

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, JANUARY 27, 2016 6:30 PM
TOWN HALL ROOM**

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- o Wednesday January 13, 2016

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. ZBA CASE NO. 16-01-27-1 LUIGI G. BALDINO, 5668 OKEMOS ROAD, HASLETT, MI 48840

DESCRIPTION: 5668 Okemos Road
TAX PARCEL: 09-427-001; 09-427-002; 09-427-003; & 09-427-004
ZONING DISTRICT: C-1 (Commercial)

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

- Section 86-687(4)a., which states one freestanding sign per parcel shall be permitted, except a site with 500 feet or more of continuous frontage on one street and more than one point of access on that street may have one additional freestanding sign. If two freestanding signs are located on a site based on this provision, a minimum of 250 feet shall separate the two signs.

The applicant is requesting to install a second freestanding sign for the commercial center located at the southeast corner of Haslett Road and Okemos Road (retail multitenant building and office building). The freestanding sign is to be located at 5668 Okemos Road (office building), Haslett.

- ☛ 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.

F. OTHER BUSINESS

G. PUBLIC REMARKS

H. BOARD MEMBER COMMENTS

I. ADJOURNMENT

J. POST SCRIPT – JIM HERSHISER

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.

BRETT DREYFUS, CMMC
MERIDIAN 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

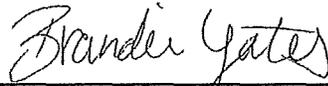
Persons wishing to appeal a decision of the Zoning Board of Appeals shall do so in accordance with Michigan Court Rules of Appeals to Circuit Court MCR 7.101.

G:\COMMUN PLNG & DEV\PLNG\ZBA\ZBA AGENDAS\2016 ZBA AGENDAS\ZBAGNDA.160127

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Zoning Board of Appeals Members

FROM: 
Brandie Yates, Internship Coordinator

DATE: December 29, 2015

RE: Tentative 2016 Post Script Schedule

After most meetings, a Zoning Board Member participates in the HOMTV post-meeting interview session known as "Post Script." The following chart shows the tentative schedule for 2016. If you know you will be absent on one or more of your assigned dates, please contact me at 853-4208.

POST SCRIPT SCHEDULE

Meeting Date	Board Member
January 13	Brian Beauchine
January 27	Jim Hershiser
February 10	Patricia Jackson
February 24	Elizabeth LeGoff
March 9	No Post Script
March 23	Carol Ohlrogge
April 13	Brian Beauchine
April 27	Jim Hershiser
May 11	No Post Script
May 25	Patricia Jackson
June 8	Elizabeth LeGoff

Meeting Date	Board Member
June 22	Carol Ohlrogge
July 13	Brian Beauchine
July 27	Jim Hershiser
August 10	Patricia Jackson
August 24	No Post Script
September 14	Elizabeth LeGoff
September 28	Carol Ohlrogge
October 12	Brian Beauchine
October 26	Jim Hershiser
November 9	Patricia Jackson
December 14	Elizabeth LeGoff

Post Script interviews will not be produced during MSU breaks as noted on the schedule.

cc: Martha Wyatt, Associate Planner

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING MINUTES ***DRAFT***
5151 MARSH ROAD, OKEMOS MI 48864-1198
517.853.4000
WEDNESDAY, January 13, 2016**

PRESENT: Members Hershiser, Jackson, LeGoff, Ohlrogge, Chair Beauchine
ABSENT: None
STAFF: Martha Wyatt, Associate Planner/Landscape Architect

A. CALL MEETING TO ORDER

Chair Beauchine called the meeting to order at 6:30 p.m.

B. APPROVAL OF AGENDA

MEMBER HERSHISER MOVED TO APPROVE THE AGENDA AS WRITTEN WITH THE NOTE 16-01-13-1 HAS BEEN RESOLVED AND WILL NOT BE HEARD THIS EVENING.

SECONDED BY MEMBER OHLROGGE.

VOICE VOTE: Motion carried unanimously.

C. CORRECTIONS, APPROVAL, & RATIFICATION OF MINUTES

Wednesday, December 9, 2015

MEMBER HERSHISER MOVED TO APPROVE THE MINUTES AS WRITTEN.

SECONDED BY MEMBER LEGOFF.

VOICE VOTE: Motion carried unanimously.

D. UNFINISHED BUSINESS

MEMBER HERSHISER MOVED TO NOMINATE OFFICERS BRIAN BEAUCHINE AS CHAIR AND CAROL OHLROGGE AS VICE CHAIR.

SECONDED BY MEMBER JACKSON.

VOICE VOTE: Motion carried unanimously.

E. NEW BUSINESS

1. ZBA CASE NO. 16-01-13-1 HAS BEEN RESOLVED AND WILL NOT BE HEARD

2. ZBA CASE NO. 16-01-13-2, GHULAM SUMBAL, 1998 JOLLY ROAD, OKEMOS, MI 48864

DESCRIPTION:	1998 Jolly Road
TAX PARCEL:	34-300-002
ZONING DISTRICT:	RA (Single-Family, Medium Density)

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

- Section 86-462, which states any one lot of record created before the effective date of this chapter without any frontage on a street shall not be occupied without access to a street provided by an easement or other right-of-way no less than 20 feet wide. No more than one lot may be served by such an access route.

The applicant is requesting a variance to allow one driveway to serve more than one residential lot at 1998 Jolly Road, Okemos.

Ms. Wyatt outlined the case for discussion.

Member Hershiser noted a written communication was received from Greg St. Claire opposing the variance.

