

**CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS REGULAR MEETING MINUTE \*APPROVED\*  
5151 MARSH ROAD, OKEMOS, MI 48864-1198  
(517) 853-4000  
WEDNESDAY, JULY 24, 2019 6:30 PM  
TOWN HALL ROOM**

PRESENT: Chair Beauchine, Members, Mansour, Field-Foster, Schafer, Wisinski  
ABSENT: Member Lane  
STAFF: Director of Community Planning and Development Mark Kieselbach, Assistant  
Planner Justin Quagliata

**1. CALL MEETING TO ORDER**

Chair Beauchine called the meeting to order at 6:30 p.m.

**2. APPROVAL OF AGENDA**

MEMBER FIELD-FOSTER MOVED TO APPROVE THE AGENDA AS WRITTEN.

SECONDED BY MEMBER WISINSKI.

VOICE VOTE: Motion carried unanimously.

**3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES**

Wednesday, June 26, 2019.

MEMBER SCHAFFER MOVED TO APPROVE THE MINUTES FROM WEDNESDAY, JUNE 26, 2019.

SECONDED BY MEMBER MANSOUR.

VOICE VOTE: Motion carried unanimously.

**4. COMMUNICATIONS**

None.

**5. UNFINISHED BUSINESS**

None.

**6. NEW BUSINESS**

**A. ZBA CASE NO. 19-06-26-1 (Carstensen), 10157 Bunker Hwy., Eaton Rapids, MI 48827**

LOCATION: 2545 Bruin Drive  
PARCEL ID: 17-228-008  
ZONING DISTRICT: RA (Single Family-Medium Density)

The applicant is requesting the Zoning Board of Appeals (ZBA) to rehear a previously denied variance in accordance with the following section of the Code of Ordinances:

- Section 86-225 – No application for a variance, which has been denied wholly or in part by the Zoning Board of Appeals, shall be resubmitted until the expiration of one year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed circumstances found by the Zoning Board of Appeals to be sufficient to justify consideration.

If the ZBA decides to rehear the case the request is for a variance from the following section of the Code of Ordinances:

- Section 86-618(1), Nonconforming structures. Nonconforming single-family structures may be altered, expanded, or modernized without prior approval of the Zoning Board of Appeals; provided, that such structural alteration or extension shall not increase the extent of the nonconformity and shall satisfy all other applicable site development regulations.

The variance request is to expand a nonconforming single family structure by constructing a deck that would encroach into the required rear yard setback at 2545 Bruin Drive.

Assistant Planner Quagliata outlined the previous variance request from June 26, 2019 and stated the Zoning Board of Appeals (ZBA) would need to approve rehearing the case.

Chair Beauchine asked the applicant or the applicant's representative if they would like to address the ZBA.

Clayton Carstensen, 10157 Bunker Highway, Eaton Rapids, the applicant, stated changes to the design included reducing the size of the lower deck and the stairs were relocated to increase the setback from the rear lot line from three feet to eight feet.

Kevin Jager, 2545 Bruin Drive, East Lansing, the property owner, stated the landing from the upper deck was also eight feet from the rear lot line.

Chair Beauchine opened the floor for public remarks.

Christine Tenaglia, 2551 Bruin Drive, East Lansing, stated the revised design did not infringe on neighbors' views of the lake.

Chair Beauchine asked the ZBA members if there had been enough adjustments to the previous request to rehear the case.

Member Mansour stated she was not opposed to rehearing the case.

Member Field-Foster stated the ZBA should rehear the case due to changes made to the design and a letter from the homeowners association in support of the proposed project.

MEMBER FIELD-FOSTER MOVED TO REHEAR ZBA CASE NO. 19-06-26-1.

SECONDED BY MEMBER MANSOUR.

VOICE VOTE: Motion carried unanimously.

Assistant Planner Quagliata outlined the case for discussion and explained changes that had been made to the decks. The lower deck was reduced 40 square feet in size and the upper deck remained the same size. He stated the applicant submitted two site plans, one showing the proposed decks with dimensions and one showing the proposed decks without dimensions. The dimensions labeled on the plan do not match the scaled drawing. He stated if the ZBA chose to approve the request a condition be included requiring a revised site plan drawn to scale be submitted with the building permit for the deck.

Chair Beauchine asked if the applicant had anything to add.

Mr. Carstensen stated the dimension of 13 feet on the plan was an error and the correct dimension was 12 feet.

Chair Beauchine opened the floor for public remarks.

Ms. Tenaglia stated the rear lot line of the subject property abutted Bear Lake subdivision common area. The deck would not encroach on adjacent properties.

Chair Beauchine closed the floor for public remarks.

Member Shafer asked staff if there were any communications received from neighbors for the revised request.

Assistant Planner Quagliata stated there had been no new communications received.

Ms. Tenaglia stated the neighbor's concerns had been addressed at a homeowners association meeting.

Chair Beauchine stated a communication had been received from the Bear Lake Homeowners Association dated July 18, 2019 stating the association supported the proposed project.

Chair Beauchine stated the previous proposal had the lower deck projecting close to the rear lot line. The removal of 40 square feet and relocating the stairs increased the setback from the rear lot line. He stated he supported approval of the request with the condition the applicant provide a revised site plan drawn to scale upon submission of a building permit.

Member Field-Foster stated the applicant had met review criteria five from Section 86-221 of the Code of Ordinances which states granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice. She noted with the adjustments to the lower deck and the stairs this criteria had been met.

MEMBER SHAFER MOVED TO APPROVE THE VARIANCE REQUEST WITH THE CONDITION THE APPLICANT SUBMIT A REVISED SITE PLAN DRAWN TO SCALE AT THE TIME OF THE BUILDING PERMIT FOR THE DECKS.

SECONDED BY MEMBER FIELD-FOSTER.

ROLL CALL TO VOTE: YES: Members Shafer, Wisinski, Chair Beauchine, Members Field-Foster, Mansour.

NO:  
Motion carried unanimously.

**7. OTHER BUSINESS**

None.

**8. PUBLIC REMARKS**

Chair Beauchine opened the floor for public remarks and seeing none closed public remarks.

**9. BOARD MEMBER COMMENTS**

Assistant Planner Quagliata informed the Board the August 14, 2019 regular meeting had been canceled.

**10. ADJOURNMENT**

Meeting adjourned at 6:53 p.m.

**11. POST SCRIPT**

Monique Field-Foster.

Respectfully Submitted,  
Riley Millard  
Recording Secretary