetland regulated by the township, the state, or by federal law.
- From Section 86-471(c)(3), which states a twenty-five (25) foot natural vegetation strip shall be maintained from the top of the abutting bank of an open county drain or creek.

The applicant intends to construct a twelve (12) foot wide paved off-road pedestrian/bicycle pathway connection, from the existing east-west off-road pathway located between Okemos Road and Hulett Road on the north, to Water Lily Way on the south. The proposed grading activities associated with the construction of the off-road pathway will encroach into the setback and natural vegetation strip of regulated wetlands and the Smith Drain. Therefore, the applicant is requesting variances.

3. ZBA CASE NO. 09-10-14-3 STEVE AND CAROL KLEPINGER, 11705 ONODAGA ROAD, ONODAGA, MI 49264

DESCRIPTION:	5100 Marsh Road
TAX PARCEL:	15-300-014
ZONING DISTRICT:	C-2 (Commercial)

The applicant is requesting a variance from the following Section 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 foot lineal foot of building frontage occupied.

The applicant intends to install a second wall sign on the front façade of the tenant space and therefore, the applicant is requesting a variance for the proposed sign.

☞ **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

K. POST SCRIPT – Carol Ohlrogge

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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