

**CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING AGENDA  
5151 MARSH ROAD, OKEMOS, MI 48864-1198  
(517) 853-4000  
WEDNESDAY, FEBRUARY 25, 2009, 6:30 PM  
TOWN HALL ROOM, OPEN TO PUBLIC**

**A. CALL MEETING TO ORDER**

**B. ELECTION OF CHAIR AND VICE-CHAIR**

**C. APPROVAL OF AGENDA**

**D. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES**

Wednesday, January 14, 2009

**E. PUBLIC REMARKS**

**F. UNFINISHED BUSINESS**

**G. NEW BUSINESS**

**1. ZBA CASE NO. 09-02-25-1 HTRC JOINT VENTURE, 4660 SOUTH HAGADORN ROAD, EAST LANSING, MI 48823**

DESCRIPTION:	4660 S. Hagadorn Road
TAX PARCEL:	20-301-003
ZONING DISTRICT:	C-2 (Commercial District)

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

- From Section 86-687(3)a., which states one (1) 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 (1) public street, two (2) signs may be permitted. In no case shall more than one (1) wall sign be located on a façade and no wall sign shall be located on a rear façade.
- From Section 86-687(3)d., which states where several tenants use a common entrance in a multi-tenant structure, a wall sign shall be permitted up to a size equivalent to one (1) square foot for each one (1) lineal foot of building frontage.
- From Section 86-687(3)e., which states signs shall not project above the roof line or cornice.

The applicant intends to install additional wall signs to an office building that contains multiple tenants sharing a common entrance. The proposed wall signs do not comply with the Code of Ordinances; and therefore, the applicant is requesting variances for the proposed wall signs.

**2. ZBA CASE NO. 09-02-25-2 LOUIS J. EYDE LIMITED FAMILY PARTNERSHIP & GEORGE F. EYDE LIMITED FAMILY PARTNERSHIP, 4660 SOUTH HAGADORN ROAD, EAST LANSING, MI 48823**

DESCRIPTION:	Tihart Road/Twinging Road (Georgetown Estates)
TAX PARCEL:	14-300-005
ZONING DISTRICT:	RA (Single Family, Medium Density)

The applicant is requesting a variance from Section 86-685(4) of the Code of Ordinance, which states a permanent development entry structure, which may be illuminated, may be permitted at each entrance to a development and shall be located at least ten (10) feet back of the street right-of-way line.

The applicant intends to install a development entry sign in a center median of the roadway. Therefore, the applicant is requesting a variance for the proposed development entry sign.

**3. ZBA CASE NO. 09-02-25-3 GARY A. MINITO (WOLF WINEMAN, INC.), 30500 NORTHWESTERN HIGHWAY, FARMINGTON HILLS, MI 48334**

DESCRIPTION: 1672 Lake Lansing Road  
TAX PARCEL: 10-204-024  
ZONING DISTRICT: RB (Single Family, High Density)

The applicant is requesting a variance from Section 86-618(2) of the Code of Ordinance, 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 construct an addition to the structure and the proposed addition does not comply with the required setback from Lake Lansing Road. Therefore, the applicant is requesting a variance for the proposed addition.

☞ **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**

**I. PUBLIC REMARKS**

**J. BOARD MEMBER COMMENTS**

**K. ADJOURNMENT**

**L. 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.**

MARY M.G. HELMBRECHT, CMC  
TOWNSHIP CLERK

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**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.

TL/PLANNING/ZBA/ZBA AGENDAS/ZBAGNDA.281