



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING  
June 12, 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, May 22, 2019
4. COMMUNICATIONS
5. UNFINISHED BUSINESS
6. NEW BUSINESS

**A. ZBA CASE NO. 19-06-12-1 (Miller), 5411 Marsh Road, Haslett, MI, 48840**

LOCATION: 5411 Marsh Road  
PARCEL ID: 15-251-001  
ZONING DISTRICT: RA (Single Family-Medium Density)

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

- Section 86-565(1), which states, no accessory building shall project into any front yard.
- Section 86-754, which states, parking on nonpaved open space is prohibited. Parking in driveways is prohibited, except in one-family residential districts. In one-family residential districts, no motor vehicle parking space shall be provided in the front yard, except on a paved or gravel driveway that occupies no more than 35% of the total area of the front yard.

The variance requests are to construct an accessory building that would project into the front yard and to exceed the maximum front yard driveway coverage at 5411 Marsh Road.

**B. ZBA CASE NO. 19-06-12-2 (Johnson Sign Company), 2240 Lansing Avenue, Jackson, MI, 49202**

DESCRIPTION: 2947, 2911, & 2875 Eyde Parkway  
TAX PARCEL: 20-303-004  
ZONING DISTRICT: C-2 (Commercial)

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

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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 the Meridian Township Board by contacting: Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



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- Section 86-687(4)(a), Freestanding signs. One freestanding sign per parcel shall be permitted, except a site with 500 feet or more of contiguous frontage on one street and more than one point of access on that street may have one additional freestanding sign. If two freestanding signs are located on a site based on this provision, a minimum of 250 feet shall separate the two signs.

The variance request is to install three freestanding signs on one parcel at 2947, 2911, and 2875 Eyde Parkway.

7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT
11. POSTSCRIPT – Alexia Mansour

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**CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS REGULAR MEETING MINUTES \*DRAFT\*  
5151 MARSH ROAD, OKEMOS, MI 48864-1198  
(517) 853-4000  
WEDNESDAY, May 22, 2019 6:30 PM  
TOWN HALL ROOM**

PRESENT: Chair Beauchine, Members Field-Foster, Lane, Mansour, Wisinski  
ABSENT:  
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 LANE MOVED TO APPROVE THE AGENDA.

SECONDED BY MEMBER FIELD-FOSTER.

CHAIR BEAUCHINE OFFERED A FRIENDLY AMENDMENT TO INCLUDE COMMUNICATIONS RECEIVED PERTAINING TO CASE #19-05-22-3 WITH AGENDA ITEM 6B.

SECONDED BY MEMBER MANSOUR

VOICE VOTE: Motion carried unanimously.

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

Wednesday, May 8, 2019.

MEMBER LANE MOVED TO APPROVE THE MINUTES FROM WEDNESDAY, MAY 8, 2019.

SECONDED BY MEMBER FIELD-FOSTER.

VOICE VOTE: Motion carried unanimously.

**4. COMMUNICATIONS**

- A. Shannon Beckman RE: ZBA #19-05-22-3
- B. James Harding RE: ZBA #19-05-22-3

**5. UNFINISHED BUSINESS**

None.

**6. NEW BUSINESS****A. ZBA CASE NO. 19-05-22-1 (Power Home Solar), 919 N. Main Street, Mooresville, NC, 28115**

LOCATION: 2000 Lake Lansing Road  
PARCEL ID: 04-400-008  
ZONING DISTRICT: RA (Single Family-Medium Density)

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

- Section 86-565(1), which states, no accessory building shall project into any front yard.

The applicant is requesting variance to install an accessory structure that would project 49 feet into the front yard at 2000 Lake Lansing Road.

Assistant Planner Quagliata outlined the case for discussion.

Chair Beauchine asked the applicant if they would like to address the ZBA.

Mr. Frank Cusmano, the property owner, 2000 Lake Lansing Road, Haslett, MI 48840, stated a roof mounted solar array was not feasible and a ground mounted array would not be in compliance with current ordinances. He noted the ground mounted array would meet the 100 foot setback from Lake Lansing Road. He noted the side yard, a location which would be in compliance with the ordinance, would not allow for maximum solar reception. He stated the variance request was to place the solar array in a position that would maximize its use without obstruction from the house or the removal of any trees.

Mr. Paul Grenuk, Regional Manager, Power Home Solar, noted the solar panels would not be reflective and were durable.

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

Chair Beauchine read review criteria seven from Section 86-221 of the Code of Ordinances 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 if the Zoning Board of Appeals (ZBA) kept receiving similar requests the Township may need a solar energy ordinance, and if that were the case this criteria would not be met. He noted the Township mounted a solar array in front of the Township Municipal Building without appropriate planning. He stated he liked solar but disliked solar that looked bad.

Chair Beauchine stated the ZBA could ask the Planning Commission to consider a solar energy ordinance. He stated the proposed solar array was a structure in the front yard which was what the Township installed at the Municipal Building.

Member Mansour stated solar energy is becoming more popular and because of that solar arrays need to be specifically placed and meet all setbacks and other guidelines for accessory structures. She agreed with Chair Beauchine's assessment of review criteria seven.

Member Lane stated he did not disagree but this was only the second solar array in a front yard and did two installations rise to the level of general or recurrent in nature. He noted the Township solar array did not come before the ZBA so this case would be the first considered by the ZBA and discussion of an ordinance may be premature.

Member Field-Foster stated the circumstances of the property were unique enough that an ordinance would not avoid the need for a variance so criteria seven could be met.

Member Wisinski asked staff if the solar array could not be placed behind the house because of wetlands.

Assistant Planner Quagliata stated wetlands were not present in the rear yard but wetland was present in the front yard along Lake Lansing Road. He noted the ZBA could determine why the panels could not be placed in a side or rear yard.

Member Wisinski asked the applicant to explain the proposed placement of the solar array.

Mr. Cusmano stated the open area in the rear yard was the location of the septic field and could not be excavated to install the solar array and the land at the rear of the property was wetland. He added the side yard had tree coverage and trees would have to be removed to install the solar array.

Mr. Grenuk stated moving the solar array to the side yard could cut production value 30 to 50 percent. He noted solar arrays could be landscaped to be a part of the yard.

Ms. Cynthia Cusmano, 2000 Lake Lansing Road, Haslett, MI, 48840, noted the house sat on a hill and also created shade.

Assistant Planner Quagliata clarified the Township Wetland Map showed potential wetlands to the north of the subject property.

Chair Beauchine noted the trees in the side yard would create shade.

Member Mansour asked if there was brush in the area of the property along Lake Lansing Road and whether or not the house was located on a hill.

Assistant Planner Quagliata stated that area was wetland and the elevation of the property rose gradually to the north and the house was located at the highest point.

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 in this case the trees and the orientation of the yard are unique and the front yard may be the best location for the solar array.

Chair Beauchine read review criteria two which states these special circumstances are not self created. He stated this criteria had been met.

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. He noted this criteria had been met.

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 noted solar was probably a permitted purpose and was becoming a more popular energy option.

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 this criteria had been met.

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 the solar array was setback from Lake Lansing Road and would meet other setbacks but did encroach into the front yard.

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 this criteria had been met.

Member Lane stated he would inform the Planning Commission about the discussion and the uniqueness of solar arrays make them different than other accessory structures.

Member Wisinski stated she would also inform the Township Board about the discussion.

MEMBER LANE MOVED TO APPROVE THE VARIANCE BASED ON MEETING THE EIGHT REVIEW CRITERIA.

SECONDED BY MEMBER WISINSKI.

Chair Beauchine stated he would be voting no because he did not believe criteria seven had been met.

ROLL CALL TO VOTE: YES: Members Lane, Wisinski, Mansour, Field-Foster  
NO: Chair Beauchine  
Motion carried 4-1

**B. ZBA CASE NO. 19-05-22-3 (Timmer), 242 Abbott Woods Drive, East Lansing, MI, 48823**

LOCATION: 4990 Country Drive  
PARCEL ID: 24-202-001  
ZONING DISTRICT: RR (Rural Residential)

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

- Section 86-565(1), which states, no accessory building shall project into any front yard.

The applicant is requesting variance to construct an accessory building that would project 242 feet into the front yard at 4990 Country Drive.

Assistant Planner Quagliata outlined the case for discussion.

Chair Beauchine asked the applicant if they would like to address the ZBA.

Ms. Amy Timmer, 4990 Country Drive, Okemos, MI 48864, explained wetlands, septic tanks and the drain field made the only location behind the house to build the garage a raised area inaccessible due to the well, generator, and wetlands. She noted the proposed location used to be a tennis court that was elevated and leveled to prevent standing water. She stated existing brush would block the view of the garage from Country Drive. The applicant addressed the eight review criteria.

Chair Beauchine opened the floor for public remarks.

Ms. Kate Harrell, 5050 Country Drive, Okemos, MI 48864, spoke in opposition to the proposed accessory building.

Chair Beauchine read communications received in support of the request from Shannon Beckmen (4991 Country Drive, Okemos, MI 48864) and James and Shirley Harding (5055 Country Drive, Okemos, MI 48864).

Chair Beauchine asked the applicant if they wanted an opportunity for rebuttal.

Ms. Timmer stated placing the structure in any other location would be difficult because of the wetland and the structure would still be in the front yard. She noted the south side of the driveway had gardens and less brush, which meant the neighbors to the south could see the structure. She stated the brush in the proposed location was approximately 100 feet in depth.

Chair Beauchine closed the floor for public remarks.

Member Field-Foster asked the applicant if the garage could be located on the turnaround of the driveway near the house.

Ms. Timmer responded the septic field was south of the driveway turnaround and the area was not deep enough to allow for the structure.

Member Field-Foster asked the applicant if they planned on planting vegetation north of the proposed accessory structure.

Ms. Timmer stated they did plan on planting vegetation between the structure and the brush.

Assistant Planner Quagliata stated the ZBA could place a condition on the variance to require landscape screening. He noted the zoning ordinance does require conifer trees to be a minimum of eight feet in height for screening when planted.

Member Lane appreciated the applicant for going through the review criteria and providing a response. He agreed with the majority of the reasoning although he did not see how not granting the variance would result in a practical difficulty. He stated many people need extra garage space and that did not create a need to place a structure in a front yard in violation of the ordinance.

Chair Beauchine noted the ordinance would allow an area to be paved or graveled and the practical difficulty was if the area should be covered by a structure. He noted the proposed structure would be located closer to Country Drive than it would be to the neighboring house.

Member Lane agreed the proposed location was appropriate but questioned the need since the applicant already had a two-car garage attached to the house.

Member Mansour questioned if the area near the house would be large enough for another type of accessory building. She stated the request did not meet review criteria three.

Ms. Timmer noted the area was a turnaround for backing out of the driveway.

Member Wisinski stated if there was not an existing garage then the criteria could be met.

MEMBER LANE MOVED TO DENY THE VARIANCE REQUEST BASED ON FAILURE TO MEET REVIEW CRITERIA THREE AND FOUR.

SECONDED BY MEMBER WISINSKI.

Member Mansour thanked the applicant and appreciated the neighbor's concern. She stated the ordinance required demonstrating practical difficulty and not having enough room in a garage did not meet the requirement.

ROLL CALL TO VOTE: YES: Members Lane, Wisinski, Mansour, Field-Foster, Chair Beauchine  
NO:  
Motion carried unanimously 5-0

**C. ZBA CASE NO. 19-05-22-2 (Delta Dental), 4100 Okemos Road, Okemos, MI, 48864**

LOCATION: 4100 Okemos Road  
PARCEL ID: 28-400-009, 28-400-011, and 28-400-012  
ZONING DISTRICT: PO (Professional and Office)

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

- 86-686(3)(a), Freestanding signs. One freestanding sign shall be permitted and shall be located in the front yard with the leading edge at least 10 feet back of the street right-ofway line.
- Section 86-686(3)(b), Freestanding signs. The surface display area of the freestanding sign conveying the business carried on the premises shall not exceed 25 square feet per side. An additional three square feet of surface display area of the freestanding sign shall be set aside to accommodate the street number of the structure.

