

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS REGULAR MEETING MINUTES *APPROVED*
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, AUGUST 17TH, 2022
REGULAR TELEVISED MEETING**

PRESENT: Vice-Chair Field Foster, Members Deschaine, Koenig
ABSENT: Chair Mansour, Member Premoe
STAFF: Director of Community and Planning Timothy Schmitt, Assistant Planner Chapman,
IT Director Stephen Gebes

1. CALL MEETING TO ORDER

Vice-Chair Field-Foster called the meeting to order at 6:37 p.m.

Vice-Chair Field-Foster called the roll. Chair Mansour and Member Premoe are absent, all others present.

2. APPROVAL OF AGENDA

Member Deschaine moved to approve the agenda as presented. Seconded by Member Koenig.

ROLE CALL VOTE:

YEAS: Member Koenig, Members Deschaine, Premoe, Chair Mansour

NAYS: None

Motion carried: 4-0

3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

A. July 20, 2022 Meeting Minutes

Member Koenig noted Vice-Chair Field-Foster was marked as both absent and present in the July 20th 2022 minutes. This should be corrected to show that she was absent.

ROLE CALL VOTE:

YEAS: Members Deschaine, Member Koenig, Vice-Chair Field-Foster

NAYS: None

Motion carried: 3-0

4. COMMUNICATIONS

A. Pushpa & Harish Tekchandani, 6046 Porter Ave. RE: ZBA Case #22-08-17-2

5. UNFINISHED BUSINESS-NONE

6. NEW BUSINESS

A. ZBA CASE NO. 22-08-17-1 (419 Haslett), David & Cathie Myers, 419 Haslett Road, Haslett, MI 48840

DESCRIPTION: 419 Haslett Road
TAX PARCEL: 12-400-015
ZONING DISTRICT: RR (Rural Residential)

The variance requested is to allow an accessory building (garage) to project into the front yard located at 419 Haslett Road.

Assistant Planner Chapman outlined the case for discussion.

Applicant David Myers, 419 Haslett Rd., Haslett, MI further outlined the case for discussion.

Member Deschaine asked if Mr. Myers built a new home on this property, and if he had the old house torn down.

Mr. Myers replied he built his new home on this property last year. He explained there was no house on the land previously.

Member Koenig asked staff if there were past variances granted regarding the placement of the barns on the neighboring properties to the east and west.

Assistant Planner Chapman replied he could not find variances for either properties in his records.

Vice-Chair Field-Foster asked if the property currently has a garage.

Mr. Myers replied there is currently a two car garage attached to the home.

Vice-Chair Field-Foster asked where vehicles are parked right now.

Mr. Myers replied one of his cars is at a friend's house, while the tractor and its attachments are in the garage.

Vice-Chair Field-Foster asked staff about the number of cases regarding additional garage space in the township.

Assistant Planner Chapman noted these cases do come up, but does not appear to be a continual issue.

Vice-Chair Field-Foster 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 and these unique circumstances are not self-created.

Vice-Chair Field-Foster stated Criteria one has been met.

Vice-Chair Field-Foster read review criteria two which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.

Member Koenig noted it would be difficult to build on this property as it's surrounded by wetlands and wooded areas in the side and back yards. He took further note that Zoning Code prohibits building in the front yard.

Member Deschaine agreed with Member Koenig's statement.

Vice-Chair Field-Foster stated criteria two has been met.

Vice-Chair Field-Foster read review criteria three which states Granting the variance is the minimum action necessary which would carry out the spirit of this Zoning Ordinance, secure public safety, and provide substantial justice.

Vice-Chair Field-Foster stated criteria three has been met.

Vice-Chair Field-Foster read review criteria four which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

Vice-Chair Field-Foster stated Criteria four has been met.

Vice-Chair Field-Foster read review criteria five which states Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Vice-Chair Field-Foster stated criteria five has been met.

Member Deschaine moved to approve the variance for ZBA CASE NO. 22-08-17-1 (419 Haslett), David & Cathie Myers, 419 Haslett Road. Seconded by Member Koenig.

ROLE CALL VOTE:

YEAS: Members Deschaine, Koenig, Vice-Chair Field-Foster

NAYS: None

Motion carried: 3-0

B. ZBA CASE NO. 22-08-17-2 (6078 Porter), Craig Linnell, 6078 Porter Avenue, East Lansing, MI 48823

DESCRIPTION:	6078 Porter Avenue
TAX PARCEL:	06-451-040
ZONING DISTRICT:	RB (Single Family, High Density)

The variance requested is to allow an accessory building (garage) to project into the front yard located at 6078 Porter Avenue.

Assistant Planner Chapman outlined the case for discussion.

Applicant Craig Linnell, 6078 Porter Ave., East Lansing, MI further outlined the case for discussion.

Vice-Chair Field-Foster asked if there is currently a garage on the property.

Mr. Linnell replied no and as far as he can tell there has never been a garage on the property.

Vice-Chair Field-Foster asked if there is any covered parking available.

Mr. Linnell replied there is no covered parking.

Member Deschaine asked how long Mr. Linnell has owned the property.

Mr. Linnell replied he bought the property in February, and moved in during April.

Member Koenig noted what makes this property unique is that it is an older structure that is set back quite far. It also seems to be the only house that does not have a garage. He thanked the applicant for keeping in line with other Ordinances.

Member Deschaine agreed with Member Koenig's statements and spoke in support of this variance.

Vice-Chair Field-Foster 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 and these unique circumstances are not self-created.

Vice-Chair Field-Foster stated Criteria one has been met.

Vice-Chair Field-Foster read review criteria two which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.

Vice-Chair Field-Foster stated criteria two has been met.

Vice-Chair Field-Foster read review criteria three which states Granting the variance is the minimum action necessary which would carry out the spirit of this Zoning Ordinance, secure public safety, and provide substantial justice.

Vice-Chair Field-Foster stated criteria three has been met.

Vice-Chair Field-Foster read review criteria four which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

Vice-Chair Field-Foster stated Criteria four has been met.

Vice-Chair Field-Foster read review criteria five which states Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Vice-Chair Field-Foster stated criteria five has been met.

Member Deschaine move to approve ZBA CASE NO. 22-08-17-2 (6078 Porter), Craig Linnell, 6078 Porter Avenue, East Lansing, MI 48823. Seconded by Member Koenig.

ROLE CALL VOTE:

YEAS: Members Koenig, Deschaine, Vice-Chair Field-Foster

NAYS: None

Motion carried: 3-0

7. OTHER BUSINESS -NONE

8. PUBLIC REMARKS

Vice-Chair Field-Foster opened the floor for public remarks at 7:24 pm.

NONE

Vice-Chair Field-Foster public remarks at 7:24 pm.

9. BOARD MEMBER COMMENTS-NONE

10. ADJOURNMENT

Vice-Chair Field-Foster moved to Adjourn. Seconded by Member Deschaine.

Vice-Chair Field-Foster adjourned the meeting at 7:24 pm.