



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING  
December 11, 2019 6:30 pm

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1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
  - A. Wednesday, November 13, 2019
4. COMMUNICATIONS
5. UNFINISHED BUSINESS
6. NEW BUSINESS

**A. ZBA CASE NO. 19-12-11-1 (Getzen), 6188 Green Road, Haslett, MI, 48840**

LOCATION: 6188 Green Road  
PARCEL ID: 01-426-003  
ZONING DISTRICT: RR (Rural Residential)

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

- Section 86-368(d)(2), Dimensional requirements. Minimum lot width: 200 feet.

The variance request is to execute a land division to create a parcel without 200 feet of lot width (road frontage) at 6188 Green Road.

**B. ZBA CASE NO. 19-12-11-2 (Superior Brass), 4884 Dawn Avenue, East Lansing, MI, 48823**

DESCRIPTION: 4900 Dawn Avenue  
PARCEL ID: 20-204-003  
ZONING DISTRICT: I (Industrial)

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

- Section 86-618(2). 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.

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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:  
Assistant Planner Justin Quagliata, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



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- Section 86-756(14). Adjoining the same or any other nonresidential district. Where a parking area, or its associated internal access or service drives, adjoins the same or any other nonresidential district, a landscaped buffer, at least 15 feet wide, shall be provided between the parking area and the property line. A vertical screen shall be erected consisting of a masonry wall, plant material, a landscaped earth berm, or a combination thereof, as appropriate for the site, no less than three feet in height.

The variance requests are to increase the area and height of a nonconforming nonresidential structure and reconstruct the parking lot with encroachment into the required 15 foot landscaped buffer from the south property line at 4900 Dawn Avenue.

**C. ZBA CASE NO. 19-12-11-3 (Great Lakes Custom Builder), 2525 Industrial Row Drive, Troy, MI, 48084**

DESCRIPTION: 2655 Grand River Avenue  
PARCEL ID: 20-205-015  
ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-687(3)(c), Wall signs. In the case of multitenant structures, one wall sign shall be permitted for each tenant having an individual means of public access up to a size equivalent to one square foot for each one lineal foot of building frontage occupied.

The variance request is to exceed the allowed size for a wall sign by 199.50 square feet at 2655 Grand River Avenue.

**D. ZBA CASE NO. 19-12-11-4 (Earl Daup Signs), 6060 Birch Drive, Flint, MI, 48057**

DESCRIPTION: 3545 Meridian Crossing Drive  
PARCEL ID: 33-378-005  
ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-687(3)(a), Wall signs. One wall sign shall be permitted and may be located flat against the building's front facade or parallel to the front facade on a canopy. For businesses with frontage on more than one public street, two signs may be permitted. In no case shall more than one wall sign be located on a facade and no wall sign shall be located on a rear facade.

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Assistant Planner Justin Quagliata, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.  
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The variance request is to install a second wall sign at 3545 Meridian Crossing Drive.

7. OTHER BUSINESS
  - A. Resolution of Appreciation – Brian Beauchine
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

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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:  
Assistant Planner Justin Quagliata, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

**CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS REGULAR MEETING MINUTES \*DRAFT\*  
5151 MARSH ROAD, OKEMOS, MI 48864-1198  
(517) 853-4000  
WEDNESDAY, NOVEMBER 13, 2019 6:30 PM  
TOWN HALL ROOM**

PRESENT: Chair Beauchine, Members Field-Foster, Wisinski, Lane  
ABSENT: Member Mansour  
STAFF: Director of Community Planning and Development Mark Kieselbach, Assistant  
Planner Justin Quagliata

**1. CALL MEETING TO ORDER**

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

**2. APPROVAL OF AGENDA**

MEMBER FIELD-FOSTER MOVED TO APPROVE THE AGENDA.

SECONDED BY MEMBER WISINSKI.

VOICE VOTE: Motion carried unanimously.

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

Wednesday, October 23, 2019

MEMBER LANE MOVED TO APPROVE THE MINUTES FROM WEDNESDAY, OCTOBER 23,  
2019.

SECONDED BY MEMBER WISINSKI.

VOICE VOTE: Motion carried unanimously.

**4. COMMUNICATIONS**

None.

**5. UNFINISHED BUSINESS**

None.

**6. NEW BUSINESS**

**A. ZBA CASE NO. 19-11-13-1 (East Lansing Lodge, Inc.), 2736 Grand River, East Lansing,  
MI, 48823**

DESCRIPTION: 2736 Grand River Avenue  
TAX PARCEL: 17-460-017  
ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-618(2), 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 86-402(17). Maximum impervious surface. The maximum percentage of impervious surface permitted on a site shall be 70 percent. Impervious surfaces shall include all land covered with paving and buildings. The impervious surface shall be calculated by dividing the total impervious surface by the gross area of the site.
- Section 86-755, Schedule of requirements for parking space. Parking space shall be provided in accordance with the design standards of this chapter and according to this schedule: for motels, hotels, or other commercial lodging establishments, one for each one unit plus extra spaces for dining rooms, ballrooms, or meeting rooms as required by this division.
- Section 86-756(2). Design and construction requirements. For the layout of off-street parking facilities the required maneuvering lane width for 10 foot by 18 foot parking spaces shall be 25 feet.
- Section 86-756(7), Curb and gutter. Concrete curb and gutter shall be required in order to control storm water flow from the parking area and in order to protect landscaped areas such as landscape islands and other plantings.

The variance requests are to expand a nonconforming nonresidential structure, exceed 70 percent impervious surface coverage, and reconfigure the parking lot at 2736 Grand River Avenue.

Assistant Planner Quagliata outlined the case for discussion.

Chair Beauchine asked the applicant or the applicant's representative if they would like to address the Zoning Board of Appeals (ZBA).

William Jarratt, 108 N. LaFayette, South Lyon, MI, the applicant's representative, indicated the applicant's preference was to keep the existing layout with the same size parking spaces and aisle width and no curb and gutter.

Chair Beauchine opened the floor for public remarks and seeing none closed public remarks.

Assistant Planner Quagliata stated the existing building had 82 rooms and the applicant proposed to remove four rooms. With 78 rooms 78 parking spaces were required and the applicant proposed 76 parking spaces so a variance for two parking spaces was requested. The applicant intended to resurface the parking lot and was required to restripe the spaces to 10 feet in width and 18 feet in depth. He also stated the applicant had to demonstrate how stormwater runoff could be controlled without curb and gutter.

Mr. Jarratt stated nine foot wide parking spaces would allow for more spaces. He stated short-term parallel parking spaces could be striped where drive aisles were wide enough to add two parking spaces.

Assistant Planner Quagliata stated short-term parallel parking would not be counted as two permanent parking spaces. The existing driveways were nonconforming to Michigan Department of Transportation (MDOT) and Township standards and with nonconforming maneuvering lane widths cars parked in drive aisles and parallel at the driveways would block access to and circulation around the site.

Chair Beauchine read review criteria one from Section 86-221 of the Code of Ordinances which states 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. He stated the site met this requirement.

Assistant Planner Quagliata stated three items could be counted towards pervious surface: (1) perimeter landscape buffers, (2) fifty percent of a stormwater detention or retention basin, and (3) parking lot islands and medians that are 20 feet or greater in each dimension.

Member Wisinski asked staff how the pervious surface was calculated.

Assistant Planner Quagliata stated the applicant's engineer would need to do calculations.

Member Field-Foster stated it was difficult to determine the minimum action necessary due to the lack of information provided by the applicant.

Member Lane suggested considering the area on the northern portion of the site as impervious unless information was submitted that demonstrated otherwise. He stated while the site may be unique the hotel had been there for many years without a porte-cochere and not having it was not a hardship.

Chair Beauchine read review criteria three which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.

Chair Beauchine read review criteria four which states that 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. He stated review criteria three and four had not been met.

Chair Beauchine read review criteria five which states 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. He stated not allowing the porte-cochere would be the minimum action.

Chair Beauchine read review criteria six which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. He stated this criteria was not met as no information regarding how the stormwater would be managed was provided.

Chair Beauchine read review criteria seven which states 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. He stated this criteria had been met.

Chair Beauchine read review criteria eight which states granting the variance will be generally consistent with public interest and the purposes and intent of this chapter. He stated the proposed project would improve the site.

Chair Beauchine stated the maximum impervious surface coverage was over 70 percent and could not meet review criteria three, four, five, and six.

Chair Beauchine asked staff if 9 foot by 20 foot parking spaces could be striped on the site.

Assistant Planner Quagliata stated the intent of requiring 10 foot by 18 foot parking spaces was to keep the maneuvering lane widths closer to compliance with the ordinance.

Member Lane asked staff what was the number of rooms in the hotel.

Assistant Planner Quagliata stated following interior renovations the hotel would contain 78 rooms so 78 parking spaces were required. He added with 76 parking spaces proposed a variance for two parking spaces was requested.

Member Field-Foster questioned whether the number of parking spaces was conforming with 82 parking spaces.

Assistant Planner Quagliata stated the existing number of parking spaces was conforming but the dimensions of the parking spaces were nonconforming.

Member Lane stated if it were not for the porte-cochere and the circle drive there would be sufficient parking.

Mr. Jarratt stated in order to upgrade the hotel it would be a hardship not to include a porte-cochere in order to compete with other hotels.

Member Lane stated the hardship had to be tied to the use of the land and whether the hotel could operate without the porte-cochere. He noted the hotel could be operated without a porte-cochere.

Chair Beauchine stated the concern with the lack of information and a case had not been made to satisfy review criteria two, three, four, five, and six.

Chair Beauchine stated the ZBA could deny the request, table the request, or postpone the request which would allow the applicant to come back with additional information.

Assistant Planner Quagliata expressed preference for tabling the case. He stated whether the case was tabled or denied new noticing would be required.

Chair Beauchine asked the applicant if they had anything to add regarding disposition.

Mr. Jarratt reiterated the financial difficulty of delaying the project.

Chair Beauchine stated the ZBA could not consider the financial difficulties of the applicant when making a decision.

MEMBER FIELD-FOSTER MOVED TO DENY ZBA CASE NO. 19-11-13-1, THE VARIANCES REQUESTED FROM SECTION 86-618(2), SECTION 86-402(17), SECTION 86-755, SECTION 86-756(2), AND SECTION 86-756(7) BASED ON THE INABILITY OF ANY OF THE FIVE REQUESTS TO MEET REVIEW CRITERIA THREE, FOUR, AND FIVE.

SECONDED BY MEMBER LANE.

ROLE CALL TO VOTE: YES: Members Field-Foster, Lane, Wisinski, Chair Beauchine  
NO:  
Motion carried unanimously.

**7. OTHER BUSINESS**

**A. 2020 Meeting Schedule**

MEMBER WISINSKI MOVED TO ADOPT THE RESOLUTION APPROVING THE 2020 ZONING BOARD OF APPEALS MEETING SCHEDULE.

SECONDED BY MEMBER FIELD-FOSTER.

ROLE CALL TO VOTE: YES: Members Wisinski, Field-Foster, Lane, Chair Beauchine  
NO:  
Motion carried unanimously.

**8. PUBLIC REMARKS**

Chair Beauchine opened the floor for public remarks and seeing none closed public remarks.

**9. BOARD MEMBER COMMENTS**

Assistant Planner Quagliata noted the next ZBA meeting was December 11, 2019.