- Section 86-471(b)(1), all structures and grading activities shall be setback from the edge of a water feature as follows: Wetlands regulated by the Township, the state, or by federal law equal to or greater than two acres in area; 40 feet.
- Section 86-471(c)(1), to minimize erosion, stabilize streambanks and wetland edges, protect water quality, and preserve fish and wildlife habitat, a natural vegetation strip shall be maintained from the edge of a water feature as follows: Wetlands regulated by the Township, the state, or by federal law; 20 feet.
- Section 86-471(b)(4), all structures and grading activities shall be setback from the edge of a water feature as follows: open county drains or creeks; 50 feet, as measured from the top of the bank on the side of the drain where the structure is to be located or grading activity is to occur.
- Section 86-471(c)(3), to minimize erosion, stabilize streambanks and wetland edges, protect water quality, and preserve fish and wildlife habitat, a natural vegetation strip shall be maintained from the edge of a water feature as follows: open county drains or creeks; 25 feet, as measured from the top of the abutting bank.

The applicant is requesting variances to install five freestanding signs and to construct an approximately 4,300 square foot deck in the wetland setback, the drain setback, and the associated natural vegetation strips at 4100 Okemos Road.

Assistant Planner Quagliata outlined the case for discussion.

Chair Beauchine asked the applicant if they would like to address the ZBA.

Mr. Randy Metz, Grissim Metz Andriese Associates, the applicant's representative, described the current signs as unnoticeable and not reflective of the current Delta Dental branding program. He noted the variance requests for the signs were intended to build the appropriate identity for their property and to convey information. He stated the speed of traffic on Okemos Road created the need for better signage. He noted the proposed deck would enhance the workplace environment for Delta Dental employees.

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

Chair Beauchine asked staff if the square footage of sign types two, three, four, and five included the address or only the Delta Dental badge.

Assistant Planner Quagliata stated three square feet could be set aside for the address and everything above the base was sign area. He added the green area was counted as surface display area for sign type one since there was no message on the white portion of the sign.

Chair Beauchine suggested the ZBA start with the variances related to the proposed deck.

Member Field-Foster noted the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and the Ingham County Drain Commissioner had already, or would soon, approve the project. She did have a concern with how failure to grant the variances would unreasonably prevent the owner from using the property because there was an existing patio.

Member Mansour agreed because there was an existing patio review criteria four was not met. She noted the project would disturb the wetland.

Assistant Planner Quagliata stated the deck would not be in the wetland but in the wetland setback. The Township's wetland consultant reviewed the project and did not have an issue as long as the deck was located outside of the wetland and outside wetland mitigation areas. He stated in 2009 there was a wetland use permit for the property that approved reshaping the wetland and the drain to construct a boardwalk and pathways. The current project had been approved by the Planning Commission and EGLE for work in the floodplain and the ZBA was reviewing construction within the drain and wetland setbacks.

Member Lane stated the construction was not going to adversely impact the floodplain. He questioned if not having a deck rose to the level of a practical difficulty.

Member Wisinski asked how many employees worked at the subject property.

The applicant stated there were approximately 700 employees.

Member Field-Foster stated she did not believe the applicant would be unreasonably prevented from using the property if the variances were not granted.

Member Wisinski stated she thought the expansion may be practical difficulty based on the number of employees that would use the deck.

Mr. Andrew Parin, Grissim Metz Andriese Associates, stated the existing patio was used as a dining terrace. The deck would provide flexible workspace and add capacity for employees to use the dining terrace. He noted the proposed structure would be the only way to utilize and enjoy the amenity of the wetland. The project would increase the capacity of the floodplain by excavating material below the deck.

Member Field-Foster asked how many employees could be accommodated on the current patio space.

Mr. Brian McCarthy, Delta Dental Director for Corporate Real Estate, stated there were a number of picnic tables across the space but the location of the patio did not allow employees to enjoy the view of the wetland.

Member Field-Foster asked what was the capacity of the deck for employees.

Mr. Metz stated there would be space for 100 to 150 employees. He added the existing patio was on the north side of the building and the proposed deck would allow employees to enjoy the sun away from the shadow of the building. He noted the importance for corporations to attract quality employees to their property and the need for appealing amenities to retain employees. He stated the deck was an amenity to allow Delta Dental to compete with other corporations for talent.

Member Lane stated given the vicinity of the building to the drain there would have to be work done in the floodplain and wetland setbacks to construct a deck. He noted extending the deck off the existing patio was the best location. The practical difficulty was without the variance the applicant would not be able to build a deck.

Assistant Planner Quagliata stated the wetland and the floodplain were located along the length of the property from east to west. If the applicant wanted to build a deck anywhere north of the buildings variances would be needed.

Chair Beauchine stated he could see the need for amenities to retain talent. He stated if the ZBA were to grant the variances for the deck it needed to be conditioned on the Drain Commissioner's approval.

Assistant Planner Quagliata stated if the variances were approved the project would go through site plan review which requires confirmation of approval from other agencies.

Chair Beauchine stated the current approvals from EGLE and the Planning Commission could not be taken into account for the ZBA decisions. He noted the applicant was trying to do good things for the community and the people that work for Delta Dental.

Member Lane 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 drain and wetland located north of the northern building made the property unique.

Member Lane read review criteria two which states these special circumstances are not self created. He stated this criteria had been met.

Member Lane read review criteria three which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties. He stated without the variances to allow work in the setbacks the applicant would not be able to build a deck.

Member Lane 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 building a deck was a permitted purpose.

Member Lane 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 this criteria had been met.

Member Lane 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 EGLE and the Township's wetland consultant had stated the project would not negatively impact the wetland. He noted there would be no impact to neighbors.

Member Lane 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 the applicant was a unique corporate citizen and the property was also unique.

Member Lane 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 project was environmentally conscious and would be an improvement to the property.

MEMBER LANE MOVED TO APPROVE THE DECK VARIANCES BASED ON MEETING THE REVIEW CRITERIA.

SECONDED BY MEMBER WISINSKI.

Chair Beauchine clarified the approval was for variances from ordinance Section 86-471(b)(1), Section 86-471(c)(1), Section 86-471(b)(4), and Section 86-471(c)(3).

ROLL CALL TO VOTE: YES: Members Lane, Wisinski, Field-Foster, Mansour, Chair Beauchine  
NO:  
Motion carried unanimously 5-0

Assistant Planner Quagliata outlined the sign variances for discussion. He stated the Professional and Office zoning district allowed one freestanding sign per parcel and the applicant was proposing to install five. Additionally, the one freestanding sign permitted was exceeding the allowed surface display area per side and the four additional signs would be installed exceeding the maximum surface display area per side allowed.

Director Kieselbach clarified the sign in the middle of the property along Okemos Road was considered the one freestanding sign allowed and it would be smaller than the previous sign which was granted a variance in 2011. He noted the other four signs would need variances for having additional freestanding signs. He stated the ZBA could add conditions to restrict the square footage of the additional signs to those shown in the diagrams provided.

Chair Beauchine asked what the square footage was of the existing sign on the south side of the south entrance drive.

Assistant Planner Quagliata stated 17.99 square feet.

Chair Beauchine stated the text size on the new signs were fairly similar to the existing sign.

Assistant Planner Quagliata noted the white space on sign types two, three, four, and five was surface display area and could be used to display a message.

Chair Beauchine asked how surface display area would be calculated if the words "Staff Entrance" were not on the sign.

Assistant Planner Quagliata stated the surface display area would be the green area of the sign.

Chair Beauchine asked what the square footage was for the portion of the sign that read "Delta Dental."

Mr. Parin stated the green box with "Delta Dental" would be seven feet in length and one and half feet in height.

Chair Beauchine stated that would be 10.5 square feet total for the green portion of the sign.

Mr. Metz added the informational portion of the sign was on the white panel. He noted while the text was not large the whitespace in the background offset the text so it was legible.

Member Wisinski asked staff to restate the sign variance requests.

Assistant Planner Quagliata stated the Professional and Office zoning district allowed one freestanding sign per parcel with a maximum 25 square feet in surface display area per side. Proposed sign type one, which would be installed perpendicular to Okemos Road near the center of the site, would be the one freestanding sign allowed by the ordinance and would be 123.75 square feet in surface display area and required a 98.75 square foot variance. He added the other variances were to install the additional four signs. The ZBA could consider the signs would be 4.75 square feet larger than the size allowed. He added sign type one would be installed in front of the buildings, 400 feet from the north driveway and almost 300 feet from the south driveway. Sign type two would be located north of the south driveway to direct visitors. Sign type three would be installed north of the north driveway to direct staff. Sign type four would be located 400 feet east of Okemos Road to direct visitors. Sign type five would be located 165 feet east of sign type four to direct deliveries.

Member Field-Foster asked how many directional signs would be allowed on the property.

Assistant Planner Quagliata stated the applicant could install a number of directional signs determined by staff.

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 subject site is zoned Professional and Office and was over 50 acres in size with large buildings.

Chair Beauchine read review criteria two which states these special circumstances are not self created. He stated the intent was to direct the flow of traffic and because the site was so large signage other than directional was needed.

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. He stated the size of the property met the criteria.

Member Mansour noted the need to consider the speed of traffic on Okemos Road and the size of the current sign. The current orientation of the main identification sign was a practical difficulty.

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 the signs would identify access points to the property and direct people.

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 some of the signs could meet securing public safety because of the amount of traffic on Okemos Road.

Member Mansour added the signs were aesthetically pleasing and provided the minimum information needed.

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 there were railroad tracks to the north and a middle school to the south of the subject site.

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 there were not many properties of this size in the Township.

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 Delta Dental was a good corporate citizen.

MEMBER WISINSKI MOVED TO APPROVE THE SIGN VARIANCES FROM SECTION 86-686(3)(A) AND SECTION 86-686(3)(B) BASED ON MEETING THE EIGHT REVIEW CRITERIA.

SECONDED BY MEMBER MANSOUR.

ROLL CALL TO VOTE: YES: Members Wisinski, Mansour, Field-Foster, Lane, Chair Beauchine  
NO:  
Motion carried unanimously 5-0

**7. OTHER BUSINESS**

MEMBER MANSOUR MOVED TO REQUEST THE TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD REVIEW AN ORDINANCE FOR THE PLACEMENT OF SOLAR ARRAYS.

SECONDED BY MEMBER MANSOUR

VOICE VOTE: Motion carried unanimously.

**8. PUBLIC REMARKS**

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

**9. BOARD MEMBER COMMENTS**

Chair Beauchine announced the Marketplace on the Green groundbreaking event had been held today.

