



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING  
March 20, 2024 6:30 pm

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1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
  - A. December 20, 2023
4. COMMUNICATIONS
  - A. John & Cheri Fraser, 5866 Bois Ile Dr. RE: ZBA #24-02
  - B. Thomas E. Frazier & Carol VanRandwyk, 5861 Bois Ile Dr. RE: ZBA #24-02
  - C. Laura & Dale Cloud, 5875 Bois Ile Dr. RE: ZBA #24-02
  - D. Vern & Jeannie Terry, 5872 Bois Ile Dr. RE ZBA #24-02
  - E. Todd M. Kosta, 4277 Okemos Rd. Ste. 200. RE: #24-03
  - F. Tony R. Schmidt, multiple properties to the east. RE: #24-03
5. UNFINISHED BUSINESS
6. NEW BUSINESS
  - A. **ZBA CASE NO. 24-01 (3689 Van Atta), Steven L. Drayer, 3689 Van Atta Road, Okemos, MI 48864**  
LOCATION: 3689 Van Atta Road  
PARCEL ID: 36-300-001  
ZONING DISTRICT: RR (Rural Residential)  
  
The variance requested is to create three new parcels from one parcel. One of the proposed parcels is under the minimum lot width of 200 feet at 3689 Van Atta Road.
  - B. **ZBA CASE NO. 24-02 (5867 Bois Ile), Keri & Brandon Lardie, 5867 Bois Ile Drive, Haslett, MI 48840**  
LOCATION: 5867 Bois Ile Drive  
PARCEL ID: 10-151-003  
ZONING DISTRICT: RA (Single Family-Medium Density)  
  
The variance requested is to reconstruct an existing deck that does not meet the side yard setback requirement.
  - C. **ZBA CASE NO. 24-03 (2120 Saginaw Hwy.), 2120 Saginaw, LLC, 927 E. Grand River Ave. Ste. 11, East Lansing, MI 48823**  
DESCRIPTION: 2120 Saginaw Highway  
TAX PARCEL: 04-201-005  
ZONING DISTRICT: C-2 (Commercial)

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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.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Assistant Planner Keith Chapman, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



**AGENDA**  
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The variance requested is to build a new patio area for outdoor seating at the restaurant, which would reduce the number of parking spaces on site below the minimum required.

7. OTHER BUSINESS
  - A. Election of 2024 Officers
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

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Assistant Planner Keith Chapman, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING ZONING BOARD OF APPEALS 2023  
5151 Marsh Road, Okemos MI 48864-1198  
517.853.4000, Township Hall Room  
Wednesday, December 20th, 2023, 6:30 pm

PRESENT: Chair Mansour, Vice-Chair Koenig, Members Bennett, Trezise

ABSENT: Member Field-Foster, Deschaine

STAFF: Assistant Planner Chapman

1. CALL MEETING TO ORDER

Chair Mansour called the December 20<sup>th</sup>, 2023 regular meeting for the Meridian Township Zoning Board of Appeals to order at 6:33pm. Chair Mansour called the roll of the Board. All board members present except for Member Field-Foster and Deschaine.

2. APPROVAL OF THE AGENDA

**Member Trezise moved to approve the agenda for the December 20<sup>th</sup>, 2023, regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Bennett.**

**VOICE VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Member Bennett, Trezise**

**NAYS: None**

**Motion carried: 4-0**

3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES

**Member Trezise moved to approve the minutes from the November 15<sup>th</sup>, 2023, regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Bennett.**

**VOICE VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Member Bennett, Trezise**

**NAYS: None**

**Motion carried: 4-0**

4. COMMUNICATIONS

- A. David & Cynthia Langdon, 4200 Red Cedar Road. RE: ZBA #23-11
- B. Frederick Baker, Jr., (attorney for Schwendeners). RE: ZBA 23-11

5. UNFINISHED BUSINESS

6. NEW BUSINESS

**ZBA CASE NO.:** 23-11 (715 Red Cedar Road), Julia McKenzie, 715 Red Cedar Road, Okemos, MI 48864  
**LOCATION:** 715 Red Cedar Road  
**PARCEL ID:** 25-327-001  
**ZONING DISTRICT:** RR (Rural Residential)

Julia McKenzie, the applicant, has requested variances to create two new parcels that are under the minimum lot width of 200 feet at 715 Red Cedar Road.

Assistant Planner Chapman outlined the case for discussion.

Applicant McKenzie provided an explanation for the request.

Frederick Baker (200 Washington Sq. North Ste. 400 Lansing, MI), attorney for the Schwendener family (adjacent property owners), stated that applicant has no practical difficulty to use the lot. She is already using the lot for its permitted use under the Ordinance.

Chair Mansour asked about the neighboring lot sizes and is stuck on the practical difficulty and minimum action.

Member Trezise stated that there are a number of lots that don't meet the requirement because they are older.

Member Bennett said that the shapes and sizes are unique. Thinks that building a single-family lot is permitted to use.

Member Trezise stated that they can already build a single family house on the lot.

Chair Mansour stated that if there are unique circumstances then we can grant a variance. And we should focus on the practical difficulties and asked the applicant about the practical difficulties.

Applicant McKenzie stated that the shape of the lot is the unique circumstance and creating practical difficulties.

Member Trezise stated that the practical difficulty doesn't exist because the lot wouldn't have enough frontage.

Chair Mansour 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.

Chair Mansour and the Board stated Criteria one has been met.

Chair Mansour 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.

Chair Mansour said that the home is existing, and the permitted purpose is to have a single-family residence in this zoning district.

Vice Chair Koenig stated that he cannot meet this criteria.

Chair Mansour 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.

Chair Mansour stated that the parcels would be under the requirements of the Ordinance.

Vice Chair Koenig stated that regardless of the minimum reduction amount it's hard to come up with an exact minimum.

Member Trezise stated that this is a significant variance ask.

Chair Mansour 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.

Member Bennett stated that the area is low density and rural and does not fit in with the character of the area.

Paul Schwendener, neighboring property owner, stated that 15 people signed the petition against this. He believes the entire neighborhood is alarmed about further subdivisions happening.

Vice-Chair Koenig stated that a single-family home is permitted but whether or not it adversely affects the neighbors is debatable. He doesn't think that it would adversely affect neighbors.

Chair Mansour stated that she could meet this criteria.

Chair Mansour read review criteria five which states granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Chair Mansour stated that she could not meet this criteria.

**Chair Mansour moved to deny the ZBA Case No. 23-11 (715 Red Cedar Rd). Seconded by Member Trezise.**

**ROLL CALL VOTE      YEAS: Chair Mansour, Vice-Chair Koenig, Member Bennett, Trezise**

**NAYS: None**

**Motion carried: 4-0**

7. OTHER BUSINESS  
NONE

8. PUBLIC REMARKS  
NONE

9. BOARD MEMBER COMMENTS  
NONE

10. ADJOURNMENT

**Chair Mansour adjourned the December 20<sup>th</sup>, 2023 regular meeting for the Meridian Township Zoning Board of Appeals. Approved unanimously.**

Meeting adjourned at 7:46 pm.

## Keith Chapman

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**From:** John Fraser <johnfraser31@gmail.com>  
**Sent:** Sunday, March 3, 2024 3:27 PM  
**To:** Keith Chapman  
**Subject:** Zoning Board of Appeals #24-02 - 5867 Bois Ile

[You don't often get email from johnfraser31@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Good afternoon,

I am writing to indicate our support of the variance application from Keri and Brandon Lardie. We are supportive of the granting of the variance.

Sincerely,

John & Cheri Fraser  
5866 Bois Ile Drive  
Haslett, MI 48840

Thomas E. Frazier  
Carol A. VanRandwyk  
5861 Bois Ile Drive  
Haslett, MI 48840

Dear Meridian Township Zoning Board of Appeals:

It has come to our attention that our next door neighbors Brandon and Keri Lardie are seeking a variance to the zoning code concerning the configuration of their back yard deck. We are in support of their request for a variance.

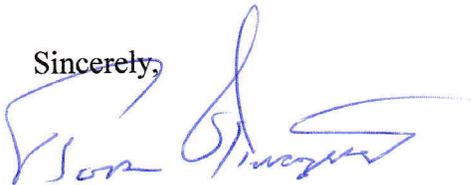
It is our understanding that their current deck is rotting and falling apart and is starting to become unsightly. They would like to replace the deck with composite decking approximately in accordance with the current footprint of the existing deck. The company that they have hired to do the work ran into an ordinance issue when pulling permits as the current deck is too close to the north property line (their other next door neighbor).

Our understanding that to meet current code, they would have to shift the deck and change the design and lose some of the space they currently have. This configuration would also make it look odd with the position of the trees that line the current deck. Frankly, it would make much more sense for the Zoning Board of Appeals to allow for a variance to keep it essentially on the current footprint. We are in support of their efforts seeking a variance to accomplish this goal. Further, we have no objection to the granting of a variance as the granting of such would not impact our property or view of the lake in anyway.

