



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
October 15, 2025 6:30 pm

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. June 18, 2025 Meeting Minutes
 - B. July 16, 2025 Meeting Minutes
4. COMMUNICATIONS
5. UNFINISHED BUSINESS
6. NEW BUSINESS
 - A. **ZBA CASE NO.: 25-09 (5130 Country Drive) James & Jana Stewart, 5130 Country Drive, Okemos, MI 48864**
LOCATION: 5130 Country Drive
PARCEL ID: 13-401-001
ZONING DISTRICT: RR (Rural Residential)
The variance requested is to allow an accessory building (garage) to project into the front yard located at 5130 Country Drive.
7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

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

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING ZONING BOARD OF APPEALS 2025
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
Wednesday, June 18th, 6:30 pm

PRESENT: Chair Mansour, Vice-Chair Koenig, Member Brooks, Member Trezise, Member Benoit
ABSENT: None
STAFF: Associate Planner Chapman

1. CALL MEETING TO ORDER

Chair Mansour called the June 18th, 2025, regular meeting for the Meridian Township Zoning Board of Appeals to order at 6:30 pm. Chair Mansour called the roll of the Board.

2. APPROVAL OF THE AGENDA

Member Trzise moved to approve the agenda for the June 18th, 2025, regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Brooks.

ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Member Brooks, Member Trezise, Member Benoit

NAYS: None

Motion carried: 5-0

3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES

NONE

4. COMMUNICATIONS

- A. Ruben & Shanna Meza, 2946 Footman, RE: ZBA #25-04
- B. Ron & Lorraine Melaragni, 2940 Footman, RE: ZBA #25-04

5. UNFINISHED BUSINESS

NONE

6. NEW BUSINESS

- A. **ZBA CASE NO.: 25-04 (2952 Footman), David & Luanne Price, 2952 Footman Drive, East Lansing, MI 48823**
LOCATION: 2952 Footman Drive
PARCEL ID: 05-301-002
ZONING DISTRICT: RA (Single Family)

The variance requested is to construct a three-season room in the rear yard setback.

Associate Planner Chapman gave an overview of the application.

Matt Nelson, 2051 W. Parks, St. Johns., provided an overview for the scope of the work.

Chair Mansour stated that the request meets criteria one.

Chair Mansour stated that the request meets criteria two.

Chair Mansour stated that the request meets criteria three.

Chair Mansour stated that the request meets criteria four.

Chair Mansour stated that the request meets criteria five.

Member Brooks moved to grant the variance requested for ZBA Case No. 25-04 (2952 Footman), David & Luanne Price, 2952 Footman Drive, East Lansing, MI 48823. Seconded by Member Benoit.

ROLL CALL VOTE

**YEAS: Chair Mansour, Vice-Chair Koenig, Member Brooks, Member Benoit
NAYS: None**

Motion carried: 5-0

B. ZBA CASE NO.: 25-05 (1942 Wilder), Robert P. Filter, 1942 Wilder Court, Haslett, MI 48840

LOCATION: 1942 Wilder Court

PARCEL ID: 03-152-011

ZONING DISTRICT: RB (Single Family)

The variance requested is to construct a carport that does not meet the side yard setback.

Member Koenig asked to be excused because he is the applicant's neighbor.

Associate Planner Chapman gave an overview of the application. Clarified that the variance is for 5.5 feet.

Robert Filter, 1942 Wilder, provided an overview for the scope of the work.

Chair Mansour stated that the request meets criteria one.

Chair Mansour stated that the request meets criteria two.

Chair Mansour stated that the request meets criteria three.

Chair Mansour stated that the request meets criteria four.

Chair Mansour stated that the request meets criteria five.

Chair Mansour moved to grant the variance requested for ZBA Case No. 25-05 (1942 Wilder), Robert P. Filter, 1942 Wilder Court, Haslett, MI 48840. Seconded by Member Trezise.

ROLL CALL VOTE

**YEAS: Chair Mansour, Member Brooks, Member Benoit,
Member Hershiser**

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 June 18th, 2025 regular meeting for the Meridian Township Zoning Board of Appeals. Approved unanimously.

Meeting adjourned at 7:25 pm.

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING ZONING BOARD OF APPEALS 2025
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
Wednesday, July 16th, 6:30 pm

PRESENT: Chair Mansour, Vice-Chair Koenig, Member Brooks, Member Hershiser, Member Benoit
ABSENT: Member Trezise
STAFF: Associate Planner Chapman

1. CALL MEETING TO ORDER

Chair Mansour called the July 16th, 2025, regular meeting for the Meridian Township Zoning Board of Appeals to order at 6:34 pm. Chair Mansour called the roll of the Board. Member Trezise absent.

2. APPROVAL OF THE AGENDA

Member Hershiser moved to approve the agenda for the July 16th, 2025, regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Benoit.

ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Member Brooks, Member Hershiser, Member Benoit

NAYS: None

Motion carried: 5-0

3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES

Member Hershiser moved to approve the minutes from the May 21st, 2025, regular meeting for the Meridian Township Zoning Board of Appeals with correction. Seconded by Member Brooks.

4. COMMUNICATIONS

NONE

5. UNFINISHED BUSINESS

NONE

6. NEW BUSINESS

- A. **ZBA CASE NO.: 25-06 (3760 Hulett), Norman & Carmen Gear, 3760 Hulett Road, Okemos, MI 48864**
LOCATION: 3760 Hulett Road
PARCEL ID: 32-400-017

ZONING DISTRICT: RR (Rural Residential)

The variance requested is to construct an addition to a single-family home to be constructed within the wetland setback.

Associate Planner Chapman gave an overview of the application.

Matt Nelson, 2051 W. Parks, St. Johns., provided an overview for the scope of the work.

Norman & Carmen Gear, 3760 Hulett, discussed the need for the addition and accessibility in the home

Chair Mansour stated that the request meets criteria one.

Chair Mansour stated that the request meets criteria two.

Chair Mansour stated that the request meets criteria three.

Chair Mansour stated that the request meets criteria four.

Chair Mansour stated that the request meets criteria five.

Member Brooks moved to grant the variance requested for ZBA Case No. 25-06 (3760 Hulett), Norman & Carmen Gear, 3760 Hulett Road, Okemos, MI 48864. Seconded by Member Mansour.

ROLL CALL VOTE

**YEAS: Chair Mansour, Vice-Chair Koenig, Member Brooks, Member Benoit
NAYS: Member Hershiser**

Motion carried: 4-1

B. ZBA CASE NO.: 25-07 (Meridian Township), 5151 Marsh Road, Okemos, MI 48864

LOCATION: 2770 Bennett Road

PARCEL ID: 29-300-014

ZONING DISTRICT: RR (Rural Residential)

The variance requested is to construct a pathway that will cross the Hoskins Drain.

Associate Planner Chapman gave an overview of the application.

Caycee Hart, 5151 Marsh, provided an overview for the scope of the work.

Chair Mansour stated that the request meets criteria one.

Chair Mansour stated that the request meets criteria two.

Chair Mansour stated that the request meets criteria three.

Chair Mansour stated that the request meets criteria four.

Chair Mansour stated that the request meets criteria five.

Member Hershiser moved to grant the variance requested for ZBA Case No. 25-07 (Meridian Township), 5151 Marsh Road, Okemos, MI 48864. Seconded by Member Koenig.

ROLL CALL VOTE **YEAS: Chair Mansour, Vice-Chair Koenig, Member Brooks, Member Benoit, Member Hershiser**
NAYS: None

Motion carried: 5-0

C. ZBA CASE NO.: 25-08 (1982 Grand River), Dagher Signs & Graphics, 22476 Telegraph Rd., Southfield, MI 48033

LOCATION: 1982 Grand River Ave.

PARCEL ID: 22-101-011

ZONING DISTRICT: C-3 (Commercial)

The variance requested is to install two wall signs.

Associate Planner Chapman gave an overview of the application.

Alex, 22476 Telegraph Rd., provided an overview for the scope of the work.

Chair Mansour stated that the request meets criteria one.

Chair Mansour stated that the request meets criteria two.

Chair Mansour stated that the request meets criteria three.

Chair Mansour stated that the request meets criteria four.

Chair Mansour stated that the request meets criteria five.

Member Brooks moved to grant the variance requested for ZBA Case No. 25-08 (1982 Grand River), Dagher Signs & Graphics, 22476 Telegraph Rd., Southfield, MI 48033. Seconded by Member Koenig.

ROLL CALL VOTE **YEAS: Chair Mansour, Vice-Chair Koenig, Member Brooks, Member Benoit, Member Hershiser**
NAYS: None

Motion carried: 5-0

7. OTHER BUSINESS

NONE

8. PUBLIC REMARKS

NONE

9. BOARD MEMBER COMMENTS

Member Hershiser stated that he's happy to be serving on the Board

Member Brooks asked if there was an order for allowing the public to speak.

10. ADJOURNMENT

Chair Mansour adjourned the July 16th, 2025 regular meeting for the Meridian Township Zoning Board of Appeals. Approved unanimously.

Meeting adjourned at 8:28 pm.

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.



To: Zoning Board of Appeals
From: Keith Chapman, Associate Planner
Date: October 8, 2025
Re: ZBA Case No. 25-09 (5130 Country)

ZBA CASE NO.: 25-09 (5130 Country Drive) James & Jana Stewart, 5130 Country Drive, Okemos, MI 48864
DESCRIPTION: 5130 Country Drive
TAX PARCEL: 13-401-001
ZONING DISTRICT: RR (Rural Residential)

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

- Section 86-565(1), No accessory building shall project into any front yard.