Mr. Sumbal, 1998 Jolly Road, Okemos, applicant, stated the two dwellings were built in the 1950's with one shared driveway. When he bought the property two years ago, both dwellings were uninhabited due to drainage issues. After a large renovation, he met with Director Kieselbach to discuss how to fix the drainage issue so both dwellings could become habitable. He was in the process of adding six inch drains to both dwellings until he was instructed to cease work and not attach the drains to the dwellings. He noted water is available for both dwellings. He pointed out it is impractical to add a second driveway and is asking for a variance to use a shared driveway for both dwellings.

Member Hershiser stated the Ingham County Road Department (ICRD) helped Mr. Sumbal's case with practical difficulty when they concluded the only option was a shared driveway. He pointed out dwelling two was out of compliance and required renovations to bring it up to code. He also said granting the variance without conditions would create nonconformity of the property.

MEMBER HERSHISER MOVED TO APPROVE THE VARIANCE WITH THE CONDITION THE APPLICANT GETS A LAND DIVISION WITH ONE DWELLING ON EACH PIECE.

SECONDED BY MEMBER LEGOFF.

Member Jackson asked if the first condition was for a land division to create two separate properties and if the second condition was to approve the variance of a shared driveway.

Member Hershiser clarified there is only one condition of land division with one dwelling on each piece along with the motion to approve the variance if the condition is met.

Member Jackson asked for clarification if the rezoning created two properties on a single lot and questioned the land division requirement since the rezoning dictated it already.

Chair Beauchine clarified the rezoning will revert back to zoning district RR (Rural Residential) if the variance for the shared driveway is not approved.

Chair Beauchine asked staff to explain the lot lines needed for each property to be in compliance with the RA zoning district (Single-Family, Medium Density) without needing further variances for each dwelling.

Ms. Wyatt replied a land division is required. She indicated several factors are considered in a land division including property frontage, square footage and a depth-width ratio to comply with the RA zoning district. Since the current survey was not reliable a new survey would be required before the lot lines could be accurately drawn.

Chair Beauchine asked if the lot lines would be drawn down the middle of the property or drawn asymmetrically to meet the RA zoning district criteria.

Ms. Wyatt answered there are standards that must be met before approving a land division.

Chair Beauchine clarified the lot width is currently 200 feet wide and under RA zoning the minimum required lot width is 80 feet.

Member Ohlogge was concerned there are many variables to be addressed before a shared driveway could be discussed.

Member Jackson said the question before us is not whether there should be two properties but when the land division creates two properties can one driveway service both properties on two separate lots. She also noted if the rezoning is tentative and the land division has not yet occurred then the driveway issue does not yet exist.

Director Kieselbach explained Mr. Sumbal worked with staff through the entire process. The difficulty came from the nonconformity of having two dwellings on one property which was not allowed in RR zoning. The land division is subject to the Director's approval and could not be approved under RR zoning. The alternative was to rezone the property to RA zoning and do a land division to bring the property into compliance for frontage and lot area. Mr. Sumbal added a condition to the rezoning if the variance was not granted for a shared driveway the property would revert back to RR zoning. Mr. Sumbal understands he needs to go through a land division if he wants to use dwelling two.

Member Jackson indicated it should be assumed the land division has occurred and the land division satisfies the requirements for RA zoning.

Member Ohlrogge said it should also be assumed the land division will maintain appropriate setbacks to be compliant with RA zoning.

Director Kieselbach pointed out a land division is not based on where a dwelling sits on the property. The goal of a land division is not to make houses nonconforming. Staff will work with the homeowner to ensure proper setbacks and frontage requirements are met before a land division is approved.

Member Ohlrogge asked staff to confirm there was enough room for both properties to meet the required setbacks.

Director Kieselbach answered in the affirmative.

Chair Beauchine asked staff if a condition could be added to the motion to continue the sidewalk in front of the property.

Director Kieselbach cautioned the Zoning Board of Appeals (ZBA) about putting a condition on a variance without correlating the condition to the variance.

Mr. Sumbal promised to cooperate with the Township and donate five feet of frontage so the sidewalk could be continued and be usable year-round.

Member Ohlrogge was concerned the letter opposing the variance from Mr. St. Claire indicated dwelling two was a garage. She clarified if the objective was to make dwelling two habitable then it would be a non-issue.

Member Ohlrogge outlined the review criteria (Section 86-221) to be considered for approval. Unique circumstances exist and are not self-created. Strict interpretation and enforcement would result in practical difficulties, preventing the owner from using the property for its permitted purpose. Granting this variance is the minimum action to make use of the structure, not contrary to public interest, and will not affect the adjacent land and vicinity. Granting this variance will be consistent with the public interest.

Member Ohlrogge detailed the above review criteria specifying the two dwellings were built in 1955 with a shared driveway which was a unique circumstance and not self-created; it would be burdensome if dwelling two was not habitable without an access road; refurbishing dwelling two to a livable condition would improve adjacent properties; the issue was not

general in nature since it was uncommon in the township for two dwellings to have a shared driveway; and, the zoning will be in accordance with neighboring properties. Member Ohlrogge concluded all eight criteria were met.

Member Jackson asked if a shared driveway was allowed in the RR zoning district.

Ms. Wyatt replied under RR zoning standards two dwellings could not share one lot unless the property was greater than 50 acres.

Member Jackson asked staff to repeat the findings from the ICRD.

Ms. Wyatt answered the ICRD concluded the only option for the homeowner was a shared driveway.

