

**CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS REGULAR MEETING MINUTES  
5151 MARSH ROAD, OKEMOS, MI 48864-1198  
(517) 853-4000  
WEDNESDAY, DECEMBER 21<sup>ST</sup>, 2022  
REGULAR TELEVISED MEETING**

PRESENT: Chair Mansour, Vice-Chair Field-Foster, Members Deschaine (6:39 pm), Koenig  
ABSENT: Member Premoe  
STAFF: Assistant Planner Chapman

**1. CALL MEETING TO ORDER**

Chair Mansour called the meeting to order at 6:31 p.m.

Chair Mansour called the roll. Members Premoe and Deschaine are absent, all others present.

**2. APPROVAL OF AGENDA**

**Vice-Chair Field-Foster moved to approve the agenda as presented. Seconded by Member Koenig.**

ROLE CALL VOTE: YEAS: Members Koenig, Vice-Chair Field-Foster, Chair Mansour

NAYS: None

Motion carried: 3-0

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

A. October 19, 2022 Meeting Minutes

**Chair Mansour moved to approve the minutes of October 19, 2022. Seconded by Vice-Chair Field-Foster.**

ROLE CALL VOTE: YEAS: Members Koenig, Vice-Chair Field-Foster, Chair Mansour

NAYS: None

Motion carried: 3-0

**4. COMMUNICATIONS**

A. Brian Winn, 1479 Belvedere RE: ZBA #22-12-21-1

**5. UNFINISHED BUSINESS-NONE**

**6. NEW BUSINESS**

**A. ZBA CASE NO. 22-12-21-1 (Newman Equity II, LLC), 2502 Lake Lansing Road, Suite C, Lansing, MI 48912**

DESCRIPTION: Vacant Lots between Central Park Drive and Powell Road,  
North of Grand River Ave.  
TAX PARCEL: 22-252-002, 22-276-009, & 22-252-005  
ZONING DISTRICT: RD (Multiple Family, 8 d/u per acre)

The variance requested is to construct a new road in the wetland setback on three vacant parcels (Tax I.D. # 22-252-002, 22-276-009, 22-252-005) between Central Park Drive and Powell Road.

Assistant Planner Chapman outlined the case for discussion.

DTN Representative Joe Locricchio further outlined the case for discussion.

Member Deschaine arrived at 6:39 pm.

Josh Burkitt, 4739 Powell Rd., Okemos, MI spoke about protecting wetlands and not overdeveloping Powell Rd.

Vice-Chair Field-Foster asked if there have been any conversation with the state about any possible wetland impact this project may have.

Assistant Planner Chapman replied because there is no direct impact to wetlands and because of that the state is not involved.

Vice-Chair Field-Foster asked how water or flooding on the road will be handled.

DTN Representative Matt Diffin, 24353 Tara Dr., South Lyon, MI replied water will be retained in a pond on site where it will flow into a drain detention area.

Member Deschaine noted the township board has worked with the developers to preserve greenspace and lessen any impact to wetlands.

Chair Mansour asked the developers what would happen if they were not granted the ability to create the new road they have requested.

Applicant Raji Uppal, Clark Rd., Dewitt, MI explained how the current plan came into place.

Mr. Diffin stated if the variance is not granted the developer will need to acquire a wetland permit. He further stated a pump station would need to be installed for sanitary sewage, and storm sewage will need to flow to Central Park Dr.

Chair Mansour 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 and these unique circumstances are not self-created.

Chair Mansour stated Criteria one has been met.

Chair Mansour read review criteria two which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.

Chair Mansour stated criteria two has been met.

Chair Mansour read review criteria three which states Granting the variance is the minimum action necessary which would carry out the spirit of this Zoning Ordinance, secure public safety, and provide substantial justice.

Chair Mansour stated criteria three has been met.

Chair Mansour read review criteria four which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

Chair Mansour stated Criteria four has been met.

Chair Mansour read review criteria five which states Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Chair Mansour stated criteria five has been met.

Vice-Chair Field-Foster noted that part of the responsibility of the developer is the safety of their residents. Without permission to construct this new road public safety vehicles would not have easy access to all units in the development creating a practical difficulty to the developer and denying secure public safety.

Member Deschaine noted the new road would create connectivity for the residents of this development.

**Vice-Chair Field-Foster moved to approve ZBA CASE NO. 22-12-21-1 (Newman Equity II, LLC), variance to construct a new road in the wetland setback on three vacant parcels (Tax I.D. # 22-252-002, 22-276-009, 22-252-005) between Central Park Drive and Powell Road. Seconded by Member Koenig.**

ROLE CALL VOTE: YEAS: Members Koenig, Vice-Chair Field-Foster, Member Deschaine, Chair Mansour

NAYS: None

Motion carried: 4-0

## **7. OTHER BUSINESS**

### **A. 2023 Meeting Calendar**

Chair Mansour reviewed the 2023 Zoning Board of Appeals Calendar.

ROLE CALL VOTE: YEAS: Members Koenig, Vice-Chair Field-Foster, Member Deschaine, Chair Mansour

NAYS: None

Motion carried: 4-0

B. 2022 Meridian Township Master Plan Update

Chair Mansour outlined the 2022 Meridian Township Master Plan Update.

Member Koenig thanked staff and Member Premoe for sending the Notice of Intent to the Regional Planning Agency.

**8. PUBLIC REMARKS**

Chair Mansour opened the floor for public remarks at 7:17 pm.

NONE

Chair Mansour closed public remarks at 7:17 pm.

**9. BOARD MEMBER COMMENTS**

Chair Mansour

- Wished Member Premoe well in his retirement
- Donations for Knob Hill residents impacted by the recent fire may donate through Meridian cares

**10. ADJOURNMENT**

**The Zoning Board of Appeals Adjourned at 7:20 pm.**