



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
January 15, 2024 6:30 pm

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. December 18, 2024
4. COMMUNICATIONS
5. UNFINISHED BUSINESS
 - A. **ZBA CASE NO.: 24-11 (Grand Reserve), Mayberry Homes, 1650 Kendale Blvd. #200, East Lansing, MI 48823**
LOCATION: 4700 Everwood Lane & 1542, 1536, 1518, 1516 Woodland Way
PARCEL ID: 22-276-010
ZONING DISTRICT: RD (Multiple Family, 8 d/u per acre)
The variances requested are to allow decks to encroach into the wetland setback.
6. NEW BUSINESS
 - A. **ZBA CASE NO.: 25-01 (Playmakers Inc.), 2299 West Grand River Avenue, Okemos, MI 48864**
LOCATION: 5691 & 5707 & Unaddressed property on School St.
PARCEL ID: 10-432-004, -005, -006
ZONING DISTRICT: C-2 (Commercial)
The variance requested is to extend the existing off-street and delivery area on a subject site consisting of three properties on School Street.
7. OTHER BUSINESS
 - A. Election of 2025 Officers
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

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: Assistant Planner Keith Chapman, 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
REGULAR MEETING ZONING BOARD OF APPEALS 2023
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
Wednesday, December 18, 2024, 6:30 pm

PRESENT: Chair Mansour, Vice-Chair Koenig, Member Brooks, Member Trezise

ABSENT: Member Bennett

STAFF: Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Mansour called the December 18th, 2024, regular meeting for the Meridian Township Zoning Board of Appeals to order at 6:30 pm. Chair Mansour called the roll of the Board. Member Bennett absent.

2. APPROVAL OF THE AGENDA

Member Trezise moved to approve the agenda for the December 18th, 2024, regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Vice-chair Koenig.

ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Members Brooks, Trezise
NAYS: None
Motion carried: 4-0

3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES

Chair Mansour moved to approve the minutes from the September 18th, 2024, regular meeting for the Meridian Township Zoning Board of Appeals with correction. Seconded by Member Trezise.

ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Members Brooks, Trezise
NAYS: None
Motion carried: 4-0

4. COMMUNICATIONS
NONE

5. UNFINISHED BUSINESS
NONE

6. NEW BUSINESS

A. ZBA CASE NO. 24-11 (Grand Reserve), Mayberry Homes, 1650 Kendale Blvd. #200, East Lansing MI 48823

LOCATION: 4700 Everwood Lane & 1542, 1536, 1518, 1516 Woodland Way
PARCEL ID: 22-276-010
ZONING DISTRICT: RD (Multiple Family, 8 d/u per acre)

The variances requested are to allow decks to encroach into the wetland setback.

Principal Planner Shorkey outlined the case for discussion.

Nathan Smith, representative for the applicant, provided an explanation for the request.

Chair Mansour asked Mr. Smith to provide more information regarding his basis for the request. Mr. Smith stated that most of the units in the development have their decks constructed in the back and clarified that this variance would provide that uniformity for all of the units. Chair Mansour asked if the variance was being requested for aesthetic or practical purposes. Mr. Smith clarified that it is for aesthetic reasons.

Chair Mansour asked if the decks could be considered individually. Principal Planner Shorkey indicated that they could.

Vice-chair Koenig stated that the builder and the developer have options to build the decks without them being in the wetland setback and asked to table the case until the developer can provide more input to answer Member questions.

Vice-Chair Koenig moved to table ZBA Case No. 24-11 (Grand Reserve). Seconded by Chair Mansour

ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Members Brooks, Trezise

NAYS: None

Motion carried: 4-0

B. ZBA CASE NO.: 24-12 (6499 Heathfield), Maya Murshak & Steven Parks, 2474 Barnsbury Rd, East Lansing, MI 48823

LOCATION: 6499 Heathfield Drive
PARCEL ID: 04-100-020
ZONING DISTRICT: RAA (Single Family, Low Density)

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

- 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 86-372(d)(5)(a), Front Yard Setback. 25 feet

Principal Planner Shorkey outlined the case for discussion.

Tim Mrozowski, representative for the applicant, provided an explanation for the request.

John Andrus, representative for the applicant, added some information to Mr. Mrozowski's

explanation, stressing that the variances are primarily being requested to allow space for a work zone not for the permanent structure.