Chair Beauchine restated the motion on the floor for approval.

ROLL CALL VOTE: YES: Members Hershiser, Jackson, LeGoff, Ohlrogge, Chair Beauchine
NO: None
Motion carried 5-0.

F. OTHER BUSINESS

None.

G. PUBLIC REMARKS

None.

H. BOARD MEMBER COMMENTS

Chair Beauchine mentioned on January 12 all township boards had a joint meeting to find out what the other boards were working on. He congratulated Member Jackson for all the work done by the Planning Commission on the master plan. He reiterated ZBA was still the best Board the Township has.

I. ADJOURNMENT

Chair Beauchine adjourned the meeting at 7:13 p.m.

Respectfully Submitted,

Erin M. Bierly
Recording Secretary

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.
2. These special circumstances are not self-created.
3. Strict interpretation and enforcement of the literal terms and provisions of the Ordinance would result in practical difficulties.
4. The alleged practical difficulties, which will result from a failure to grant the variance, would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.
5. Granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
7. The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.
8. Granting the variance will be generally consistent with public interest, the purposes and intent of this Zoning Ordinance.

Effect of Variance Approval:

1. Granting a variance shall authorize only the purpose for which it was granted.
2. The effective date of a variance shall be the date of the Zoning Board of Appeals approves such variance.
3. A building permit must be applied for within 24 months of the date of the approval of the variance, and a Certificate of occupancy must be issued within 18 months of the date the building permit was issued, otherwise the variance shall be null and void.

Reapplication:

1. No application for a variance, which has been denied wholly or in part by the Zoning Board of appeals, shall be resubmitted until the expiration of one (1) year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions found by the Zoning Board of Appeals to be sufficient to justify consideration.

MEMORANDUM

TO: Zoning Board of Appeals

FROM: 
Martha K. Wyatt
Associate Planner/Landscape Architect

DATE: January 22, 2016

RE: ZBA Case No. 16-01-27-1

ZBA CASE NO.: 16-01-27-1 LUIGI G. BALDINO 5668 OKEMOS ROAD, HASLETT, MI 48840

DESCRIPTION: 5669 Okemos Road

TAX PARCEL: 09-427-001; 09-427-002; 09-427-003; & 09-427-004

ZONING DISTRICT: C-1 (Commercial))

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

- Section 86-687(4)a., which states one freestanding sign per parcel shall be permitted, except a site with 500 feet or more of continuous frontage on one street and more than one point of access on that street may have one additional freestanding sign. If two freestanding signs are located on a site based on this provision, a minimum of 250 feet shall separate the two signs.

The applicant is requesting to have two freestanding signs at a commercial center that is located at the southeast corner of Haslett Road and Okemos Road. The commercial center is comprised of four parcels and includes two separate buildings: one multitenant building, approximately 16,470 square feet in size, which is addressed off Haslett Road; and a second stand-alone building approximately 8,400 square feet in size, addressed as 5668 Okemos Road. The total square footage of both buildings is approximately 24,870 square feet. Although the site is comprised of multiple parcels it is considered one commercial/shopping center that was approved under different applications. The entire development was completed in phases, going back to the 1980's when the 7-Eleven convenience store was constructed and occupied the west end of the multitenant building. Additional construction (for both buildings) occurred between 1988 and 2001. Parking, access drives/lanes, building square footage, impervious surface coverage, and landscaped areas were approved as one development.

The existing freestanding sign at the northwest corner of the site was constructed in 1990 (PB #20100) for the 7-Eleven store that had occupied the west end of the multitenant building. The sign panel is approximately 4 feet by 5 feet or 20 square feet in surface display area. The sign is approximately 20 feet in height. The 7-Eleven store closed in 2013. A new sign panel was recently installed that lists the current tenants in the multitenant building.

The building addressed as 5668 Okemos Road was constructed in 2001. Currently the building is being renovated to accommodate an out-patient surgical facility (Red Cedar Surgery Center), which will occupy the majority of the building.

One freestanding sign is permitted for a commercial center. The applicant is requesting a variance from Section 86-687(4)a., to install a second freestanding sign. The proposed sign is intended to list the business at 5668 Okemos Road and is located in the landscaped area between the sidewalk and the parking area in front of the surgical facility (west of the building). The proposed sign panel is approximately 4 feet by 5 feet or 20 square feet in surface display area. The non-illuminated sign is approximately 6 feet in height.

Per Section 86-687(4)d. the allowed surface display area for a freestanding sign is 25 square feet plus an additional 3 square feet, to be dedicated to the address. The combined total of the 2 freestanding signs is approximately 40 square feet.

Site History

- Multiple rezoning requests are associated with the site as follows: REZ #85020, REZ #87140; REZ #96010; and REZ #98110.
-
- The multitenant building was approved in 1988 under Site Plan Review #88-26.
- The 7-Eleven store was constructed in 1990 under PB #19880.
- A sign permit was issued in 1990 for the existing freestanding sign for the 7-Eleven store under PB #20100.
- The commercial building at 5668 Okemos Road was approved in 2000 under Site Plan Review #00-17.
- The commercial building at 5668 Okemos Road was constructed in 2000 under PB #00-0634.
- A daycare center was approved to occupy the building at 5668 Okemos Road under Site Plan Review #06-14.
- A variance was granted by the Zoning Board of Appeals in 2006 to allow a daycare center to be 8,400 square feet in size (the maximum allowed size was 5,000 square feet as a conditional use in C-1 zoning) under ZBA Case #06-04-12-1.
- The out-patient surgical facility was approved under Site Plan Review #15-00-17.