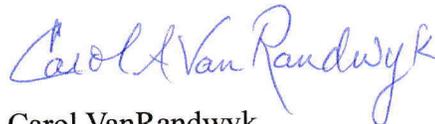
We are strongly in support of the Lardie's efforts to seek a variance for their proposed deck and hope that the members of the Zoning Board of Appeals will look favorably upon their request.

Should you have any questions, please feel free to contact us. Our contact information is listed below.

Sincerely,



Thomas E. Frazier  
Home Co-Owner  
(517) 974-5584  
[Fraziertom58@gmail.com](mailto:Fraziertom58@gmail.com)



Carol VanRandwyk  
Home Co-Owner  
(517) 331-3334  
[Cvanrand@gmail.com](mailto:Cvanrand@gmail.com)

**Subject: Letter for Brandon and Keri**

To: Meridian Township Zoning Board of Appeals

Subject: Location of deck at 5867 Bois Ile Drive, Haslett

February 9, 2024

We, Laura and Dale Cloud, understand that Brandon and Keri Lardie are planning to replace the deck at the above subject address. We have lived adjacent to their house at 5875 Bois Ile Drive for over 20 years. We have never had any problems with the location of their deck relative to our property line. Also, their deck does/will not interfere with the view from our backyard or of the lake. Please don't hesitate to contact us if you need any additional information.

Regards,

Laura Cloud (860-705-7704)

Dale Cloud (860-208-3499)



Keri Lardie <lardiek@gmail.com>

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**new deck and variance**

1 message

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**Vern Terry** <vterry269@gmail.com>

Thu, Feb 8, 2024 at 7:22 PM

To: "lardiek@gmail.com" <lardiek@gmail.com>

We are the residents at 5872 Bois Ile directly across the street from the Lardie residence at 5867 Bois Ile . We have no objection to the proposed variance required to complete their deck. It will have no impact on our view or have any other negative effect on the enjoyment of our residence..

Vern and Jeannie Terry  
5872 Bois Ile Dr Haslett ,Mich  
48840  
cell 517-449-4541

Attention Zoning Board of Appeals:

I'd like to express my support for an item you have on your upcoming agenda; specifically, the variance for a patio at 2120 E. Saginaw St. (Pins & Pints). My support is twofold, as a customer and as a commercial real estate broker.

As a longtime Okemos resident and someone who enjoys supporting local businesses, I appreciate it when businesses look for ways to attract a wider range of customers. Patios and other outdoor options are a great way to do so. In the warm months, families want places nearby they can go, get a reasonably priced meal, and enjoy the weather.

From a real estate perspective, improvements like this are exactly what we need. This stretch of road is seeing tons of momentum. While the new development is great, we also need reinvestment in the existing properties. The upgrades at Tripp's Collision and The Meridian Company are great examples, this can be a difference maker when a potential developer is evaluating this area versus a neighboring community.

Finally, as far as the technical aspect of the variance goes, having been to Pins & Pints many times on busy weekend nights, I don't think losing a handful of parking spots is going to cause any issues for customers. They seem to more than ample parking.

I hope you will vote in favor of this application. Thank you for your time.

Handwritten signature of Todd M Kosta and the date 3/4/24.

Todd M Kosta  
Woodworth Commercial LLC  
4277 Okemos Rd, Suite 200  
Okemos, MI 48864  
Office 517-679-8633  
Cell 310-633-3001

# CHARTER TOWNSHIP OF MERIDIAN

Patricia Herring Jackson Supervisor  
Deborah Guthrie Clerk  
Phil Deschaine Treasurer  
Frank L. Walsh Manager



Courtney Wisinski Trustee  
Kathy Ann Sundland Trustee  
Marna Wilson Trustee  
Scott Hendrickson Trustee

February 28, 2024

RECEIVED  
MAR 14 2024

Re: **Zoning Board of Appeals #24-03 (2120 Saginaw)  
2120 Saginaw Hwy**

Dear Property Owner/Occupant:

This is to notify you that the Zoning Board of Appeals of the Charter Township of Meridian has scheduled a public hearing for Wednesday, March 20, 2024 regarding a variance request from 2120 Saginaw, LLC. The meeting will begin at 6:30 p.m. in the Town Hall Room of the Meridian Municipal Building, 5151 Marsh Road, Okemos, MI, 48864 (517.853.4560).

2120 Saginaw, LLC, the applicant, has requested a variance to build a new patio area for outdoor seating at the restaurant, which would reduce the number of parking spaces on site below the minimum required at 2120 Saginaw Hwy.

Information related to the request is available for review at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, MI, 48864 (517.853.4560), between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Your comments may be made in writing addressed to Keith Chapman, Assistant Planner, 5151 Marsh Road, Okemos, Michigan, 48864, by email to [chapman@meridian.mi.us](mailto:chapman@meridian.mi.us), or at the public hearing.

If you have any questions, please contact me at (517) 853.4564 or email me at [chapman@meridian.mi.us](mailto:chapman@meridian.mi.us).

Sincerely,

Keith Chapman  
Assistant Planner

*Dear Mr. Chapman*

*Tony Schmidt here supporting the changes  
of the upcoming variance we do my owned  
properties to the east of the Bowling  
Alley. Thank you for your consideration and  
inclusion of the upcoming zoning request.  
Respectfully  
Tony Schmidt*



**To:** Zoning Board of Appeals  
**From:** Keith Chapman, Associate Planner  
**Date:** March 12, 2024  
**Re:** ZBA Case No. #24-01 (3689 Van Atta)

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**ZBA CASE NO.:** 24-01 (3689 Van Atta), Steven L. Drayer, 3689 Van Atta Road, Okemos, MI 48864  
**LOCATION:** 3689 Van Atta Road  
**PARCEL ID:** 36-300-001  
**ZONING DISTRICT:** RR (Rural Residential)

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

- Section 86-368 (d)(2), Minimum interior lot width. 200 feet.

Steven L. Drayer, the applicant, has requested a variance to create three new parcels from one parcel. One of the proposed parcels is under the minimum lot width of 200 feet at 3689 Van Atta Road. The approximate 21.88-acre site is zoned RR (Rural Residential).

The submitted site plan shows a 3,081 square foot, single-family home and detached garage constructed in 2013 and 2019 respectively that currently occupies the lot. The zoning ordinance requires a minimum lot width of 200 feet. The applicant is proposing to create three lots, with widths of 392.65 feet, 264.75 feet, and one with a width of 66 feet.

The applicant is requesting a 134-foot variance for the creation of the 66-foot-wide parcel.

#### **Attachments**

1. Variance application
2. Site location map

CHARTER TOWNSHIP OF MERIDIAN  
PLANNING DIVISION  
5151 MARSH ROAD, OKEMOS, MI 48864  
(517) 853-4560

**BUILDING BOARD OF APPEALS HEARING APPLICATION**

A. Applicant Steven L. Drayer  
Address of Applicant 3689 Van Atta Rd. Meridian Township Okemos  
MI 48864  
Telephone (Work) \_\_\_\_\_ Telephone (Home) 517-896-9019  
Fax \_\_\_\_\_ Email address: oritsd@aol.com  
Interest in property (circle one):  Owner  Tenant  Option  Other

B. Site address/location 3689 Van Atta Rd. Okemos MI 48864  
Zoning district 36 Parcel number 3302 0236300 001

- C. Nature of request (Please check all that apply):
- Request for variance(s)
  - Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances
  - Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

International Property Maintenance Code section(s) \_\_\_\_\_

- D. Required Supporting Material                      Supporting Material if Applicable
- Property survey
  - Legal description
  - Proof of property ownership or approval letter from owner
  - Site plan to scale
  - Written statement, which demonstrates how all the review criteria will be met (See next page)
- Architectural sketches  
-Other

Steven L. Drayer                      Steve L. Drayer                      2/6/2024  
Signature of Applicant                      Print Name                      Date

Fee: \$250                      Received by/Date: \_\_\_\_\_

*I (we) hereby grant permission for members of the Charter Township of Meridian Building Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)*

Steven L. Drayer                      2/6/2024  
Signature of Applicant(s)                      Date

\_\_\_\_\_  
Signature of Applicant(s)                      Date

March 1<sup>st</sup>, 2023

RE: Vacant Land Van Atta Road (see attached sketch) The Parcel of Land is between Grand River and Jolly Road (South of the Railroad tracks) on the West Side of the Road.  
Owner: Steven Drayer, 3689 Van Atta Road, Okemos, MI

Dear Building Board of Appeals,

We are proposing to split our 21.34-acre piece of property into 3 pieces. As there is enough road frontage, we feel the split we are proposing is the highest and best use for the property and surrounding area. The proposed split of the property is similar to and complimentary to other nearby land splits on Van Atta road. Our proposed split is one that would conform to neighboring properties while keeping the scenic beauty of the land. We are proposing to split our 21.34-acre piece of property into 3 Parcels. (see attached sketch). As there is enough road frontage to do so, we are asking for a variance for the configuration of the parcels as it would aesthetically make more sense and would not adversely affect adjacent Land or the essential character in the vicinity of the property.