The applicant has requested a variance to allow an accessory building (garage) to project into the front yard located at 5130 Country Drive. The approximate 20.03-acre site is zoned RR (Rural Residential).

The plot plan shows the existing 3,398 square foot single family house that was constructed in 1982 and the proposed 24' by 24' (576 square foot) accessory building. Section 86-565(1) does not allow an accessory building to project into a front yard. The zoning ordinance defines the front yard as A yard extending across the front of a lot between the side lot lines and measured between the front line of the lot and the nearest point of the main building or land use. The garage will project 103.6' feet in front of the principal structure, requiring a 103.6' foot variance.

Attachments

1. Application material
2. Site location map

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

VARIANCE APPLICATION

A. Applicant James and Jana Stewart
Address of Applicant 5130 Country Drive
Okemos MI 48864
Telephone (Work) Jim 517 285 1278 Telephone (Home) JANA 517 285 1202
Fax _____ Email address: jbstew39@gmail.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 5130 Country Dr. Okemos, MI
Zoning district _____ Parcel number 33-02-02-13-401-001

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

Zoning Ordinance section(s) Section 86-565

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)

James B. Stewart
Signature of Applicant

JAMES B. STEWART
Print Name

9/10/25
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.)

Signature of Applicant(s)

Date

Signature of Applicant(s)

Date

1. The lot in question is unique in that the street ends prior to reaching the property so the typical scenario of a street running parallel to the front door and yard of the house is difficult to apply. The principal residence faces directly due West and does not face to the South where the cul de sac is located. The opening to our current garage, the basketball backboard and parking spaces, and the driveway approach to our home does not represent our front yard or the front of our home. The home is situated more than a football field to the east of the driveway entrance. There is also a densely wooded area between the end of Country Drive and the proposed site of the garage which makes it impossible to see any structures involving the area in question. These are the unique circumstances which we feel warrant a variance being granted.
2. We believe that strict interpretation and enforcement of the literal terms and provisions of this ordinance would result in practical difficulties. In order to build and use a detached garage in compliance with this ordinance, it would require the structure to be built either further North on the property which would require a significant extension of the driveway or further West, which could possibly be seen from Country Drive and would be positioned directly in front of our home. The proposed location could be built adjacent to the existing driveway which would not require any further driveway installation and would allow a short walk to the principal residence.
3. N/A
4. Granting this variance, will not adversely affect the adjacent land or the essential character of the properties in this vicinity because you cannot see the proposed structure or the principal residence from Country Drive. There is a long private driveway that is hidden from the roadway by the densely wooded area adjacent on the property. In addition, we have already worked closely with our builder to ensure that the appearance of the proposed garage, closely matches the structure and design of our current home so that it will be very pleasing to the eye.
5. Granting the variance will be consistent with public interest and the purposes of the intent of this chapter because we feel that this situation is unique in application and we do not believe that the intent of the municode is applicable in this instance. Our closest neighbors on either side of our residence have been supportive in our plans to construct this additional garage, even though they will not be directly affected.

NORTH

- Front Entrance to Home
- Front Door
- Front Walkway

2 Car End Loading Garage

130 yds.

Driveway

18 ft.

Proposed 2 car Garage
24 x 24

48 yds.

