

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, May 15, 2024, 6:30 pm

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

ABSENT: NONE

STAFF: Associate Planner Chapman

1. CALL MEETING TO ORDER

Chair Mansour called the May 15th, 2024, regular meeting for the Meridian Township Zoning Board of Appeals to order at 6:30pm. Chair Mansour called the roll of the Board. All board members present.

2. APPROVAL OF THE AGENDA

Chair Mansour moved to approve the agenda for the May 15th, 2024, regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Trezise.

ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Members Bennett, Trezise, McCurtis

NAYS: None

Motion carried: 5-0

3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES

Member Trezise moved to approve the minutes from the March 20th, 2024, regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Bennett.

ROLL CALL VOTE YEAS: Members Bennett, Trezise, McCurtis

NAYS: None

ABSTAIN: Chair Mansour, Vice-Chair Koenig

Motion carried: 3-0

4. COMMUNICATIONS

NONE

5. UNFINISHED BUSINESS

NONE

6. NEW BUSINESS

A. ZBA CASE NO. 24-04 (2810 Hannah), Metro Detroit Signs, 11444 Kaltz Ave., Warren, MI 48089

LOCATION: 2810 Hannah Blvd
PARCEL ID: 20-176-006
ZONING DISTRICT: RP (Research Park)

The variance requested is to add two wall signs. One wall sign does not meet the size requirement and one wall sign does not meet the location requirement on the building facade.

Associate Planner Chapman outlined the case for discussion. He clarified that there are no records regarding the existing sign on the south façade.

Applicant William Collins provided an explanation for the request.

Member Trezise asked the Associate Planner Chapman if the addition of a second sign on the south side of the building would require an additional ordinance. Associate Planner Chapman answered that the existing sign will come down and the applicant's sign will replace it. Member Trezise also expressed his concern about the size of the proposed sign on the west side of the building, though he doesn't find it to be obtrusive in the drawings.

Chair Mansour stated that it meets criteria one because the facility is being used for a different purpose than the other buildings within the RP district, it is a unique circumstance.

Chair Mansour stated that it meets criteria two because, without appropriate signage, the business will have difficulty using the property for its permitted purpose.

Chair Mansour stated that it meets criteria three because the size of the frontage and the building justify the larger size of the signs.

Chair Mansour stated that it meets criteria four because this variance will enhance the area, making it easier to find the building

Chair Mansour stated that it meets criteria five.

Member Trezise moved to approve the ZBA Case No. 24-04 (2810 Hannah). Seconded by Member Bennett.

ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Members Bennett, Trezise, McCurtis

NAYS: None

Motion carried: 5-0

7. OTHER BUSINESS

A. Election of 2024 Officers

Member Koenig nominated Chair Mansour to continue as chair. Seconded by Member Bennett

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

NAYS: None

Motion carried: 5-0

Chair Mansour nominated Vice-chair Koenig to continue as Vice-chair. Seconded by Member Bennett

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

NAYS: None

Motion carried: 5-0

8. PUBLIC REMARKS

NONE

9. BOARD MEMBER COMMENTS

NONE

10. ADJOURNMENT

Member Bennett adjourned the March 20th, 2023 regular meeting for the Meridian Township Zoning Board of Appeals. Approved unanimously.

Meeting adjourned at 7:05 pm.