

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, NOVEMBER 10, 2010, 6:30 PM
TOWN HALL ROOM, OPEN TO PUBLIC**

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- Wednesday, October 13, 2010

D. PUBLIC REMARKS

E. UNFINISHED BUSINESS

F. NEW BUSINESS

1. ZBA CASE NO. 10-11-10-1 SIGNS BY CRANNIE, 4160 COMMERCE DRIVE, FLUSHING, MI 48433

DESCRIPTION: 5050 Marsh Road
TAX PARCEL: 15-300-016
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., which states in the case of multi-tenant structures, one (1) wall sign shall be permitted for each tenant having an individual means of public access up to a size equivalent to one (1) square foot for each one (1) lineal foot of building frontage occupied.**

The applicant intends to install an additional wall sign on a multi-tenant building, on a side where there is no means of public access; therefore the applicant is requesting a variance.

2. ZBA CASE NO. 10-11-10-2 BONNIE RUSSIAN, 1772 SASHABAW DRIVE, OKEMOS, MI 48864

DESCRIPTION: 1772 Sashabaw Drive
TAX PARCEL: 34-179-001
ZONING DISTRICT: RA (Single Family, Medium Density)

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

- **Section 86-474(2), which states, no plant material, berm, fence, or wall screen, sign, or other structure shall obstruct the visibility of motorists, pedestrians, or cyclists within a site triangle at street and driveway intersections between the height(s) of three feet and ten feet, as measured from the back of the curb or edge of the pavement. The site triangle shall be formed by measuring 35 feet along the back of curb or edge of asphalt of the street and edge of the driveway from the intersection of the driveway and then connecting the two points.**

The applicant has installed a fence which exceeds the allowed height within the site triangle at the intersection of the driveway and street; therefore the applicant is requesting a variance.

3. ZBA CASE NO. 10-11-10-3 ROGER & GRACE HOLCOMB, 1623 LAKE STREET, HASLETT, MI 48840

DESCRIPTION: 1623 Lake Street
TAX PARCEL: 03-453-014
ZONING DISTRICT: RB (Single Family, High Density)

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

- **Section 86-374(d)(5)a., which states, the front yard setback shall be in accordance with the setback requirements of Section 86-367 for the type of street upon which the lot fronts.**
- **Section 86-374(d)(5)b., which states the side yard setback is seven feet.**

The applicant intends to construct an addition which does not meet the required side and front yard setbacks; therefore the applicant is requesting variances.

- ☞ **Variance requests may be subject to change or alteration upon review of request during preparation of the staff memorandum. Therefore, Sections of the Code of Ordinances are subject to change. Changes will be noted during public hearing meeting.**

G. OTHER BUSINESS

- Resolution for 2011 Zoning Board of Appeals Meeting Schedule

H. PUBLIC REMARKS

I. BOARD MEMBER COMMENTS

J. ADJOURNMENT

K. POST SCRIPT –Jim Hershiser

Information regarding the request may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 am and 5:00 pm, Monday through Friday. Comments may be made in writing addressed to the Zoning Board of Appeals at 5151 Marsh Road, Okemos, MI 48864 or may be made at the hearing.

MARY M.G. HELMBRECHT, CMC
TOWNSHIP CLERK

ZONING BOARD OF APPEALS PUBLIC HEARING PROCEDURE

Persons wishing to address the topic of a scheduled public hearing are encouraged to present their remarks during the public hearing portion of the Zoning Board of Appeals meeting. **If you do intend to speak before the Zoning Board of Appeals please sign in at the door.** During a public hearing, the following order shall be used:

1. Township Staff Review
2. Comments by the applicant or applicant's designee(s)
3. Comments by owners of property located within a 300-foot radius of the property under consideration
4. Comments by other persons
5. Applicant rebuttal

6. ZBA members discuss the case. If necessary, the applicant may be asked to respond to questions from the ZBA members

7. Action by the ZBA

Persons wishing to appeal a decision of the Zoning Board of Appeals shall do so in accordance with Michigan Court Rules of Appeals to Circuit Court MCR 7.101.

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