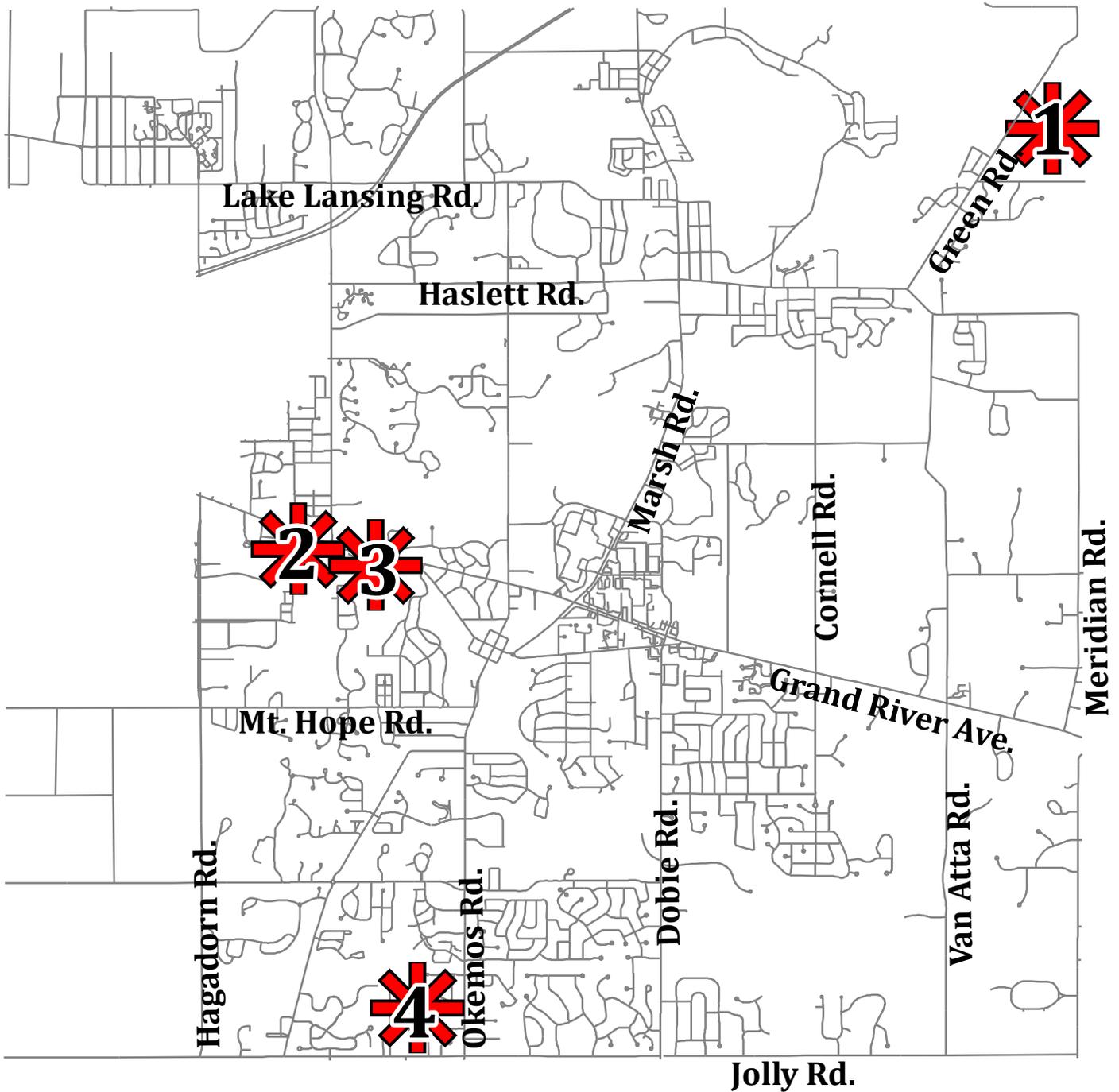
**10. ADJOURNMENT**

Meeting adjourned at 7:31 p.m.

Respectfully Submitted,

Justin Quagliata  
Assistant Planner

# Meridian Township



Location Map

1. ZBA #19-12-11-1 (Getzen)
2. ZBA #19-12-11-2 (Superior Brass)
3. ZBA #19-12-11-3 (Great Lakes Custom Builder)
4. ZBA #19-12-11-4 (Earl Daup Signs)



## 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 this chapter would result in practical difficulties.
4. That 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.
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 and the purposes and intent of this Chapter.



**To:** Zoning Board of Appeals  
**From:** Justin Quagliata, Assistant Planner  
**Date:** December 6, 2019  
**Re:** ZBA Case No. 19-12-11-1 (Getzen)

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**ZBA CASE NO.:** 19-12-11-1 (Getzen), 6188 Green Road, Haslett, MI 48840  
**LOCATION:** 6188 Green Road  
**PARCEL ID:** 01-426-003  
**ZONING DISTRICT:** RR (Rural Residential)

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

- Section 86-368(d)(2), Dimensional requirements. Minimum lot width: 200 feet.

Deborah and Lloyd Getzen, the applicants, are proposing to divide a metes and bounds parcel addressed as 6188 Green Road into two parcels. The 42.39 acre subject property is zoned RR (Rural Residential) and located on the east side of Green Road, south of the Grand Trunk Western Railroad.

The submitted survey indicates the proposed division would keep the parent parcel (shown as Parcel B on the survey) in compliance with the 200 foot minimum lot width requirement. Parcel B would contain 301 feet of lot width and 27.39 acres of lot area. The proposed Parcel A would contain 195.99 feet of lot width and 15 acres of lot area.

The RR zoning district requires a minimum lot area of 40,000 square feet and a minimum lot width of 200 feet, as measured along the right-of-way line of the street upon which the lot fronts. With a proposed lot width for Parcel A of 195.99 feet a 4.01 foot variance is requested.

The proposed partitioning of the parcel would require a land division, which would be considered by the Director of Community Planning and Development. The applicant intends to apply for a land division pending the outcome of the variance request.

#### **Attachments**

1. Variance application dated November 10, 2019 and received by the Township on November 14, 2019.
2. Applicant's response to review criteria received by the Township on November 28, 2019.
3. Lot survey dated November 14, 2019 and received by the Township on November 14, 2019.
4. Zoning map.

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

VARIANCE APPLICATION

- A. Applicant Deborah + Lloyd Getzen  
Address of Applicant 6188 Green Rd. Haslett MI 48840  
Telephone (Work) 517-230-4287 Telephone (Home) 517-339-1002  
Fax \_\_\_\_\_ Email address: debgetzen@comcast.net  
Interest in property (circle one):  Owner  Tenant  Option  Other
- B. Site address/location 6188 Green Rd.  
Zoning district R/R Parcel number 33-02-02-01-426-003
- 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

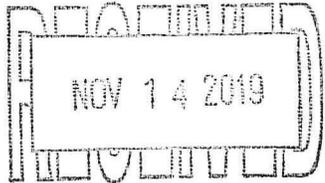
Zoning Ordinance section(s) \_\_\_\_\_

- 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)

Deborah Getzen                      Deborah Getzen                      11.10.19  
Signature of Applicant                      Print Name                      Date  
Fee: \$150                      Received by/Date: Justin Quagliata 11/14/19

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.)**

Deborah Getzen                      11.14.19  
Signature of Applicant(s)                      Date  
\_\_\_\_\_  
Signature of Applicant(s)                      Date



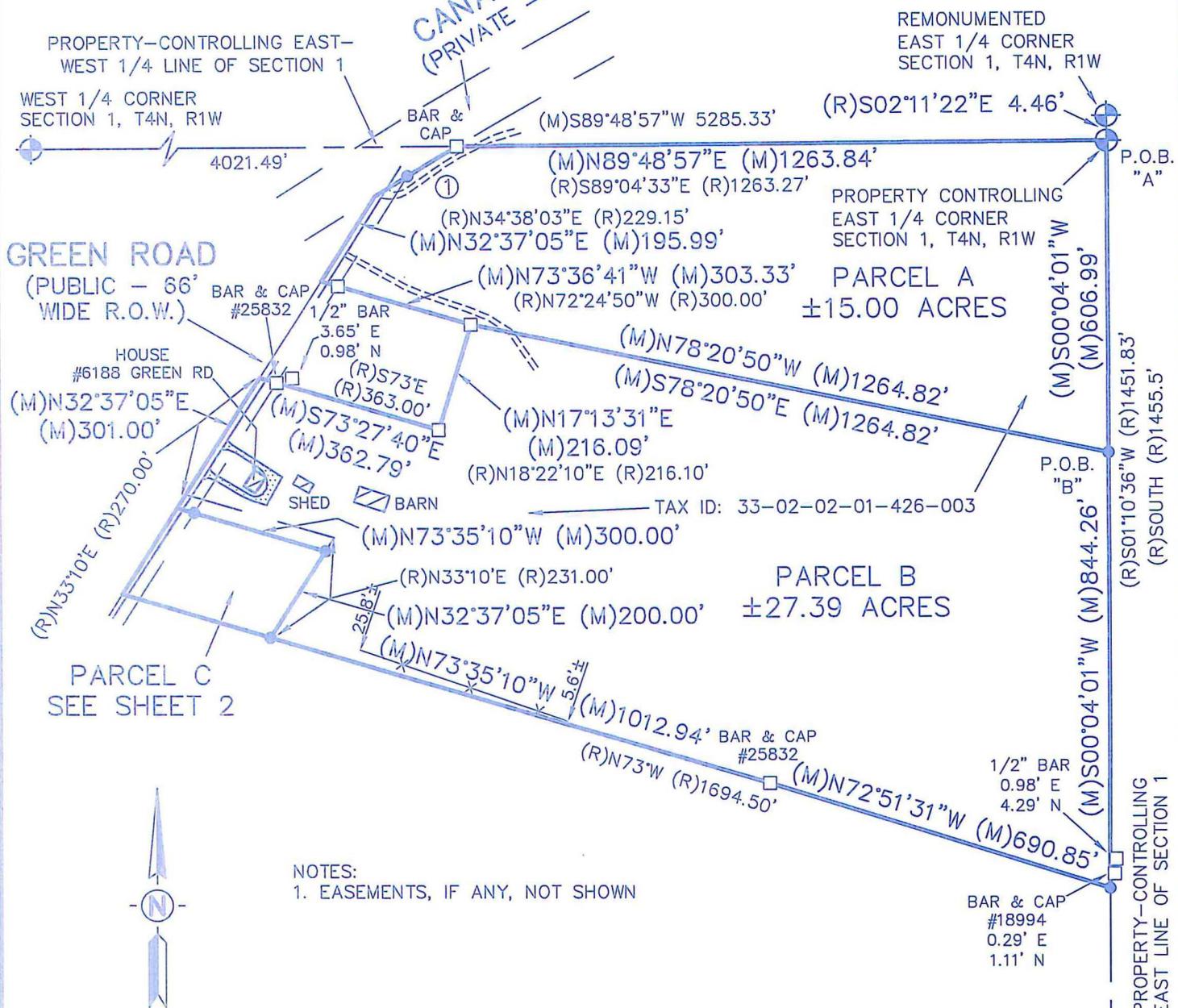
Variance Application Supplement  
for  
Lloyd and Deborah Getzen

1. The Railroad has right of way 33' on the NW corner of our property.  
Which brings our road frontage down to 195.99 feet.
2. This is not self-created.
3. Yes. We would like the ability to divide our property.
4. Yes, Ability to build a residential home if we wanted. Or sell the 15 acres.
5. Yes the 200 feet required, we are asking for the minimum of 4 ft.
6. Yes creating a new parcel will not adversely affect adjacent land or the essential character in the vicinity of the property.
7. Yes the uniqueness of the property is not general or recurrent in nature.
8. Creating the new parcel will be consistent with public interest and the purposes and intent of this chapter.

