

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, February 26, 2014 6:30 PM
TOWN HALL ROOM

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- o Wednesday February 12, 2014

D. UNFINISHED BUSINESS

1. ZBA CASE NO. 13-06-12-2 MICHAEL STEVENS/STEVENS ASSOCIATES BUILDERS, P.O. BOX 127, GRAND LEDGE, MI 48837

DESCRIPTION: 4650 Moore Street
TAX PARCLE: 21-409-003
ZONING DISTRICT: PO (Professional & Office)

The case was heard at the June 12, 2013 meeting of the Zoning Board of Appeals (ZBA) and was tabled by the ZBA until additional information was provided by the applicant. The applicant has provided new information.

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

- Section 86-471(b)(3), which states the all structures and grading activities shall be setback 50 feet from the ordinary high water mark of the Red Cedar River.
- Section 86-618(2), which states nonconforming 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.
- Section 86-755, which states for general office, three parking spaces per 1,000 square feet of gross floor area (minimum) to four parking spaces per 1,000 square feet of gross floor area (maximum) are required.

The applicant is proposing to place a structure and grade within the 50-foot setback of the ordinary high water mark of the Red Cedar River; add onto a nonconforming building; and provide an insufficient number of parking spaces at 4650 Moore Street; therefore the applicant is requesting variances.

E. NEW BUSINESS

1. ZBA CASE NO. 14-02-26-1 WILLIAM PIERCE & NANCY INMAN, 6103 E. LAKE DRIVE, HASLETT, MI 48840

DESCRIPTION: 6103 E. Lake Drive
TAX PARCEL: 02-408-013
ZONING DISTRICT: RB (Single Family-High Density)

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

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

The applicant is proposing an addition to the existing nonconforming accessory building (garage) which is located at 6103 East Lake Drive.

2. ZBA CASE NO. 14-02-26-2 BELLE TIRE, INC., 1000 ENTERPRISE DRIVE, ALLEN PARK, MI 48101

DESCRIPTION: 2045 Grand River Avenue
TAX PARCEL: 21-276-009
ZONING DISTRICT: C-2 (Commercial)

******APPLICANT HAS CANCELLED THE REQUEST UNTIL A FUTURE DATE******

3. ZBA CASE NO. 14-02-26-3 PETER B.HOLTZ, 2215 BURCHAM DRIVE, EAST LANSING, MI 48823

DESCRIPTION: 2090 Grand River Avenue
TAX PARCEL: 21-226-003
ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-618(2), which states nonconforming 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 is to proposing to remodel the front façade of the nonconforming multi-tenant building located at 2090 Grand River Avenue; therefore the applicant is requesting a variance.

F. OTHER BUSINESS

G. PUBLIC REMARKS

H. BOARD MEMBER COMMENTS

I. ADJOURNMENT

J. POST SCRIPT -PATRICIA JACKSON

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.

BRET DREYFUS
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 other persons
4. Applicant rebuttal
5. ZBA members discuss the case. If necessary, the applicant may be asked to respond to questions from the ZBA members
6. 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.

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