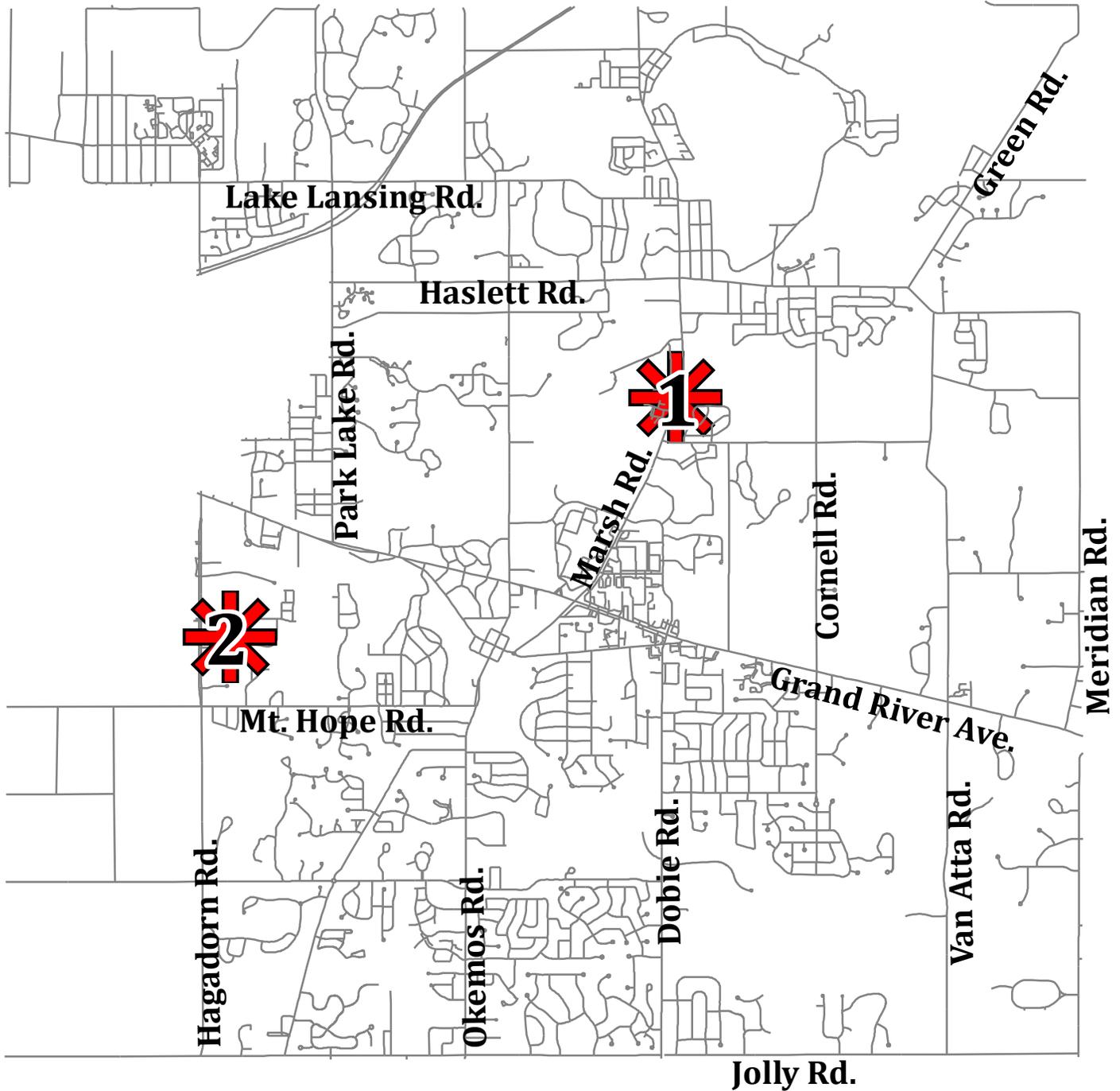
**10. ADJOURNMENT**

Meeting adjourned at 8:57 p.m.

**11. POST SCRIPT**

None.

# Meridian Township



Location Map

1. ZBA #19-06-12-1 (Miller)

2. ZBA #19-06-12-2 (Johnson Sign Company)



## 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:** June 7, 2019  
**Re:** ZBA Case No. #19-06-12-1 (Miller)

---

**ZBA CASE NO.:** 19-06-12-1 (Miller), 5411 Marsh Road, Haslett, MI 48840  
**LOCATION:** 5411 Marsh Road  
**PARCEL ID:** 15-251-001  
**ZONING DISTRICT:** RA (Single Family-Medium Density)

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

- Section 86-565(1), which states, no accessory building shall project into any front yard.
- Section 86-754, which states, parking on nonpaved open space is prohibited. Parking in driveways is prohibited, except in one-family residential districts. In one-family residential districts, no motor vehicle parking space shall be provided in the front yard, except on a paved or gravel driveway that occupies no more than 35% of the total area of the front yard.

Glenn Miller, the applicant, is proposing to construct an accessory building (detached garage/pole barn) that would project into the front yard at 5411 Marsh Road. The 0.39 acre (17,794 square feet) subject property is zoned RA (Single Family-Medium Density) and located on the west side of Marsh Road, south of Rolling Hills Drive. The subject property has 103.40 feet of frontage along Marsh Road.

The zoning ordinance prohibits accessory buildings from projecting into a front yard. The front yard is defined by the area between the leading edge of the principal structure and the road right-of-way. The required setback is 100 feet from the centerline of Marsh Road.

The proposed detached garage/pole barn is 28 feet by 28 feet (784 square feet) in size. The applicant intends to locate the accessory building south of the existing house, in the front yard. The distance between the leading edge of the house and the accessory building is five feet. The detached garage/pole barn would be located 94 feet from the centerline of Marsh Road and six feet from the south (side) property line.

The current asphalt driveway occupies 35 percent of the front yard. The submitted plot plan indicates the driveway would be extended to provide access to the proposed accessory building. Section 86-754 of the zoning ordinance states a driveway may occupy no more than 35 percent of the front yard. The plot plan shows the new portion of the driveway would be 537.49 square feet in size. The total area of the driveway would occupy approximately 44 percent of the front yard.

**ZBA Case No. 19-06-12-1 (Miller)**  
**Zoning Board of Appeals (June 12, 2019)**  
**Page 2**

The applicant is requesting a variance for the proposed detached garage to project five feet into the front yard along Marsh Road and a variance to exceed the maximum front yard coverage by nine percent.

**Attachments**

1. Variance application dated May 3, 2019 and received by the Township on May 3, 2019.
2. Lot survey dated March 25, 2019 and received by the Township on May 16, 2019.
3. Plot plan dated June 6, 2019 and received by the Township on June 7, 2019.
4. Sunrise Estates plat and Sunrise Estates No. 2 plat.
5. Photographs provided by the applicant.
6. Building elevations dated April 5, 2019 and received by the Township on May 16, 2019.
7. Site location map.

G:\COMMUN PLNG & DEV\PLNG\ZBA\2019 ZBA\ZBA 19-06-12\ZBA 19-06-12-1 (Miller)\ZBA 19-06-12-1 staff report.zba1



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

VARIANCE APPLICATION

A. Applicant GLENN A. MILLER  
Address of Applicant 5411 MARSH Rd HASLETT, MI 48840  
Telephone (Work) \_\_\_\_\_ Telephone (Home) 517-974-5291  
Fax \_\_\_\_\_ Email address: GAM668@AOL.COM  
Interest in property (circle one):  Owner  Tenant  Option  Other

B. Site address/location SAME.  
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)

Glenn A Miller                      GLENN A. MILLER                      5-3-2019  
Signature of Applicant                      Print Name                      Date

Fee: \$150.00                      Received by/Date: 5-3-2019 Justin Quagliato

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.)

Glenn A Miller                      5-3-2019  
Signature of Applicant(s)                      Date

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

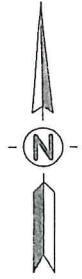
# LOT SURVEY

For:  
 Glenn Miller  
 5411 Marsh Road  
 Haslett, MI 48840

Survey Address:  
 5411 Marsh Road  
 Haslett, MI 48840  
 ID: 33-02-02-15-251-001

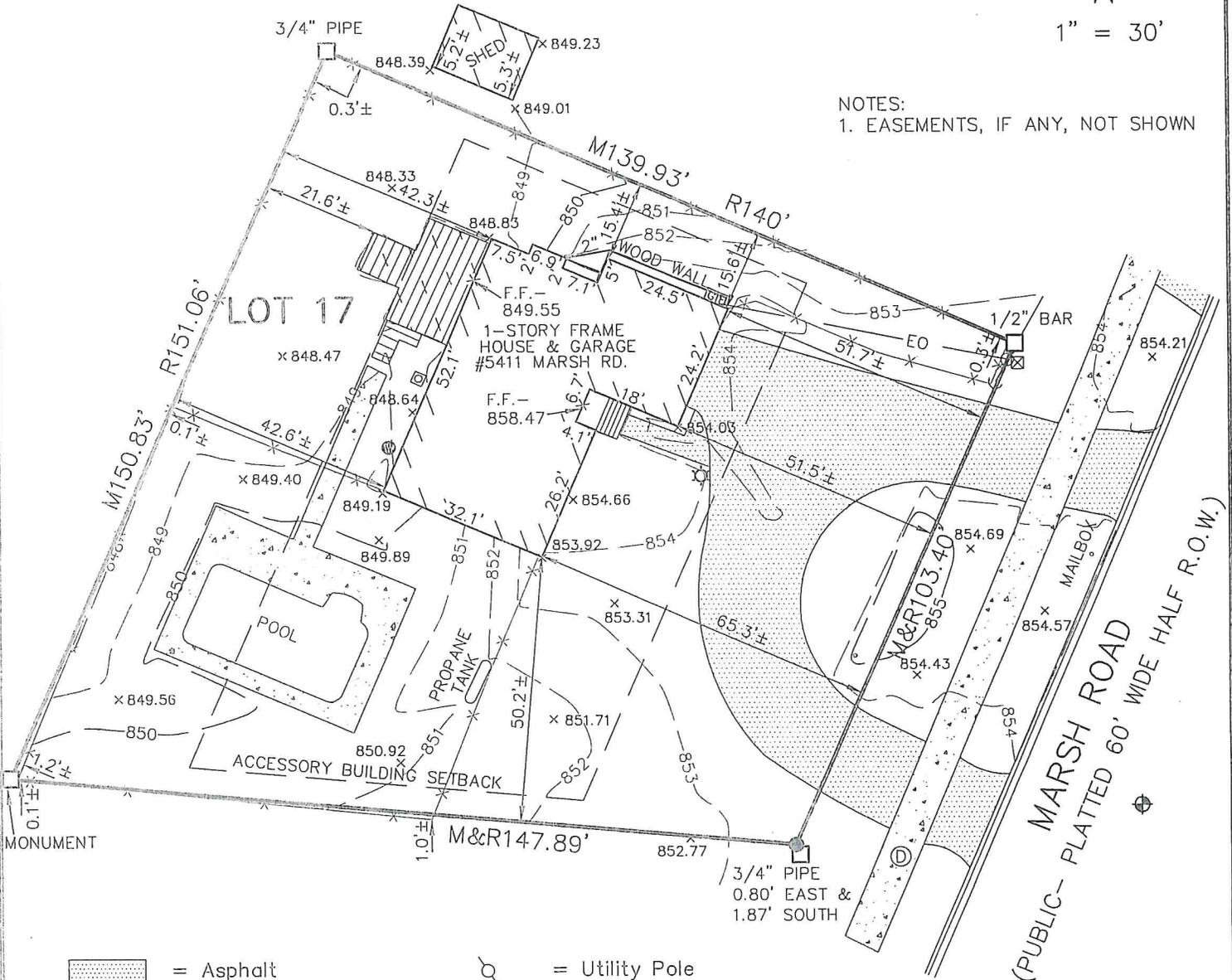
Legal Description (as provided): Lot 17, Sunrise Estates, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 44 of Plats, Page 46, Ingham County Records.

BUILDING COVERAGE:  
 TOTAL LOT AREA: 17,794 S.F.  
 EXISTING BUILDING COVERAGE: 2,048 S.F. (11.5%)



1" = 30'

NOTES:  
 1. EASEMENTS, IF ANY, NOT SHOWN



- |      |                  |          |                         |
|------|------------------|----------|-------------------------|
|      | = Asphalt        |          | = Utility Pole          |
|      | = Concrete       |          | = Utility Pedestal      |
|      | = Deck           |          | = Storm Manhole         |
| —x—  | = Fence          |          | = Air Conditioning Unit |
|      | = Electric Meter |          | = Well                  |
|      | = Gas Meter      | —850—    | = Ground Elevation      |
| —EO— | = Overhead Wires | 850.92 x | = Spot Elevation        |

I hereby certify only to the parties hereon that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set, as noted hereon, permanent markers to all corners of said lot and that all visible encroachments of a permanent nature upon said lot are as shown on this survey. Said lot subject to all easements and restrictions of record.

- R = Recorded Distance
- M = Measured Distance
- — = Distance Not to Scale
- — — = Deed Line
- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- 0.0'± = Denotes Distance to the Survey Line

**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

*ERICK R. FRIESTROM*  
 ERICK R. FRIESTROM  
 PROFESSIONAL SURVEYOR

03/25/11  
 DATE  
 NO. 53497

DRAWN BY SLH	SECTION 10, T4N, R1W
FIELD WORK BY RR	JOB NUMBER:
SHEET 1 OF 1	94857.LOT

# PLOT PLAN

For:  
 Glenn Miller  
 5411 Marsh Road  
 Haslett, MI 48840

Survey Address:  
 5411 Marsh Road  
 Haslett, MI 48840  
 ID: 33-02-02-15-251-001

Legal Description (as provided): Lot 17, Sunrise Estates, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 44 of Plats, Page 46, Ingham County Records.