Regarding variance application supplement items: 1, 2, 3, 4 & 5.

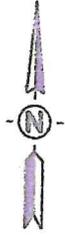
- 1) As the tree line will not be disturbed, as dictated by the sale agreement, the adjacent lands will not be affected.
- 2) The stipulation in the sale agreement for trees to be planted between the existing and the built home will maintain the privacy and beauty of the property.
- 3) Without the variance approval, this land will remain vacant. This prevents the land use for public interest (2 additional 5 acre lots for new housing on beautiful property) and for the owner's intent of use.
- 4) This variance will enhance the future sale of the current house/property by reducing the amount of property connected with it. Most new home owners are looking for property less than five acres.
- 5) Granting the variance would be consistent with public interest and property use.

Sincerely,

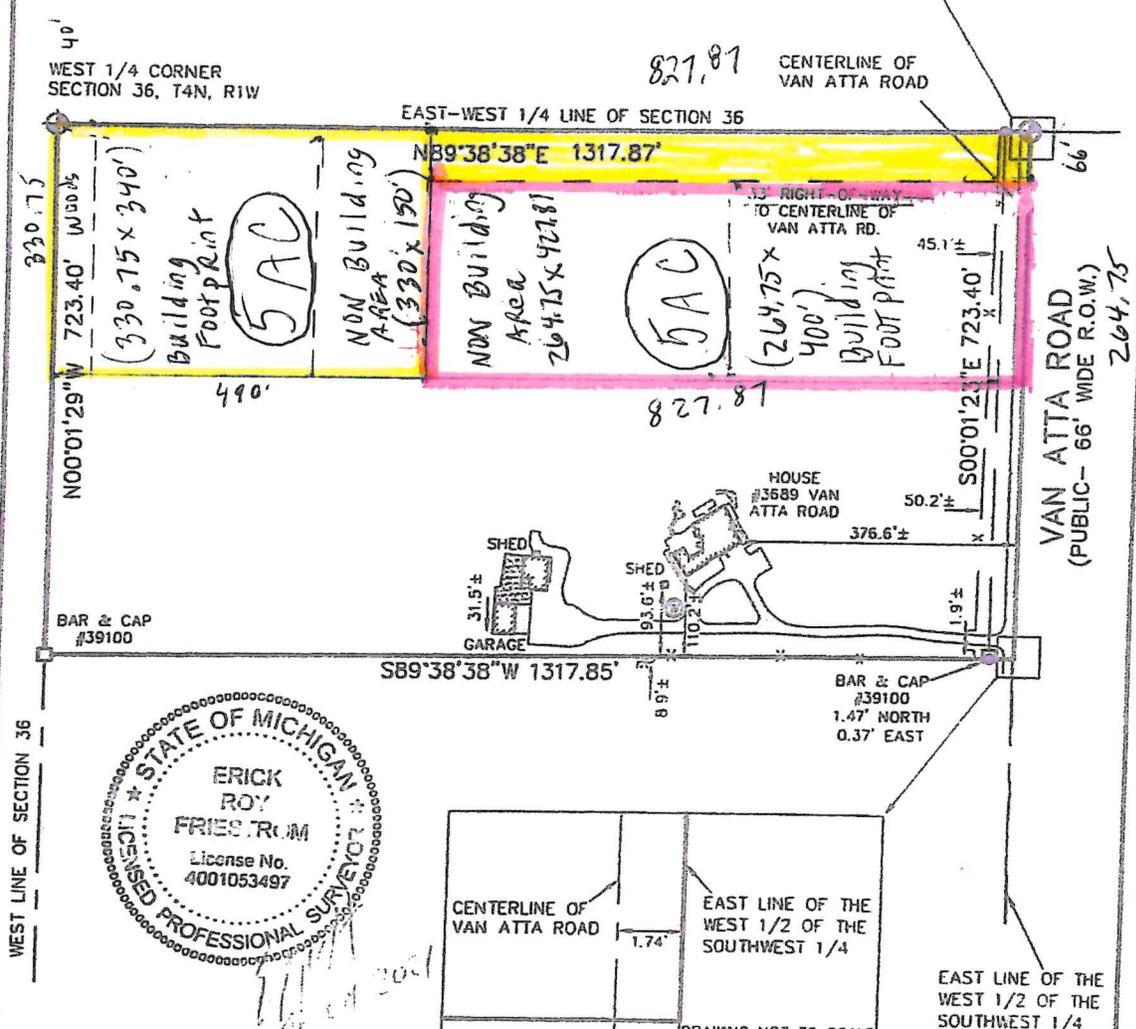
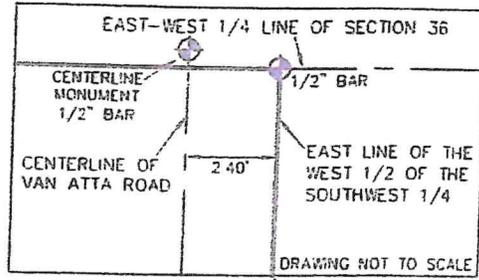
Steve Drayer

# CERTIFIED BOUNDARY SURVEY

FOR: **FREDERICK & THERESA FOOTE**



- NOTES:**
1. EASEMENTS, IF ANY, NOT SHOWN
  2. ALL DIMENSIONS ARE AS MEASURED UNLESS NOTED OTHERWISE



**LEGEND**

- = Well
- = Landscaping
- = Gravel
- = Concrete, Asphalt
- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- = Survey Boundary Line
- = Distance Not to Scale
- = Fence
- = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.

SCALE 1" = 200'

**KEBS, INC.** KYES ENGINEERING  
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-338-1014 FAX. 517-338-8047

13432 PRESTON DRIVE, MARSHALL, MI 49080  
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY AN	SECTION 36, T4N, R1W
FIELD WORK BY AE	JOB NUMBER:
SHEET 2 OF 4	98393.BND

# CERTIFIED BOUNDARY SURVEY

## CERTIFICATE OF SURVEY:

I hereby certify only to the parties named hereon that we have surveyed at the direction of said parties, a parcel of land previously described as:

(TAX ID: 33-02-02-36-300-001)

M 36-12 & 36-17-1 THAT PART OF W 1/2 OF NW 1/4 LYING S OF PMRR R/W 14.50 A., ALSO N 723.4 FT. OF W 1/2 OF SW 1/4 OF SEC. 36, -21.9 A. ON SEC. 36, T4N R1W-36.40 A EXC. BEG. AT W 1/4 POST OF SEC. 36, N687.6 FT. ON W LINE OF SEC. 36 TO S LINE OF C & O RR SE'LY 1376.4 FT. ON S LINE OF C & O RR TO Q 1/8 LINE OF SEC. 36 (VAN ATTA RD.) S 281 FT. ON SAID W 1/8 LINE W 1317 FT ON E & W 1/4 LINE OF SEC 36 TO BEG., SEC. 36 T4N R1W

and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundary of said parcel and that the more particular legal description of said parcel is as follows:

A parcel of land in the Southwest 1/4 of Section 36, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Beginning at the West 1/4 corner of said Section 36; thence N89°38'38"E along the East-West 1/4 line of said Section 1317.87 feet to the Northeast corner of the West 1/2 of the Southwest 1/4 of said Section 36; thence S00°01'23"E along the East line of the West 1/2 of the Southwest 1/4 a distance of 723.40 feet; thence S89°38'38"W parallel with said East-West 1/4 line 1317.85 feet to the West line of said Section 36; thence N00°01'29"W along said West line 723.40 feet to the point of beginning; said parcel containing 21.88 acres, more or less, including 0.58 acre, more or less, presently in use as public right-of-way, said parcel subject to all easements and restrictions, if any.

## SURVEYOR'S REPORT:

There are monuments in Van Atta Road defining the East line of the West 1/2 of the Southwest 1/4 and also defining the centerline. There is a 1/2" bar at the midpoint of the line between the West 1/4 corner and Center of Section which falls ±3 feet East of the physical centerline of Van Atta Road which I used to define the East line of the West 1/2 of the Southwest 1/4. There is also a 1/2" bar in the physical centerline of Van Atta Road 2.77' West-Northwest of that other 1/2" bar which appears to have been used to establish the right-of-way of Van Atta Road.

In previous surveys as recently as 2016, KEBS, Inc. has also found a 1/2" bar and cap at the mathematical midpoint of the line between the Southwest corner of Section 36 and the South 1/4 corner. Current search of the area reveals that due to new pavement that there is only a magnetic pull in the asphalt near this location and is presumed disturbed or buried by new asphalt. This monument fell ±1' North of the physical centerline of Jolly Road and ±6' East of the physical centerline of Van Atta Road to the North. There is not currently nor has there ever been record of any other monument at this location.