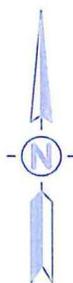
# CERTIFIED BOUNDARY SURVEY

FOR: **DEBORAH GETZEN**

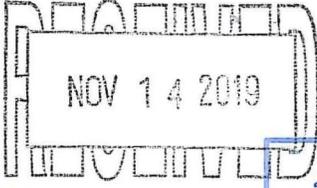
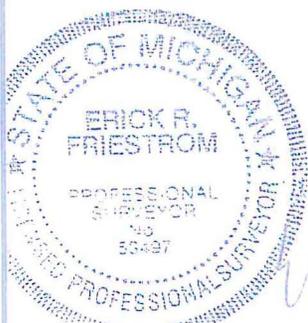
**CANADIAN NATIONAL**  
(PRIVATE - 100' WIDE R.O.W.)



NOTES:  
1. EASEMENTS, IF ANY, NOT SHOWN



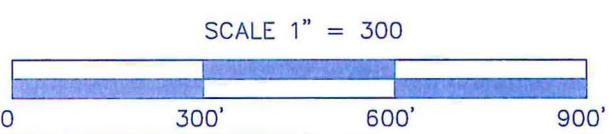
① (R)	(M)
ARC = 155.25'	ARC = 187.84'
RADIUS = 9539.82'	RADIUS = 9539.82'
CHORD = 155.25'	Δ = 1°07'41"
BRG. = N63°21'03"E	CHORD = 187.84'
	BRG. = N58°59'00"E



**LEGEND**

- (M) = Measured Distance
- (R) = Record Distance
- = Set 1/2" Bar with Cap
- = Found Bar & Cap #25837 Unless Noted
- = Survey Boundary Line
- = Distance Not to Scale
- \* \* = Fence
- 0.0'± = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.



**KEBS, INC.** KYES ENGINEERING  
BRYAN LAND SURVEYS

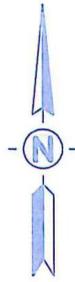
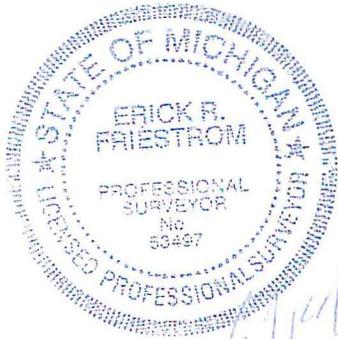
2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068  
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY <b>KDB</b>	SECTION <b>1, T4N, R1W</b>
FIELD WORK BY <b>NAW/AH</b>	JOB NUMBER: <b>95816.BND</b>
SHEET <b>1</b> OF <b>4</b>	

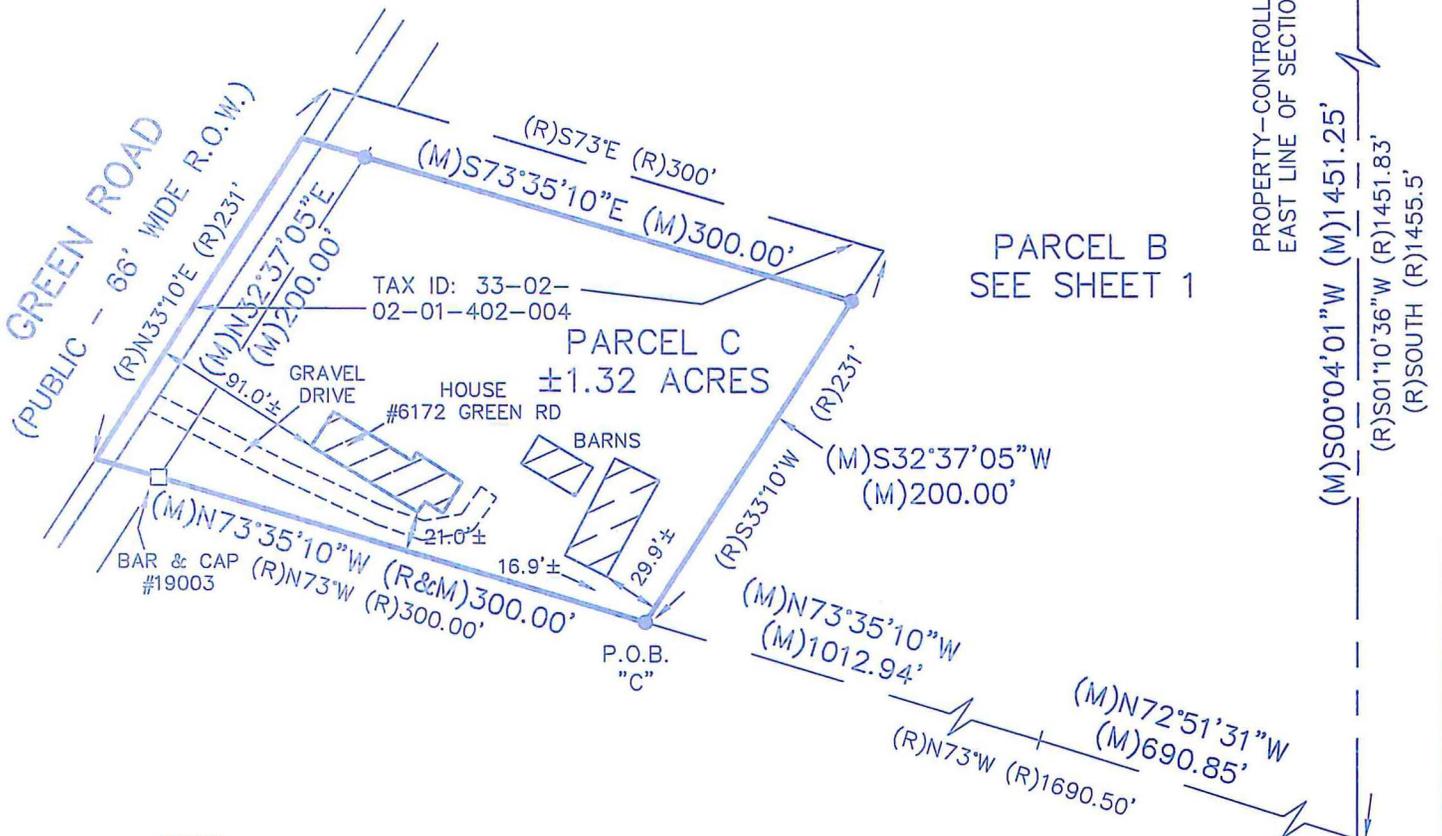
# CERTIFIED BOUNDARY SURVEY

FOR: **DEBORAH GETZEN**



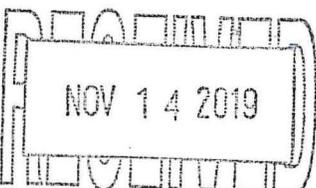
REMONUMENTED  
EAST 1/4 CORNER  
SECTION 1, T4N, R1W  
(M)S02°11'22"E 4.46'

PROPERTY CONTROLLING  
EAST 1/4 CORNER  
SECTION 1, T4N, R1W



PARCEL B  
SEE SHEET 1

NOTES:  
1. EASEMENTS, IF ANY, NOT SHOWN



SOUTHEAST CORNER  
SECTION 1, T4N, R1W

SCALE 1" = 100'



**LEGEND**

- (M) = Measured Distance
- (R) = Record Distance
- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- = Survey Boundary Line
- /— = Distance Not to Scale
- \*-\*- = Fence
- 0.0'± = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.  
All Improvements Not Shown.

	<b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS	
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047	
	13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY <b>KDB</b>	SECTION <b>1</b> , T4N, R1W	
FIELD WORK BY <b>NAW/AH</b>	JOB NUMBER:	
SHEET <b>2</b> OF <b>4</b>	<b>95816.BND</b>	

# CERTIFIED BOUNDARY SURVEY

**CERTIFICATE OF SURVEY:**

I hereby certify only to the parties named hereon that we have surveyed and divided into several parcels, at the direction of said parties, two parcels of land previously described as:

(As provided in Tax ID# 33-02-02-01-426-003): Beginning at the East 1/4 corner of Section 1; S01°10'36"W on East Section line 1451.83 feet; N73°W 1694.50 feet; N33°10'E 231 feet; N73°W 300 feet to centerline of Green Road; N33°10'E on centerline 270 feet; S73°E 363 feet; N18°22'10"E 216.10 feet; N72°24'50"W 300 feet to centerline of Green Road; N34°38'03"E on centerline 229.15 feet to the Southerly ROW line G.T.W.R.R.; on a curve to the left 155.25 feet on RR ROW having a 9539.82 foot radius & chord of 155.25 feet bearing N63°21'03"E; S89°04'33"E on East-West 1/4 line 1263.27 feet to the point of beginning, Section 1, T4N, R1W, Meridian Township, Ingham County, Michigan.

(As provided in Tax ID# 33-02-02-01-402-004): Commencing at the East 1/4 corner of Section 1; South 1455.5 feet on East Section line; N73°W 1694.5 feet to the point of beginning; N73°W 300 feet to centerline of Green Road; N33°10'E on centerline 231 feet; S73°E 300 feet; S33°10'W 231 feet to the point of beginning, Section 1, T4N, R1W, Meridian Township, Ingham County, Michigan.

and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundaries of said parcels and that the more particular legal descriptions of said parcels are as follows:

Parcel A: A parcel of land in the Southeast 1/4 of Section 1, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the Remonumented East 1/4 corner of said Section 1; thence S02°11'22"E 4.46 feet to the property controlling East 1/4 corner of said Section 1 and the point of beginning of this description; thence S00°04'01"W along the property controlling East line of said Section 1 a distance of 606.99 feet; thence N78°20'50"W 1264.82 feet; thence N73°36'41"W 303.33 feet to the centerline of Green Road; thence N32°37'05"E along said centerline 195.99 feet to the Southerly right-of-way line of the Canadian National Railroad; thence Northeasterly 187.84 feet along said Southerly line on a curve to the left, said curve having a radius of 9539.82 feet, a delta angle of 1°07'41" and a chord length of 187.84 feet bearing N58°59'00"E to the property controlling East-West 1/4 line of said Section 1; thence N89°48'57"E along said property controlling East-West 1/4 line 1263.84 feet to the point of beginning; said parcel containing 15.00 acres, more or less; said parcel subject to right-of-way for road purposes along Green Road; said parcel subject to all other easements and restrictions, if any.

Parcel B: A parcel of land in the Southeast 1/4 of Section 1, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the Remonumented East 1/4 corner of said Section 1; thence S02°11'22"E 4.46 feet to the property controlling East 1/4 corner of said Section 1; thence S00°04'01"W along the property controlling East line of said Section 1 a distance of 606.99 feet to the the point of beginning of this description; thence S00°04'01"W continuing along said property controlling East line 844.26 feet; thence N72°51'31"W 690.85 feet; thence N73°35'10"W 1012.94 feet; thence N32°37'05"E 200.00 feet; thence N73°35'10"W 300.00 feet to the centerline of Green Road; thence N32°37'05"E along said centerline 301.00 feet; thence S73°27'40"E 362.79 feet; thence N17°13'31"E 216.09 feet; thence S78°20'50"E 1264.82 feet to the point of beginning; said parcel containing 27.39 acres, more or less; said parcel subject to right-of-way for road purposes along Green Road; said parcel subject to all other easements and restrictions, if any.

NOV 14 2019



	<b>KEBS, INC.</b>	<b>KYES ENGINEERING BRYAN LAND SURVEYS</b>
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY	KDB	SECTION 1, T4N, R1W
FIELD WORK BY	NAW/AH	JOB NUMBER:
SHEET	3 OF 4	95816.BND

# CERTIFIED BOUNDARY SURVEY

Parcel C: A parcel of land in the Southeast 1/4 of Section 1, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the Remonumented East 1/4 corner of said Section 1; thence S02°11'22"E 4.46 feet to the property controlling East 1/4 corner of said Section 1; thence S00°04'01"W along the property controlling East line of said Section 1 a distance of 1451.25 feet; thence N72°51'31"W 690.85 feet; thence N73°35'10"W 1012.94 feet to the point of beginning of this description; thence N73°35'10"W 300.00 feet to the centerline of Green Road; thence N32°37'05"E along said centerline 200.00 feet; thence S73°35'10"E 300.00 feet; thence S32°37'05"W 200.00 feet to the point of beginning; said parcel containing 1.32 acres, more or less; said parcel subject to right-of-way for road purposes along Green Road; said parcel subject to all other easements and restrictions, if any.