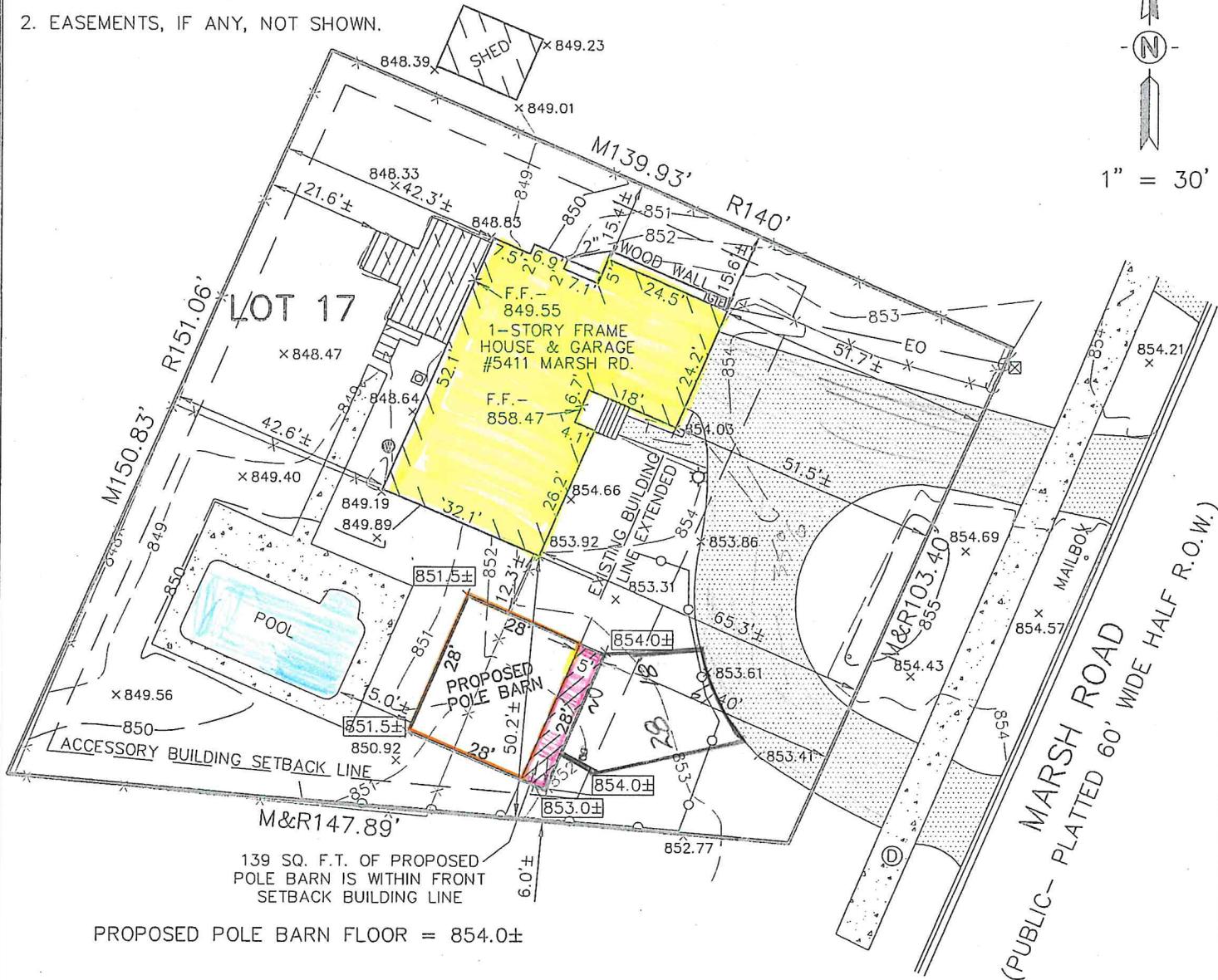
BUILDING COVERAGE:  
 TOTAL LOT AREA: 17,794 S.F.  
 EXISTING BUILDING COVERAGE: 2,048 S.F. (11.5%)  
 PROP. OVERALL BUILDING COVERAGE: 2,832 S.F. (15.9%)

Soil Erosion Control Notes:

1. Clean roads daily
2. Clean catch basin filters once a week.
3. Inspect and maintain silt fence once a week.
4. Keep soil erosion permit posted at all times until site is stabilized.
5. All BMP's must remain in working order until site is stabilized.
6. Excavated soil to be used as fill on site.

NOTES:  
 1. A LOT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.

2. EASEMENTS, IF ANY, NOT SHOWN.



PROPOSED POLE BARN FLOOR = 854.0±

- |      |                  |          |                         |
|------|------------------|----------|-------------------------|
|      | = Asphalt        |          | = Utility Pole          |
|      | = Concrete       |          | = Utility Pedestal      |
|      | = Deck           |          | = Storm Manhole         |
| —x—  | = Fence          |          | = Air Conditioning Unit |
|      | = Electric Meter |          | = Pool Pump             |
|      | = Gas Meter      | —850—    | = Ground Elevation      |
| —EO— | = Overhead Wires | 850.92 x | = Spot Elevation        |

This plan was made at the direction of the parties hereon and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.

- |   |                         |   |                         |
|---|-------------------------|---|-------------------------|
| R | = Recorded Distance     | x | = Existing Elevation    |
|   | = Silt Fence            | D | = Surface Drainage      |
|   | = Deed Line             |   | = Proposed Finish Grade |
|   | = Distance Not to Scale |   |                         |

**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 SLH	SECTION 10, T4N, R1W
FIELD WORK BY RR	JOB NUMBER:
SHEET 1 OF 1	94857.PLT-4

E. Friestrom

04/06/19

ERICK R. FRIESTROM                      DATE  
 PROFESSIONAL SURVEYOR              NO. 53497

# SUNRISE ESTATES

A SUBDIVISION OF PART SW 1/4 OF SE 1/4 OF SECTION 10, AND  
 NW 1/4 OF NE 1/4 OF SECTION 15, T4N, R1W, MERIDIAN  
 TOWNSHIP, INGHAM COUNTY, MICHIGAN

EXAMINED AND APPROVED  
 Date SEPT 7 1959

AUDITOR GENERAL  
 By [Signature]  
 Plat

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we... Archie D. White...  
 and wife Esther A. White... Joseph W. Dunnigan...  
 and wife Lucille M. Dunnigan; Jacob Tihart  
 and wife Kathleen Tihart.

as proprietors, have caused the land embraced in the annexed plat to be surveyed,  
 laid out and platted, to be known as... SUNRISE ESTATES...  
 a subdivision of part SW 1/4 of SE 1/4 of Section  
 10, and NW 1/4 of NE 1/4 of Section 15, T4N,  
 R1W, Meridian Township, Ingham County, Michigan,  
 and that the streets road as shown on said plat are  
 hereby dedicated to the use of the public

Signed and Sealed in  
 the Presence of  
[Signature] Archie D. White (I.S.)  
[Signature] Bert A. Brockway (Witness)

[Signature] Esther A. White (I.S.)  
[Signature] G. D. Barker (Witness)

[Signature] Joseph W. Dunnigan (I.S.)  
[Signature] Lucille M. Dunnigan (I.S.)

[Signature] Jacob Tihart (I.S.)  
[Signature] Nellie J. Nord (Witness)

[Signature] Kathleen Tihart (I.S.)  
[Signature] Calvin F. West (Witness)

### ACKNOWLEDGMENT

STATE OF MICHIGAN  
 County of... INGHAM...  
 on the... 17th... day of... August... 1959... before me,  
 a Notary Public in and for said County, personally came the above named,  
 Archie D. White and wife Esther A. White;  
 Joseph W. Dunnigan and wife Lucille M. Dunnigan;  
 Jacob Tihart and wife Kathleen Tihart.

known to me to be the persons who executed the above dedication, and acknowledged  
 the same to be their free act and deed.  
[Signature]  
 Notary Public... INGHAM... County  
 My Commission expires... JUNE 1 1962...

### DESCRIPTION OF LAND PLATTED

The land embraced in the annexed plat of... SUNRISE ESTATES...  
 a subdivision of part SW 1/4 of SE 1/4 of  
 Section 10, and NW 1/4 of NE 1/4 of Section 15,  
 T4N, R1W, Meridian Township, Ingham County,  
 Michigan.

Is described as follows:  
 Beginning S 89° 10' E 1110.8 ft. from S 1/4 post  
 or said Section 10, thence  
 N 2° 58' 30" W 446.04 ft.  
 N 87° 01' 30" E 140.00 ft.  
 N 2° 58' 30" W 60.00 ft.  
 S 87° 01' 30" W 140.00 ft.  
 N 2° 58' 30" W 206.88 ft.  
 N 89° 39' E 200.21 ft.  
 S 2° 58' 30" E 901.30 ft.  
 South 687.16 ft.  
 S 24° 29' 30" W 334.13 ft.  
 N 84° 18' 30" W 211.27 ft.  
 N 24° 29' 30" E 151.06 ft.  
 S 65° 30' 30" E 140.00 ft.  
 N 24° 29' 30" E 60.00 ft.  
 N 65° 30' 30" W 140.00 ft.  
 N 24° 29' 30" E 147.78 ft.  
 North 637.14 ft.  
 N 2° 58' 30" W 193.57 ft. to point  
 of beginning.  
 Contains 17 lots numbered 1 through 17 inclusive.

### APPROVAL BY COUNTY PLAT BOARD

This plat was approved on the... 2nd... day  
 of... September... 1957... by the  
 INGHAM County Plat Board

[Signature] (County Register of Deeds)  
[Signature] (County Clerk)  
[Signature] (County Treasurer)  
[Signature] (County Drain Commissioner)

### APPROVAL BY BOARD OF COUNTY ROAD COMMISSIONERS

This plat has been examined and was approved on the... 26... day  
 of... August... 1957... by the... INGHAM...  
 County Board of Road Commissioners.

[Signature] (Chairman)  
[Signature] (Member)  
[Signature] (Member)

### APPROVAL BY TOWNSHIP PLANNING COMMISSION

This plat was approved by the Meridian  
 Township Planning Commission at a  
 meeting held... August 17... 1959.

[Signature] (Chairman)

### CERTIFICATE OF MUNICIPAL APPROVAL

This plat was approved by the... Township Board...  
 of the... Township... of... Meridian...  
 at a meeting held... Aug 18 1959... and that the width of lots is in com-  
 pliance with requirements of Section 30, Act 172, of 1929, as amended.

[Signature]  
 C. B. Robinson Clerk

### COUNTY TREASURER'S CERTIFICATE

Office of County Treasurer... INGHAM... County.  
 I hereby certify that there are no tax liens or titles held by the State on the lands de-  
 scribed hereon, and that there are no tax liens or titles held by individuals on said lands,  
 for the five years preceding the... 2nd... day of  
 ... September... 1957, and that the taxes for said period of  
 five years are all paid, as shown by the records of this office...