Member Trezise noted that he viewed the site and agreed that it is a difficult site to plan and questioned why there is no frontage at the street. Principal Planner Shorkey gave information about how the Bath Township Planning Director approved access to Heathfield Drive because the street is in Bath Township while the property is in Meridian Township.

Member Brooks asked if there was any consideration to scaling the house back in order to avoid needing the variances. Mr. Mrozowski explained the needs of the applicant.

Chair Mansour recognized the effort the applicant has put forth to build on the property and stated her appreciation that the variance requests are with respect to protecting the wetland space. Member Trezise concurred.

Chair Mansour determined that the variances requested meet the first criteria.

Chair Mansour determined that the variances requested meet the second criteria.

Chair Mansour determined that the variances requested meet the third criteria. Member Brooks disagreed with regards to the wetland setback variance request.

Chair Mansour determined that the variances requested meet the fourth criteria.

Chair Mansour determined that the variances requested meet the fifth criteria.

Chair Mansour noted the three staff recommendations. Mr. Mrozowski and Mr. Andrus indicated that they could meet those recommendations.

Member Brooks moved to approve the variance for Ordinance 86-372/86-367 front yard setback to allow the planned house to be located no closer than 12.2 feet from the northern property line with a variance of 12.8 feet and the recommended conditions provided by the staff for ZBA Case No. 24-12 (6499 Heathfield). Seconded by Chair Mansour.

ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Members Brooks, Trezise

NAYS: None

Motion carried: 4-0

Chair Mansour moved to approve variance for Ordinance 86-471 setback from water features to allow a maximum of 2.5 feet of deck and roof overhangs to project over the wetland buffer line with the three recommended conditions provided by the staff for ZBA Case No. 24-12 (6499 Heathfield). Seconded by Member Trezise.

ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Member Trezise

NAYS: Member Brooks

Motion carried: 3-1

Member Trezise moved to approve the variance for Ordinance 86-471 setback from water features to allow for a 9 foot variance for limited earthwork in the buffer zoning if needed for the excavation and installation of building foundations and deck posts and to repair eroded areas of imported nonstructural fill that has been placed on the site over time with the three recommended conditions provided by the staff for ZBA Case No. 24-12 (6499 Heathfield). Seconded by Chair Mansour.

ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Member Trezise

NAYS: Member Brooks

Motion carried: 3-1

7. OTHER BUSINESS

A. 2025 Meeting Calendar

Vice Chair Koenig moved to adopt the resolution approving the 2025 Zoning Board of Appeals Meeting Schedule. Supported by Member Trezise.

ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Members Brooks, Trezise

NAYS: None

Motion carried: 4-0

8. PUBLIC REMARKS

NONE

9. BOARD MEMBER COMMENTS

Chair Mansour thanked the Board Members for their thoughtful discourse.

10. ADJOURNMENT

Chair Mansour adjourned the December 18th, 2024 regular meeting for the Meridian Township Zoning Board of Appeals. Approved unanimously.

Meeting adjourned at 8:18 pm.

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 and these unique circumstances are not self-created.
- (2) 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.
- (3) 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.
- (4) Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
- (5) Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.



To: Zoning Board of Appeals
From: Keith Chapman, Associate Planner
Date: January 8, 2025
Re: ZBA Case No. 25-01 (Playmakers Inc.)

ZBA CASE NO.: 25-01 (Playmakers Inc.), 2299 West Grand River Avenue, Okemos, MI 48864
LOCATION: 5691 & 5707 School Street & Unaddressed property on School St.
PARCEL ID: 10-432-004, -005, -006
ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-756(11), Adjoining a public street. Where a parking area, or its associated internal access or service drives, adjoins a public street, except parking areas on individual residential driveways, a landscaped buffer at least 20 feet wide shall be provided between the parking area and the adjacent right-of-way.

The applicant, Playmakers Inc., is proposing to extend the existing off-street and delivery area on a subject site consisting of three properties on School Street, including 5691 and 5707 School Street. On site are two existing buildings that are 6,541 square feet (east building) and 3,438 square feet (west building) in size. According to Meridian Township Assessing records the east building was built in 1974, and the west building was built in 1920. The buildings will be used for a processing center (office and warehousing storage). The 2.28-acre property is zoned C-2 (Commercial).

The applicant is proposing to extend the paved parking area adjacent to School Street. The existing driveway entrance will be closed and the new paved drive towards the south of the site will serve as the only point of access. Paving will be added to the north of the parking lot to accommodate delivery trucks turning around.