## WITNESSES TO SECTION CORNERS:

Remonumented East 1/4 corner Section 1, T4N, R1W, Liber 10, Page 199

Found 3/4" pipe and cap #25832 4.7 feet North of 4" concrete monument in swamp.

Found nail and tag #25832, North side, 6" Maple, S70°E, 40.66'

Found nail and tag #25832, North side, 8" Ash, South, 55.20'

Found nail and tag #18998, Northeast side, 24" Willow, S45°E, 48.82'

Found nail and tag #18998, Northwest side, 6" Maple, S45°W, 30.08'

3/4" Pipe & Cap (Property-controlling East 1/4 Corner), S02°E, 4.46'

Property Controlling East 1/4 corner Section 1, T4N, R1W, Liber 6, Page 319

Found 3/4" pipe and cap

Found nail and tag, North side 6" Maple, S70°E, 40.60'

Found nail and tag, North side 8" Ash, South, 55.20'

Found nail and tag #18998, Northwest side 6" Maple, S45°W, 30.10'

Found nail and tag #18998, Northeast side 24" Willow, S45°E, 48.80'

3/4" Pipe & cap #25832 (Remon East 1/4 Corner Section 1), N02°W, 4.46'

Southeast corner Section 1, T4N, R1W, Liber 10, Page 201

Found Remon bar & cap in monument box 7'± North of C/L of Shoemith Road

Found 1/2" bar in monument box, S20°W, 9.53'

Found nail & tag #11370 East side 20" Walnut, N15°E, 29.54'

Found nail & tag #31900 Northeast side 14" Oak, S25°E, 33.71'

Found nail & tag #11370 East side 20" Walnut, N45°E, 39.40'

Found nail & tag #11370 South side 22" Walnut, N76°E, 92.26'

West 1/4 corner Section 1, T4N, R1W, Liber 10, Page 207

Found bar & cap #25832 in swamp

Found nail & tag #19003 North side 18" Maple, S45°E, 20.31'

Found KEBS nail & tag North side 28" Maple, S50°W, 32.28'

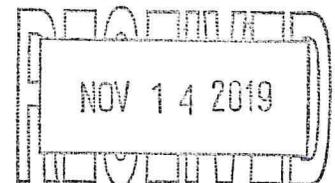
Found nail & tag #53497 South side 18" Maple, N80°W, 42.61'

Found nail & tag #53497 West side 8" Maple, N20°E, 29.49'

I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the professional practice of surveying.

All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.

 11/14/19  
Erick R. Friestrom Date:  
Professional Surveyor No. 53497



**KEBS, INC.** KYES ENGINEERING  
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068  
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY	KDB	SECTION	1, T4N, R1W
FIELD WORK BY	NAW/AH	JOB NUMBER:	
SHEET	4 OF 4		95816.BND





**To:** Zoning Board of Appeals  
**From:** Justin Quagliata, Assistant Planner  
**Date:** December 6, 2019  
**Re:** ZBA Case No. 19-12-11-2 (Superior Brass)

---

**ZBA CASE NO.:** 19-12-11-2 (Superior Brass), 4884 Dawn Avenue, East Lansing, MI 48823  
**LOCATION:** 4900 Dawn Avenue  
**PARCEL ID:** 20-204-003  
**ZONING DISTRICT:** I (Industrial)

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

- Section 86-618(2), 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 86-756(14). Adjoining the same or any other nonresidential district. Where a parking area, or its associated internal access or service drives, adjoins the same or any other nonresidential district, a landscaped buffer, at least 15 feet wide, shall be provided between the parking area and the property line. A vertical screen shall be erected consisting of a masonry wall, plant material, a landscaped earth berm, or a combination thereof, as appropriate for the site, no less than three feet in height.

Superior Brass, the applicant, is proposing to increase the area and height of a nonconforming nonresidential structure and reconstruct the parking lot at 4900 Dawn Avenue. The 0.615 acre (26,789.40 square feet) subject property is zoned I (Industrial) and located on the east side of Dawn Avenue, south of Grand River Avenue.

Three buildings are currently located on the property. The main industrial building at the northeast corner of the property was built in approximately 1950 and the storage building at the south side of the property was built in 1973. Sometime after the initial industrial building was constructed an office building was constructed adjacent to the west side of the industrial building. The buildings are nonconforming to the required front, side, and rear yard setbacks.

The applicant is proposing to demolish the office building and construct a 1,088 square foot loading dock addition on the south side of the industrial building. A new roof would be constructed over the proposed loading dock. The building is currently 14 feet in height and with the proposed new roof the building would be 17 feet in height. Any addition to a nonconforming nonresidential structure requires approval from the Zoning Board of Appeals. A variance to increase the area and height of a nonconforming nonresidential structure is requested.

**ZBA Case No. 19-12-11-2 (Superior Brass)**  
**Zoning Board of Appeals (December 11, 2019)**  
**Page 2**

The existing parking lot is nonconforming. It does not meet the 20 foot setback from the Dawn Avenue right-of-way line or the 15 foot setback from the south property line. Interior landscaping and curb and gutter are not present throughout the parking area. The applicant is proposing to reconstruct the parking lot. Based on the dimensions of the proposed parking spaces (10 feet in width and 20 feet in depth) the required maneuvering lane width is 23 feet and the proposed maneuvering lane is 25.6 feet in width. The reconstructed parking lot would meet the required setback from Dawn Avenue, however the site plan shows the proposed setback from the south property line is 5.7 feet. A 15 foot landscaped buffer is required from the edge of a parking area and an adjoining nonresidential zoned property. A variance of 9.3 feet is requested to allow the parking lot to encroach into the setback.

The zoning ordinance requires curb and gutter for the construction of a parking area in order to control stormwater flow from the parking area and protect landscaped areas. The applicant submitted a request to the Director of Community Planning and Development to waive the installation of curb and gutter. The submitted site plan shows the proposed parking lot contains 15 parking spaces. The Director can consider waiving the curb and requirement for parking lots with 25 or fewer parking spaces. Section 86-756(7)(b) of the zoning ordinance provides criteria for the Director to utilize when evaluating an exemption from constructing curb and gutter. The waiver request is under consideration.

The Director of Community Planning and Development granted conditional site plan review approval for the project. Final approval could be granted if the variances are approved and the applicant satisfies the conditions outlined in the conditional site plan approval letter (attached).

**Attachments**

1. Variance application dated November 14, 2019 and received by the Township on November 15, 2019.
2. Applicant's response to review criteria dated November 14, 2019 and received by the Township on November 15, 2019.
3. Site plan prepared by DC Engineering dated September 9, 2019 and received by the Township on November 15, 2019.
4. Building elevations and cross sections dated October 9, 2019 and received by the Township on October 21, 2019.
5. Conditional site plan review approval letter dated October 24, 2019.
6. Aerial photograph.
7. Zoning map.

G:\COMMUN PLNG & DEV\PLNG\ZBA\2019 ZBA\ZBA 19-12-11\ZBA 19-12-11-2 (Superior Brass)\ZBA 19-12-11-2 staff report.docx



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

**VARIANCE APPLICATION**

A. Applicant Superior Brass - Bob Fraker (Owners Representative)  
Address of Applicant 4884 Dawn Avenue East Lansing, Mi 48823

Telephone (Work) (517) 351-7534 Telephone (Home) \_\_\_\_\_  
Fax 517-351-0414 Email address: Bob.Fraker@SuperiorBrass-Mi.com  
Interest in property (circle one):  Owner  Tenant  Option  Other

B. Site address/location 4900 Dawn Avenue  
Zoning district I - Industrial Parcel number 33-02-02-20-204-003

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) 86-756(14)

<u>Required Supporting Material</u>	<u>Supporting Material if Applicable</u>
-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)	

Bob Fraker  
Signature of Applicant

BOB FRAKER  
Print Name

11-14-19  
Date

Fee: \$450.00

Received by/Date: Justin Quagliata 11/15/19

*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.)*

\_\_\_\_\_  
Signature of Applicant(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant(s)

\_\_\_\_\_  
Date

## Meridian Township

### Zoning Variance Application additional information for

PARCEL: 33-02-02-20-204-003; 4900 Dawn Avenue

#### **Variance Request**

Superior Brass and Aluminum currently has its headquarters based in East Lansing Michigan located on multiple parcels in Meridian Township on Dawn Avenue. Superior Brass has good relations with Meridian Township and desires to expand its international metal manufacturing and distribution company. Superior Brass will have, by the time of the review of this variance request, purchased a parcel adjacent to the current headquarters building for the proposed redevelopment to facilitate the growing companies needs for additional warehouse and shipping space. The purchased parcel, located to the north of the current Superior Brass and Aluminum headquarters, is currently developed as a manufacturing facility with multiple buildings. The proposed redevelopment of the parcel will include the demolition of two of the existing buildings, reducing the impermeable footprint of the development, the construction of a covered loading dock, redoing the concrete parking lot and the renovation of the existing building exteriors to make improvements which will enhance the aesthetics of the surrounding industrial zone.

Superior Brass and Aluminum is requesting a variance to the ordinance for setbacks of the existing structures to remain. Explicitly requesting a variance of 13.9 feet reduction of the south building setback from 15 to 1.1 feet, and a 12.25 feet reduction of the north building setback from 15 feet to 2.75 feet.

Superior Brass and Aluminum is requesting a variance to the landscape buffer required along to the south side of the parcel. Explicitly requesting a variance of 9.5 feet reduction of the south parking setback from 15 feet to 5.5 feet.

Superior Brass and Aluminum is requesting a variance to increase the height of the existing structures for the installation of new roof.

#### **Basic Conditions**

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.

*The applicant is not aware of similar variances granted for other parcels in the area. The buildings that require the variance are existing buildings on site. Without the variances the site could not be developed without demolition of the buildings. Without approval of the parking lot landscaping buffer, the owner could not construct the needed parking area. The property to the south of the parcel in question is owned by Superior Brass and the entirety of the parking lot is bordered by the building on the adjacent parcel.*

2. *These circumstances are not self-created.*

*These circumstances are not self-created. The buildings are existing and conformed to the Township ordinance when constructed. Currently the existing parking area is non-conforming with the ordinance.*

3. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.

*The strict enforcement of the ordinance would create practical difficulties as the owner would not be able to develop the site without demolition of all existing buildings.*

4. That 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.

*The proposed use of the parcel as a warehouse facility with loading dock are permitted by the Township ordinance for an industrial zoned parcel. Denial of the variance would require the owner to demolish the buildings and construct new within the building setbacks and would render the parcel and current buildings not worth purchase or renovations.*

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.

*Granting the requested variances will be the only action that will make possible the use of the land and structures. If the variances are not granted the owner will not be able to use the land. It is in the public interest to permit the proposed site renovation to facilitate a long-time township business to expand their operations. There is no adverse impact to public safety. Approval will provide substantial justice.*

6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

*Adjacent parcels will not be affected by granting the requested variances as the variances are requested for existing conditions. The proposed site improvements will enhance the character of the site and the surrounding parcels.*

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.