It appears to me that the East line of the West 1/2 of the Southwest 1/4 has been defined by the 2 monuments found at the midpoints of the lines matching the mathematical aliquot parts split. It also appears from a majority of previous surveys and based on the physical monumentation found that the centerline of Van Atta Road and subsequent right-of-way line (being 33.00-foot offset of said centerline) is defined on the North instead by the monument found in the physical centerline (the Westerly of the 2 monuments found in that location). Therefore, I held our physical property boundary to be the aliquot parts line matching those monuments and held the centerline of Van Atta Road as the line between the monument found at Jolly/Van Atta on the South and the monument found at the physical centerline of Van Atta on the North and offset that line 33.00' Westerly to establish the West right-of-way line.



<b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS	
2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX 269-781-9805	
DRAWN BY AN	SECTION 36, T4N, R1W
FIELD WORK BY AE	JOB NUMBER:
SHEET 3 OF 4	98393.BND





**To:** Zoning Board of Appeals  
**From:** Keith Chapman, Associate Planner  
**Date:** March 13, 2024  
**Re:** ZBA Case No. #24-02 (5867 Bois Ile)

---

**ZBA CASE NO.:** 24-02 (5867 Bois Ile), Keri & Brandon Lardie, 5867 Bois Ile Drive, Haslett, MI 48840  
**LOCATION:** 5867 Bois Ile Drive  
**PARCEL ID:** 10-151-003  
**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)(5)(b) Side Yard Setback. 10 feet.

Keri & Brandon Lardie, the applicant, intends to replace an existing deck on the northwest corner of the existing single-family house, built in 1982. According to Meridian Township Assessing Department records the existing deck (constructed in 1989) measures approximately 24 feet by 18 feet in area with a 10 foot by 12-foot wood screened enclosed porch on top. The applicant intends to replace the deck with a new enclosed deck, which measures approximately 16' 1" by 18' 4" in area. This property was approved as a Special Use Permit (SUP #69041) in 1969 as condos and apartment buildings. Sometime between then and the early 1990's there were lot lines added to the development. This caused many of the properties to have issues with setbacks and nonconformities. The proposed deck would encroach into the required side yard setback.

The proposed deck is permitted under Section 86-564 (b) to encroach into the side yard setback eight feet but be no closer to any lot line than 8 feet. It is located 4' 7" at its closest point from the side property line and encroaches 3' 5" into the side yard setback. Therefore, the applicant is requesting a variance of 3' 5" to allow the proposed deck to encroach into the required side yard setback.

#### **Attachments**

1. Variance Application.
2. Location Map.

CHARTER TOWNSHIP OF MERIDIAN  
PLANNING DIVISION  
5151 MARSH ROAD, OKEMOS, MI 48864  
(517) 853-4560

VARIANCE APPLICATION

A. Applicant Keri and Brandon Lardie  
Address of Applicant 5867 Bois Ile Drive Haslett, MI 48840  
5867 Bois Ile Drive Haslett, MI 48840  
Telephone (Work) \_\_\_\_\_ Telephone (Home) 517 896-9487  
Fax \_\_\_\_\_ Email address: lardiek@gmail.com  
Interest in property (circle one):  Owner  Tenant  Option  Other

B. Site address/location 5867 Bois Ile Drive Haslett, MI 48840  
Zoning district Residential Parcel number 33-02-02-10-10-151-003

C. Nature of request (Please check all that apply):  
 Request for variance(s)  
 Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances  
 Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) \_\_\_\_\_

D. Required Supporting Material Supporting Material if Applicable  
-Property survey -Architectural sketches  
-Legal description -Other  
-Proof of property ownership or approval letter from owner  
-Site plan to scale  
-Written statement, which demonstrates how all the review criteria will be met (See next page)

Keri Lardie Keri Lardie 2/10/2024  
Signature of Applicant Print Name Date

Fee: \_\_\_\_\_ Received by/Date: \_\_\_\_\_

*I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)*

Keri Lardie 2/10/2024  
Signature of Applicant(s) Date  
[Signature] 2-10-2024  
Signature of Applicant(s) Date

## **VARIANCE APPLICATION SUPPLEMENT**

### **A variance will be granted, if the following Review Criteria are met:**

1. 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.
2. 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.
3. 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.
4. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
5. Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

### **Effect of Variance Approval:**

1. Granting a variance shall authorize only the purpose for which it was granted.
2. The effective date of a variance shall be the date of the Zoning Board of Appeals approves such variance.
3. A building permit must be applied for within 24 months of the date of the approval of the variance, and a Certificate of occupancy must be issued within 18 months of the date the building permit was issued, otherwise the variance shall be null and void.

### **Reapplication:**

1. 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 (1) year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions found by the Zoning Board of Appeals to be sufficient to justify consideration.

## **Proposal for Zoning Variance**

**5867 Bois Ile Drive**

**Haslett, MI 48840**

Our names are Keri and Brandon Lardie and we respectfully request that the township grant us a zoning variance in order to rebuild our back deck on the same footprint it currently occupies. Our residence is located in Lake O the Hills and is one of 9 houses situated on the lake. The home was originally built in 1982 and sits on .35 acres. We have owned the home since 2005 and the existing deck is the deck that was part of the home when we bought it. We do not know the build date of that deck but would estimate it was the late 1980s/early 1990s. The current wood structure is rotting, and is beyond repair, resulting in us hiring Green Shield Deck Builders to build us a composite deck. Green Shield has designed a new deck using primarily the same footprint as the current deck, the only difference being shortening the east to west length of the deck by a couple of feet. We have been informed by Green Shield that the township has stated the current deck is too close to the north side property line, which would be a violation of the current setback ordinance of 8'. As a result, we are requesting approval for a variance and believe we meet the review criteria based upon the following:

1. This is a unique set of circumstances that does not impact any other house on the lake or street. We did not build the current deck and are unaware if that was in violation of code or appropriate for the code in place at the time, but the new deck plan simply utilizes the current footprint. It does not move over the property line or get any closer to the neighbor's property than the deck that is currently in place. Each house on the lake is a unique design with varying lot sizes with no required uniformity where other houses would have to do the same deck design in the future.
2. Strict enforcement of this code would create a hardship in that it would require a new deck design that changes the size and shape of the deck, and possibly increases the pricing. Alongside the north side of the deck is a row of trees that offers privacy between us and our neighbors as well as lines the deck, providing shade. Moving the deck away from that tree line would leave an unsightly space that would serve no value to the property.
3. The spirit of the zoning ordinance is to keep structures from one neighbor's property from infringing on another. The property line is angled and at its closest point (the NW corner) the deck will still be over 4.5' away from the property line, with the rest of the deck a further distance away. This is not an issue of public safety. Granting this variance is all we need to move forward with our plan.

4. The new deck plan does not move the structure any further towards our neighbor's property and does not adversely affect their property in any manner. Our immediate neighbors to the north, south and east of us have no objections to the proposed plan. The current deck is in bad shape with rotting boards and broken fencing. To leave it is an eyesore for the neighbors who can view our property and they are in support of the plan to replace the current deck. The essential character of our property, and those immediately surrounding us, is the lake. Large back decks are on the majority of homes that sit on the lake so that we can enjoy the views that were a primary factor in purchasing the home to begin with.

5. This is private property but many neighbors and individuals in the surrounding homes, condos and apartments can see our backyard. There is no harm or risk to the public by the granting of the variance and doing so should have no impact on other public zoning decisions.

Please see the attached legal description, pictures, proposed build plans with measurements from Green Shield, GIS Mapping and letters of support from neighbors to the north, south and east of us. Thank you for your consideration.