Section 86-756(11) requires a 20-foot landscape buffer consisting of a vertical screen, 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, shall be provided to screen the parking area from view along the entire length of this buffer strip. The applicant is proposing to pave up to the property line. A variance of 20 feet is requested.

Attachments

1. Variance application with attachments
2. Site Location Map

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

VARIANCE APPLICATION

A. Applicant Playmakers
Address of Applicant Playmakers - 2299 W Grand River Ave, Okemos, MI 48864
Playmakers - 2299 W Grand River Ave, Okemos, MI 48864
Telephone (Work) 517-349-3803 Telephone (Home) 517-420-0432
Fax _____ Email address: andy@playmakers.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 5707 School Street, Haslett, MI 48840
Zoning district 2015 HASLETT/OUTLYING RETAIL Parcel number 10-432-005 || 10-432-004 || 10-432-006

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(11)

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)

Andrew C. Marsh Andrew C Marsh 12/15/2024
Signature of Applicant Print Name Date

Fee: \$350 Received by/Date: W. J. Long 12/17/2024

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

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 and these unique circumstances are not self-created.
2. 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.
3. 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.
4. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
5. Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Effect of Variance Approval:

1. Granting a variance shall authorize only the purpose for which it was granted.
2. The effective date of a variance shall be the date of the Zoning Board of Appeals approves such variance.
3. A building permit must be applied for within 24 months of the date of the approval of the variance, and a Certificate of occupancy must be issued within 18 months of the date the building permit was issued, otherwise the variance shall be null and void.

Reapplication:

1. No application for a variance, which has been denied wholly or in part by the Zoning Board of Appeals, shall be resubmitted until the expiration of one (1) year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions found by the Zoning Board of Appeals to be sufficient to justify consideration.

Playmakers Variance Request - 5707 School Street, Haslett, MI

Subject of Variance Request:

Playmakers respectfully request a variance from Ordinance 86-756(11) regarding parking lots and the required setback buffer at our Processing Center, 5707 School Street in Haslett. This variance would allow us to extend the existing off-street parking and delivery area approximately 70 feet south, accommodating longer delivery vehicles.

Ordinance Summary (86-756(11)):

This ordinance requires a landscaped buffer of at least 20 feet between a parking area and the adjacent public street, with vertical screening and planting provisions. The current parking lot does not meet this 20-foot setback requirement, and the proposed extension would continue this existing condition. Playmakers would plan to abide by the nature of the ordinance and build a buffer with the space available and dictated by the submitted proposal.

Justification for Variance Based on Review Criteria

1. Unique Circumstances Not Self-Created:

The layout and constraints of the property create unique challenges for compliance with the buffer requirement:

- **Building Placement:** The existing building is approximately 50 feet from School Street, leaving limited room for parking and delivery vehicles.
- **Property Boundaries:** The property's northwest boundary is adjacent to the CN railroad tracks, limiting options in that direction.
- **Natural Separation:** The south end of the property includes a wooded area that serves as a natural and necessary buffer between Ralya Elementary School, the CN railroad tracks, and the Playmakers Processing Center. Maintaining this separation is critical for safety and aesthetics.

These conditions existed prior to Playmakers' ownership of the building and property and are not self-created. While in different industries, Playmakers is using and maintaining the property in a similar fashion as the previous owner.

2. Practical Difficulties with Strict Enforcement:

Strict adherence to the ordinance would prevent Playmakers from adequately addressing delivery vehicle access and parking, resulting in practical difficulties:

- **Current Operations:** Delivery trucks that exceed the current driveway length either block the sidewalk or park along the side of the road on School Street. This creates potential hazards for pedestrians, including students from Ralya Elementary, and disrupts local traffic.

- **Unloading Risks:** The current practice involves using a forklift to unload vehicles parked on the street, crossing the sidewalk, which is inherently less safe for the public, students of Ralya, and the Playmakers team while reducing efficiency and extending the time it takes to load/unload.
- **No Alternative Configuration:** Due to the building's placement and property boundaries, no alternative layout exists that would allow for compliant and functional delivery vehicle accommodation.

3. Minimum Action Necessary:

The proposed extension of the parking lot by approximately 70 feet is the minimum adjustment needed to allow delivery vehicles to park entirely within the property. In addition, Playmakers will reduce the number of driveway approaches onto School Street from three to two, expanding the remaining approaches for improved traffic flow and safety.