*The owner is unaware of any other parcels with the same existing conditions.*

8. *Granting the variances will be generally consistent with public interest and the purposes and intent of this chapter.*

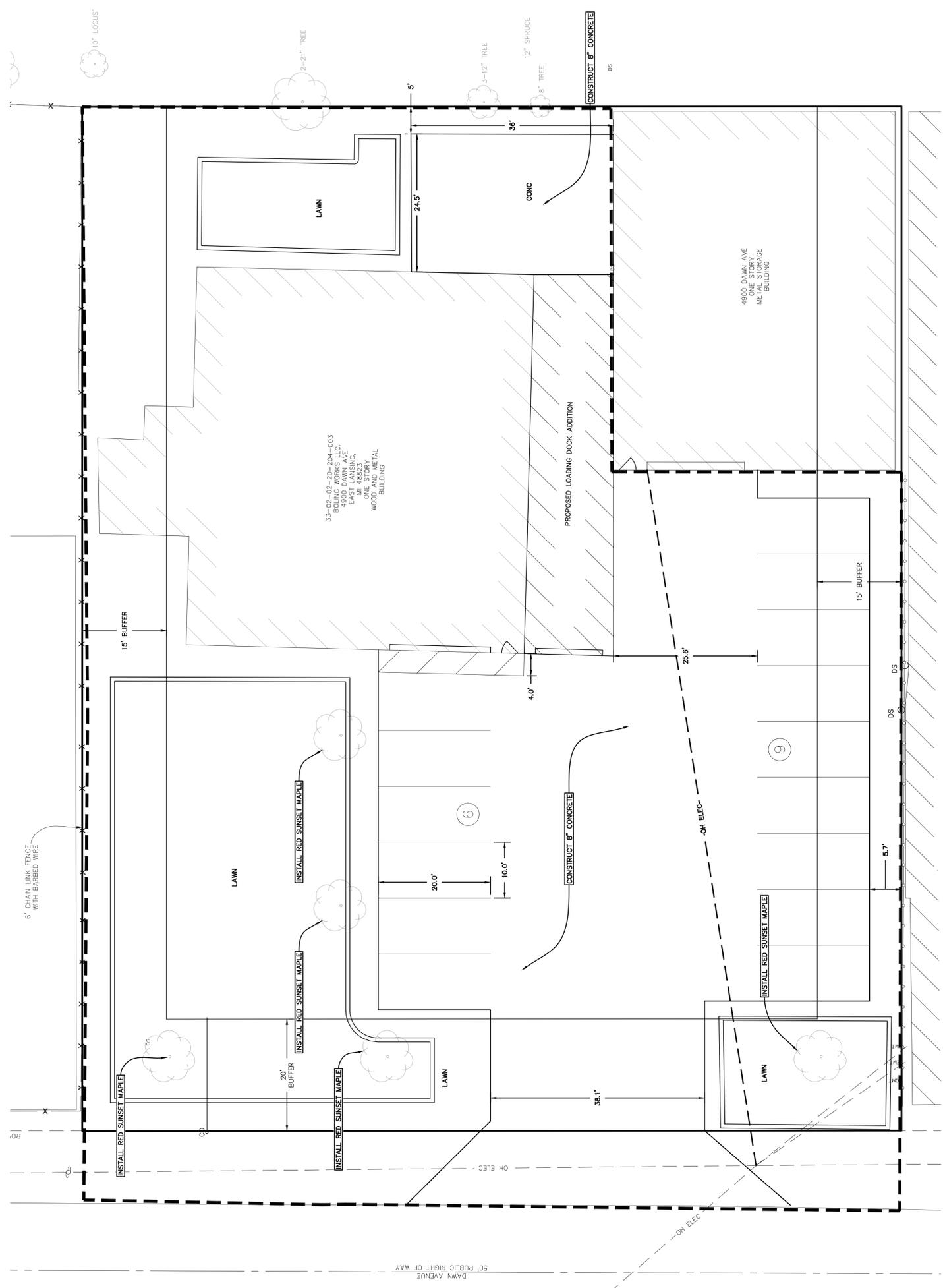
*By granting the requested variances, the community will retain a business that has been a township resident for many years. It is in the public interest to promote quality development and the Owner is excited to improve the property to the benefit of all the surrounding neighbors as well. The re-development of the site conforms to Meridian Township's vision to be a good business partner with forward looking businesses and sound development and continuing to be a prime business destination. The Owners intent to improve the aesthetics of the parcel and to the streetscape of the industrial district it is in and the historical good relations with the community and its neighbors in Meridian Township will be an ongoing asset to both the residents and the greater business community.*

**LAYOUT NOTES:**

- GENERAL NOTES:  
 1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIALS.  
 2. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL PERMITS, INCLUDING FEES, PRIOR TO WORK.
- CONCRETE:  
 1. ALL CONCRETE SHALL BE MOOT TYPE P1.  
 2. PLACE 1/2" INCH EXPANSION JOINT AT ALL CONCRETE TO CONCRETE INTERFACE AND CONCRETE TO BUILDING INTERFACE.
- PAVEMENT MARKINGS:  
 1. PAVEMENT MARKINGS SHALL BE TWO COATS, MOOT REGULAR DRY PAINT PLACED NO EARLIER THAN 14 DAYS AFTER PAVING. STANDARD PARKING LOT SPACES SHALL BE WHITE. ADA PARKING SPACES SHALL BE BLUE.  
 2. CORE STRIPPING SHALL BE AT A 45-DEGREE ANGLE TO THE PRIMARY LINE AND STRIPPED AT 34" CENTERS.
- RESTORATION:  
 1. LAWN-AREAS SHALL BE PREPARED WITH 3" TOPSOIL SURFACE, MULCHED, AND RESEEDED PRIOR TO CONSTRUCTION. MULCH AND SEEDS SHALL BE LOOSESED TO A DEPTH OF 4". SEED SHALL BE MOOT TYPE THM.  
 2. TREES SHALL HAVE A MINIMUM CALIPER OF 2".

LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
(Symbol)	ACER RUBRUM "FRANKS RED"	RED SUNSET MAPLE	5 EA.	2" CAL



33-02-02-20-204-003  
 BUCKLE UP LANDSCAPE  
 4900 DAWN AVENUE  
 EAST LANSING,  
 MI 48823  
 WOOD AND METAL  
 BUILDING



REVISIONS

NO.	DESCRIPTION



1210 N. CEDAR ST. SUITE B  
 LANSING, MICHIGAN 48906  
 PH: (517) 853-7866

**CIVIL - LAYOUT**

PLANS PREPARED FOR:  
 SUPERIOR BRASS  
 4893 DAWN AVENUE  
 EAST LANSING, MI 48823  
 PH: (517) 351-8534

**4900 DAWN AVENUE**

SCALE: 1" = 10'  
 DATE: 09-09-2019  
 DRAWN BY: LCW  
 REVIEWED BY: KRK  
 SHEET: 3 OF 8

Call MISS DIG  
 3 full working days before you dig.  
 Michigan's One-Call  
 Utility Location  
 Organization  
 1-800-482-7171  
 on the net at: www.missdig.org



**ROCKWOOD  
DESIGN**  
PETER B. HOLZ  
ARCHITECT

1557 Winchester Circle  
Grand Haven, MI 49423  
(616) 290-4780  
pete@rockwood.com

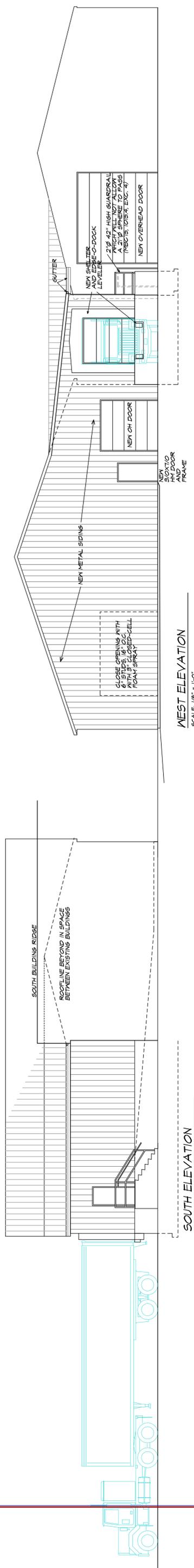
# Superior Brass - North Buildings

RENOVATIONS AND ADDITION TO  
4400 DAWN AVENUE  
EAST LANSING, MI 48823

© 2018 ROCKWOOD DESIGN, P.C. ALL RIGHTS RESERVED. NO PART  
OF THESE DRAWINGS, INCLUDING DETAILS, SHALL BE USED OR COPIED  
OR REPRODUCED FROM A CAD FILE WITHOUT THE WRITTEN PERMISSION  
OF AND PROPER COOPERATION TO THE ARCHITECT.

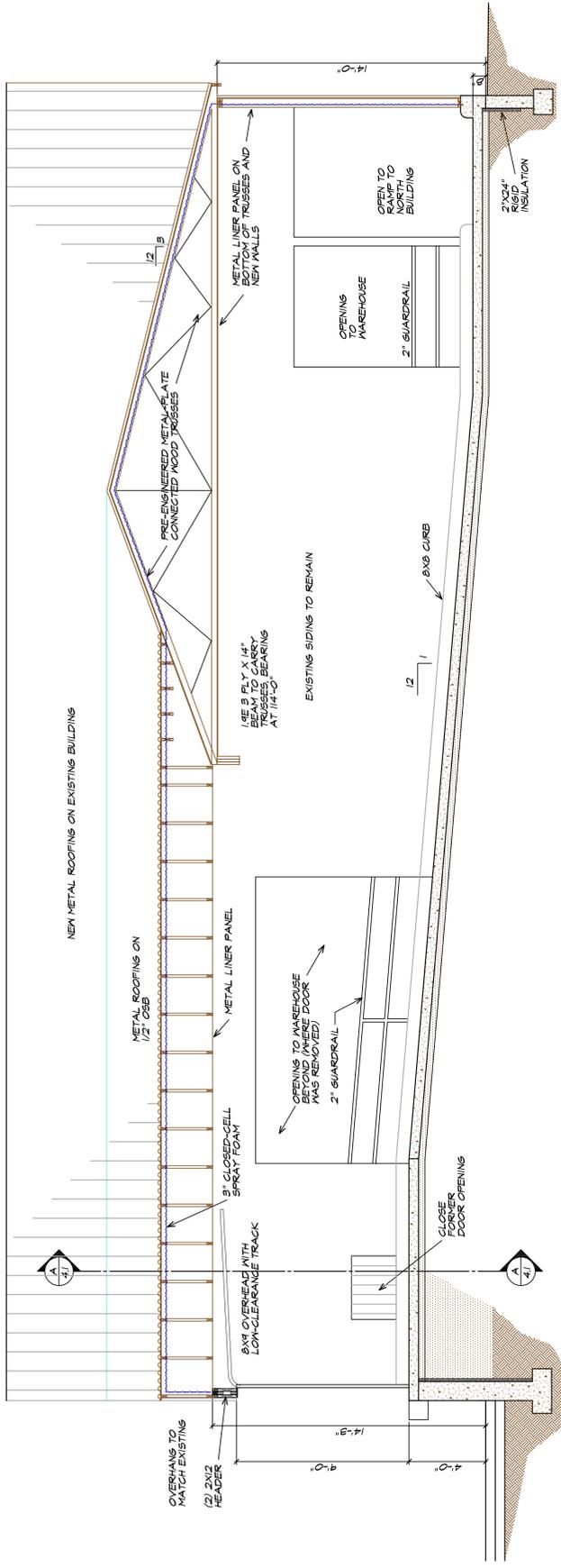
DRAWN BY: PPH  
VERSION: 2018 V. 21  
PLOT DATE:

LATEST DATE: FOR REVIEW 14 OCT 2018	PROJECT NUMBER: 19-19	SHEET NO. 4.1

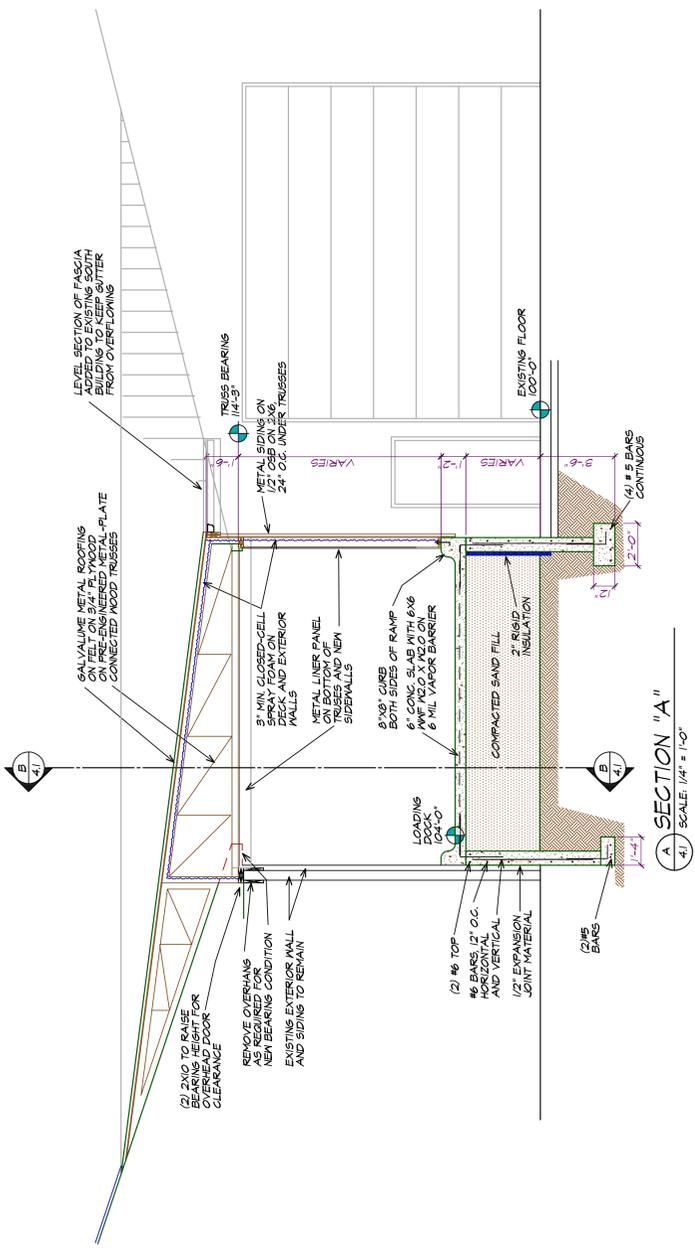


**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**SECTION "B"**  
SCALE: 1/4" = 1'-0"



**SECTION "A"**  
SCALE: 1/4" = 1'-0"

# CHARTER TOWNSHIP OF MERIDIAN

Ronald J. Styka  
Brett Dreyfus  
Phil Deschaine  
Frank L. Walsh

Supervisor  
Clerk  
Treasurer  
Manager



Courtney Wisinski  
Patricia Herring Jackson  
Dan Opsommer  
Kathy Ann Sundland

Trustee  
Trustee  
Trustee  
Trustee

October 24, 2019

Bob Fraker  
Superior Brass & Aluminum  
4893 Dawn Avenue  
East Lansing, MI 48823

**RE: Site Plan Review #19-15 (Superior Brass & Aluminum)  
4900 Dawn Avenue**

Mr. Fraker,

Planning staff has reviewed your request to demolish two existing buildings, construct a loading dock, and remove and replace the existing parking area at 4900 Dawn Avenue. Site plan review **conditional approval** is hereby granted subject to the following conditions:

1. Conditional approval is in accordance with the submitted site plan prepared by DC Engineering, dated September 9, 2019 and received by the Township on September 26, 2019.
2. Conditional approval is in accordance with the submitted floor plans and building elevations prepared by Rockwood Design, dated October 9, 2019 and received by the Township on October 21, 2019.
3. The following items shall be revised to meet the required standards of the Code of Ordinances or the applicant shall apply for and receive variances from the Zoning Board of Appeals:
  - a. The existing building is nonconforming due to not meeting the required side and rear setbacks of the Industrial zoning district. The current proposal increases the area of the site, by including the following alterations:
    - i. Construction of a loading dock.
    - ii. Increase in height through the installation of new roofing.
    - iii. Expansion of the existing parking area.
  - b. A fifteen foot wide landscape buffer incorporating a minimum three foot tall vertical screen consisting of masonry wall, plant material, a landscaped earth berm, or combination thereof, as appropriate for the site is required between the parking lot and the property line to the south (Section 86-756(14)). An approximately five foot landscape buffer is proposed.
  - c. Perimeter landscaping of at least four feet in width exclusive of pedestrian entrance ways or loading areas is required. A minimum of 50% of this landscaped area, at time of planting shall be planted with grass, ground cover, shrubs, or other living vegetation (Section 86-758(2)). Building perimeter landscaping has not been provided on the submitted plans.

**Site Plan Review #19-15 (Superior Brass & Aluminum)**

**4900 Dawn Avenue**

**Page 2**

4. Curb and gutter is required in order to control stormwater flow from the parking area and in order to protect landscaped areas per section 86-756(7) of the Code of Ordinances. The Director of Community Planning and Development may grant a waiver when the parking lot has 25 or fewer parking spaces per the review criteria in section 86-756(7). If the applicant does not provide curb and gutter for the parking area, a waiver must be requested in writing and is subject to the approval of the Director of Community Planning and Development.
5. Bicycle parking is required per section 86-760(g) of the Code of Ordinances. The Director of Community Planning and Development may grant a waiver for the required bicycle parking when considering the characteristics of the site including the type of use, site layout, or for other unique circumstances. Two bicycle parking spaces are required for the project. If the applicant does not provide the two required bicycle parking spaces for the project, a waiver must be requested in writing and is subject to the approval of the Director of Community Planning and Development.
6. The applicant shall secure all applicable approvals from the Township Fire, Building, and Public Works Departments.
7. A soil erosion and Sedimentation Control (SESC) permit from the Township Department of Public Works and Engineering shall be required. No grading or land clearing shall take place on the site until soil erosion and sedimentation control (SESC) permits have been issued for the project.
8. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.
9. All utility service lines shall be installed underground.
10. There shall be no relocation of water mains, sanitary sewer mains, and fire hydrants unless approved by the Director of Community Planning and Development.
11. Prior to the issuance of a building permit, the applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Road Department (ICRD), the Township, the Ingham County Drain Commissioner and any other agency as applicable. Any applicable permit from the Michigan Department of Environment Great Lakes, and Energy (EGLE) shall also be submitted. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
12. No grading or land clearing shall take place on the site until a building permit has been issued for the project.
13. All roof-mounted or ground-mounted mechanical, ventilation, air conditioning (HVAC), and similar structures for the building shall be properly screened. The method of screening shall be subject to the approval of the Director of Community Planning and Development.
14. Site plan review conditional approval does not include approval of any wall or freestanding signs. Separate permits and approvals are required for any wall, freestanding, or other signage.

**Site Plan Review #19-15 (Superior Brass & Aluminum)**

**4900 Dawn Avenue**

**Page 3**

15. Once planted, all landscaped areas shall be maintained in a healthy condition and kept free of refuse and debris. Dead, diseased, or missing vegetation shall be replaced within thirty (30) days, or as soon as weather permits.
16. All guy wires installed on deciduous or coniferous trees shall be removed by the property owner one (1) year after the installation of the trees.
17. Upon completion of the landscape installation and prior to the issuance of a certificate of occupancy, as-built landscape plans shall be submitted to the Director of Community Planning and Development for review and approval.
18. Upon completion of the installation of the outdoor light fixtures and prior to the issuance of a certificate of occupancy, a registered engineer or architect shall verify in writing to the Director of Community Planning and Development the outdoor lighting was installed per the approved photometric plan and outdoor light fixtures, and that the lighting is in accordance with Section 38-371 (Outdoor Lighting).
19. Prior to any work taking place on the site, the applicant shall contact the Township's Chief Engineer to schedule a meeting with the necessary agencies to establish a construction program for the project.
20. Prior to the issuance of any demo, grading, or building permit(s) for the proposed project, the applicant shall submit the following items to the Department of Community Planning and Development:
  - a. A photometric plan, subject to revisions as required.
  - b. A landscape plan, subject to revisions as required.
  - c. The applicant shall receive all applicable variances from the Zoning Board of Appeals.
21. Any future expansion of the project or revisions to the site layout will require a modification to SPR #19-15.

The 30-day conditional approval period begins October 24, 2019 and ends on November 25, 2019. Revised plans shall be submitted to the Director of Community Planning and Development within thirty (30) days from the date of this letter or the conditional approval shall be revoked. The Director of Community Planning and Development may extend the thirty (30) day time period for good cause. Upon review of the revised plans, the Director of Community Planning and Development shall approve or deny the site plan.

Decisions by staff regarding conditional site plan approval may be appealed to the Zoning Board of Appeals. Such an appeal must be made within ten (10) days of the date of staff action and must be in accordance with Section 86-186 of the Township Code of Ordinances.

Please submit revised plans by **November 18, 2019** in order to allow staff sufficient time to review the revised plans prior to the November 25, 2019 deadline.

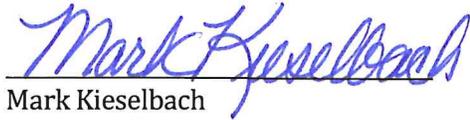
If you have any questions, please contact me at (517) 853-4576 or [menser@meridian.mi.us](mailto:menser@meridian.mi.us).

**Site Plan Review #19-15 (Superior Brass & Aluminum)**  
**4900 Dawn Avenue**  
**Page 4**

Sincerely,

Peter Menser  
Principal Planner

Approved:



Mark Kieselbach  
Director of Community Planning and Development

cc: John Heckaman, Chief Building Inspector  
Younes Ishraidi, Chief Engineer  
Tavis Millerov, Fire Inspector

G:\Community Planning & Development\Planning\SITE PLAN REVIEW (SPR)\CASE\_MGMT\2019 SPR\SPR 19-15 (Superior Brass & Aluminum)\SPR 19-15 approval letter.docx