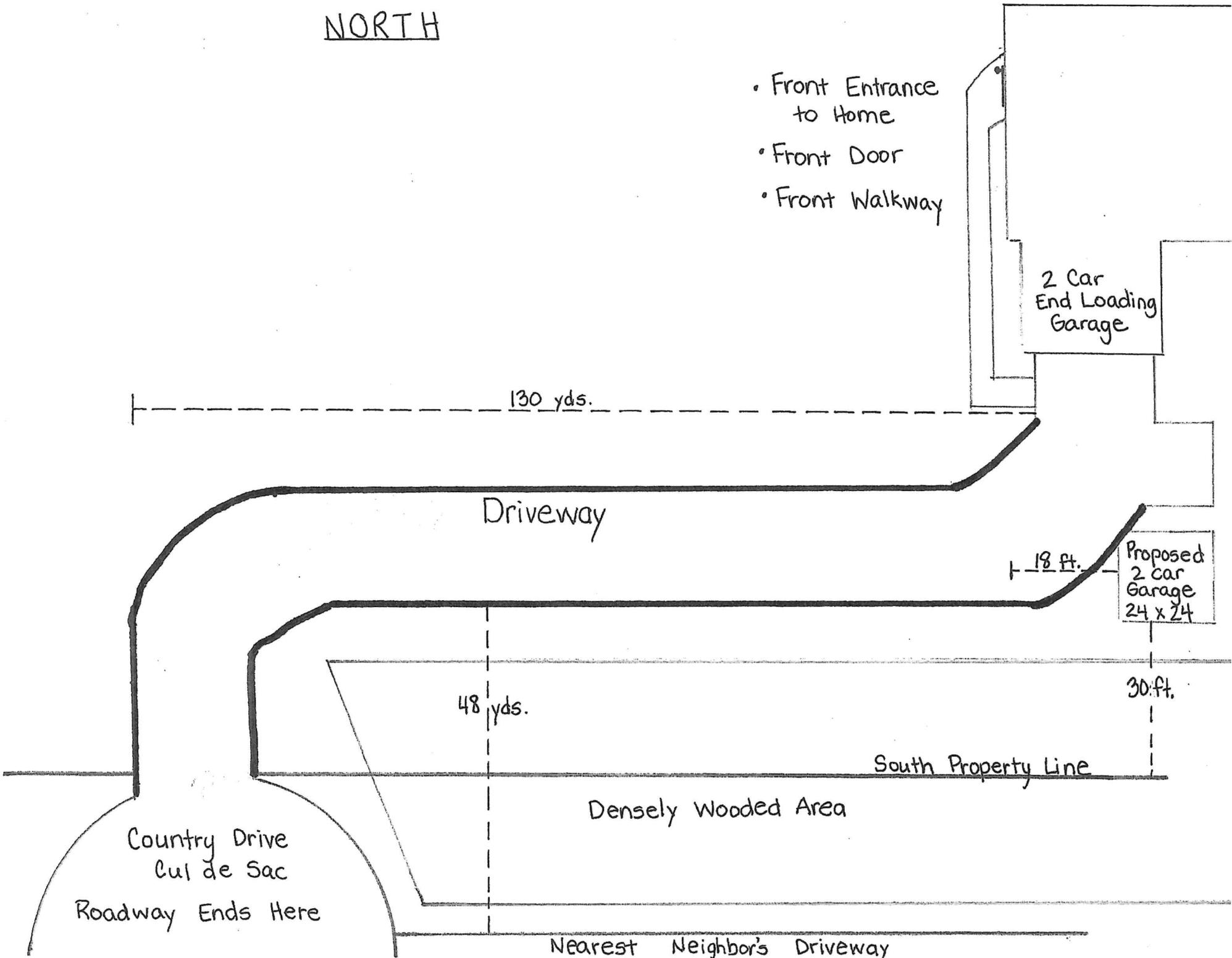
30 ft.