[Signature]  
 Lawrence D. Parker Deputy (County Treasurer)  
 Edna Michitsch

### SURVEYOR'S CERTIFICATE

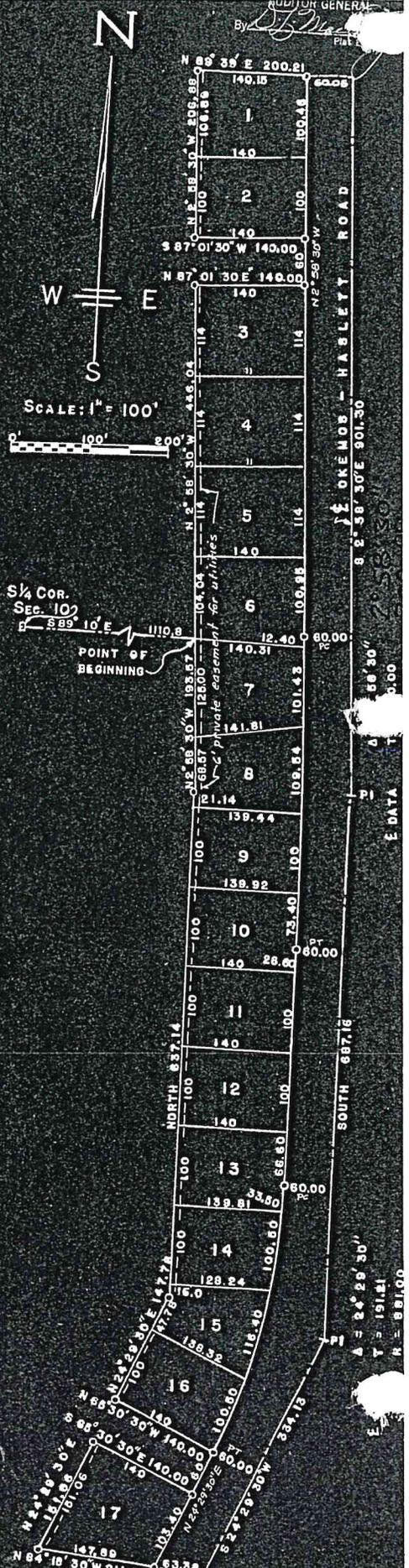
I hereby certify that the plat hereon delineated is a correct one and that permanent metal  
 monuments consisting of bars not less than one-half inch in diameter and 36 inches in  
 length, or shorter bars of not less than one-half inch in diameter lapped over each other  
 at least 6 inches with an over-all length of not less than 36 inches, enclosed in a concrete  
 cylinder at least 4 inches in diameter and 36 inches in depth have been placed at points  
 marked thus (O) as thereon shown at all angles in the boundaries of the land platted, at  
 all the intersections of streets, intersections of alleys, or of streets and alleys, and at the  
 intersections of streets and alleys with the boundaries of the plat as shown on said plat.

Max F. Rogers... [Signature]  
 Registered Land Surveyor, Professional Engineer

### REGISTER OF DEEDS

Ingham County, Mich. }  
 Received for Record this... 4th... day  
 of... September... 1959 at... 1:46... clock  
 P.M. and recorded in Liber... 22...  
 of... 1959... on page... 46...  
[Signature]  
 Register of Deeds

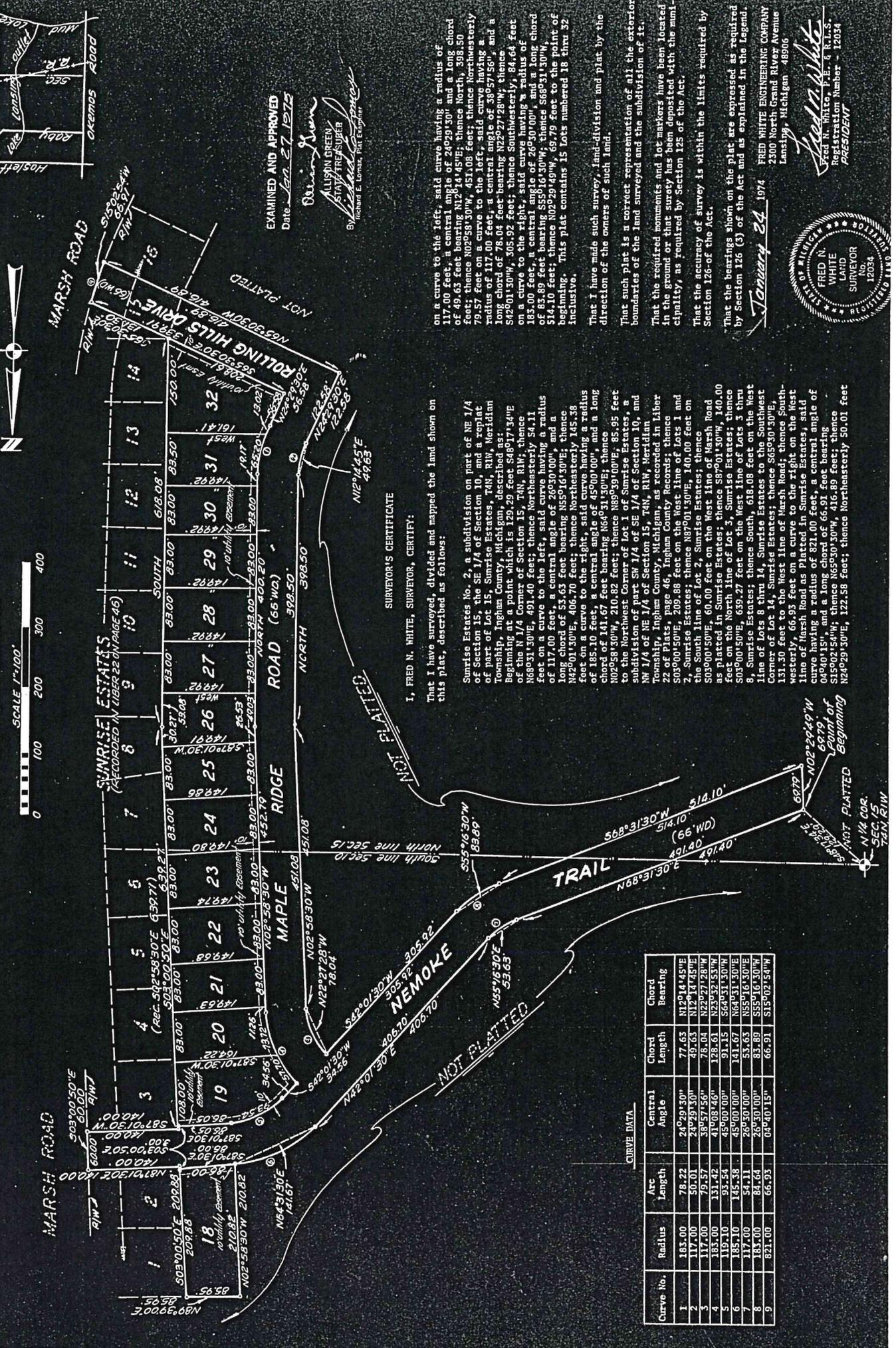
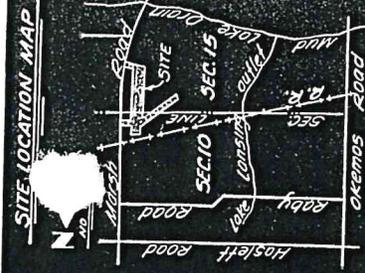
[Signature]



# SUNRISE ESTATES NO. 2

A SUBDIVISION ON PART OF NE 1/4 OF SECTION 15, THE SE 1/4 OF SECTION 10, AND A REPLAT OF PART OF LOT 15 SUNRISE ESTATES, T4N, R1W, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

1. All dimensions in feet.
2. All curve dimensions are arc lengths.
3. Concrete monuments have been placed at all points marked "o".
4. Lot corners have been marked with 1/2" diameter round iron bars 18" long.
5. Bearings were established from the recorded plat of Sunrise Estates as recorded in Liber 22, page 46 of the Ingham County Records.



SURVEYOR'S CERTIFICATE

I, FRED N. WHITE, SURVEYOR, CERTIFY:

That I have surveyed, divided and mapped the land shown on this plat, described as follows:

Sunrise Estates No. 2, a subdivision on part of NE 1/4 of Section 15, the SE 1/4 of Section 10, and a replat of part of Lot 15, Sunrise Estates, T4N, R1W, Meridian Township, Ingham County, Michigan, described as: Beginning at a point which is 129.29 feet S48°17'54"W of the N 1/4 Corner of Section 15, T4N, R1W, thence N68°51'30"E, 491.40 feet; thence Northeastly 54.11 feet on a curve to the left, said curve having a radius of 117.00 feet, a central angle of 26°30'00"; thence long chord of 55.63 feet bearing N55°16'30"E; thence N42°01'30"E, 406.70 feet; thence Northeastly 145.38 feet on a curve to the right, said curve having a radius of 185.10 feet, a central angle of 45°00'00"; and a long chord of 141.67 feet bearing N64°31'30"E; thence N02°58'30"W, 210.82 feet; thence N89°59'00"E, 85.95 feet to the Northwest Corner of Lot 1 of Sunrise Estates, a subdivision of part SW 1/4 of SE 1/4 of Section 10, and NW 1/4 of NE 1/4 of Section 15, T4N, R1W, Meridian Township, Ingham County, Michigan, as recorded in Liber 22 of Plats, page 46, Ingham County Records; thence S03°00'50"E, 209.88 feet on the West line of Lots 1 and 2, Sunrise Estates; thence N87°01'30"E, 140.00 feet on the South line of Lot 2, Sunrise Estates; thence S03°00'50"E, 60.00 feet on the West line of Marsh Road as platted in Sunrise Estates; thence S87°01'30"W, 140.00 feet on the North line of Lot 3, Sunrise Estates; thence S03°00'50"E, 639.27 feet on the West line of Lots 3 thru 8, Sunrise Estates; thence South, 618.08 feet on the West line of Lots 8 thru 14, Sunrise Estates to the Southwest Corner of Lot 14, Sunrise Estates; thence S03°30'50"E, 131.30 feet to the West line of Marsh Road; thence Southwesterly, 66.93 feet on a curve to the right on the West line of Marsh Road as platted in Sunrise Estates, said curve having a radius of 821.00 feet, a central angle of 04°40'15"; and a long chord of 66.91 feet bearing S15°26'54"W; thence N83°30'30"W, 116.89 feet; thence N24°29'30"E, 122.38 feet; thence Northeastly 30.01 feet

CURVE DATA

Curve No.	Radius	Arc Length	Central Angle	Chord Length	Chord Bearing
1	117.00	78.22	26°30'00"	77.63	N12°14'44"E
2	185.10	50.01	26°30'00"	49.63	N12°14'44"E
3	117.00	79.57	38°57'56"	76.04	N23°27'28"W
4	185.10	131.42	41°08'46"	128.61	N23°32'53"W
5	119.10	93.54	45°00'00"	91.15	S62°43'13"W
6	185.10	145.38	45°00'00"	141.67	N64°31'30"E
7	117.00	54.11	26°30'00"	53.63	N55°16'30"E
8	185.10	84.64	26°30'00"	83.89	S55°16'30"W
9	821.00	66.93	04°40'15"	66.91	S15°26'54"W

EXAMINED AND APPROVED  
Date Jan 27 1974

ALLISON GREEN  
STATE REGISTERED  
SURVEYOR  
By Richard E. Lomas, Plat Engineer

That I have made such survey, land-division and plat by the direction of the owners of such land.  
That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision of it.  
That the required monuments and lot markers have been located in the ground or that surety has been deposited with the municipality, as required by Section 125 of the Act.  
That the accuracy of survey is within the limits required by Section 126-of the Act.

That the bearings shown on the plat are expressed as required by Section 126 (3) of the Act and as explained in the Legend.

