

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS REGULAR MEETING MINUTES *APPROVED*
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, AUGUST 25, 2021
REGULAR TELEVISED MEETING**

PRESENT: Vice-Chair Field-Foster, Members Opsommer, Hendrickson

ABSENT: Chairperson Mansour, Members Newman, Shorkey

STAFF: Assistant Planner Chapman; IT Director Stephen Gebes

1. CALL MEETING TO ORDER

Vice-Chairperson Field-Foster called the meeting to order at 6:39 p.m.

2. APPROVAL OF AGENDA

Member Hendrickson moved to approve the agenda as submitted. Seconded by Member Opsommer.

ROLE CALL TO VOTE:

YEAS: Members Hendrickson, Opsommer, Vice-Chairperson Field-Foster

NAYS: None

Motion carried: 3-0

3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

A. August 11, 2021 Meeting Minutes

Member Opsommer moved to approve the minutes from Wednesday, August 11, 2021 as submitted. Seconded by Member Hendrickson.

ROLE CALL TO VOTE:

YEAS: Members Hendrickson, Opsommer, Vice-Chairperson Field-Foster

NAYS: None

Motion carried: 3-0

4. COMMUNICATIONS - NONE

5. UNFINISHED BUSINESS - NONE

6. NEW BUSINESS

A. ZBA CASE NO. 21-08-25-1 (5680 Marsh LLC), 5680 Marsh Road, Haslett, MI, 48840

DESCRIPTION: 5680 Marsh Road

TAX PARCEL: 10-426-011

ZONING DISTRICT: PO (Professional Office)

The variance requested is to construct a 25 square foot freestanding sign.

Assistant Planner Chapman outlined the case for discussion.

Tom Johnson, resident of 5680 Marsh Road, Haslett, MI stated he would like to replace a sign that was destroyed in an accident.

Member Hendrickson asked what would happen if the next door business wanted to add their business to the sign.

Assistant Planner Chapman stated they could reface the sign without issue, but the dimensions of the sign must be kept.

Member Opsommer stated the current plan shows the sign will not be at its maximum allowed size and could be added on to as long as it does not exceed the maximum allowed size.

Assistant Planner Chapman stated that if the sign became larger than 25 feet a variance would be required.

Mr. Johnson stated he has no intention of including both businesses on the sign in the future.

Member Opsommer read review criteria one from Section 86-221 of the Code of Ordinances which states unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district. Member Opsommer stated the older, smaller parcels do not have the greenbelt allowing flexibility in sign placement, meeting criteria one.

Member Hendrickson read review criteria two which states these special circumstances are not self-created. Member Hendrickson stated the special circumstances are not self-created due to being an older, smaller parcel, meeting criteria two

Vice-Chairperson Field-Foster read review criteria three which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties. Vice-Chairperson Field-Foster stated a sign is needed to advertise the business, and given the current placement of the sign is the least disruptive option available. Criteria three is met.

Vice-Chairperson Field-Foster read review criteria four which states that the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted purpose. Vice-Chairperson Field-Foster reiterated the point made in criteria three, stating criteria four has been met.

Member Hendrickson read review criteria five 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. Member Hendrickson stated criteria five had been met.

Member Opsommer read review criteria six which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. Member Opsommer stated this variance is consistent with neighboring land and that criteria six is met.

Vice-Chairperson Field-Foster read review criteria seven which states the conditions pertaining to the land or structure are not as general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable. Vice-Chairperson Person Field-Foster stated that while the conditions are common among older, smaller parcels, it is not so recurrent to create general regulation, meeting criteria seven.

Member Hendrickson mentioned that as signs are replaced on these old parcels it may become a recurring problem in the future.

Vice-Chairperson Field-Foster read review criteria eight which states granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter. Vice-Chairperson Field-Foster stated criteria eight had been met.

Member Hendrickson moved to approve the variance request ZBA CASE NO. 21-08-25-1 (5680 Marsh LLC), 5680 Marsh Road, Haslett, MI, 48840. Seconded by Member Opsommer.

ROLE CALL TO VOTE:

YEAS: Members Hendrickson, Opsommer, Vice-Chairperson Field-Foster

NAYS: None

Motion carried: 3-0

7. OTHER BUSINESS – None

8. PUBLIC REMARKS

Vice-Chairperson Field-Foster opened the floor for public remarks at 7:01 pm

None

Vice-Chairperson Field-Foster closed public remarks at 7:01 pm

9. MEMBER COMMENTS

Member Hendrickson thanked Vice-Chair Field-Foster for doing an excellent job running the meeting and wished Member Kulhanek farewell who recently resigned from the Zoning Board of Appeals.

Vice-Chairperson Field-Foster wished Member Kulhanek farewell.

10. ADJOURNMENT

Vice-Chairperson Field-Foster Adjourned the meeting at 7:02 pm.