



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
May 22, 2019 6:30 pm

1. CALL MEETING TO ORDER*
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. Wednesday, May 8, 2019
4. COMMUNICATIONS
 - A. Shannon Beckman RE: ZBA #19-05-22-3
 - B. James Harding RE: ZBA #19-05-22-3
5. UNFINISHED BUSINESS
6. NEW BUSINESS

A. ZBA CASE NO. 19-05-22-1 (Power Home Solar), 919 N. Main Street, Mooresville, NC, 28115

LOCATION: 2000 Lake Lansing Road
PARCEL ID: 04-400-008
ZONING DISTRICT: RA (Single Family-Medium Density)

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

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

The variance request is to install an accessory structure that would project 49 feet into the front yard at 2000 Lake Lansing Road.

B. ZBA CASE NO. 19-05-22-3 (Timmer), 242 Abbott Woods Drive, East Lansing, MI, 48823

DESCRIPTION: 4990 Country Drive
TAX PARCEL: 24-202-001
ZONING DISTRICT: RR (Rural Residential)

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

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

The variance request is to construct an accessory building that would project 242 feet into the front yard at 4990 Country Drive.

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: Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



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C. ZBA CASE NO. 19-05-22-2 (Delta Dental), 4100 Okemos Road, Okemos, MI, 48864

DESCRIPTION: 4100 Okemos Road
TAX PARCEL: 28-400-009, 28-400-011, and 28-400-012
ZONING DISTRICT: PO (Professional and Office)

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

- 86-686(3)(a), Freestanding signs. One freestanding sign shall be permitted and shall be located in the front yard with the leading edge at least 10 feet back of the street right-of-way line.
- Section 86-686(3)(b), Freestanding signs. The surface display area of the freestanding sign conveying the business carried on the premises shall not exceed 25 square feet per side. An additional three square feet of surface display area of the freestanding sign shall be set aside to accommodate the street number of the structure.
- Section 86-471(b)(1), all structures and grading activities shall be setback from the edge of a water feature as follows: Wetlands regulated by the Township, the state, or by federal law equal to or greater than two acres in area; 40 feet.
- Section 86-471(c)(1), to minimize erosion, stabilize streambanks and wetland edges, protect water quality, and preserve fish and wildlife habitat, a natural vegetation strip shall be maintained from the edge of a water feature as follows: Wetlands regulated by the Township, the state, or by federal law; 20 feet.
- Section 86-471(b)(4), all structures and grading activities shall be setback from the edge of a water feature as follows: open county drains or creeks; 50 feet, as measured from the top of the bank on the side of the drain where the structure is to be located or grading activity is to occur.
- Section 86-471(c)(3), to minimize erosion, stabilize streambanks and wetland edges, protect water quality, and preserve fish and wildlife habitat, a natural vegetation strip shall be maintained from the edge of a water feature as follows: open county drains or creeks; 25 feet, as measured from the top of the abutting bank.

The variance requests are to install five freestanding signs and to construct an approximately 4,300 square foot deck in the wetland setback, the drain setback, and the associated natural vegetation strips at 4100 Okemos Road.

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7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT
11. POSTSCRIPT – Ken Lane

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