Attachments

1. Application
2. Site Location Map
3. Letter from Karly Peiffer, Business Office manager, Red Cedar Surgery Center
4. Sign Package
5. Aerial Photograph of Subject Site
6. Site Plan of Commercial Center (SPR #00-17)

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

VARIANCE APPLICATION

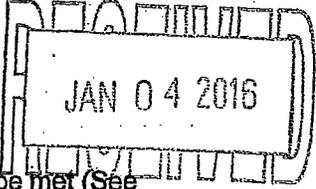
A. Applicant Luigi G. BALDINO Haslett 48840
Address of Applicant 5668 OKEMOS RD. Et. MI 48840
Telephone (Work) 517-702-2137 Telephone (Home) 517-694-2934
Fax _____ Email address: GBALDINO@BALDINO.MICHIGAN.COM
Interest in property (circle one): Owner ~~Tenant~~ Option Other

B. Site address/location 5668 OKEMOS RD Haslett MI 48840
Zoning district G1 Parcel number 33020209427002

- 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) Requesting free standing sign

- 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)



Luigi G. Baldino Luigi G. BALDINO 12-30-15
Signature of Applicant Print Name Date

Fee: 200.00 Received by/Date: Martha Wyatt 1/4/16

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.)

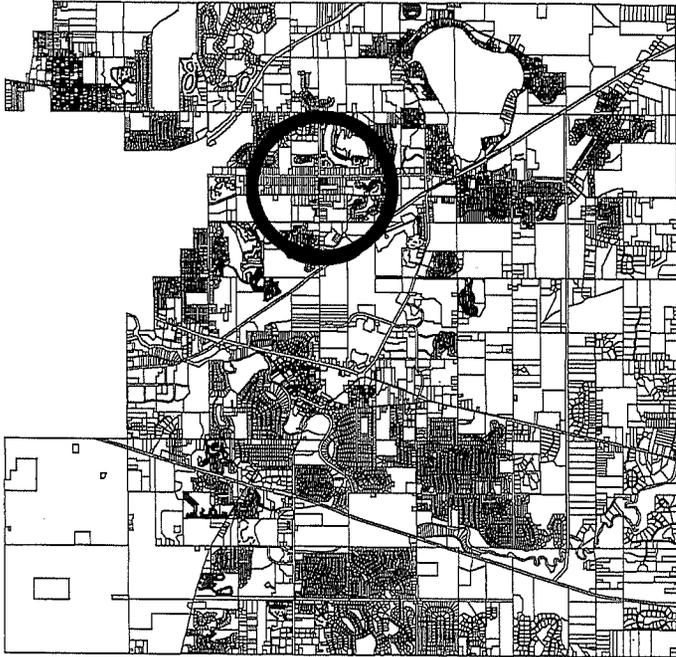
Luigi G. Baldino 12-30-15
Signature of Applicant(s) Date

Signature of Applicant(s) Date

**ZONING BOARD OF APPEALS #16-01-27-1
(LUIGI BALDINO)**

**REQUEST TO INSTALL 2ND
FREESTANDING SIGN AT
COMMERCIAL CENTER
AT 5668 OKEMOS ROAD**

CHARTER TOWNSHIP OF MERIDIAN



January 3, 2016

To: Meridian Township

RE: Variance Request for the property located at 5668 Okemos Road, Haslett.

The Tenants of the Red Cedar Surgery Center are requesting a road sign variance for the building which is located at 5668 Okemos Rd, Haslett. We feel that we have met all criteria required by the township rules and regulations. Below is our argument and benefits for this ruling to be approved.

- Our building is a separate building behind the strip mall.
- Our building also sits on a separate parcel which is located on Okemos Road behind the strip mall. The strip mall and the existing sign is located off of Haslett Road. This can be confusing for patients that would be looking for our building.
- The existing sign does not have an address listed. The Suites within the strip mall all have their own individual address's which ours is different as well.
- Patients will be confused of the location of our surgery center with our name listed on the existing sign as its location is not near our building.
- It will not affect the adjacent land as it will be minimal in size and no lighting

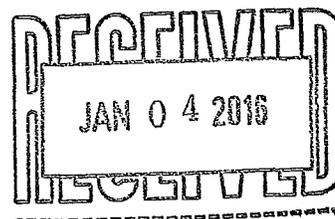
Allowing this sign to be approved will benefit in many ways including the following:

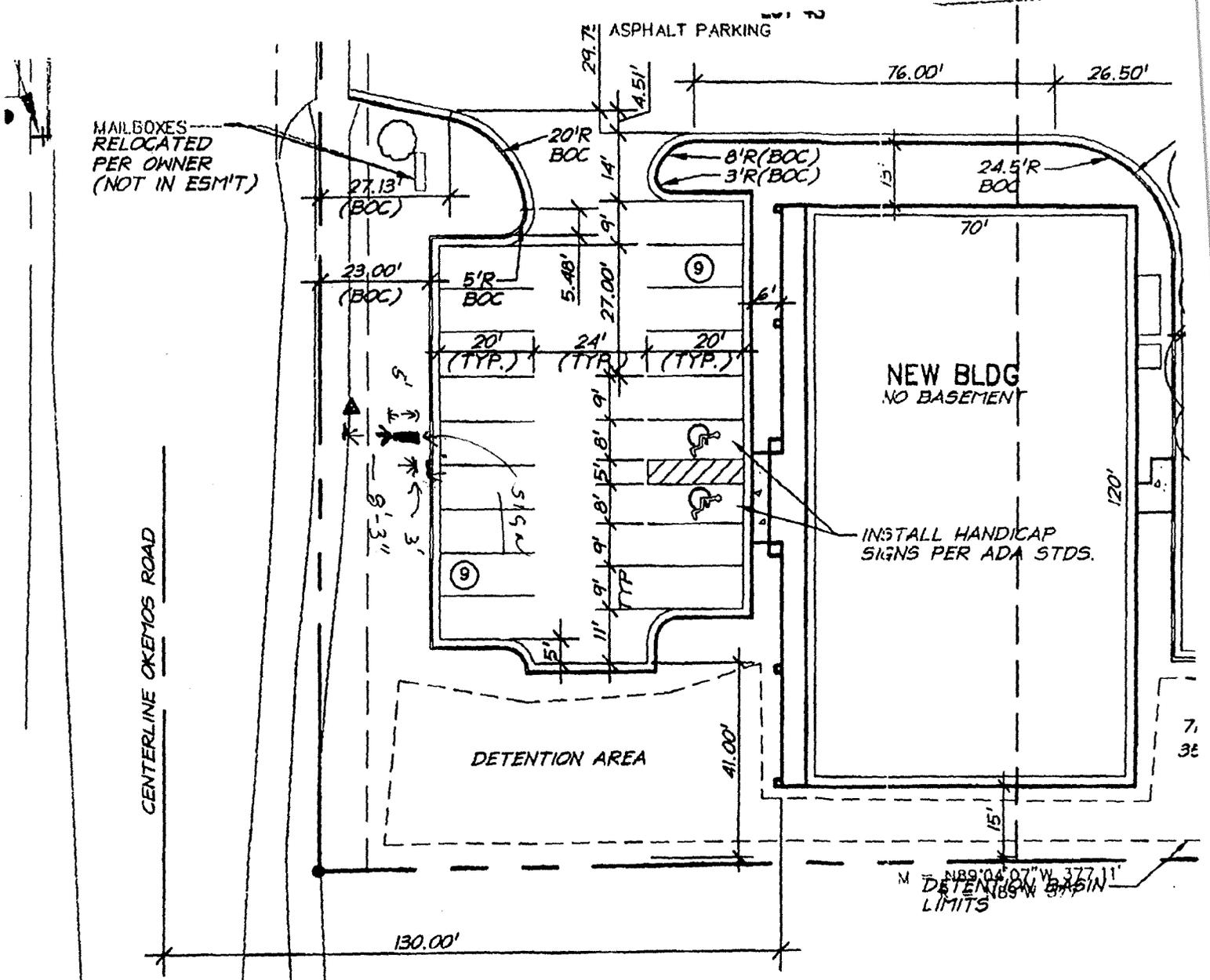
- Pedestrian Safety – pedestrians walking on the sidewalk past our surgery center will be aware there is traffic coming in and out of the driveway.
- It will assist our patients to identify their location is correct.
- Emergency vehicles will be able to locate the building if such circumstances arise.
- It will allow for our facility building to be visible from the road and for advertising purposes.
- Granting this variance will be consistent with the public interest and will remain in effect for the life of this building.

Thank you for your time and consideration.