South Property Line

Densely Wooded Area

Country Drive
Cul de Sac
Roadway Ends Here

Nearest Neighbor's Driveway



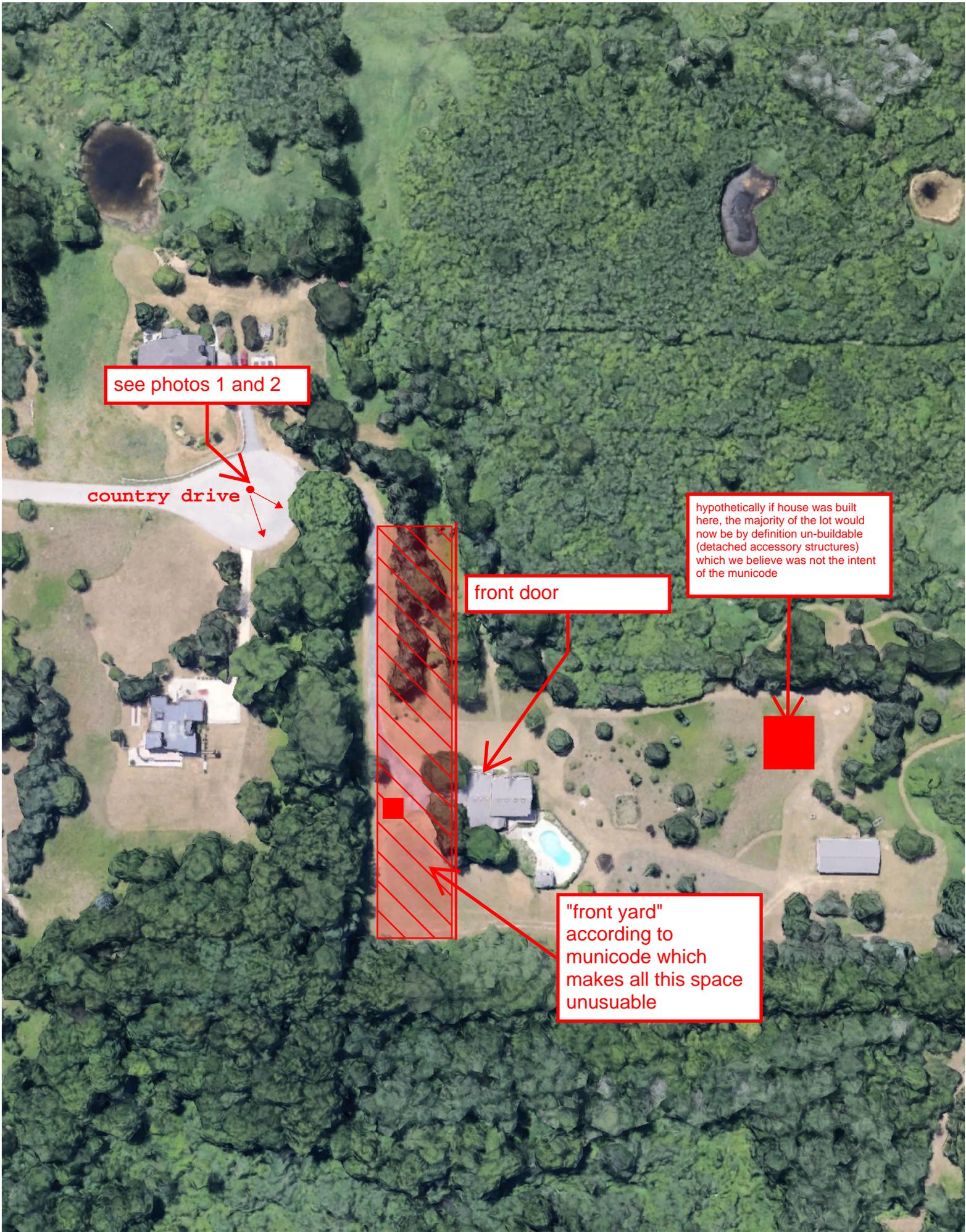
see photos 1 and 2

country drive

front door

hypothetically if house was built here, the majority of the lot would now be by definition un-buildable (detached accessory structures) which we believe was not the intent of the municode

"front yard" according to municode which makes all this space unusable





Saturday
10:36 AM

All Photos



HDR

From Jim >



view from red dot on
first page

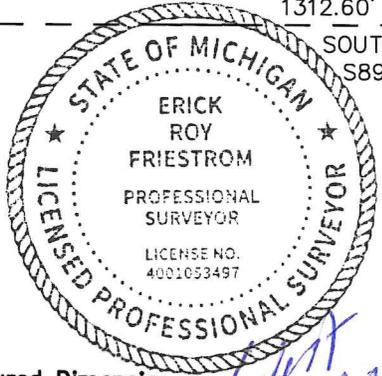
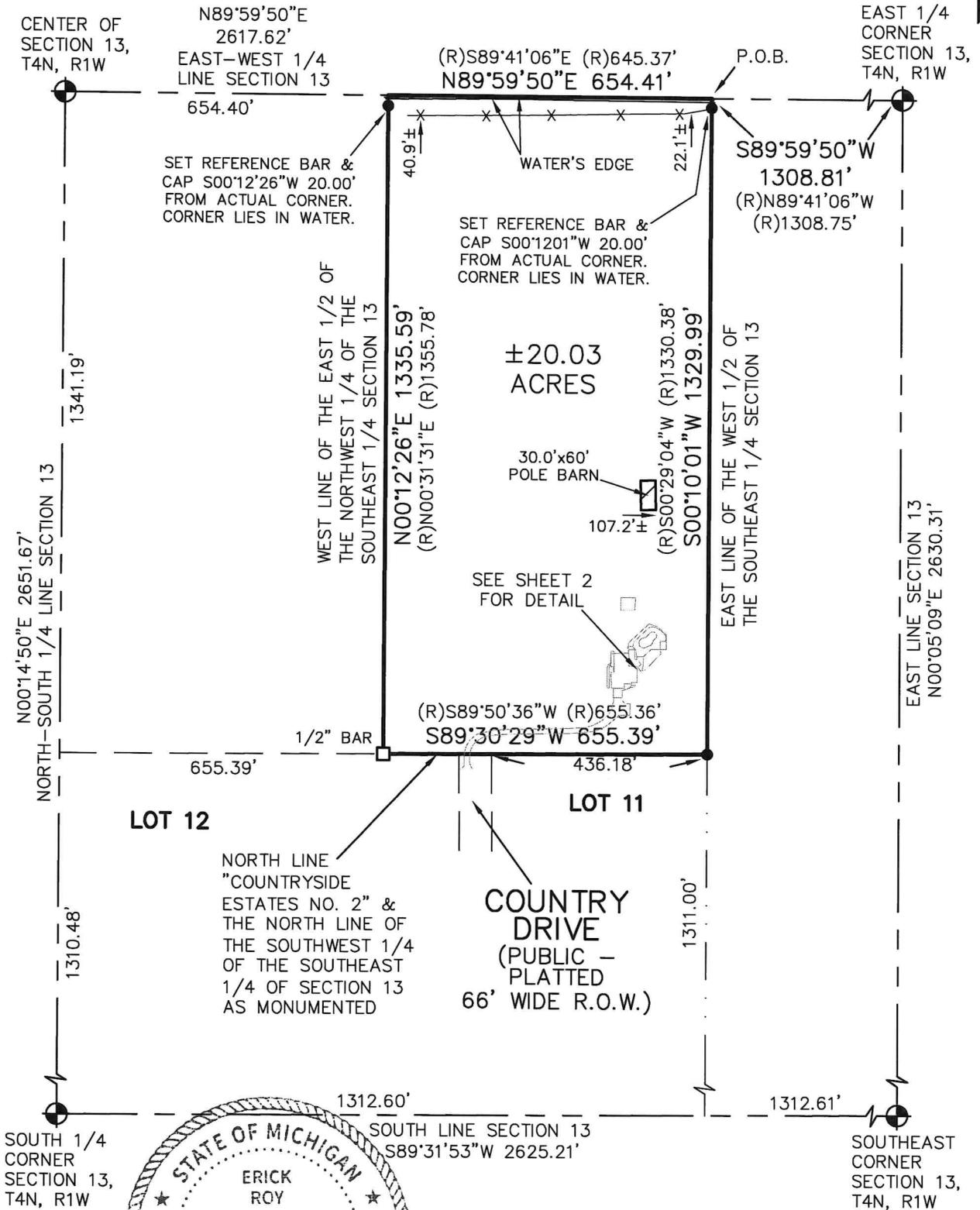




