

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, SEPTEMBER 26, 2012, 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 12, 2012

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. ZBA CASE NO. 12-09-26-1 ANTHONY & BARBARA HOLDEN, 6112 COLUMBIA STREET, HASLETT, MI 48840

DESCRIPTION: 6112 Columbia Street
TAX PARCEL: 03-408-008
ZONING DISTRICT: RB (Single Family, High Density)

The applicant is requesting a variance from the following section of the Code of Ordinances:

- Section 86-618(1), which states non-conforming 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 non-conformity and shall satisfy all other applicable site development regulations.

The applicant is requesting to construct an addition (enclosed breezeway and attached garage) onto a non-conforming structure; therefore the applicant is requesting a variance.

2. ZBA CASE NO. 12-09-26-2 CHRISTINE TURNER, 5586 CADE STREET, HASLETT, MI 48840

DESCRIPTION: 5586 Cade Street
TAX PARCEL: 11-376-004
ZONING DISTRICT: RA (Single Family, Medium Density)

The applicant is requesting a variance from the following section of the Code of Ordinances:

- Section 86-373(e)(3), which states the minimum interior lot width is eighty feet.

The applicant is requesting to partition platted lot and the lot after the land division does not meet the required lot width; therefore the applicant is requesting a variance.

3. ZBA CASE NO. 12-09-26-3 VALLEY CITY SIGN, 5009 WEST RIVER DRIVE NE, COMSTOCK, MI 49321

DESCRIPTION: 1999 Central Park Drive
TAX PARCEL: 15-300-027
ZONING DISTRICT: C-3 (Commercial)

The applicant is requesting a variance from the following section of the Code of Ordinances;

- Section 86-687(3)a., which states one wall sign shall be permitted and may be located flat against the building's front façade or parallel to the front façade on a canopy. For businesses with frontage on more than one public street, two signs may be permitted. In no case shall more than one wall sign be located on a façade and no wall sign shall be located on a rear façade.

The applicant is requesting to install more than the allowed number of wall signs at the movie theatre at Meridian Mall (formerly Outer 6 Theatre); therefore the applicant is requesting a variance.

- ☞ 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.

F. OTHER BUSINESS

G. PUBLIC REMARKS

H. BOARD MEMBER COMMENTS

I. ADJOURNMENT

J. 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 other persons
4. Applicant rebuttal
5. ZBA members discuss the case. If necessary, the applicant may be asked to respond to questions from the ZBA members
6. 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.