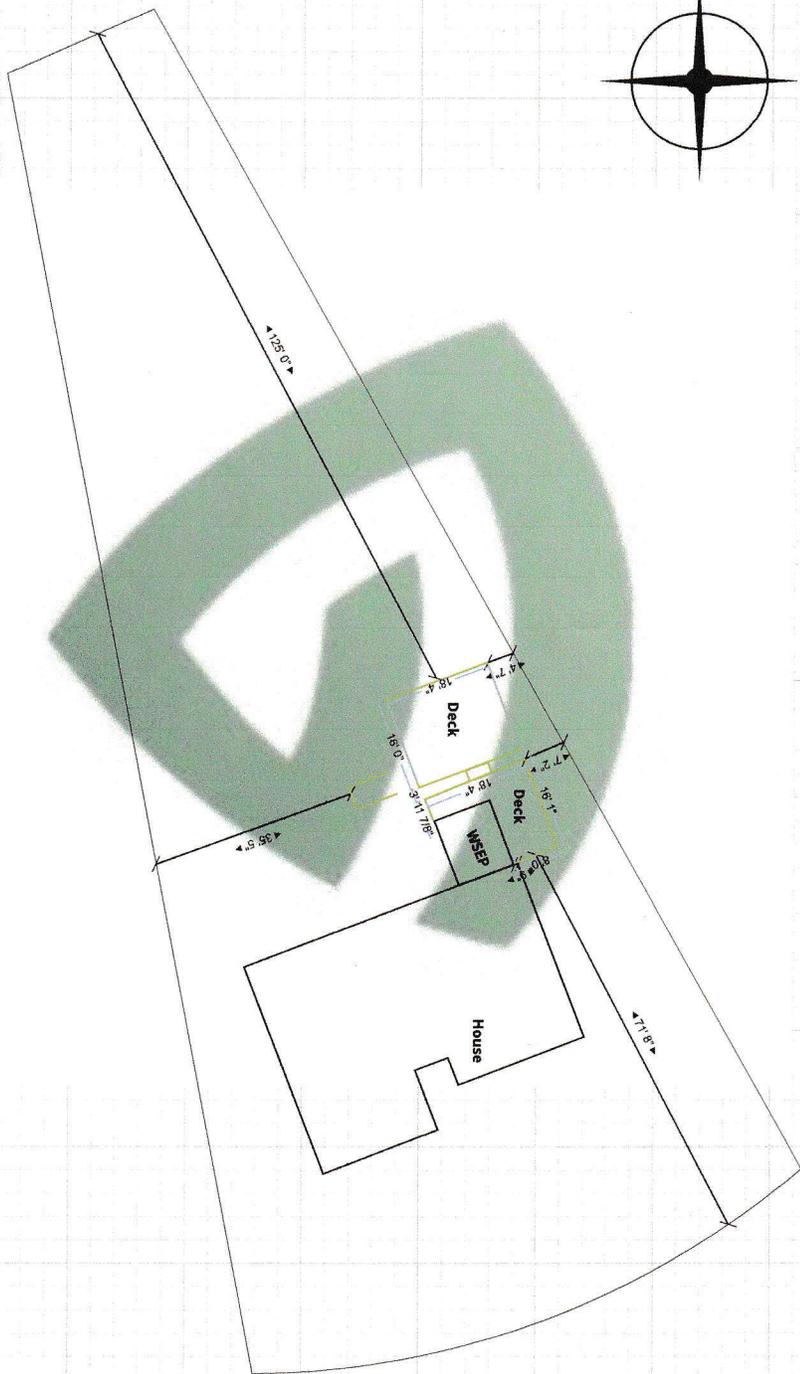
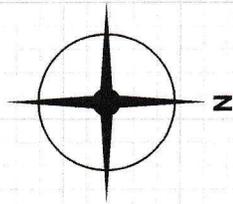
Sincerely,



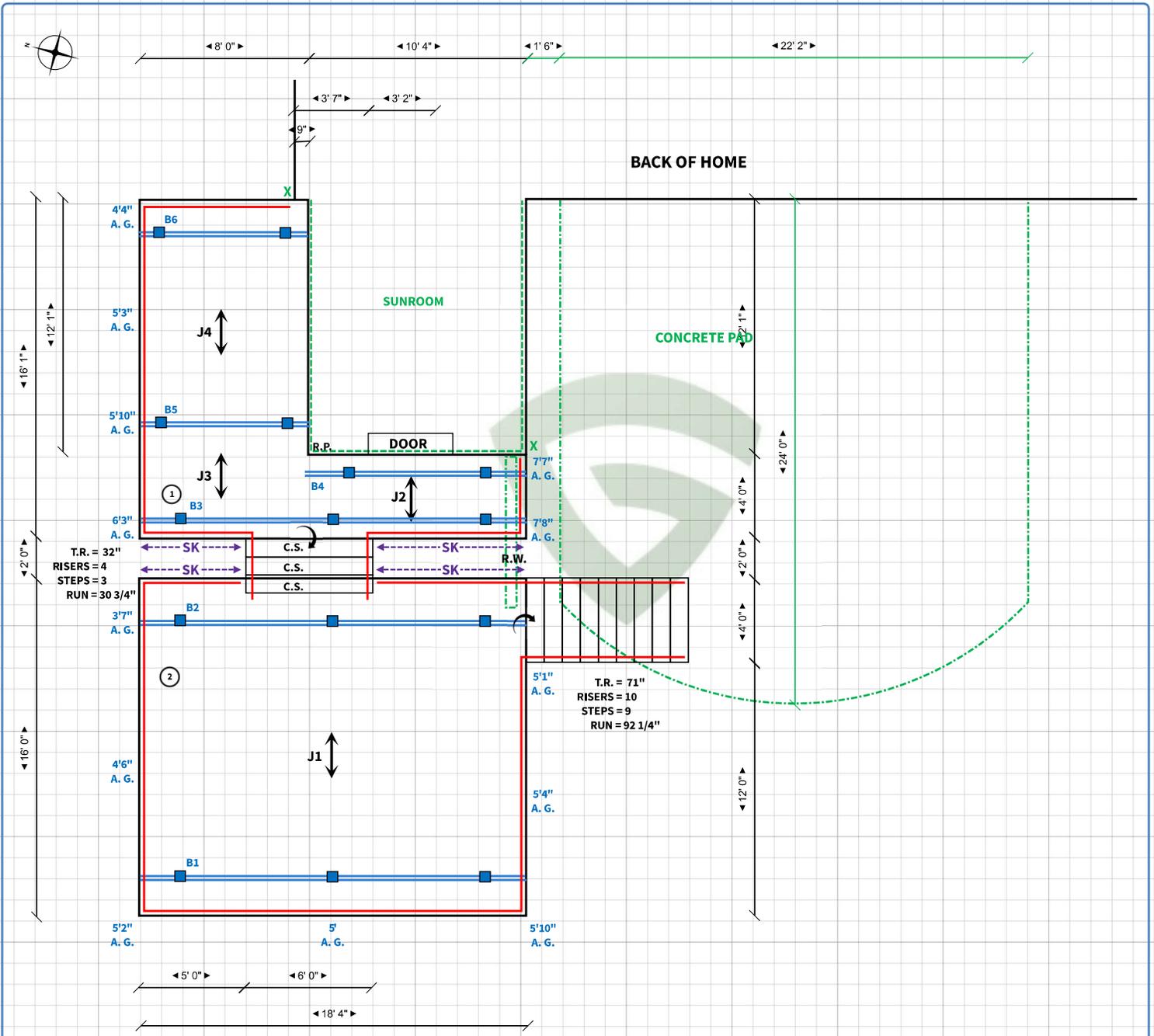
Keri Lardie



Brandon Lardie



Site:	5867 Bois lie Hastlet, MI 48840	Job Number:	3405	Parcel:	33-02-02-10-10-151-003	Drafter:	Ray Peeters	Key:	J: Joists B: Beams, INT: Integrated O.C.: On Center A.G.: Above Grade T.R.: Total Rise R.P.: Reference Point	Green Shield Deck Builders 4390 Altwest Dr SE Kentwood, MI, 49512
TWP:	Meridian Township	Scale:	1"=25'0"	Date:	01/17/2024	Rev:	A			



- LEGEND:**
- RED - RAILING
  - BLUE - BEAMS/LEDGER/POSTS
  - GREEN - EXISTING
  - PURPLE - EXTRAS
  - - 6x6 POSTS
  - - 4x4 POSTS
  - ↔ - JOIST DIRECTION
  - ↷ - LEVEL CHANGE
  - - RETAINING WALL (6" x 7'2")
  - X = GUTTER/VENT
  - ←SK→ = SKIRTING

NEW DECK SPECS:	
B1 & B2: 2 x 12, 2 PLY, 2' CANT, 8'7" MAX, 7'2" TARGET	
B3: 2 x 12, 2 PLY, 2' CANT, 12'2" MAX, 7'2" TARGET	
B4: 2 x 12, 2 PLY, 2' CANT, 12'2" MAX, 6'4" TARGET	
B5 & B6: 2 x 12, 2 PLY, 1' CANT, 9'5" MAX, 6' TARGET	
J1: 2 x 10, 16 O.C., 2' CANT, 12' SPAN	P: 6 x 6
J2: 2 x 10, 16 O.C., 1' CANT, 2' SPAN	
J3: 2 x 10, 16 O.C., 1' CANT, 4'6" SPAN	
J4: 2 x 10, 16 O.C., 1' 1/2" CANT, 9'1" SPAN	

Site: 5867 Bois Ile Haslett, MI 48840	Job Number: 3405	Parcel: 33-02-02-10-151-003	Drafter: Cody M.	Key: J: Joists B: Beams O.C.: On Center A.G.: Above Grade T.R.: Total Rise R.P.: Reference Point	Green Shield Deck Builders 4390 Airwest Dr SE Kentwood, MI, 49512
TWP: Meridian Township	Scale: 1/4"=1'0"	Date: 11/30/23	Rev: A		