4. No Adverse Effect on Adjacent Land or Neighborhood Character:

Granting the variance will not negatively impact adjacent properties or the essential character of the neighborhood:

- The southward extension will maintain a natural buffer to Ralya Elementary School, preserving its separation from our operations.
- Improved delivery vehicle access will reduce the likelihood of trucks blocking sidewalks or roads, benefiting pedestrians, local traffic, and nearby residents.
- Consolidating and improving driveway approaches will enhance traffic flow and safety along School Street.

5. Consistent with Public Interest and Intent of the Ordinance:

Granting this variance aligns with public safety and the ordinance's intent to ensure safe and orderly development:

- The proposed changes prioritize safety by eliminating sidewalk and street obstructions during deliveries.
- The variance enables Playmakers to meet our operational needs without compromising public safety or neighborhood character.

Supporting Context

Current Property Use:

The property is utilized as a Processing Center for receiving and shipping products, as well as for office space and internal meetings. The inability to fully accommodate delivery vehicles within the driveway leads to suboptimal and potentially hazardous practices.

Property Consolidation Efforts:

When Playmakers purchased the property in December 2023, it comprised three parcels

totaling 2.84 acres. At the recommendation of Meridian Township Planning staff, Playmakers is combining the parcels to address building setback and property line concerns.

Original Parcel Information:

- 5707 School Street (Tax ID: 10-432-004)
 - "0" School Street (Tax ID: 10-432-005)
 - 5691 School Street (Tax ID: 10-432-006)
-

Conclusion

Playmakers' variance request is a practical solution to address unique property challenges while maintaining **safety**, public interest, and the spirit of the zoning ordinance. We respectfully request the Township's consideration of this variance to enhance safety and efficiency.

From Meridian Township, variance request application, a variance will be granted if the following Review Criteria are met. These criteria were used to build the Playmakers application.

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 and these unique circumstances are not Self-created.
2. 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.
3. 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.
4. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
5. Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