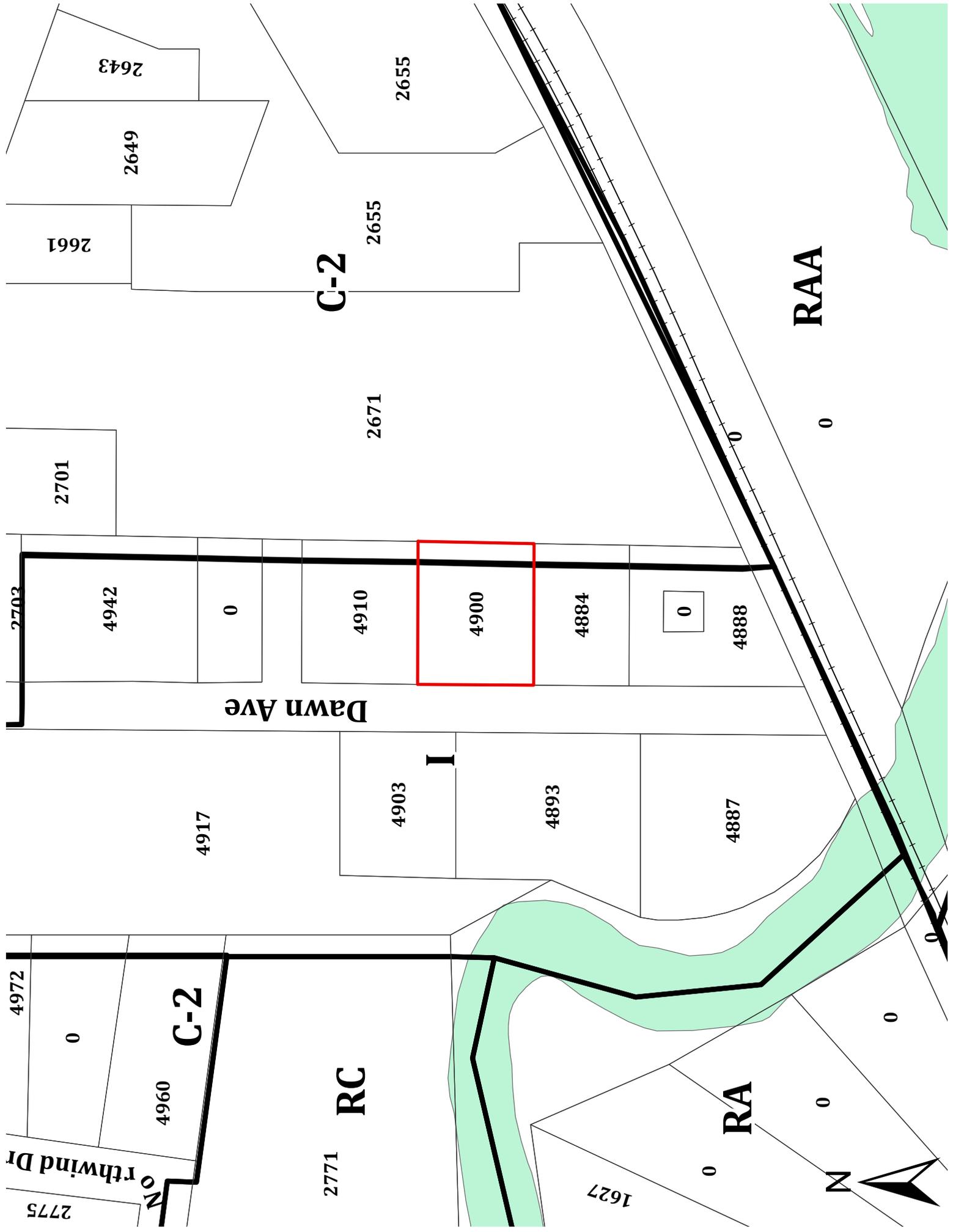
**Dawn Ave**

**Office  
bldg.**

**Industrial  
bldg.**

**Storage  
bldg.**





Northwind Dr  
2775

4972  
0  
4960  
**C-2**

4917

**Dawn Ave**

2703  
2701  
4942  
0  
4910  
**4900**  
4884  
0  
4888

2661  
2649  
2643  
**C-2**  
2671  
2655  
2655

4903  
**I**

4893  
4887  
2771  
**RC**

1627  
0  
**RA**  
0  
0  
0  
0  
**RAA**



0  
0



**To:** Zoning Board of Appeals  
**From:** Justin Quagliata, Assistant Planner  
**Date:** December 6, 2019  
**Re:** ZBA Case No. 19-12-11-3 (Great Lakes Custom Builder)

---

**ZBA CASE NO.:** 19-12-11-3 (Great Lakes Custom Builder), 2525 Industrial Row Drive, Troy, MI 48084  
**LOCATION:** 2655 Grand River Avenue  
**PARCEL ID:** 20-205-015  
**ZONING DISTRICT:** C-2 (Commercial)

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

- Section 86-687(3)(c), Wall signs. In the case of multitenant structures, one wall sign shall be permitted for each tenant having an individual means of public access up to a size equivalent to one square foot for each one lineal foot of building frontage occupied.

Great Lakes Custom Builder, the applicant, is requesting a variance to exceed the allowed size for a wall sign by 199.50 square feet at 2655 Grand River Avenue. The 3.15 acre subject property is zoned C-2 (Commercial) and located on the south side of Grand River Avenue, west of Park Lake Road.

Three tenants occupy the 53,911 square foot multitenant building. Foods for Living and State of Fitness currently occupy the eastern suites. Circuit City and The Salvation Army formerly occupied the 27,871 square foot subject suite. Crunch Fitness obtained occupancy of the subject suite in September 2019.

The Crunch Fitness suite occupies 183 lineal feet of building frontage. Wall signs are allowed up to a size equivalent of one square foot for each one lineal foot of building frontage occupied. The suite is allowed a 183 square foot wall sign by right. In June 2019 a sign permit was issued for the installation of a 182.81 square foot wall sign. The sign was initially installed by the sign company as approved. In October 2019 staff noticed the entire EIFS (exterior insulation and finish system) area behind the sign was painted orange. The unapproved orange paint increased the sign area to exceed the allowed size by 199.50 square feet in size. The sign totals 382.50 square feet in size. Staff informed the applicant the additional orange needed to be removed from the building to comply with the zoning ordinance. The applicant is requesting a variance to retain the nonconforming 199.50 square feet of orange paint.

**ZBA Case No. 19-12-11-3 (Great Lakes Custom Builder)**  
**Zoning Board of Appeals (December 11, 2019)**  
**Page 2**

The zoning ordinance defines a sign as a name, identification, description, display, or illustration which is affixed to, painted, or represented indirectly upon a building, structure, parcel, or lot and which directs attention to an object, place, product, activity, person, institution, organization or business. The area behind or adjacent to a wall sign is included in the total square footage calculation of a wall sign if constructed or designed to form an integral part of the sign or used to differentiate the sign from the background which it is placed. The Director of Community Planning and Development issued the interpretation of sign area for a wall sign in 2011. Prior to the interpretation wall sign area was historically calculated in the same manner.

*Sign Variance History*

- On June 18, 1997 the Zoning Board of Appeals denied a variance request to allow the Circuit City wall sign to extend above the roof line of the building.
- On March 25, 1998 the Zoning Board of Appeals approved a variance to allow Circuit City to erect a 38 square foot freestanding sign, not to exceed 16 feet in height.

The freestanding sign permitted by this variance was removed from the property prior to the installation of two conforming freestanding signs in June 1998.

- On December 14, 2011 the Zoning Board of Appeals approved a variance to allow two replacement freestanding signs, each with a surface display area of 73.75 square feet per side.

The site is permitted two freestanding signs because the property contains more than 500 feet of contiguous frontage on Grand River Avenue and has more than one point of access. As required by the zoning ordinance, the signs are separated by at least 250 feet.

**Attachments**

1. Variance application dated November 15, 2019 and received by the Township on November 15, 2019.
2. Applicant's response to review criteria dated December 5, 2019 and received by the Township on December 5, 2019.
3. Installed wall sign rendering received by the Township on November 15, 2019.
4. Approved sign permit plan prepared by Curb Appeal Concepts, Inc. dated June 5, 2019 and received by the Township on June 12, 2019.
5. Zoning map.

G:\COMMUN PLNG & DEV\PLNG\ZBA\2019 ZBA\ZBA 19-12-11\ZBA 19-12-11-3 (Great Lakes Custom Builder)\ZBA 19-12-11-3 staff report.zba1

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

VARIANCE APPLICATION

Crounch Fitness

A. Applicant Great Lakes Custom Builder - Jeff Misiah  
Address of Applicant 2525 Industrial Row Drive  
Troy, MI 48064  
Telephone (Work) 248-631-9007 Telephone (Home) 248-268-1914  
Fax \_\_\_\_\_ Email address: Jeff M@greatlakescustombuilder.com  
Interest in property (circle one):  Owner  Tenant  Option  Other

B. Site address/location 2655 East Grand River  
Zoning district \_\_\_\_\_ Parcel number \_\_\_\_\_

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) \_\_\_\_\_

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)

Jeff Misiah  
Signature of Applicant

Jeff Misiah  
Print Name

11-15-19  
Date

Fee: \$200

Received by/Date: Justin Quagliata 11/15/19

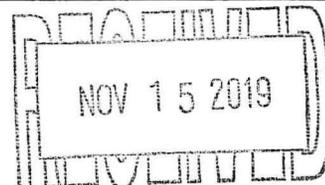
*I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the 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.)*

\_\_\_\_\_  
Signature of Applicant(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant(s)

\_\_\_\_\_  
Date



## Justin Quagliata

---

**From:** Jeff Misiak <jeffm@greatlakescustombuilder.com>  
**Sent:** Thursday, December 05, 2019 6:41 PM  
**To:** Justin Quagliata  
**Cc:** Jeff Misiak  
**Subject:** Re: December 11 Zoning Board of Appeals Meeting

Variance Application Supplement

- 1- The existing old paint was peeling off of the wall.
- 2- These conditions existed before we signed our lease to the building
- 3-My sign bolts onto the face of these panels. We wish to keep the color as is for its intended use - to highlight the actual sign.
- 4-To change what we have now to anything else would not allow our corporate colors to show from the street
- 5-Granting the variance is what will give us any chance of getting noticed amongst our competition
- 6-Granting this variance will not directly affect anyone around us
- 7- The structure is designed to accent the front of the building as well as our sign
- 8- Granting the variance will keep the building visually appealing to please the public interest.

Sent from my iPad

On Dec 2, 2019, at 2:59 PM, Justin Quagliata <quagliata@meridian.mi.us> wrote:

Jeff,

Responding to the review criteria by email is okay. The criteria is attached. A typical format is a list numbered 1 through 8 with a response to each of the criteria. Let me know if you have any questions. Thanks,

Justin

<image003.jpg>

**Justin Quagliata**

Assistant Planner

[quagliata@meridian.mi.us](mailto:quagliata@meridian.mi.us)

W 517.853.4580

5151 Marsh Road | Okemos, MI 48864

[meridian.mi.us](http://meridian.mi.us)

---

**From:** Jeff Misiak <jeffm@greatlakescustombuilder.com>  
**Sent:** Monday, December 02, 2019 2:44 PM  
**To:** Justin Quagliata <quagliata@meridian.mi.us>  
**Cc:** Jeff Misiak <jeffm@greatlakescustombuilder.com>  
**Subject:** Re: December 11 Zoning Board of Appeals Meeting

Is it ok to email it to you?

I have never had to do this. Is there any information I should make sure I include? Or a format to follow?



**OPTION 3**



182.81 square feet of signage  
185' of frontage



NOTE: Rendering is for mock up purposes only.  
Final layout and and/or actual placement may vary upon install



PANTONE 2748



PANTONE 292

- Custom flush-mount channel letters to front of building
- Client to paint front of building prior to installation of sign

ARTWORK TLM  
DATE 06/05/2019  
VERSION 3





**To:** Zoning Board of Appeals  
**From:** Justin Quagliata, Assistant Planner  
**Date:** December 6, 2019  
**Re:** ZBA Case No. 19-12-11-4 (Earl Daup Signs)

---

**ZBA CASE NO.:** 19-12-11-4 (Earl Daup Signs), 6060 Birch Drive, Flint, MI 48507  
**LOCATION:** 3545 Meridian Crossing Drive  
**PARCEL ID:** 33-378-005  
**ZONING DISTRICT:** C-2 (Commercial)

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

- Section 86-687(3)(a), Wall signs. One wall sign shall be permitted and may be located flat against the building's front facade or parallel to the front facade on a canopy. For businesses with frontage on more than one public street, two signs may be permitted. In no case shall more than one wall sign be located on a facade and no wall sign shall be located on a rear facade.

Earl Daup Signs, the applicant, is requesting a variance to install a second wall sign at 3545 Meridian Crossing Drive. The 2.78 acre subject property is zoned C-2 (Commercial) and located at the southwest corner of Jolly Oak Road and Meridian Crossing Drive. A four-story, 65,976 square foot Courtyard Marriott hotel containing 105-rooms occupies the property.