view from red dot on
first page

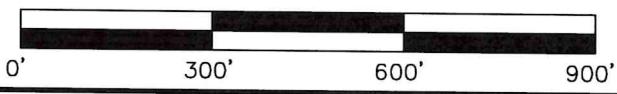
CERTIFIED BOUNDARY SURVEY

FOR: **MK BUILDERS**



- NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN
 2. ALL DIMENSIONS ARE AS MEASURED UNLESS NOTED OTHERWISE
 3. SEE SHEET 2 FOR IMPROVEMENTS DETAILS

SCALE 1" = 300'



LEGEND

- (M) = Measured Dimension
- (R) = Recorded Dimension
- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- = Survey Boundary Line
- = Distance Not to Scale
- x— = Fence
- 0.0'± = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.
All Improvements Not Shown.

KEBS, INC. 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

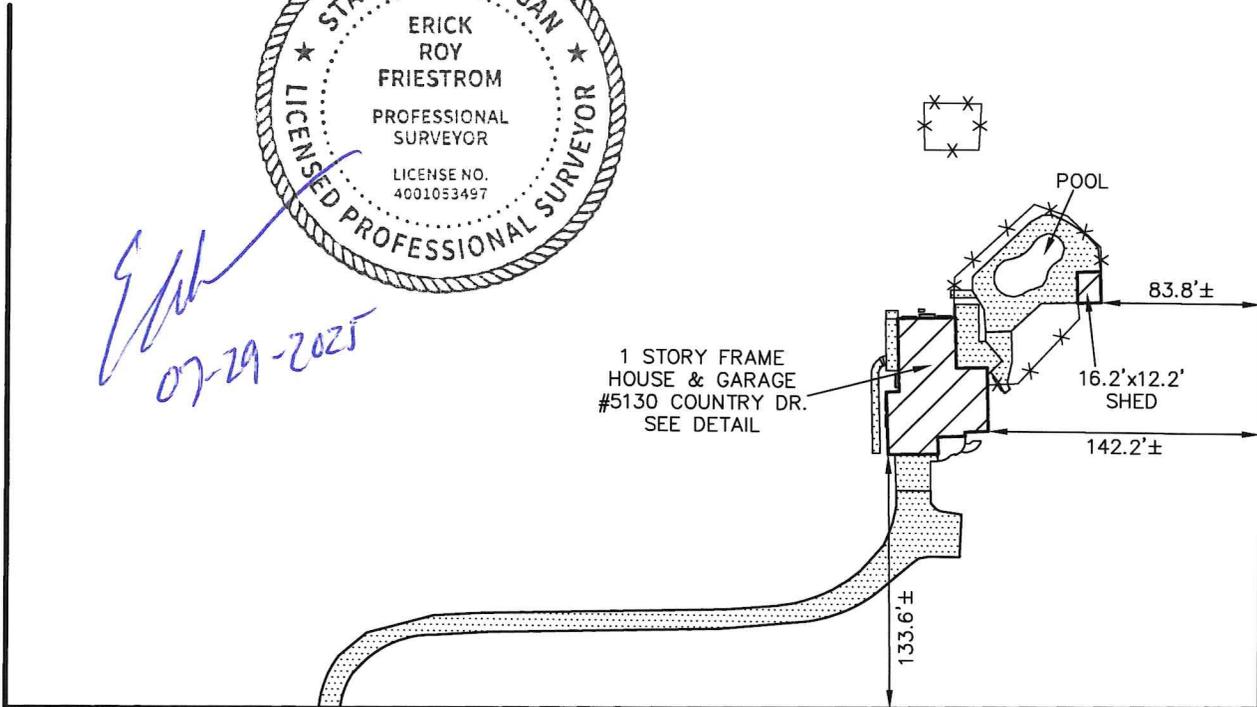
DRAWN BY AN	SECTION 13, T4N, R1W
FIELD WORK BY HS	JOB NUMBER:
SHEET 1 OF 3	104377.BND

