

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, JANUARY 12, 2011 6:30 PM
TOWN HALL ROOM, OPEN TO PUBLIC

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- o Wednesday, December 8, 2010

D. ELECTION OF OFFICERS

E. PUBLIC REMARKS

F. UNFINISHED BUSINESS

1. ZBA CASE NO. 10-12-08-2 DEBBIE KEYWORTH & FRANK LOFORESE, 2684 MANSFIELD DRIVE, EAST LANSING, MI 48823

DESCRIPTION:	2684 Mansfield Drive
TAX PARCEL:	17-455-003
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., which states the side yard setback is ten (10) feet.**

The applicant has installed an accessory building (carport/garage) on the side of the house and the carport/garage does not meet the required ten (10) foot side yard setback; therefore the applicant is requesting a variance.

2. ZBA CASE NO. 10-12-08-5 ARIKE & DELE DAVIES, 4383 HEARTWOOD DRIVE, OKEMOS, MI 28864

DESCRIPTION:	4383 Heartwood
TAX PARCEL:	29-278-044
ZONING DISTRICT:	RA (Single Family, Medium Density)

The applicant is requesting variances from the following sections of the Code of Ordinances:

- **Section 86-439(c)(4)a., which states yard, setback, lot size, type of dwelling unit, height, frontage requirements, and use restrictions are generally waived for the planned unit development, except as noted, provided the spirit and intent of this section, as defined in the purpose clause above, are incorporated with the total development plan. The planning commission may determine that certain setbacks be established within all or a portion of the site and shall determine the suitability of the total development plan in accordance with the purpose and performance section.**

- **Section 86-618(1), which states non-conforming single-family structures may be altered, expanded, or modernized without prior approval of the zoning board of appeals; provided, that such structural alteration or extension shall not increase the extent of the non-conformity and shall satisfy all other applicable site development regulations.**

The applicant intends to add onto a non-conforming house and the proposed addition does not meet the required side yard setback; therefore the applicant is requesting variances.

G. NEW BUSINESS

1. ZBA CASE NO. 11-01-12-1 RAY STUBBLEFIELD, 345 RIVERVIEW SUITE 200, WICHITA, KS 67203

DESCRIPTION: 5110 Times Square Drive
 TAX PARCEL: 15-400-025
 ZONING DISTRICT: CS (Commercial)

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

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

The applicant intends to remove two (2) existing wall signs and install two (2) new wall signs on the front façade (west side) of the Walmart store; therefore the applicant is requesting a variance.

2. ZBA CASE NO. 11-01-12-2 BRET STORY, 6229 E. LAKE DRIVE, HASLETT, MI 48840

DESCRIPTION: 1589 Lake Lansing Road
 TAX PARCEL: 10-228-025
 ZONING DISTRICT: C-1 (Commercial)

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

- Section 86-618(2), which states non-conforming structures, other than single-family structures, may be altered, expanded, or modernized without prior approval of the zoning board of appeals; provided, that structural alterations or extensions shall not increase the area, height, bulk, use, or extent of the structure and shall satisfy all other applicable site development regulations.

The applicant intends to add onto a non-conforming building by installing three (3) awnings on the front façade (north side) of the building; therefore the applicant is requesting a variance.

3. ZBA CASE NO. 11-01-12-3 VLAHAKIS COMPANIES, INC., 4900 MONTROSE AVENUE SUITE 100, OKEMOS, MI 48864

DESCRIPTION: 2650 Grand River Avenue
 TAX PARCEL: 17-460-018
 ZONING DISTRICT: C-2 (Commercial)

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

- **Section 86-687(3)c., which states in the case of multi-tenant structures, one (1) wall sign shall be permitted for each tenant having an individual means of public access up to a size equivalent to one (1) square foot for each one (1) lineal foot of building frontage occupied.**

The applicant intends to install an additional wall sign on a multi-tenant building, on a side where there is no means of public access; therefore the applicant is requesting a variance.

- ☞ **Variance requests may be subject to change or alteration upon review of request during preparation of the staff memorandum. Therefore, Sections of the Code of Ordinances are subject to change. Changes will be noted during public hearing meeting.**

H. OTHER BUSINESS

- **RESOLUTION FOR MEMBER STEVE STIER**

I. PUBLIC REMARKS

J. BOARD MEMBER COMMENTS

- **ZBA TRAINING DISCUSSION**

K. ADJOURNMENT

L. POST SCRIPT –LYNN OCHBERG

Information regarding the request may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 am and 5:00 pm, Monday through Friday. Comments may be made in writing addressed to the Zoning Board of Appeals at 5151 Marsh Road, Okemos, MI 48864 or may be made at the hearing.

MARY M.G. HELMBRECHT, CMC
TOWNSHIP CLERK

ZONING BOARD OF APPEALS PUBLIC HEARING PROCEDURE

Persons wishing to address the topic of a scheduled public hearing are encouraged to present their remarks during the public hearing portion of the Zoning Board of Appeals meeting. **If you do intend to speak before the Zoning Board of Appeals please sign in at the door.** During a public hearing, the following order shall be used:

1. Township Staff Review
2. Comments by the applicant or applicant's designee(s)
3. Comments by owners of property located within a 300-foot radius of the property under consideration
4. Comments by other persons
5. Applicant rebuttal
6. ZBA members discuss the case. If necessary, the applicant may be asked to respond to questions from the ZBA members
7. Action by the ZBA

Persons wishing to appeal a decision of the Zoning Board of Appeals shall do so in accordance with Michigan Court Rules of Appeals to Circuit Court MCR 7.101.