CERTIFIED BOUNDARY SURVEY

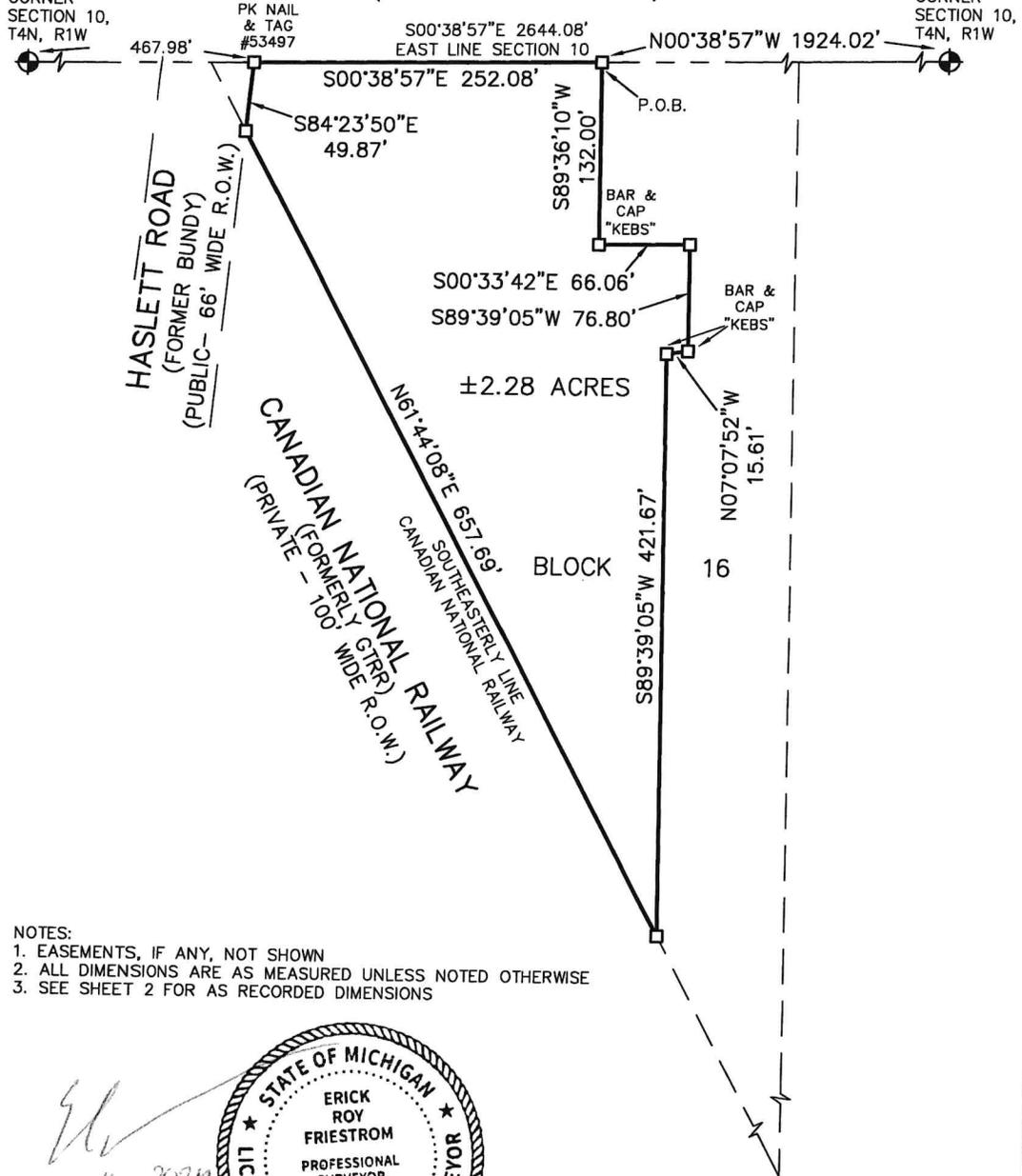
FOR: **PLAYMAKERS**



EAST 1/4
CORNER
SECTION 10,
T4N, R1W

SOUTHEAST
CORNER
SECTION 10,
T4N, R1W

SCHOOL STREET
(PUBLIC - 66' WIDE R.O.W.)



- NOTES:**
1. EASEMENTS, IF ANY, NOT SHOWN
 2. ALL DIMENSIONS ARE AS MEASURED UNLESS NOTED OTHERWISE
 3. SEE SHEET 2 FOR AS RECORDED DIMENSIONS



LEGEND

- = Set 1/2" Bar with Cap
- = Found Bar & Cap #53497 Unless Noted
- = Survey Boundary Line
- = Distance Not to Scale

All Dimensions are in Feet and Decimals Thereof.

All Improvements Not Shown.

SCALE 1" = 100'



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 AN	SECTION 10, T4N, R1W
FIELD WORK BY NW/HS	JOB NUMBER:
SHEET 1 OF 3	103590.BND

CERTIFIED BOUNDARY SURVEY

CERTIFICATE OF SURVEY:

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

TAX ID: 33-02-02-10-432-004
 COM. AT A POINT ON E. LINE OF BLOCK 16, 10 RD. S. OF THE S. LINE OF BUNDY ST.-W. 8 RD.-N. 132 FT. TO S. LINE OF GTRR, -NE'LY ALONG SAID R/W TO NE COR. OF BLOCK 16, -S. TO BEG., BLOCK 16 VILLAGE OF NEMOKA

TAX ID: 33-02-02-10-432-005
 COM. AT A POINT ON E. LINE OF BLOCK 16, 10 RD.-S. OF S LINE OF BUNDY ST.-W. 8 RD.-N. 132 FT. TO S LINE, OF GTRR R/W, -W'LY ALONG SAID R/W 132 FT.S. 94 1/2 FT.-E. 14 RD. TO E. LINE OF BLOCK 16,-N. 1 RD. TO BEG. BLOCK 16 VILLAGE OF NEMOKA

TAX ID: 33-02-02-10-432-006
 COM. IN E. LINE OF BLK. 16, VILLAGE OF NEMOKA, AT PT. 11 RDS. S. OF S LINE OF BUNDY ST-S TO PT. 274.66 FT. N OF SE COR. OF BLK. 16,-W 8 RDS- S 4 RDS-W 76.66 FT-N 16 FT-W TO SE'LY LINE OF GTRR R/W-NE'LY ALONG R/W TO PT. 14 RDS. DUE W OF E LINE OF BLK. 16-S 94 1/2 FT-E 14 RDS. TO BEG. ON BLK. 16, VILLAGE OF NEMOKA

and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the combined boundary of said parcels and that the more particular legal description of said parcels combined is as follows:

Part of Block 16, "Village of Nemoka" as recorded in Liber 1 of Plats, Page 28, Ingham County, Michigan, being a parcel of land in the Southeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the Southeast corner of said Section 10; thence N00°38'57"W along the East line of said Section 10 also being the East line of said Block 16 a distance of 1924.02 feet to the point of beginning of this description; thence S89°36'10"W 132.00 feet; thence S00°33'42"E 66.06 feet; thence S89°39'05"W 76.80 feet; thence N07°07'52"W 15.61 feet; thence S89°39'05"W 421.67 feet to the Southeasterly line of Canadian National Railway; thence N61°44'08"E along said Southeasterly line 657.69 feet; thence S84°23'50"E 49.87 feet to said East line of Block 16 and East line of Section 10; thence S00°38'57"E along said East line 252.08 feet to the point of beginning; said parcel containing 2.28 acres, more or less; said parcel subject to all easements and restrictions, if any.

WITNESSES TO SECTION CORNERS:

East 1/4 corner, Section 10, T4N, R1W, Book 13, Page 198
 Found bar & cap #47942 in mon box in gravel parking lot of #1500 Haslett Road
 Northeast building corner of #1500 Haslett Road, S21°W, 109.40'
 North face of concrete light pole base, S06°E, 183.94'
 Edge of asphalt of Lake Drive, ENE, 62.00'
 North end of N-S wood fence, N24°W, 72.87'

Southeast corner, Section 10, T4N, R1W, Book 13, Page 258
 Found Remon. bar & cap #47942, in swamp
 Found nail & tag #25832 in Northwest side 20" Maple, N71°E, 23.84'
 Found nail & tag #25832 in South side 20" Maple, N33°W, 14.92'
 Found nail & tag #25832 in Southeast side 10" Thornapple, S37°W, 35.81'

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 nearest National Geodetic Survey C.O.R.S. station.



Erick R. Friestrom
 Erick R. Friestrom Date: 12-16-2024
 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 AN	SECTION 10, T4N, R1W
FIELD WORK BY NW/HS	JOB NUMBER:
SHEET 3 OF 3	103590.BND

ZONING ORDINANCE: 86-756 (11)

ADJOINING A PUBLIC STREET. WHERE A PARKING AREA, OR ITS ASSOCIATED INTERNAL ACCESS OR SERVICE DRIVES, ADJOINS A PUBLIC STREET, EXCEPT PARKING AREAS ON INDIVIDUAL RESIDENTIAL DRIVEWAYS, A LANDSCAPED BUFFER AT LEAST 20 FEET WIDE SHALL BE PROVIDED BETWEEN THE PARKING AREA AND THE ADJACENT RIGHT-OF-WAY, AS MEASURED FROM THE BACK OF THE PARKING LOT CURB TO THE RIGHT-OF-WAY LINE. A VERTICAL SCREEN, 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, SHALL BE PROVIDED TO SCREEN THE PARKING AREA FROM VIEW ALONG THE ENTIRE LENGTH OF THIS BUFFER STRIP. PLANTINGS IN THIS BUFFER AREA SHALL BE MAINTAINED IN A HEALTHY CONDITION. NO MORE THAN TWO DRIVEWAY APPROACHES MAY BE PERMITTED TO BREAK THIS BUFFER FROM AN ARTERIAL OR COLLECTOR STREET, AND NO MORE THAN ONE DRIVEWAY FROM A LOCAL STREET, EXCEPT AS PROVIDED IN 86-441, THE CORRIDOR ACCESS MANAGEMENT OVERLAY DISTRICT, NO MORE THAN TWO DRIVEWAY APPROACHES MAY BE PERMITTED TO BREAK THIS BUFFER FROM AN ARTERIAL OR COLLECTOR STREET, AND NO MORE THAN ONE DRIVEWAY FROM A LOCAL STREET.