CERTIFIED BOUNDARY SURVEY DETAIL OF IMPROVEMENTS

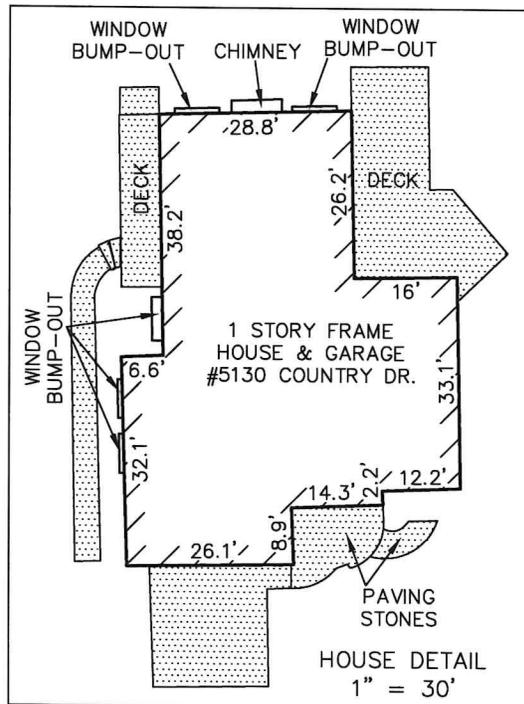
FOR: MK BUILDERS



E. Friestrom
07-29-2025



COUNTRY DRIVE
(PUBLIC - PLATTED 66' WIDE R.O.W.)



- NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN
2. SEE SHEET 1 FOR BOUNDARY DETAILS

SCALE 1" = 100'



LEGEND

- = Asphalt, Concrete, Deck, Paving Stones
- = Survey Boundary Line
- = Distance Not to Scale
- = Fence
- = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.



KEBS, INC. 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 13, T4N, R1W
FIELD WORK BY HS	JOB NUMBER:
SHEET 2 OF 3	104377.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, the following described parcel of land, and that we have found or set, as noted hereon, permanent markers to all corners of said parcel.

(As provided by Bryan Land Surveys Job NO. 82-B-1223):

Parcel A

A parcel of land in the Southeast 1/4 of Section 13, T4N, R1W, Meridian Township, Ingham County, Michigan; the surveyed boundary of said parcel being described by Michigan R.L.S. No. 25832 as commencing at the East 1/4 corner of said Section 13; thence N89°41'06"W along the East-West 1/4 line of said Section 13 a distance of 1308.75 feet to the point of beginning of this description; thence S00°29'04"W along the East line of the West 1/2 of said Southeast 1/4 a distance of 1330.38 feet to the South line of the Northwest 1/4 of said Southeast 1/4 according to the recorded plat of Countryside Estates No. 2 as recorded in Liber 31 of Plats, pages 49 and 50; thence S89°50'36"W along said South line 655.36 feet; thence N00°31'31"E 1335.78 feet to said East-West 1/4 line; thence S89°41'06"E along said East-West 1/4 line 654.37 feet to the point of beginning; said parcel containing 20.04 acres, more or less; said parcel subject to all easements and restrictions of record.

WITNESSES TO SECTION CORNERS:

South 1/4 corner, Section 13, T4N, R1W, Liber 10, Page 83

Found remon bar & cap #25832

Found nail & tag "KEBS" in North side of 14" Maple, East, 41.64'

Found nail & tag "KEBS" in Northwest side of 20" Maple, South, 70.98'

Set PK nail & tag in North side of 6"x6" post, N70°W, 0.85'

Set PK nail & tag in South side of 10" Maple, S60°W, 23.06'

Center of Section 13, T4N, R1W, Liber 10, Page 85

Found remon bar & cap #25832 in intersection of 2-track to the West & East, ±8' Northeast of intersection of fences to West & South

Found nail & tag #11370 in Northeast side of wood fence post, S45°W, 8.15'

Found nail & tag #11370 in top of wood fence post, S73°W, 17.42'

Found nail & tag "KEBS" in North side of wood fence post, S55°W, 11.42'

Set PK nail & tag in East side of 18" Box Elder, N63°W, 30.39'

East 1/4 corner, Section 13, T4N, R1W, Liber 10, Page 78

Found remon bar & cap in mon box in centerline of Meridian Road

Found nail & tag #18998 in North side of 50" Oak, East, 36.65'

Found nail & tag "KEBS" in West side of 26" Pine, N30°E, 71.50'

Centerline of East leg of park entrance sign, S81°W, 19.87'

Set PK nail & tag in East side of 7" Elm, N16°W, 100.63'

Southeast corner Section 13, T4N, R1W, Liber 10, Page 76

Found Remon bar & cap #25832 in monument box in centerline of Meridian Road

Found "KEBS" nail & tag in Northeast side 40" Oak, West, 93.75'

Found Southwest corner of foundation, #4996, N83°E, 148.44'

Found nail & tag in Northeast side of utility pole, S13°E, 110.75'

Found nail & tag in East side of utility pole, S16°W 112.59'

I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the professional practice of surveying.