Karly Peiffer

Red Cedar Surgery Center, PLLC
Karly Peiffer – Business Office Manager





ITEM# 4

ESTIMATE# 21210
INVOICE# NONE

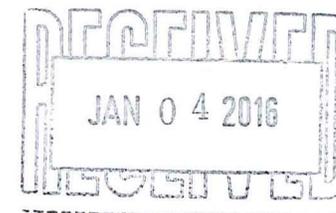
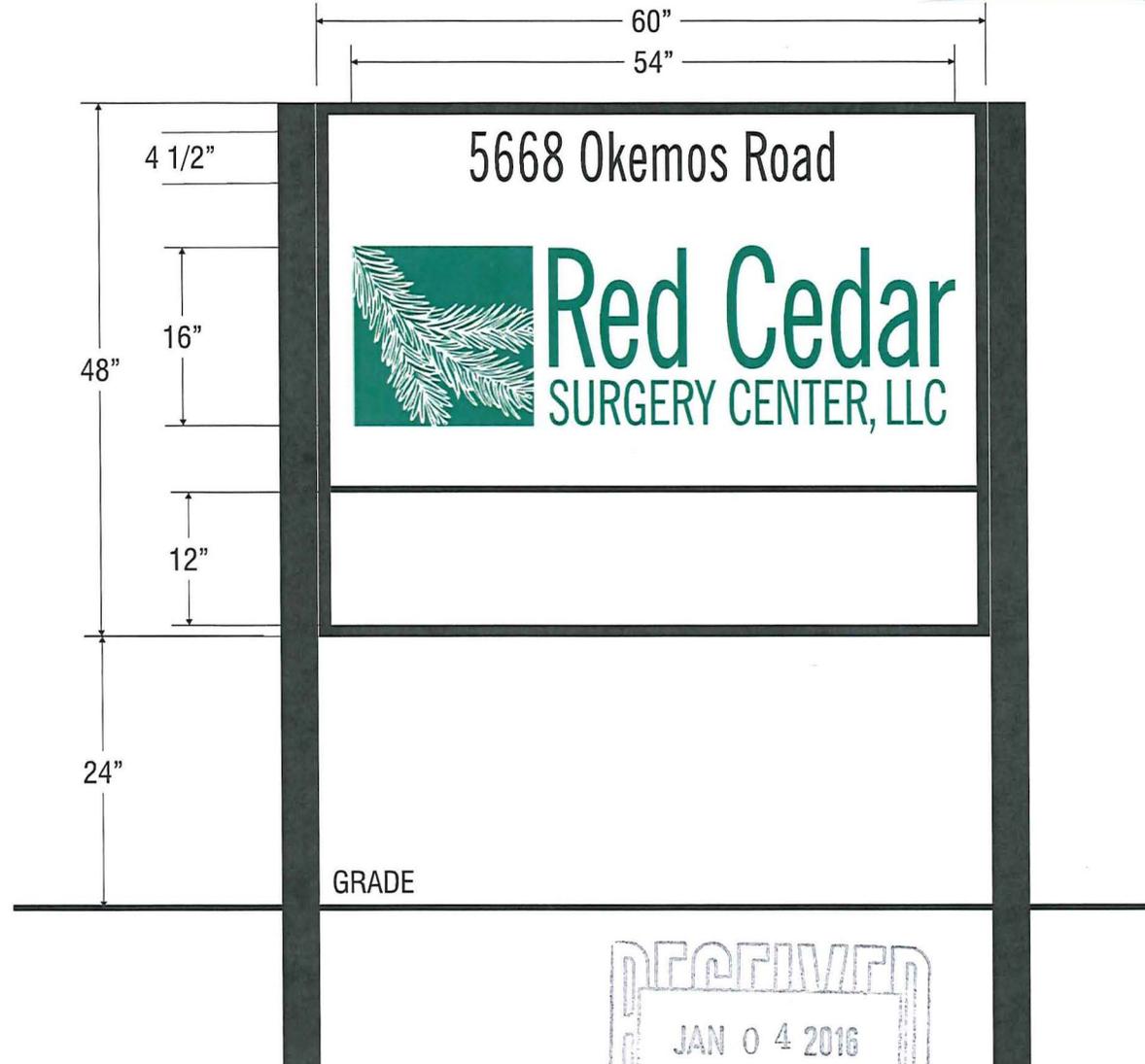
CUSTOMER: RED CEDAR SURGERY CENTER
PROJECT: EXTERIOR SIGNS
DATE PRINTED: 1/4/16
FILE: RED CEDAR SURGERY CENTER
FILE CREATED BY: BC
REVISION NUMBER: REV#3
MATERIAL: SERIES 3 SIGNCOMP SIGN
LETTERING: VINYL
FONT: LOGO STYLE
COPY SURFACE: FIRST SURFACE
BKGD. SURFACE: ALUMINUM
BKGD. COLOR: WHITE
TEXT/GRAPHICS CLR(S): YOUR CHOICE
FONT SIZE: AS SHOWN
MATERIAL SIZE: AS SHOWN
FONT JUSTIFICATION: CENTERED
MOUNTING: 2) 3 1/4" POSTS
LOCATION: TBA
QUANTITY: 1
SIGN FACES: SINGLE SIDED

- APPROVED AS IS
- APPROVED WITH CHANGE(S)
- PLEASE RESUBMIT

SIGNATURE: _____ DATE: _____

This order will require _____ business days to fabricate *after approvals are received.*

Stamp-Rite will Provide one initial proof and one proof with customer revisions.
(there will be a charge for additional customer revisions/proofs)



CONTINUED

Stamprite Supersine
Identification Specialists
800.328.1988
Phone (517) 487-5071
Fax (517) 487-6211
www.stamprite.com
154 South Larch Street, Lansing, MI 48912

REVISIONS
REV#1 - 11/30/15
REV#2 - 12/7/15
REV#3 - 1/4/16
REV#4

Notes: _____

THESE DRAWINGS AND/OR SPECIFICATIONS ARE THE PROPERTY OF STAMPRITE SUPERSINE AND UNLESS WRITTEN APPROVAL IS GRANTED SHALL NOT BE USED, DISCLOSED, REPRODUCED OR COPIED IN WHOLE OR PART AS THE BASIS OF MANUFACTURE OF ANY SIGN OR FOR ANY PURPOSE OTHER THEN TO EVALUATE THE RELATED PROPOSAL

"Your Identification Specialists"