Businesses with frontage on more than one public street may be permitted two wall signs, one on each facade facing a public street. Wall signs are allowed up to a size equivalent of one square foot for each one lineal foot of building frontage. The subject site is located at the southwest corner of Jolly Oak Road and Meridian Crossing Drive. Jolly Oak Road is a public road and Meridian Crossing Drive is a private road part of the Meridian Crossing Condominium development. The east elevation of the building does not contain frontage on a public street, but contains the main entrance to the building.

The applicant initially requested a sign permit to install wall signs on the east and south elevations of the building. The east and south facades each face Meridian Crossing Drive. In this case, staff interpreted "building's front facade" to be either the north facade facing Jolly Oak Road, which is a public road, or the east facade facing Meridian Crossing Drive, which contains the main entrance to the building. For the purpose of administrating the sign ordinance the subject property is not considered a corner lot because it does not contain frontage on more than one public street. Staff informed the applicant only one of the two proposed wall signs would be allowed by right, and a second wall sign would require a variance from the Zoning Board of Appeals because the property does not contain frontage on more than one public street.

**ZBA Case No. 19-12-11-4 (Earl Daup Signs)**  
**Zoning Board of Appeals (December 11, 2019)**  
**Page 2**

The applicant chose to proceed with installing a wall sign on the east elevation of the building. Staff issued a sign permit to allow a 146.45 square foot wall sign on the east elevation of the building, which contains 254 lineal feet of frontage on Meridian Crossing Drive. The applicant is proposing to install a 66.89 square foot wall sign on the north elevation of the building, which contains 80 lineal feet of frontage on Jolly Oak Road. A variance to install a second wall sign is requested.

**Attachments**

1. Variance application dated November 5, 2019 and received by the Township on November 18, 2019.
2. Applicant's response to review criteria received by the Township on November 18, 2019.
3. Sign plan prepared by Persona Signs dated August 22, 2018 and received by the Township on November 18, 2019.
4. Zoning map.

G:\COMMUN PLNG & DEV\PLNG\ZBA\2019 ZBA\ZBA 19-12-11\ZBA 19-12-11-4 (Earl Daup Signs)\ZBA 19-12-11-4 staff report.zba1

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

VARIANCE APPLICATION

A. Applicant EARL DAUP SCANS Address of Applicant  
6060 BIRCH  
PLINT, MI Telephone (Work)  
810-767-2020 Telephone (Home) Fax 810-767-2004 Email  
address: GRAND.EDS@GMAIL.COM Interest in property (circle one): Owner  
Tenant Option Other (CONTRACTOR)

B. Site address/location 3545 MERIDIAN CROSSING Zoning district  
Parcel number \_\_\_\_\_

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) \_\_\_\_\_

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 HAUL THIS  
-Written statement, which demonstrates how all the review criteria will be met (See next page)

[Signature]  
Signature of Applicant

GERALD DAUP  
Print Name

11/5/19  
Date

Fee: \$200

Received by/Date: Justin Quagliata 11/18/19

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.)

[Signature]  
Signature of Applicant(s)

X 11/5/19  
Date

RECEIVED

Signature of Applicant(s)

Date

NOV 18 2019

Charter Township Of Meridian - Variance Application Written Statement Submittal

**Courtyard**

**3545 Meridian Crossing Dr**

**Okemos, MI 48864**

Currently, we have 1 wall sign and a ground sign that faces Okemos Road (the East main road from the hotel). With Signage only being on this side of the building, it limits and wipes out the guest's capability to locate the hotel visually if they were to approach the property from Jolly Road (road to the south of the hotel).

Approving the additional signage for this location would add great value and visibility for all guests arriving from either part of town.

Please review and approve this location to have a 2<sup>nd</sup> set of Channel letters to improve visibility and customer satisfaction when visiting/staying at the hotel.

RECEIVED

NOV 18 2019

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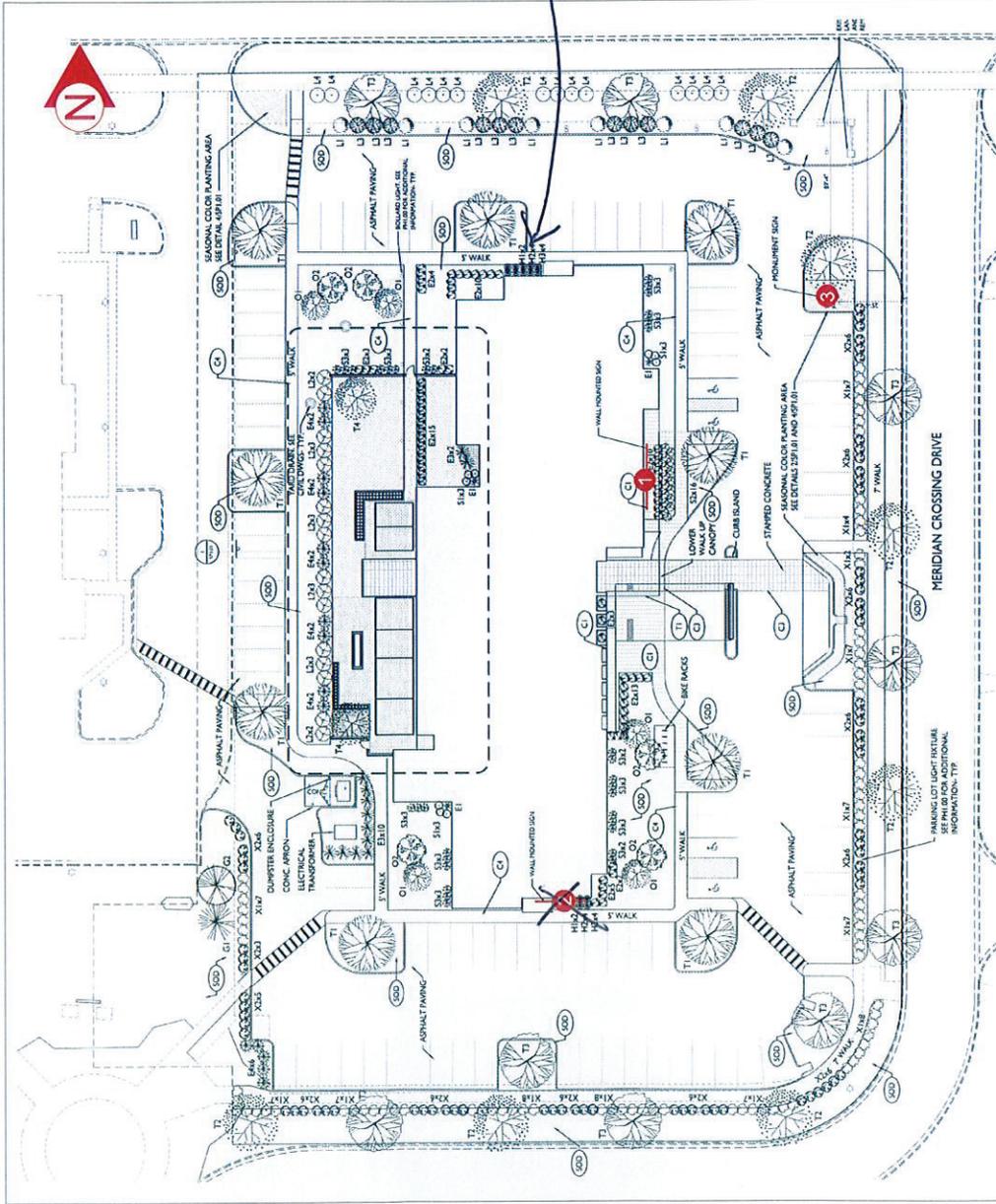
COURTYARD  
 3545 MERIDIAN CROSSING DR,  
 OKEMOS, MI 48864

PROPOSED SIGNS:

- 1 36" CHANNEL LETTER SET
- 2 24" CHANNEL LETTER SET
- 3 2'-6" x 8'-5 1/8" AT 5'-0" OAH MONUMENT SIGN

VANANCE  
 INSTALLED

VANANCE



FRANCHISEE IS RESPONSIBLE FOR REVIEWING READABILITY AND VISIBILITY FROM LOCAL ROADWAYS

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL \_\_\_\_\_ Date \_\_\_\_\_

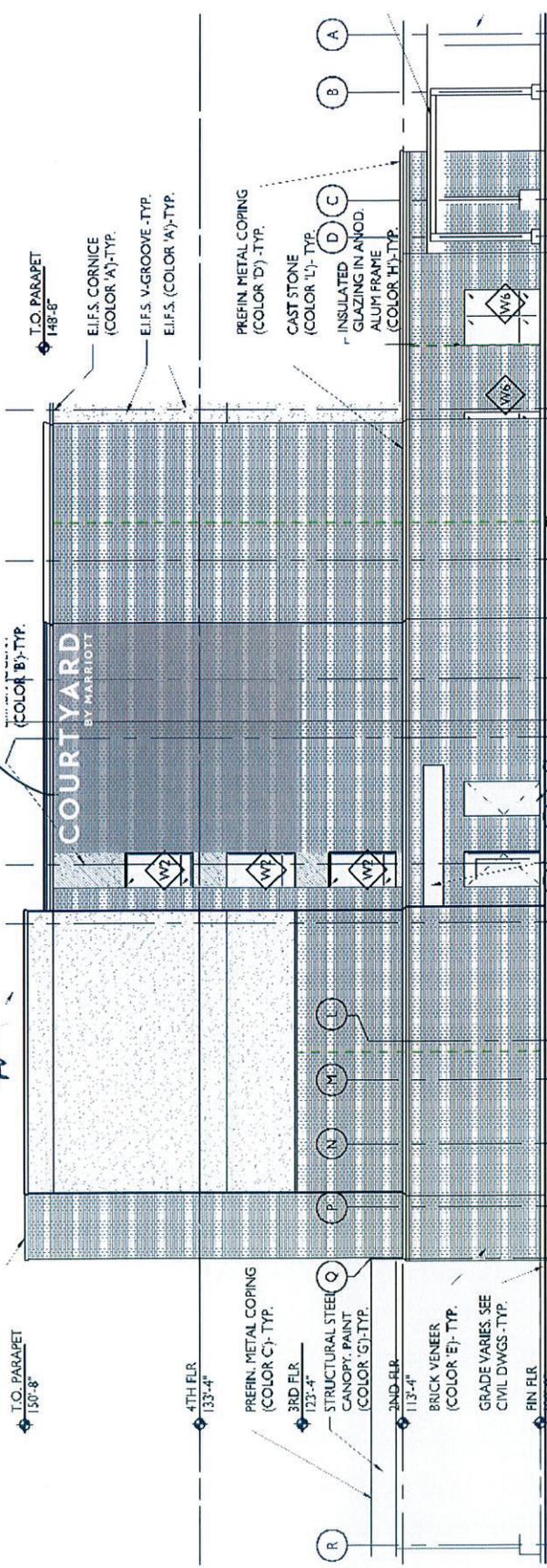
NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:	COURTYARD	Date:	03/12/19	Prepared By:	IDV/KH	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS unless noted. DWFK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	
Location:	OKEMOS, MI	File Name:	174041 - R2 - OKEMOS, MI	Eng:	-	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street, Southwest Watertown, SD 57201-0210 1.800.843.9888 - www.personsigns.com	



66.89 sq ft

**2** OPTION B  
NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



COURTYARD  
20'-2 9/16"  
8'-10 9/16"  
MARRIOTT

GRAPHIC DETAIL  
SCALE: 3/8" = 1'-0"

APPROVAL BOX - PLEASE INITIAL  
CUSTOMER APPROVAL \_\_\_\_\_ Date \_\_\_\_\_  
APPROVAL \_\_\_\_\_ Date \_\_\_\_\_

**NOTE:** Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:	COURTYARD	Date:	08/22/18	Prepared By:	IDV/CM	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com	
Location:	OKEMOS, MI	File Name:	174041 - R3 - OKEMOS, MI	Eng:	-	 SIGNS   LIGHTING   IMAGE	