All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the nearest National Geodetic Survey C.O.R.S. station.



Erick R. Friestrom
Professional Surveyor No. 53497

07-29-2025

Date:

	KEBS, INC. 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 13, T4N, R1W
FIELD WORK BY	HS	JOB NUMBER:
SHEET	3 OF 3	104377.BND







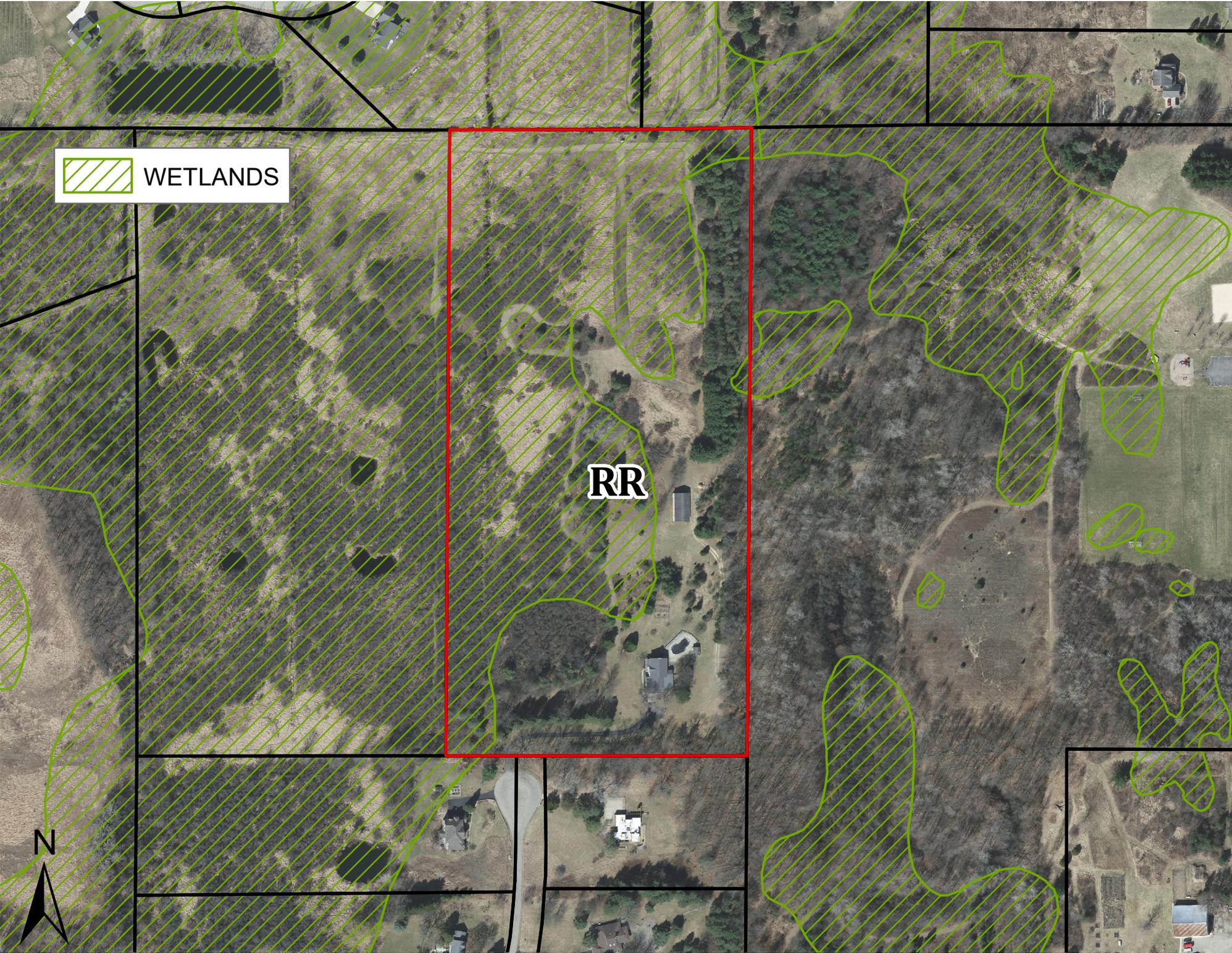












 WETLANDS

RR