ORDINANCE REQUIREMENT: PROVIDE 20' OF LANDSCAPE BETWEEN THE R.O.W. AND THE PARKING AREA AND/OR DRIVES. DISTANCE PROVIDED = 9.8'
VARIANCE REQUESTED = 10.2'

PLAYMAKERS WAREHOUSE

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

SEWER INVENTORIES

CATCH BASIN #100
 RIM - 860.78
 10" HDPE E - 856.58
 12" RCP W - 856.51
 12" RCP NW - 856.46

CATCH BASIN #101
 RIM - 861.58
 10" RCP E - 858.58
 10" PVC S - 859.39
 10" HDPE W - 857.64

STORM MANHOLE #102
 RIM - 862.59
 10" PVC N - 859.56
 8" HDPE S - 859.54
 6" HDPE NW - 859.60

CATCH BASIN #103
 RIM - 862.35
 6" HDPE SE - 860.01

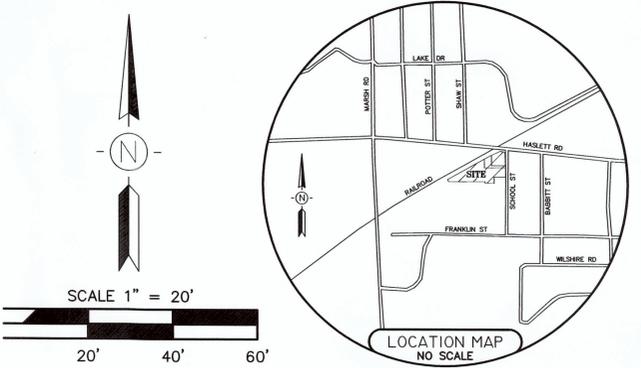
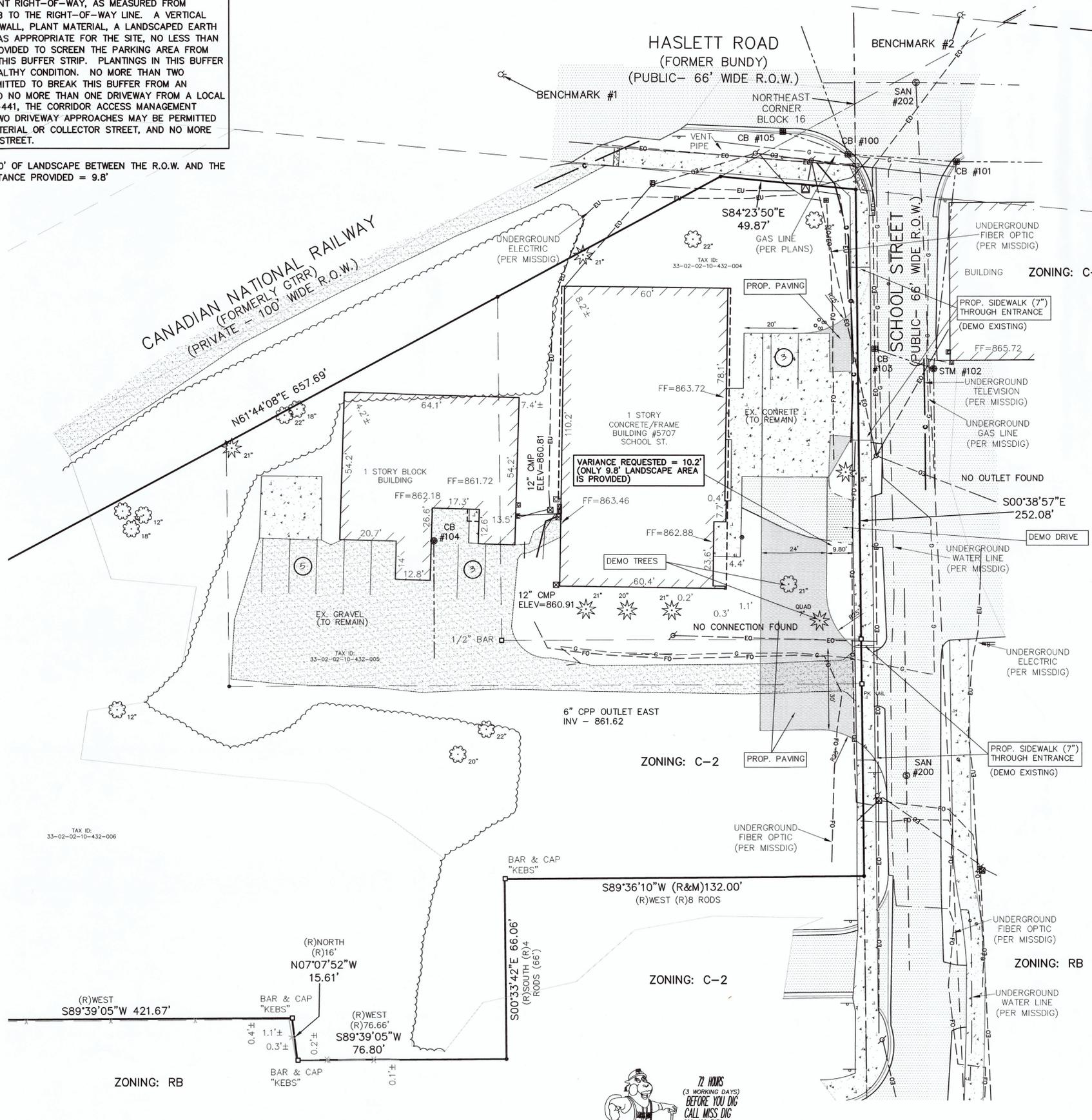
CATCH BASIN #104
 RIM - 861.43
 4" VCP S - 860.68