INGHAM COUNTY  
MICHIGAN

# 5867 Bois Ile (33-02-02-10-151-003)



**Disclaimer:** The data is provided for reference only and WITHOUT WARRANTY of any kind.

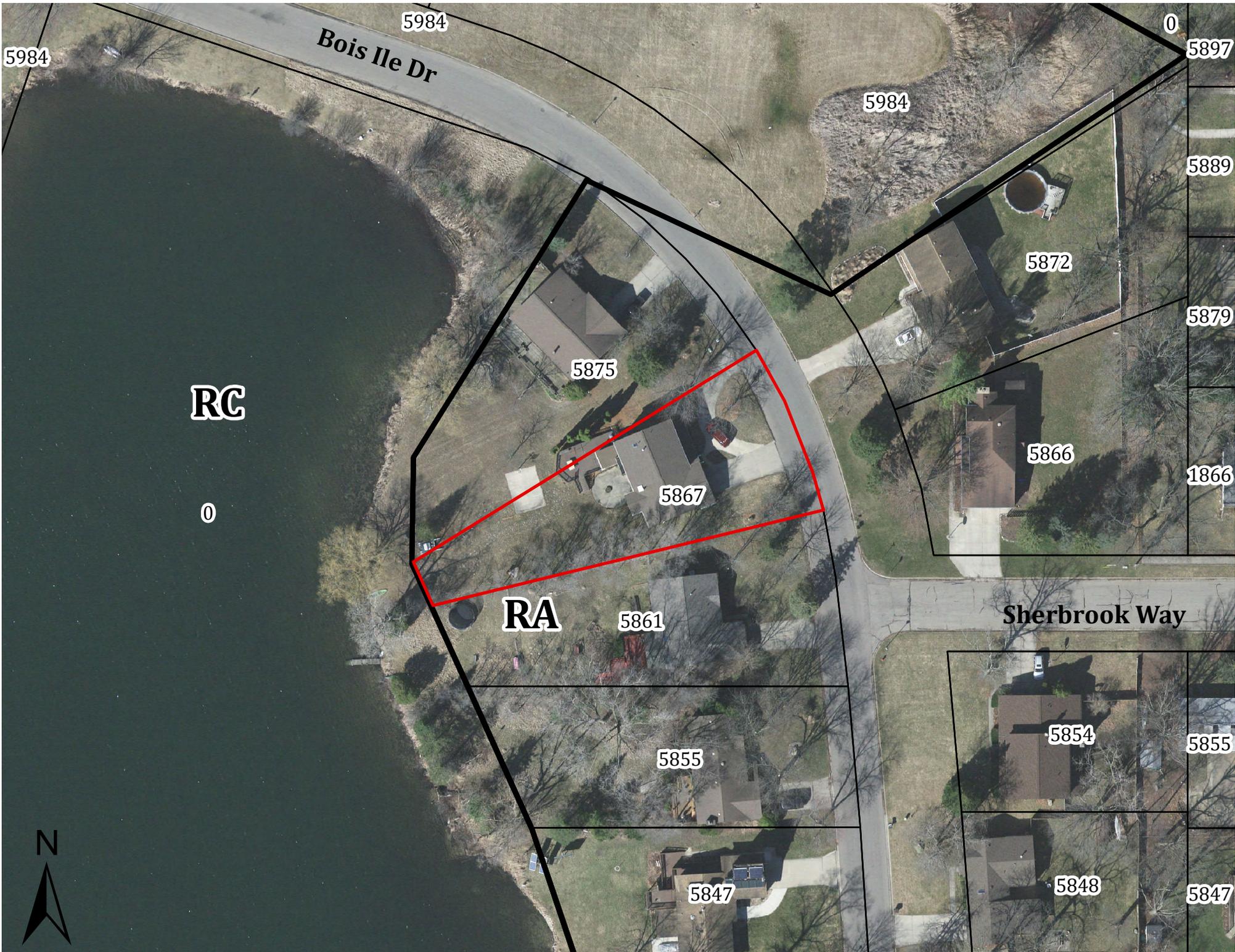












5984

5984

Bois Ile Dr

0

5897

5984

5889

5872

5879

5875

RC

0

5867

5866

1866

RA

5861

Sherbrook Way

5855

5854

5855

5847

5848

5847

N





**To:** Zoning Board of Appeals  
**From:** Keith Chapman, Associate Planner  
**Date:** March 14, 2024  
**Re:** ZBA Case No. 24-03 (2120 Saginaw Hwy.)

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**ZBA CASE NO.:** 24-03 (2120 Saginaw Hwy.), 2120 Saginaw, LLC, 927 E. Grand River Ave. Ste. 11, East Lansing, MI 48823  
**DESCRIPTION:** 2120 Saginaw Highway  
**TAX PARCEL:** 04-201-005  
**ZONING DISTRICT:** C-2 (Commercial)

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

- Section 86-755, Schedule of Parking Requirements for Parking Space.

2120 Saginaw, LLC, the applicant, has requested a variance to construct a 945 square foot patio addition to the existing bowling alley located at 2120 Saginaw Highway. The submitted site plan shows an existing 22,010 square foot building with a proposed patio on the southside of the building. Assessing records indicate that the building was constructed in 1960. The approximate 3.1-acre site is zoned C-2 (Commercial). In 2012 (ZBA #12-06-27-3), there were variances granted for wall signage, impervious surface coverage, and a freezer addition.

The proposed patio will eliminate five of the required parking spaces for the site. Parking calculations are based on the use of the building, which contains both a bowling alley and a restaurant and bar. Section 86-755, the schedule of requirements for parking spaces, states that bowling alleys requires five spaces per each alley for a total of 120 parking spaces. In addition, the restaurant and bar requires one space for every 75 square feet of usable floor area plus one space for every four seats for a total of 58 parking spaces required. The total number of parking spaces required is 178. The applicant is requesting a variance of five parking spaces for the patio addition.

#### **Attachments**

1. Application materials
2. Site location map

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING DIVISION  
5151 MARSH ROAD, OKEMOS, MI 48864  
(517) 853-4560**

**VARIANCE APPLICATION**

A. Applicant \_\_\_\_\_  
 Address of Applicant \_\_\_\_\_  
 \_\_\_\_\_  
 Telephone (Work) \_\_\_\_\_ Telephone (Home) \_\_\_\_\_  
 Fax \_\_\_\_\_ Email address: \_\_\_\_\_  
 Interest in property (circle one):      Owner      Tenant      Option      Other

B. Site address/location \_\_\_\_\_  
 Zoning district \_\_\_\_\_ Parcel number \_\_\_\_\_

C. Nature of request (Please check all that apply):  
 Request for variance(s)  
 Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances  
 Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) \_\_\_\_\_

<p>D.    <u>Required Supporting Material</u></p> <ul style="list-style-type: none"> <li>-Property survey</li> <li>-Legal description</li> <li>-Proof of property ownership or approval letter from owner</li> <li>-Site plan to scale</li> <li>-Written statement, which demonstrates how all the review criteria will be met (See next page)</li> </ul>	<p><u>Supporting Material if Applicable</u></p> <ul style="list-style-type: none"> <li>-Architectural sketches</li> <li>-Other</li> </ul>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------

\_\_\_\_\_  
 Signature of Applicant       \_\_\_\_\_        
 Print Name      xxxxxxxx 2-13-24

Fee: \_\_\_\_\_ Received by/Date: \_\_\_\_\_

*I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)*

\_\_\_\_\_  
 Signature of Applicant(s)       \_\_\_\_\_        
 Date      xxxxxxxx 2-13-24

\_\_\_\_\_  
 Signature of Applicant(s)      \_\_\_\_\_  
 Date

## **VARIANCE APPLICATION SUPPLEMENT**

### **A variance will be granted, if the following Review Criteria are met:**

1. 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.
2. 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.
3. 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.
4. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
5. Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

### **Effect of Variance Approval:**

1. Granting a variance shall authorize only the purpose for which it was granted.
2. The effective date of a variance shall be the date of the Zoning Board of Appeals approves such variance.
3. A building permit must be applied for within 24 months of the date of the approval of the variance, and a Certificate of occupancy must be issued within 18 months of the date the building permit was issued, otherwise the variance shall be null and void.

### **Reapplication:**

1. 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 (1) year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions found by the Zoning Board of Appeals to be sufficient to justify consideration.

## Variance Application Supplement

2120 E. Saginaw St., East Lansing, MI 48823

Pins & Pints (formerly City Limits East)

Members of the Zoning Board of Appeals –

Thank you for your consideration of our request. Below we have provided both bullet points as well as a general narrative in an effort to best describe what exactly we are asking for, and of course, why you should grant us this variance. Additionally, we have attached several pictures, along with the site plan, etc., to help visualize some of the statements we are making.

Variance Requested: Our SUP requires 178 parking spots on site based on our use, building size, and seating arrangement, and that is currently the number of parking spots we have. We are proposing to construct a patio on the south (front) side of our building. In doing so, 5 of the existing spots will be eliminated, therefore, we are requesting a variance for the total number of parking spots provided.

Ultimately, the question is, if approved, and some existing parking spots are eliminated, will there be enough parking at our busiest times? We believe the answer is yes. Below are some important aspects to consider when making your decision.