January 24 1974

FRED WHITE ENGINEERING COMPANY  
2300 North Grand River Avenue  
Lansing, Michigan 48906

Fred N. White, P.E. & R.L.S.  
Registration Number - 12034  
PRESIDENT





Search for a location or address

Rolling H

Marsh Rd

  
 3D
   



**62°**
  
 AQI 41



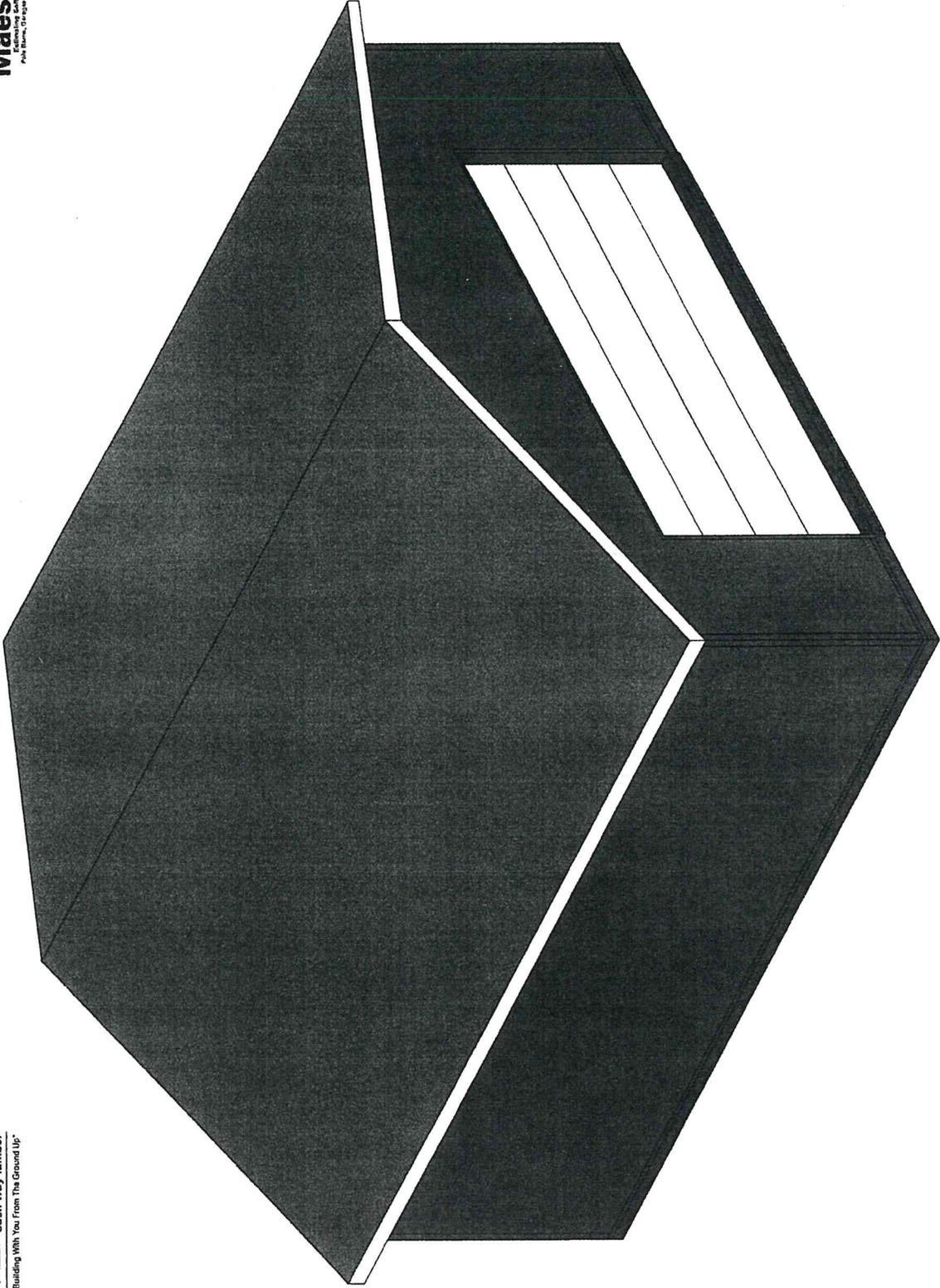
This area is highlighted in red on the aerial photograph above, indicating the subject property for the report.

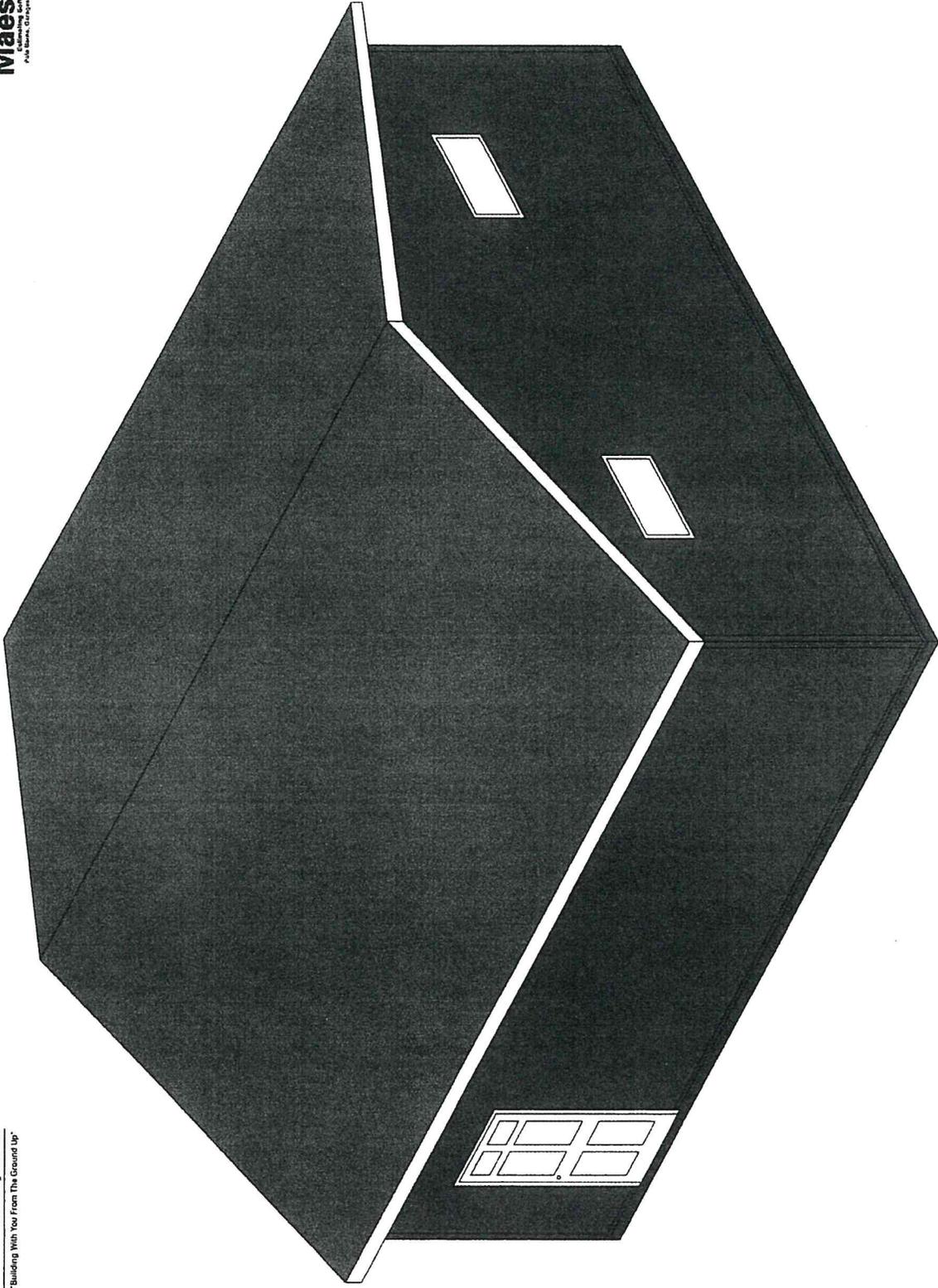




NORTH →







**Rolling Hills Dr**

**Marsh Rd**

5450

**RA**

5417

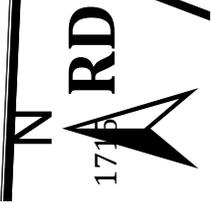
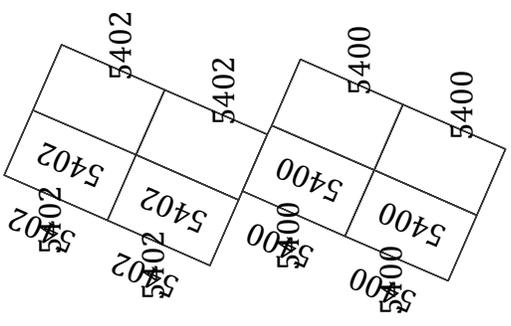
5411

5409

5367

**Maple Ridge Rd**

**RC**





**To:** Zoning Board of Appeals  
**From:** Justin Quagliata, Assistant Planner  
**Date:** June 7, 2019  
**Re:** ZBA Case No. 19-06-12-2 (Johnson Sign Company)

---

**ZBA CASE NO.:** 19-06-12-2 (Johnson Sign Company), 2240 Lansing Avenue, Jackson, MI 49202  
**LOCATION:** 2947, 2911, & 2875 Eyde Parkway  
**PARCEL ID:** 20-303-004  
**ZONING DISTRICT:** C-2 (Commercial)

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

- Section 86-687(4)(a), Freestanding signs. One freestanding sign per parcel shall be permitted, except a site with 500 feet or more of contiguous frontage on one street and more than one point of access on that street may have one additional freestanding sign. If two freestanding signs are located on a site based on this provision, a minimum of 250 feet shall separate the two signs.

On behalf of the Eyde Company Johnson Sign Company, the applicant, is proposing to install three freestanding signs on one parcel. The 6.49 acre subject property is zoned C-2 (Commercial) and is located on the south side of Eyde Parkway, east of Hagadorn Road.

Three 20,000 square foot office buildings are located on the property, addressed as 2947, 2911, and 2875 Eyde Parkway. The site contains approximately 944 feet of lot width at the street line of Eyde Parkway. Two driveways serve the site, one located near the west property line and one located near the center of the site east of Esoteric Way. The zoning ordinance allows parcels in Commercial zoning districts two freestanding signs if the property contains 500 feet or more of contiguous frontage on one street and more than one point of access.

Freestanding signs in Commercial zoning districts are permitted 25 square feet in surface display area per side with height limited to 16 feet. Three square feet of every freestanding sign must be set aside to accommodate the street number. The three proposed freestanding signs, identified as Sign A, Sign B, and Sign C on the submitted sign drawings, each contain 24.5 square feet of surface display area and are six feet in height. An additional three square feet is located at the top of each sign for the street number.

**ZBA Case No. 19-06-12-2 (Johnson Sign Company)**  
**Zoning Board of Appeals (June 12, 2019)**  
**Page 2**

Sign A is located approximately 195 feet east of the driveway near the center of the site and approximately 125 feet west of the east property line. Sign B is located on the east side of the driveway near the west property line and is located outside of the 20-foot sight triangle. Sign C is located near the center of the site, approximately 215 feet east of Sign B and approximately 360 feet west of Sign A. The submitted site plans shows each of the three proposed signs located 10 feet back of the Eyde Parkway right-of-way line.

Section 86-687(4)(a) of the zoning ordinance states if two signs are located on a site a minimum of 250 feet of separation is required between signs. Sign C is located approximately 215 feet east of Sign B. The applicant is requesting a variance to install three freestanding signs on the property.

**Attachments**

1. Variance application dated May 16, 2019 and received by the Township on May 16, 2019.
2. Letter from the applicant received by the Township on May 16, 2019.
3. Site plan dated February 22, 1999 and received by the Township on May 16, 2019.
4. Proposed sign renderings received by the Township on May 16, 2019.
5. Site location map.

G:\ COMMUN PLNG & DEV\PLNG\ZBA\2019 ZBA\ZBA 19-06-12\ZBA 19-06-12-2 (Johnson Sign Company)\ZBA 19-06-12-2 staff report.zba1





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F: (517) 482-2138

**Huron Sign - Ypsilanti**  
*A Division of Johnson Sign*  
663 S. Mansfield St.  
Ypsilanti, MI 48197  
P: (734) 483-2000  
F: (734) 483-5164

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## Variance Application Supplement

The Eyde Company is requesting to have (3) 42" x 84" (24.5 sq ft) freestanding tenant signs at 2911, 2947, & 2875 Eyde Parkway. The proposed signs meet the size requirement per Chapter 86-687 (4). The existing properties are all on one parcel and per the code they would only be allowed one sign.

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 unique circumstances that exist for this particular property is that there are three office buildings on the same parcel. Each office building is distinct from one another with entry drives, parking spaces, and the distance between them. Each office building has tenants that need to be able to properly and safely identify their business for the public & their clients.

2. These special circumstances are not self-created.

The special circumstances are not believed to be self-created. Each of the office buildings are on the same parcel but they each operate as different buildings and not intended to be viewed as one office building. Each office building has its own address and tenants.

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

This would result in practical difficulties to the tenants and the public. By not approving this variance, the tenants in each building would not be able to properly identify their businesses. That would not only hinder them but also the public who would be looking for them as they travel to their destination.

