

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS REGULAR MEETING
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000, TOWNSHIP HALL ROOM
WEDNESDAY, July 19TH, 2023

PRESENT: Chair Mansour; Vice-Chair Koenig; Members Bennett, Deschaine
ABSENT: Members Field-Foster, Trezise
STAFF: Assistant Planner Chapman

1. CALL MEETING TO ORDER

- a. Chair Mansour called the 07.19.2023 ZBA meeting to order at 6:31 pm.

2. APPROVAL OF AGENDA

Chair Mansour moved to approve the July 19th, 2023 agenda. Seconded by Member Deschaine.

ROLL CALL VOTE: YEAS: Chair Mansour; Vice-Chair Koenig; Members Bennett, Deschaine

NAYS: None

Motion carried: 4-0

3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

Vice-Chair Koenig moved to approve the May 17th, 2023 minutes. Supported by Member Deschaine.

ROLL CALL VOTE: YEAS: Chair Mansour; Vice-Chair Koenig; Members Bennett, Deschaine

NAYS: None

Motion carried: 4-0

4. COMMUNICATIONS

- a. NONE

5. UNFINISHED BUSINESS

- a. NONE

6. NEW BUSINESS

- a. ZBA CASE NO. 23.05 (2055 Grand River), Michigan First Credit Union, 27000 Evergreen Road, Lathrup Village, MI 48076

DESCRIPTION: 2055 Grand River Avenue
TAX PARCEL: 21-276-015
ZONING DISTRICT: C-3 (Commercial)

The variance requested is to install a 20.2 square foot wall sign to the front (north) façade at 2055 Grand River Avenue.

- i. Assistant Planner Chapman outlined the case to the board.

Chair Mansour opened public comment on this case at 6:35 pm.

Applicant Representative Charles Alderi (30777 Schoolcraft Road, Lavonia, MI), representing Michigan First Credit Union spoke further on the case. He stated that this approval would assist in making the area safer. He further noted that it may be slightly below 20 sq ft.

Chair Mansour closed public comment on this case at 6:37 pm.

Member Deschaine inquired where this would be located. He further asked if Meijer would allow them to place a smaller sign under their main sign.

Applicant Alderi answered that this was closer to the pharmacy, and he stated that this illuminated sign has been approved multiple times at other Meijers under the proposed specs.

Chair Mansour stated support this case.

Member Bennett stated support for this case.

Vice-Chair Koenig stated support for this case.

Member Deschaine inquired about current signage at Walmart.

Assistant Planner Chapman stated that there was a similar case in 2018 that was denied.

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.

Chair Mansour moved to approve ZBA CASE NO. 23.05 (2055 Grand River), Michigan First Credit Union, 27000 Evergreen Road, Lathrup Village, MI 48076. Seconded by Member Bennett.

ROLL CALL VOTE: YEAS: Chair Mansour; Vice-Chair Koenig; Members Bennett, Deschaine

NAYS: None

Motion carried: 4-0

ZBA CASE NO. 23.05 (2055 Grand River) approved unanimously.

- b. ZBA CASE NO. 23-06 (5110 Times Square), Massa Multimedia Architecture, 3297 Route 66, Neptune, NJ 07753

DESCRIPTION: 5110 Times Square Drive
TAX PARCEL: 15-400-025
ZONING DISTRICT: CS (Community Service)

The variance requested is to install wall signs to the front (west) façade at 5110 Times Square Drive.

- i. Assistant Planner Chapman outlined the case to the board.

Chair Mansour opened public comment on this case at 6:55 pm.

Applicant Representative Edward Danza (3297 State Route 66, Neptune, NJ 07753), representing Massa Multimedia Architecture spoke further on the case. He stated that these additions requested would be for directional purposes for customers.

Chair Mansour closed public comment on this case at 6:57 pm.

Chair Mansour questioned what exactly the board is looking at, whether it's size or quantity.

Assistant Planner Chapman stated that this is for the addition of four signs. This was corrected by the applicant representative to five signs.

Chair Mansour questioned if all of these changes were necessary, or if they were too many signs.

Vice-Chair Koenig mirrored Chair Mansour's concerns.

Member Deschaine spoke in approval of less signs, specifically mirroring the denial of the numbers above the garage bay doors.

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 Koenig moved to approve ZBA CASE NO. 23-06 (5110 Times Square), Massa Multimedia Architecture, 3297 Route 66, Neptune, NJ 07753 with the deletion of the #1, #2 & #3 signs. Seconded by Member Deschaine.

ROLL CALL VOTE: YEAS: Chair Mansour; Vice-Chair Koenig; Members Bennett, Deschaine

NAYS: None

Motion carried: 4-0

ZBA CASE NO. 23-06 (5110 Times Square) approved unanimously.

- c. ZBA CASE NO. 23-07 (Knob Hill Apartments, LLC), 2502 Lake Lansing Road, Suite C, Lansing, MI 48912

DESCRIPTION: 2300 Knob Hill Drive
TAX PARCEL: 33-100-005
ZONING DISTRICT: RC (Multiple Family, 14 d/u per acre)

The variance requested is to allow for the construction of an apartment building located at 2300 Knob Hill Drive.

- i. Assistant Planner Chapman outlined the case for the board, and noted that the applicant was not there to represent themselves.

Vice-Chair Koenig asked if there was any communications for or against this.

Assistant Planner Chapman stated that there were none.

Chair Mansour noted the variance needed for this to be building to be placed 8ft away from the parking lot as opposed to the required 20ft. She believed that this would be a minimum action. She further questioned the distance between buildings, should there be another fire.

Assistant Planner Chapman stated that it was within code.

Member Bennett questioned if all of the parking spaces were needed in this lot, as they would have more space between the parking lot and the building.

Chair Mansour stated if they did that, it may trigger another variance needed for minimum parking spaces. She further stated the board should wait until the applicant can be with them to vote on this matter.

Vice-Chair Koenig moved to table ZBA CASE NO. 23-07 (Knob Hill Apartments, LLC), 2502 Lake Lansing Road, Suite C, Lansing, MI 48912.

ROLL CALL VOTE: YEAS: Chair Mansour; Vice-Chair Koenig; Members Bennett, Deschaine

NAYS: None

Motion carried: 4-0

ZBA CASE NO. 23-07 (Knob Hill Apartments, LLC) tabled unanimously.

7. OTHER BUSINESS

- a. NONE

8. PUBLIC REMARKS

- a. Chair Mansour opened public comments at 7:22pm
- b. Chair Mansour closed public comments at 7:22pm.

9. BOARD MEMBER COMMENTS

- a. Chair Mansour opened board comments at 7:22pm

Chair Mansour welcomed and thanked Member Bennett for joining the team.

Vice-Chair Koenig mirrored Chair Mansour.

Member Deschaine asked Member Bennett about himself, to which Member Bennett answered.

10. ADJOURNMENT

- a. Chair Mansour adjourned the 07.19.2023 ZBA meeting at 7:23pm.

Board Chair

Community Planning and Development Staff