RECEIVED
JAN 04 2016
LANSING MI

ITEM# 3 - CONTINUED

ESTIMATE# 21210
INVOICE# NONE



**Stamprite
Supersine**
Identification Specialists

800.328.1988
Phone (517) 487-5071
Fax (517) 487-6211
www.stamprite.com

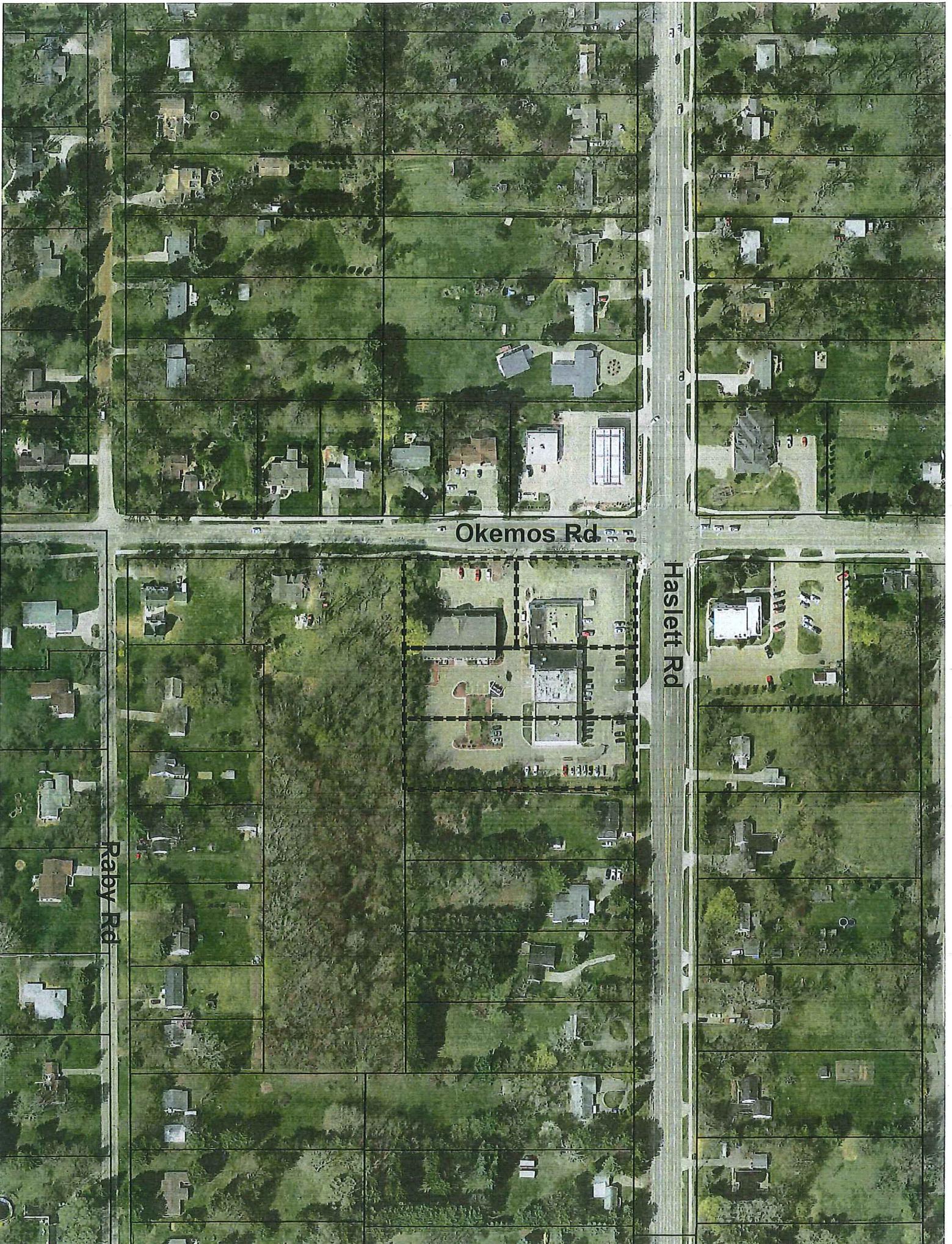
154 South Larch Street, Lansing, MI 48912

REVISIONS
REV#1 - 11/30/15
REV#2 - 12/7/15
REV#3 - 1/4/16
REV#4

Notes:

THESE DRAWINGS AND/OR SPECIFICATIONS ARE THE PROPERTY OF STAMPRITE SUPERSINE AND UNLESS WRITTEN APPROVAL IS GRANTED SHALL NOT BE USED, DISCLOSED, REPRODUCED OR COPIED IN WHOLE OR PART AS THE BASIS OF MANUFACTURE OF ANY SIGN OR FOR ANY PURPOSE OTHER THAN TO EVALUATE THE RELATED PROPOSAL.

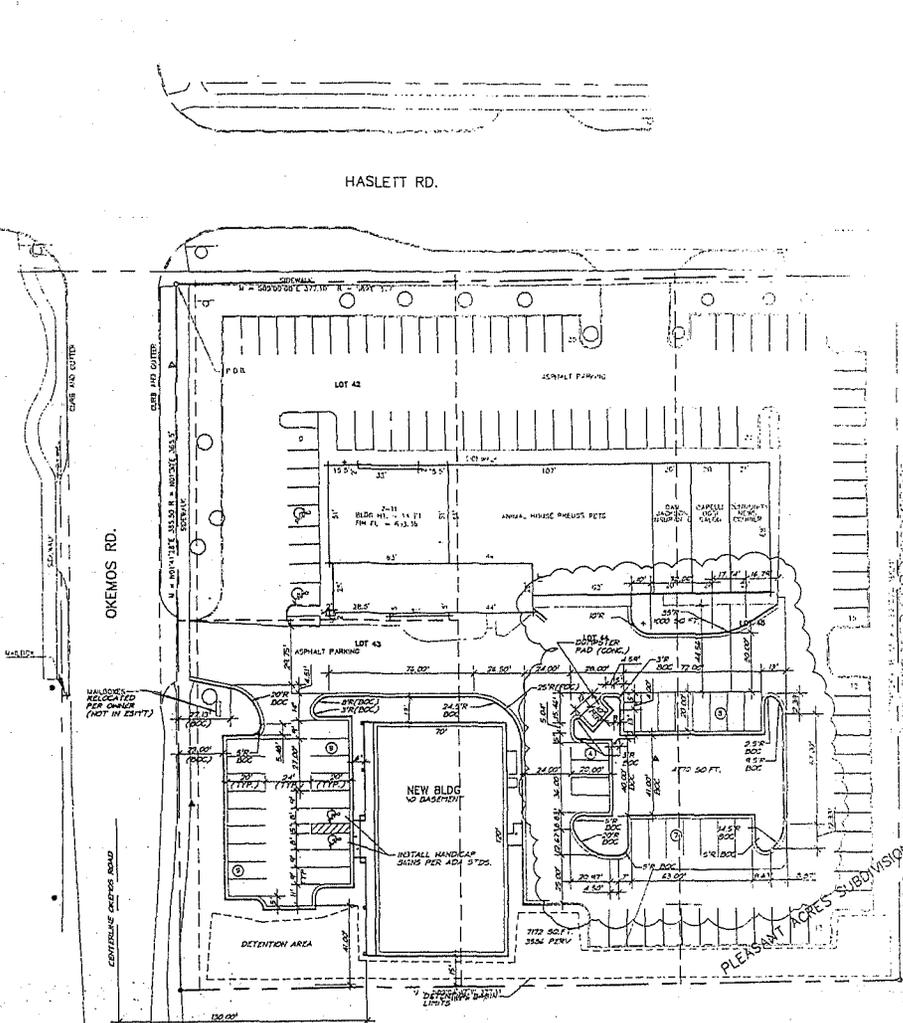
"Your Identification Specialists"