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 failure to grant this variance could unreasonably prevent the owner from using this property because new tenants may not want to lease these buildings if they cannot properly identify their business.

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.

The granting of this variance would carry out the spirit of this zoning ordinance because the signs meet the size requirement of the code and will be in line with the other signs in the area. It will also secure public safety by allowing

the public that are traveling to their businesses to safely locate them. It would also provide substantial justice to the tenants and ownership because it would allow them to properly identify each of the tenants in the office buildings.

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

The granting of this variance would not affect adjacent land. The proposed signs all meet the size requirements and will be in line with all the other signs in the area.

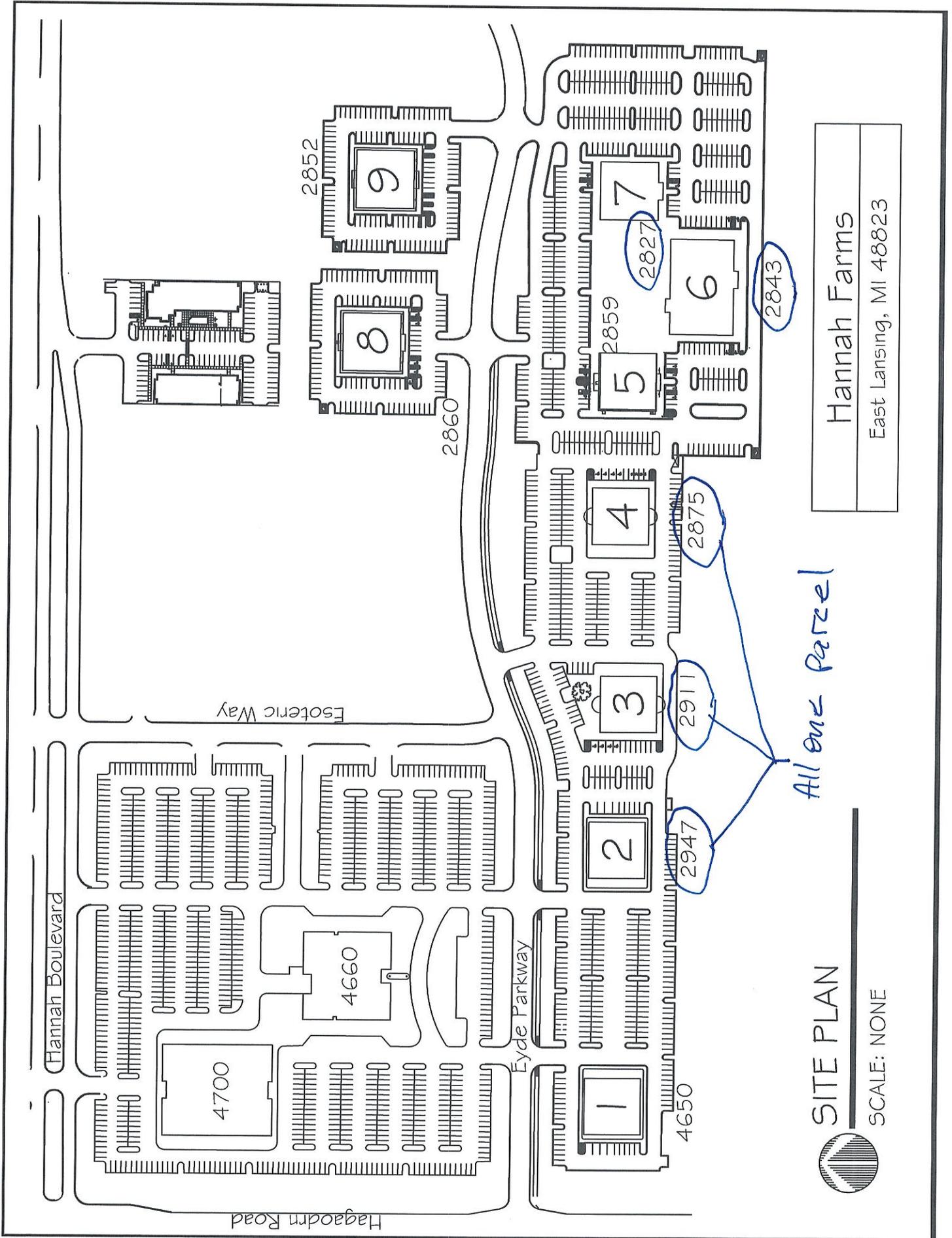
7. The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.

The conditions pertaining to this land are not so general or recurrent to make the formulation of a general regulation.

8. Granting the Variance will be generally consistent with public interest and the purposes and intent of this Chapter.

The granting of this variance will be consistent with public interest and the purpose of this Chapter. It will be consistent because each building would have its own sign and each sign would meet the size requirement of what the code allows.





Hannah Farms  
 East Lansing, MI 48823

*All one parcel*

SITE PLAN

SCALE: NONE



**SIGN A = (1) D/F ILLUMINATED MONUMENT SIGN W/**

BLACK ALUMINUM SIGN CABINET

1-1/2" RETAINER

1-1/2" DIVIDER BARS

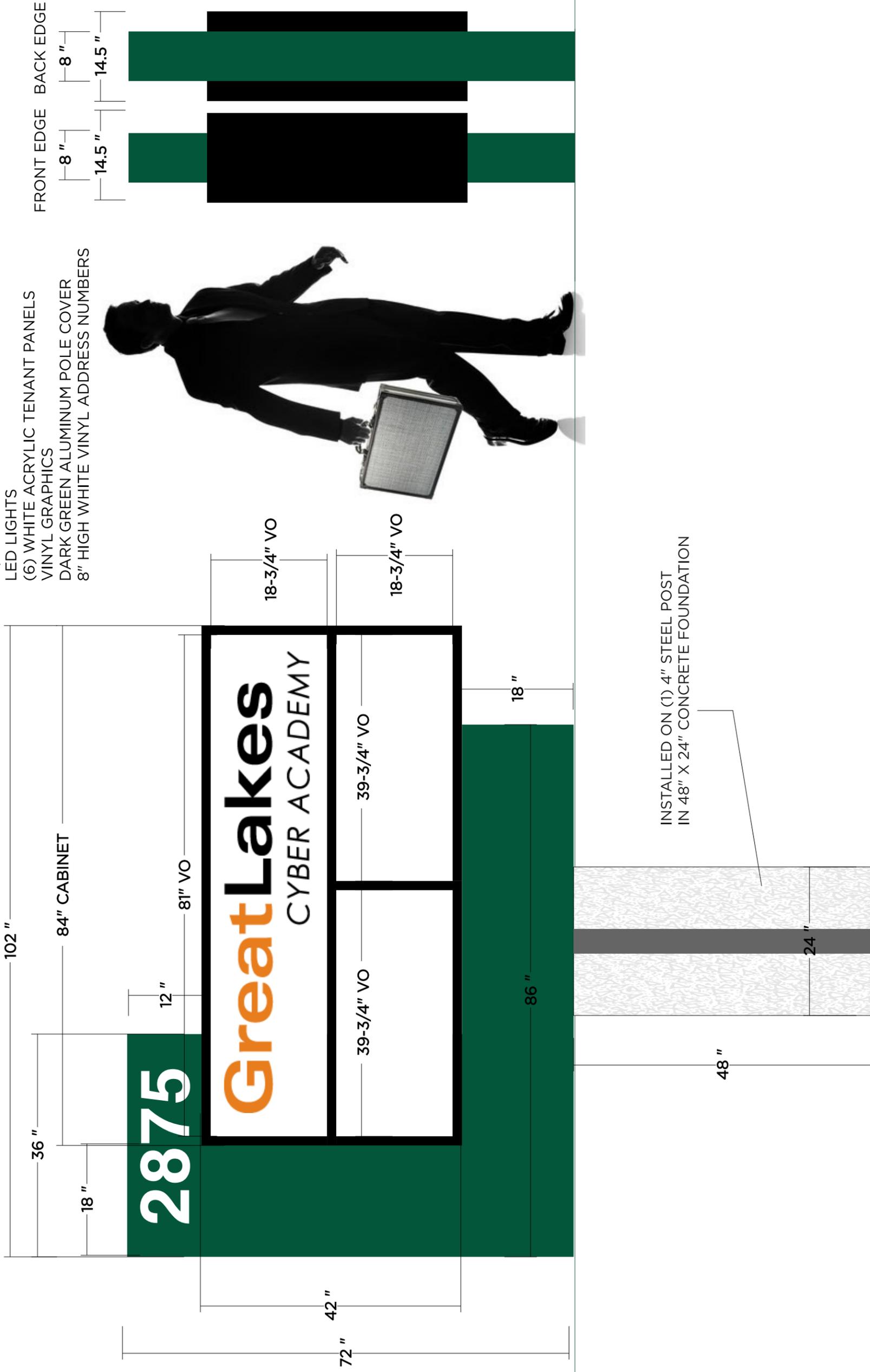
LED LIGHTS

(6) WHITE ACRYLIC TENANT PANELS

VINYL GRAPHICS

DARK GREEN ALUMINUM POLE COVER

8" HIGH WHITE VINYL ADDRESS NUMBERS



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A Division of Johnson Sign  
663 S. Mansfield St. Ypsilanti, MI 48197

JOB NAME:  
EYDE CONSTRUCTION

LOCATION:  
EAST LANSING

ACCOUNT REP: JIM

DESIGNER: LE

REVISION:

NOTES:

FILE NAME:

EYD-SIGN A-121418-LE

SCALE:

3/4"=1'

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CUSTOMER APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

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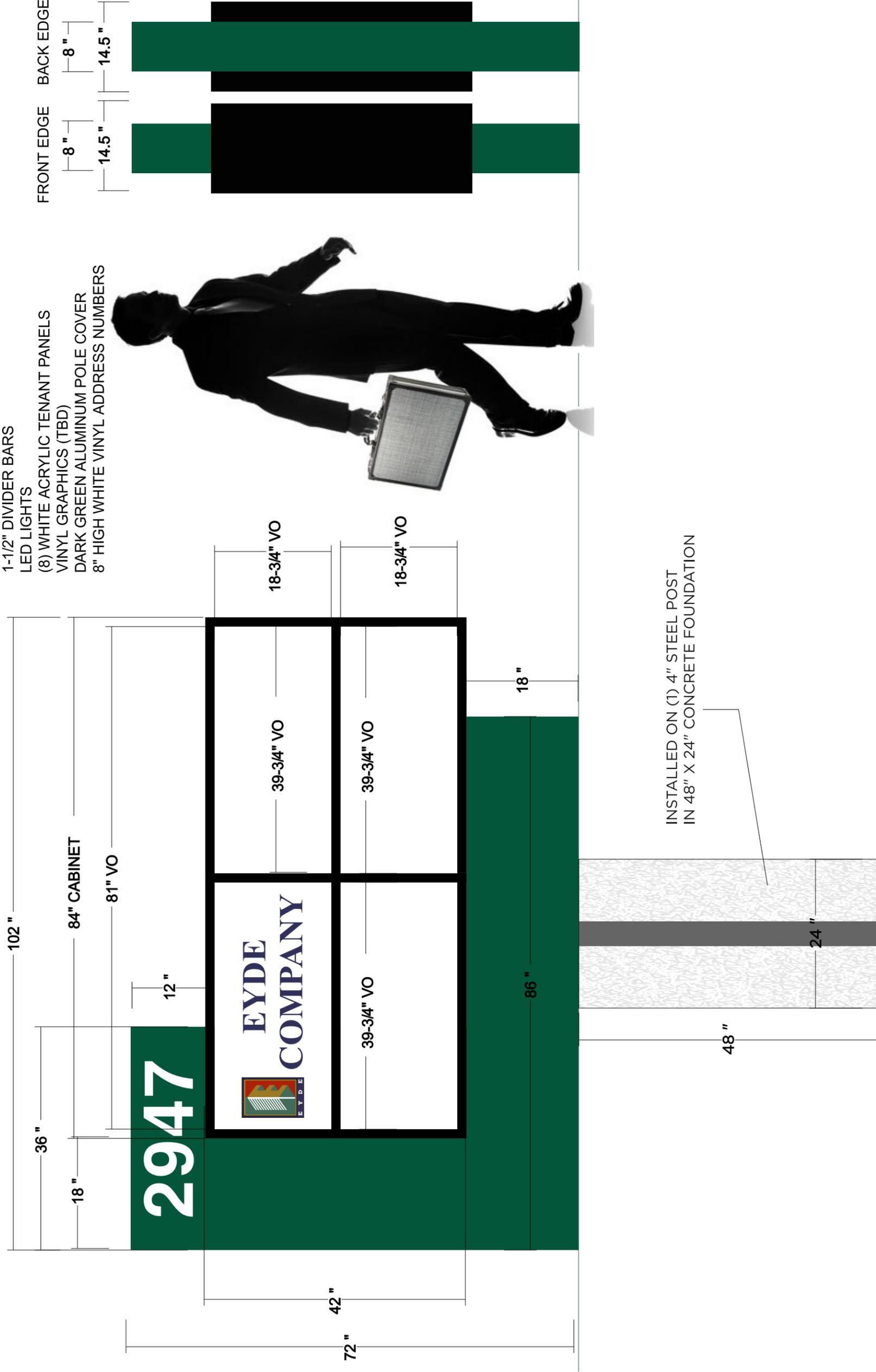
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APPLICABLE LOCAL CODES. THIS INCLUDES  
PROPER GROUNDING & BONDING OF THE SIGN.  
SIGN WILL BEAR UL LABEL(S).