- An example of a peak time is our largest league night, Thursdays. 72 people are signed up for this league. If all 72 people show up, in addition to 60 people occupying our bar stools, and booths/tables in the restaurant, plus a staff of 16 that would typically be scheduled on a busy night, we would still have 30 open parking spots.  
**\*\*NOTE\*\* These numbers are based on every single person driving their own vehicle; which would be very unusual.**
- Open bowling on the weekend is busy as well. We've attached interior pictures and corresponding pictures at the same time of the parking lot to illustrate the parking situation on a night like this.
- Our maximum need for parking, even on the busiest night, would be temporary. Open bowling and leagues typically take place in 1-to-2-hour increments, therefore, many times throughout the day/night, the total number of open spots could be much more than 30. This is especially true during open bowling since families and other groups often have 1 vehicle for multiple people.
- Adequate parking is, and will remain, accessible near all 3 entrances/exits. Our 178 total spots are evenly disbursed at our 3 entrances/exits, with ~50-60 spots near the south, west, and east entrances.
- A patio addition (covered or uncovered) would not constitute an expansion of the Gross Floor Area, as defined in the code and no additional ground coverage is being created since the current space where the patio will be located is concrete already, and the proposed patio will be concrete as well.
- Since we purchased the property, we have made some changes to the seating arrangement in the restaurant. More specifically, we removed 5 booths. Coincidentally, the removal of 5 booths would constitute 5 less spots being required based on the way the code calculates parking needs.

Thank you again for your consideration. Please see the additional information provided within.

### Additional considerations specific to “Review Criteria”

1. Unique circumstances with our property exist due to the fact that we are the only bowling alley located in the Meridian Township/City of East Lansing.
  - a. Since we are the only bowling alley, it can be beneficial to consider the conditions that exist at the nearest comparable, Spare Time in Lansing.
    - Most notably, their **building size is double** the size of ours and they have **6 more lanes**, yet they have **8 less parking spots** than us.
2. Strict interpretation of this provision would unnecessarily prevent us from utilizing our site to its maximum potential. While the colder months are busy, bowling alleys struggle during the summer since bowling is an indoor sport. Successful bowling alleys have increasingly turned to other revenue streams to survive. Investment in their restaurants, specifically outdoor spaces, provides much needed revenue during the off-peak times of year.
3. Granting this variance would be a minimal action that could be taken in order to carry out the spirit of the C-2 zoning. As you know, the C-2 zoning is meant to have a wide variety of businesses and commercial buildings. Within this zone, restaurants with outdoor seating are a “use permitted by right”. Our hope is to be able to maximize the potential of our restaurant by taking advantage of this right.
4. Granting this variance will not adversely affect adjacent or nearby properties. In fact, we believe an outdoor space for the rental homes to the east and the apartments across the street will make those properties more desirable. Similarly, we think members of the church to the west will enjoy having a nice patio to go to in the summer after church.
5. As stated above, restaurants with outdoor seating are allowed by right in C-2, therefore, an approval would be consistent with the intent of this chapter. Furthermore, reinvestment in this and other properties along this corridor is seen as a sign of stability and will continue to entice others to invest in the area.

Beyond the technical aspects of the variance approval we’ve covered above, we hope that you will also keep in mind how our property fits into the larger picture in this area. As the M-78 corridor continues to see an increase in residential and commercial development, it is important to provide diverse options for dining and entertainment. We believe our site is an integral part of this growth. Being one of the only sit-down dining establishments in this stretch of the highway, we feel it is necessary to continue to explore ways to attract more people to not only our site, but the corridor as a whole. In order to do so, frankly, it’s not enough to just be a bowling alley anymore. Customers want more. Since Covid, outdoor spaces have become an essential part of attracting and retaining customers. Whether it’s the new tenants set to move in across the street, church goes next door, the neighborhoods around the corner, or the groups of pickle ball players hoping to grab a drink after they play on the nearby courts, our site is uniquely positioned to serve a large variety of families and individuals.

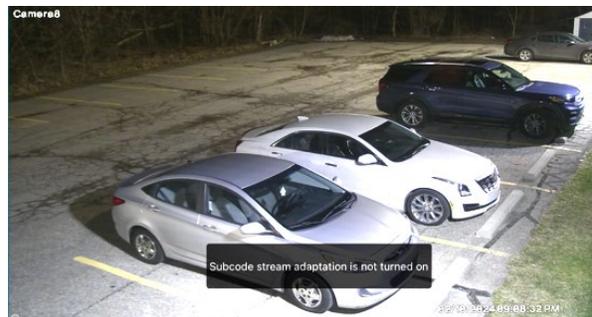
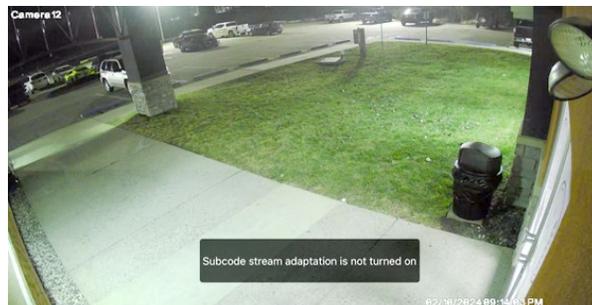
Lastly, we think it’s worth noting that since it’s completion, New Hope Church (located immediately to the west) has utilized our parking lot for overflow parking during peak hours (Sunday mornings). In fact, members of the church have created a walking path between the two properties, allowing for easy access to both.

While we do not anticipate any need to utilize the church parking lot, it is important to mention that should the circumstances arise, we have discussed utilizing their parking lot for overflow parking. While extremely unlikely, if this were to happen, it would almost certainly be during an off-peak time for the church.

## Variance Application Supplement

2120 E. Saginaw St., East Lansing, MI 48823  
Pins & Pints (formerly City Limits East)

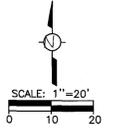
Below are screenshots from some of our security cameras. Each is time/date stamped (all pictures are taken between 9-10pm on Saturday, February 10<sup>th</sup>, 2024), but what's most important to note is the number of people inside, both on the lanes and in the restaurant, and how that corresponds with the number of empty parking spaces in the parking lot. As you can see, this is a very busy night; the restaurant is packed and all the lanes are occupied, however, we still have a large amount of available parking. Many of the open spots are on the west side, but there are several others on the east and south side as well.



NORTH 1/4 CORNER  
SECTION 4, T4N, R1W  
MERIDIAN TOWNSHIP  
INGHAM COUNTY  
MICHIGAN

PROPERTY INFORMATION:  
TAX NUMBER 33-02-04-201-005  
ADDRESS: 2120 EAST M-78  
EAST LANSING, MICHIGAN  
CURRENT ZONING: C-2 (AS IS ADJOINING PROPERTY TO WEST).  
PROPERTIES ADJOINING ON NORTH & EAST  
SIDES ARE ZONED RR.  
AREA: ±3.1 ACRES

Legal Description - (As provided)  
Land located in the Township of Meridian, County of Ingham,  
State of Michigan, described as follows:  
Part of the South 10 acres of the Northwest 1/4 of the  
Northeast 1/4 of Section 4, Town 4 North, Range 1 West,  
Meridian Township, Ingham County, Michigan, described as:  
Beginning at the intersection of the centerline of Towner  
Road and the Northerly right-of-way line of Highway M-78,  
which point is 1304 feet South and 1112 feet East of the  
North 1/4 Corner of said Section 4, thence on a bearing of  
North 57 degrees 27 minutes 56 seconds East along said  
Northerly right-of-way line of M-78, 315.4 feet; thence  
North 161.2 feet; thence West 492 feet; thence South 340  
feet to the centerline of Towner Road; thence East along  
said centerline 230 feet to the Point of Beginning.  
Note: The property description is as furnished by client.  
Subject to any part taken, used or deeded for street, road,  
or highway purposes.



1304.0'  
SOUTH

340.00'  
SOUTH

161.20'  
NORTH

WEST

EAST

1112.0'

EAST

230.0'

P.O.B.

FORMER TOWNER ROAD

NEW 12'X16' CONCRETE PAD FOR DUMPSTER.  
DUMPSTER WILL BE ENCLOSED BY A 6'  
HIGH WOODEN FENCE WITH GATE.  
(SEE ELEVATION DETAIL)

492.00'

EDGE OF EXISTING ASPHALT

EDGE OF EXISTING ASPHALT

EDGE OF EXISTING ASPHALT

EXISTING BUILDING  
22,010 SFT  
SINGLE STORY, BRICK  
& ALUMINUM SIDING

NEW 6'X12' CONCRETE PAD IN FRONT OF NEW  
DOUBLE DOORS, WHICH WILL REPLACE THE EXISTING  
SINGLE DOOR.

NEW 4'X4' CONCRETE PAD IN FRONT OF EXISTING  
SINGLE DOOR.

EXISTING SHED &  
LANDSCAPE BEDS  
ON EAST SIDE OF  
BUILDING WILL BE  
REMOVED.

BUILDING ADDITION

DECORATIVE  
COLUMN  
(SEE ARCHITECT  
PLANS)

LEGEND:  
EXISTING CONCRETE

33' FORMER RIGHT-OF-WAY  
FOR TOWNER ROAD  
NOW VACATED

NEWLY PERVIOUS AREA:  
EXISTING GRAVEL  
ENTRANCE TO BE CLOSED  
PLACE TOPSOIL, SEED & MULCH.