Okemos Rd

Haslett Rd

Rabby Rd



LEGEND

- PAGE OF CURB OVER CURB
- EDGE OF CURB
- EDGE OF METAL
- ASPHALT
- CONCRETE WALK
- PARKING CURB

NOTES

1. CONTROL BENCHMARK - UGGS MONUMENT 30' NORTH OF THE CENTERLINE OF HASLETT RD. 100' EAST OF THE DRIVE TO THE TRAIL. ELEVATION = 857.79 (U.S.C.S. DATUM)
2. SITE BENCHMARK - TOP OF CASTING OF SANITARY MANHOLE #1 IN OKEMOS ROAD, 215' SOUTH OF HASLETT ROAD. ELEVATION = 855.73 (U.S.C.S. DATUM)
3. ALL SITE COVERAGES AND LANDSCAPING SHALL BE IN ACCORDANCE WITH CHAPTER 127 OF MERIDIAN CODE OF ORDINANCES
4. ALL DIMENSIONS SHOWN ARE TO EDGE OF METAL UNLESS NOTED EDC (BACK OF CURB) OR ON THE PLANES.
5. FOR CONSTRUCTION DETAILS SEE SHEET C&B.

SITE INFORMATION

COVERAGE

TOTAL SITE AREA = 3.12 ACRES
 TOTAL IMPERVIOUS AREA = 101,831 SQ. FT.
 TOTAL IMPERVIOUS PERCENTAGE = 75%

PARKING

EXISTING FLOOR AREA = 16,478 SQ. FT.
 PROPOSED FLOOR AREA = 8,400 SQ. FT.
 TOTAL FLOOR AREA = 24,878 SQ. FT.
 FOR METAL LESS THAN 20,000 SQ. FT.
 SPACES REQUIRED, 5/1000 OR 1/200
 (24,878/1000) = 24.88 OR 25
 TOTAL SPACES REQUIRED = 25
 HANDICAP SPACES REQUIRED = 3
 EXISTING SPACES = 99
 PROPOSED SPACES = 24 3/4
 TOTAL SPACES PROVIDED = 123 3/4
 HANDICAP SPACES PROVIDED = 3 NEW
 EXISTING HANDICAP SPACES = 3 MINIMUM
 (MINIMUM 1 VAN ACCESSIBLE)
 (VERIFY EXISTING HANDICAP ON SITE)

ZONING INFORMATION

(SETBACKS VERIFIED w/ DOROTHY B MERIDIAN TWP.)
 SIDE YARD SETBACK (R200) = 15 FEET
 SIDEYARD SETBACK (R100) = 40 FEET
 SETBACK FROM OKEMOS RD. = 110 FEET

DRAINAGE INFORMATION

ORIGINAL SITE DETENTION DESIGN
 INCLUDED BUILT OUT OF CHORE SITE
 TOTAL DETENTION REQUIRED = 13,188 CU. FT.
 TOTAL DETENTION PROVIDED = 12,718 CU. FT.

LANDSCAPE INFORMATION

INTERIOR TREES REQUIRED = 2/10 SPACES
 TOTAL TREES REQUIRED (25/10) = 5 TREES
 INTERIOR TREES PROVIDED = 10 TREES
 ADDITIONAL TREES ON OKEMOS ROAD = 3 TREES
 (TREE REQUIREMENTS PER MICHIGAN SHATT AT MERIDIAN TWP.)
 (SEE SHEET C70 FOR LANDSCAPE PLAN)

SPR 00-17

PRACTICAL ENGINEERING
 1455 PINE BLUFF COURT
 ALGER, MI 48610
 PHONE: 517-836-0032
 FAX: 517-836-2373



Meridian Charter Township
 Ingham county, Michigan
SITE PLAN
GINO BALDINO OFFICE
 1818 COLLEGE ROAD
 HASLETT, MI 48854
 DRAWN BY: SKR 6/15/00 CHECKED BY: SKR 6/15/00

REVISIONS:	DATE	BY	COMMENTS
	6/27/00	SKR	INGHAM CO. DRAIN REVIEW
	7/13/00	SKR	MERIDIAN TWP. REVIEW
	8/1/00	SKR	MERIDIAN TWP. REVIEW
	9/1/00	SKR	FOR MDEQ WATER PERMIT
	10/24/00	SKR	PER SITE LAYOUT CHANGE

SCALE:	SHEET
1" = 30' HORIZ.	C3.0
1" = 5' VERT.	BASE&DVG