**SIGN B= (1) D/F ILLUMINATED MONUMENT SIGN W/**

- BLACK ALUMINUM SIGN CABINET
- 1-1/2" RETAINER
- 1-1/2" DIVIDER BARS
- LED LIGHTS

- (8) WHITE ACRYLIC TENANT PANELS
- VINYL GRAPHICS (TBD)
- DARK GREEN ALUMINUM POLE COVER
- 8" HIGH WHITE VINYL ADDRESS NUMBERS



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JOB NAME:  
EYDE CONSTRUCTION

LOCATION:  
EAST LANSING

ACCOUNT REP: JIM

DESIGNER: LE

REVISION:

NOTES:

FILE NAME:

EYD-SIGN B-121418-LE

SCALE:

3/4"=1'

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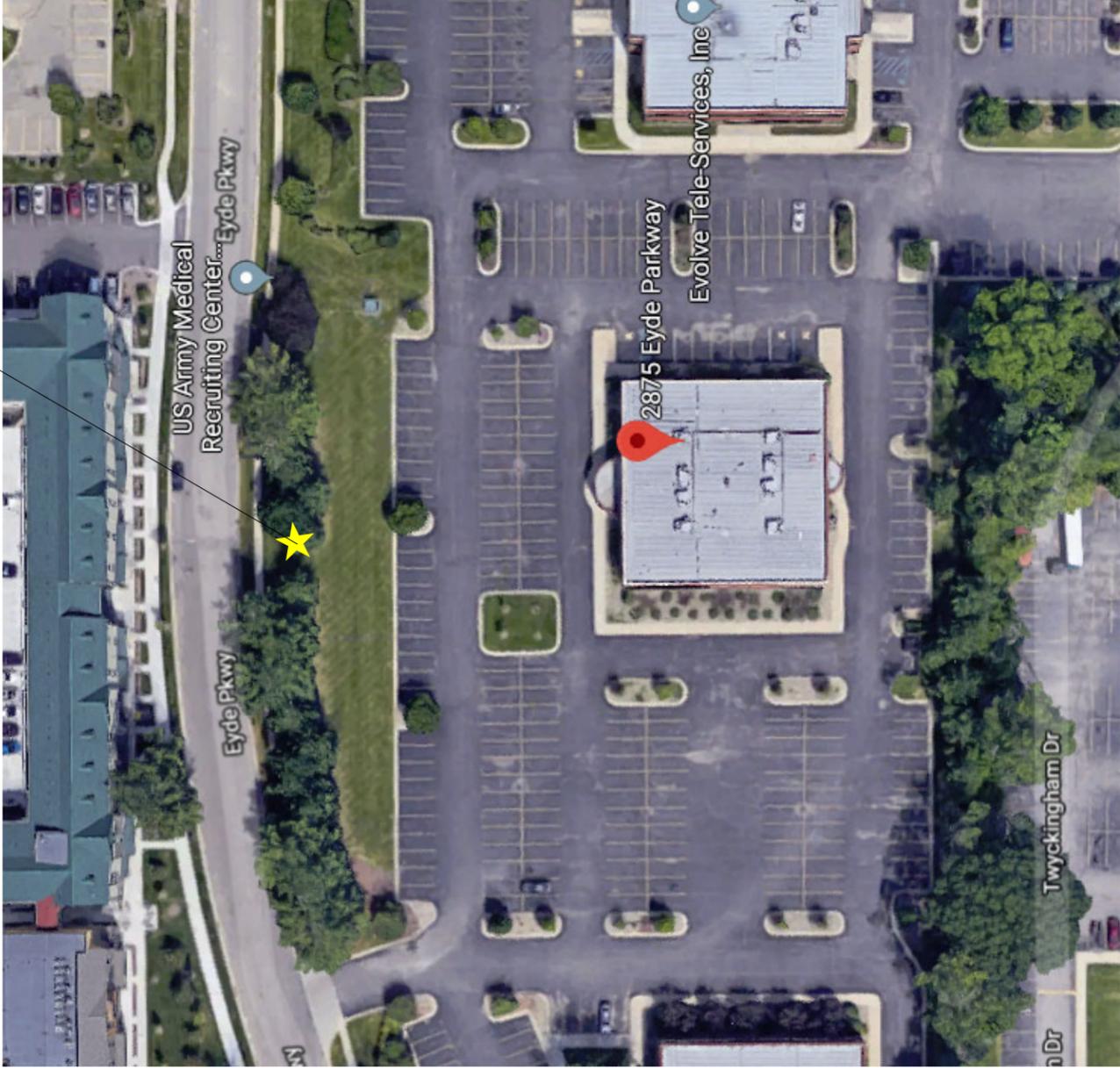


INTERNATIONAL SIGN ASSOCIATION



# SITE PLAN - 2875 EYDE PARKWAY

NEW MONUMENT SIGN LOCATION  
 SETBACK FROM R.O.W./SIDEWALK = 10'



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 A Division of Johnson Sign  
 663 S. Mansfield St. Ypsilanti, MI 48197

JOB NAME: EYDE CONSTRUCTION  
 LOCATION: EAST LANSING  
 ACCOUNT REP: JIM  
 DESIGNER: LE  
 REVISION: \_\_\_\_\_

NOTES:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

FILE NAME: \_\_\_\_\_  
 SITE PLAN-2875  
 SCALE: \_\_\_\_\_  
 3/4"=1"

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JOHNSON SIGN CO DOES NOT PROVIDE PRIMARY ELECTRIC TO SIGN LOCATION RESPONSIBILITY OF OTHERS

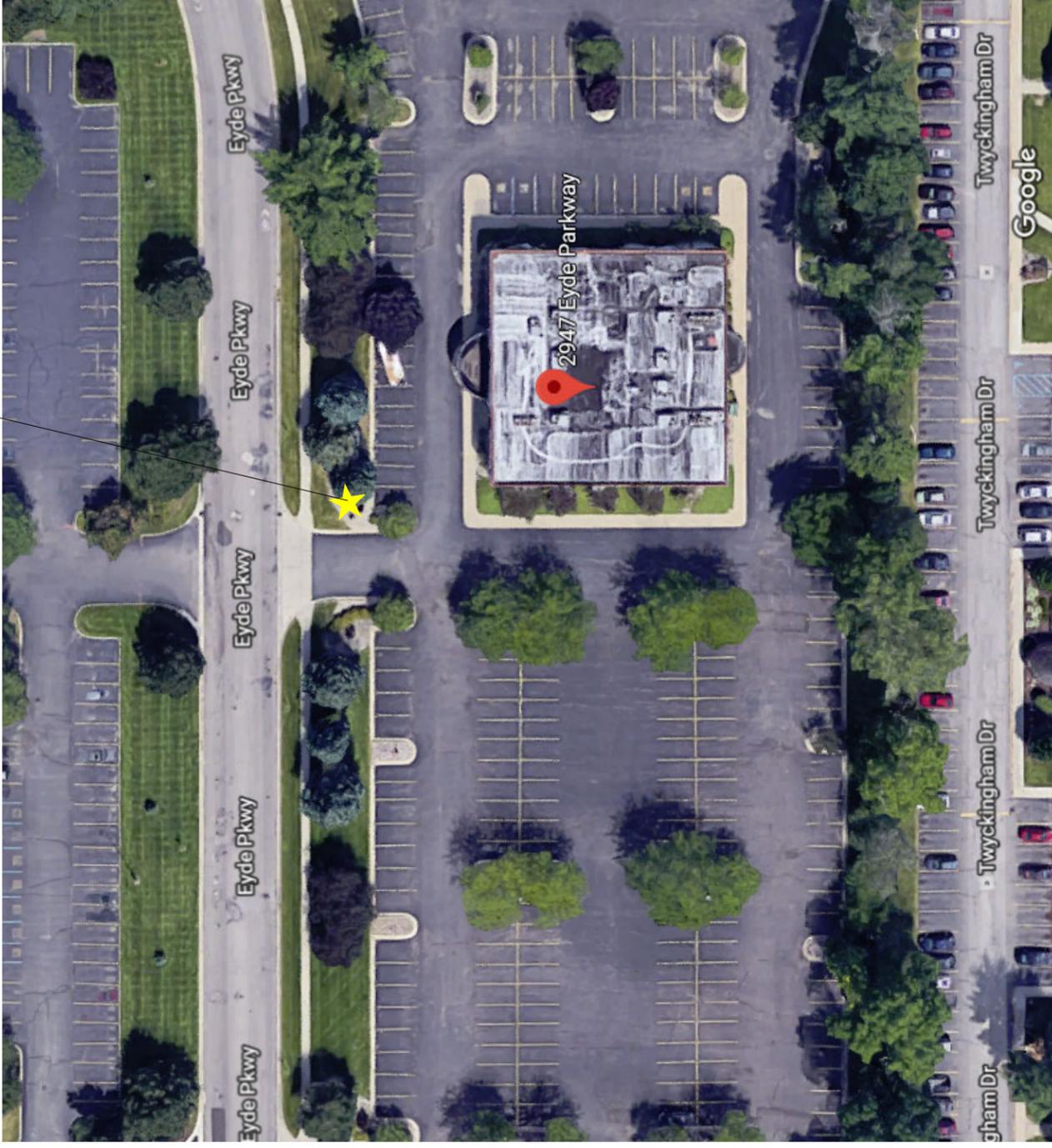
CUSTOMER APPROVAL: \_\_\_\_\_

DATE: \_\_\_\_\_



# SITE PLAN - 2947 EYDE PARKWAY

NEW MONUMENT SIGN LOCATION  
SETBACK FROM R.O.W./SIDEWALK = 10'



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JOB NAME: EYDE CONSTRUCTION  
LOCATION: EAST LANSING  
ACCOUNT REP: JIM  
DESIGNER: LE  
REVISION: \_\_\_\_\_

NOTES:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

FILE NAME: \_\_\_\_\_  
SITE PLAN-2947  
SCALE: \_\_\_\_\_  
3/4"=1'

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SIGN WILL BEAR UL LABEL(S).



CUSTOMER APPROVAL: \_\_\_\_\_

DATE: \_\_\_\_\_



INTERNATIONAL SIGN ASSOCIATION

# SITE PLAN - 2911 EYDE PARKWAY

NEW MONUMENT SIGN LOCATION  
SETBACK FROM R.O.W./SIDEWALK = 10'



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JOB NAME: EYDE CONSTRUCTION  
LOCATION: EAST LANSING  
ACCOUNT REP: JIM  
DESIGNER: LE  
REVISION: \_\_\_\_\_

NOTES:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

FILE NAME: \_\_\_\_\_  
SITE PLAN-2911  
SCALE: \_\_\_\_\_  
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CUSTOMER APPROVAL: \_\_\_\_\_

DATE: \_\_\_\_\_



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