PARKING CALCULATION  
BOWLING ALLEY:  
5 SPACES FOR EACH ALLEY = 5 SPACES X 24 LANES = 120 SPACES

RESTAURANT & BAR:  
1 SPACE FOR EVERY 75 SFT USABLE FLOOR AREA:  
(1683 SFT RESTAURANT + 435 SFT BAR = 2118 SFT)/75 SFT = 28 SPACES  
PLUS 1 SPACE FOR EVERY 4 SEATS  
(104 SEATS IN RESTAURANT + 15 SEATS IN BAR = 119 SEATS)/4 = 30 SPACES  
28 SPACES+30 SPACES = 58 SPACES

TOTAL = 178 SPACES REQUIRED  
TOTAL NUMBER OF SPACES SHOWN IS 178, WITH 6 BEING  
THE WIDER HANDICAP SPACES AND 1 BEING A VAN SPACE.

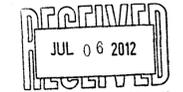
SIGN NOTES:  
EXISTING FREE STANDING SIGN OUT AT M-78 WILL REMAIN & WILL NOT  
BE CHANGED AT THIS TIME. NO OTHER SIGNS ARE PROPOSED AT THIS TIME.

PARKING NOTES:  
EXISTING PARKING LINES ARE EITHER VERY FAINT OR NON-EXISTING.  
LINES SHOWN ARE CONCEPTUAL & ARE ONLY BEING SHOWN FOR SITE PLAN  
PARKING COUNT PURPOSES.  
SPACES SHOWN ARE 9'X20' WITH 24' MINIMUM WIDTH FOR MANUEVERING  
AISLE MAINTAINED.

PROPOSED PAVEMENT TREATMENT:  
AREAS OF EXISTING ASPHALT PAVEMENT THAT ARE BROKEN-UP WILL BE  
MILLED. ALL POTHOLES SHALL BE REPAIRED & FILLED-IN ALONG WITH ANY  
CRACKS. ENTIRE PARKING LOT SHALL BE SEAL COATED WITH NEW PARKING  
STRIPING AS SHOWN ON THIS PLAN.

TOTAL SITE = 3.1 ACRES  
IMPERVIOUS AREA = 2.25 ACRES  
2.25ACRES/3.1 ACRES = 73% IMPERVIOUS AREA  
(SEE SHEET 3)

APPROVED  
Date: 7/13/12 By: M. Kesselbach  
Final



REVISION #1: JULY 5, 2012  
PLAN DATE: JUNE 1, 2012

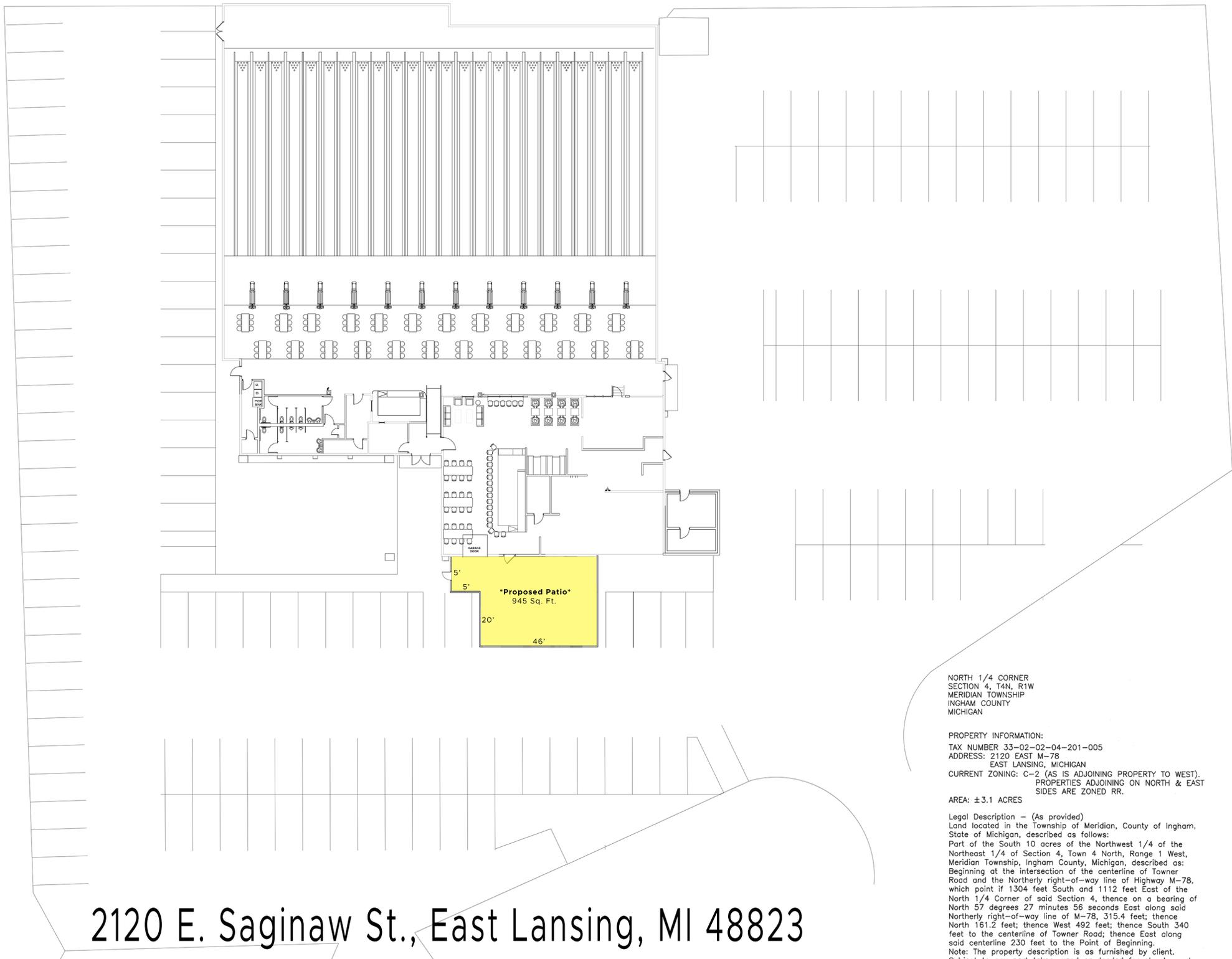
DATE:	REVISIONS:
5/21/12	CHANGES PER TOWNSHIP REVIEW LETTER DATED 5/18/12
6/1/12	CHANGES PER TOWNSHIP REVIEW LETTERS DATED 5/18/12 & 5/23/12
7/5/12	CHANGES PER TOWNSHIP REVIEW LETTER DATED 6/8/12

**ENGER SURVEYING & ENGINEERING**  
 805 N CEDAR PO BOX 87  
 MASON, MICHIGAN 48854-0087  
 517-676-6565  
 FAX 517-676-6675  
 ESE JOB#33-2606 SITE.DWG

DEVELOPER:  
TIMBERLAND DEVELOPMENT GROUP, INC.  
4205 CHARLAR, SUITE 2  
HOLT, MI 48842  
517-694-0577

SITE PLAN FOR:  
MARVELANES BOWLING ALLEY  
BUILDING ADDITION

HORIZ SCALE: 1" = 20'  
SHEET 1 OF 7



2120 E. Saginaw St., East Lansing, MI 48823

NORTH 1/4 CORNER  
SECTION 4, T4N, R1W  
MERIDIAN TOWNSHIP  
INGHAM COUNTY  
MICHIGAN

PROPERTY INFORMATION:  
TAX NUMBER 33-02-02-04-201-005  
ADDRESS: 2120 EAST M-78  
EAST LANSING, MICHIGAN  
CURRENT ZONING: C-2 (AS IS ADJOINING PROPERTY TO WEST).  
PROPERTIES ADJOINING ON NORTH & EAST  
SIDES ARE ZONED RR.  
AREA: ± 3.1 ACRES

Legal Description - (As provided)  
Land located in the Township of Meridian, County of Ingham,  
State of Michigan, described as follows:  
Part of the South 10 acres of the Northwest 1/4 of the  
Northeast 1/4 of Section 4, Town 4 North, Range 1 West,  
Meridian Township, Ingham County, Michigan, described as:  
Beginning at the intersection of the centerline of Towner  
Road and the Northerly right-of-way line of Highway M-78,  
which point is 1304 feet South and 1112 feet East of the  
North 1/4 Corner of said Section 4, thence on a bearing of  
North 57 degrees 27 minutes 56 seconds East along said  
Northerly right-of-way line of M-78, 315.4 feet; thence  
North 161.2 feet; thence West 492 feet; thence South 340  
feet to the centerline of Towner Road; thence East along  
said centerline 230 feet to the Point of Beginning.  
Note: The property description is as furnished by client.  
Subject to any part taken, used or deeded for street, road,  
or highway purposes.



RR

6482

2082

2092

2098

2116

2120

C-2

2170

Towner Rd

I

M-78

M-78

C-2\*

RR 2119

2075

2055

N