

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, OCTOBER 13, 2010, 6:30 PM
TOWN HALL ROOM, OPEN TO PUBLIC**

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- Wednesday, September 22, 2010

D. PUBLIC REMARKS

E. UNFINISHED BUSINESS

F. RESOLUTION FOR MEMBER BEN IDE

G. NEW BUSINESS

1. ZBA CASE NO. 10-10-13-1 JIM BELLEFEUIL, 155 W. SHERWOOD ROAD, OKEMOS, MI 48864

DESCRIPTION: 155 W. Sherwood Road
TAX PARCEL: 24-401-008
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 applicant intends to construct an accessory structure (garage) which projects into the front yard; therefore the applicant is requesting a variance.

2. ZBA CASE NO. 10-10-13-2 MICHELLE CULLIVER, 2465 SMALL ACRES LANE, OKEMOS, MI 48864

DESCRIPTION: 2465 Small Acres Lane
TAX PARCEL: 21-105-011
ZONING DISTRICT: RAA (Single Family, Low Density)

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

- **Section 86-506, which states no fence, wall or screen shall be erected higher than six feet, as measured from the ground upon which it sits to its highest point.**

The applicant intends to construct a retaining wall which exceeds the allowed height; therefore the applicant is requesting a variance.

3. **ZBA CASE NO. 10-10-13-3 STEVEN MARQUIE, 4565 HAWTHORN LANE, OKEMOS, MI 48864**
DESCRIPTION: 4565 Hawthorn Lane
TAX PARCEL: 20-378-008
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 applicant intends to construct an accessory structure (garage) which projects into the front yard; therefore the applicant is requesting a variance.

4. **ZBA CASE NO. 10-10-13-4 JIM COMPARONI, 2569 KOALA DRIVE, EAST LANSING, MI 48823**
DESCRIPTION: 2569 Koala Drive
TAX PARCEL: 17-280-015
ZONING DISTRICT: RA (Single Family, Medium Density)

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

- **Section 86-374(d)(5)c., which states, for lots up to 150 feet in depth, the rear yard shall not be less than 30 feet in depth.**

The applicant intends to construct a deck and pergola which do not meet the required rear yard setback; therefore the applicant is requesting a variance.

5. **ZBA CASE NO. 10-10-13-5 VLAHAKIS COMPANIES, 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 variances from the following sections 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.**
- **Section 86-687(4)d., which states freestanding signs greater than five feet in height shall not exceed 28 square feet in surface display area per side.**
- **Section 86-687(4)f., which states three square feet of every free-standing sign shall be set aside to accommodate the street number of the structure.**
- **Section 86-687(4)g., which states the free-standing sign shall be located in the front yard with the leading edge at least ten (10) feet back of the street right-of-way line.**

The applicant intends to install a free-standing sign which exceeds the maximum allowed surface display area and does not meet the required front yard setback. The applicant also 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 variances.

- ☞ **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 -Carol Ohlogge

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.