CATCH BASIN #105
 RIM - 860.29
 10" RCP E - 857.29

SANITARY MANHOLE #200
 RIM - 865.21
 8" RCP N - 855.00
 8" RCP S - 855.03

SANITARY MANHOLE #201
 RIM - 867.47
 6" VCP N - 863.09
 6" VCP E - 863.77
 6" VCP SE - 863.16

SANITARY MANHOLE #202
 RIM - 861.24
 10" RCP E - 851.68
 8" RCP S - 851.69
 10" RCP W - 851.64



SITE DATA
 EXISTING OFFICE/WAREHOUSE FOR PLAYMAKERS
 TOTAL SITE AREA = 99,378 SF = 2.28 ACRES (ENTIRE SITE)
 ZONING: C-2 (GENERAL COMMERCIAL)
 ADJ. ZONING: C-2 AND RB (SEE PLAN)

BUILDING SETBACKS
 FRONT - 50 FEET
 SIDES - 15 FEET
 REAR - 15 FEET

BUILDING/UNIT DATA
 EXISTING BUILDING AREA (EAST) = 6,541 S.F.
 EXISTING BUILDING AREA (WEST) = 3,438 S.F.
 MAXIMUM BUILDING HEIGHT = 35 FT.

PARKING
 EXISTING PARKING AVAILABLE (NO CHANGE PROPOSED)
 PROVIDE 1 SPACE PER 1,700 SF OF U.F.S. AND 3 SPACES PER 1,000 SF G.F.A. =
 = ±8,500 SF / 1,700 SF = 5 SPACES
 = ±1,500 SF / 1,000 SF = 1.5 OR 2 SPACES
 TOTAL REQUIRED = 7 SPACES
 TOTAL PROVIDED = 11 SPACES

UTILITIES
 WATER: CITY PUBLIC WATER MAIN
 SANITARY: CITY PUBLIC SANITARY
 STORM: EXISTING STORM SEWER

CERTIFICATE OF SURVEY:
 I hereby certify only to the parties named hereon that we have surveyed at the direction of said parties, three parcels of land previously described as:

TAX ID: 33-02-02-10-432-004
 COM. AT A POINT ON E. LINE OF BLOCK 16, 10 RD. S. OF THE S. LINE OF BUNDY ST.-W. 8 RD.-N. 132 FT. TO S. LINE OF GTRR, -NE'LY ALONG SAID R/W TO NE COR. OF BLOCK 16, -S. TO BEG., BLOCK 16 VILLAGE OF NEMOKA

TAX ID: 33-02-02-10-432-005
 COM. AT A POINT ON E. LINE OF BLOCK 16, 10 RD.-S. OF S LINE OF BUNDY ST.-W. 8 RD.-N. 132 FT. TO S LINE, OF GTRR R/W, -W'LY ALONG SAID R/W 132 FT.S. 94 1/2 FT.-E. 14 RD. TO E. LINE OF BLOCK 16, -N. 1 RD. TO BEG. BLOCK 16 VILLAGE OF NEMOKA

TAX ID: 33-02-02-10-432-006
 COM. IN E. LINE OF BLK. 16, VILLAGE OF NEMOKA, AT PT. 11 RDS. S. OF S LINE OF BUNDY ST.-S TO PT. 274.66 FT. N OF SE COR. OF BLK. 16, -W 8 RDS- S 4 RDS-W 76.66 FT-N 16 FT-W TO SE'LY LINE OF GTRR R/W-NE'LY ALONG R/W TO PT. 14 RDS. DUE W OF E LINE OF BLK. 16-S 94 1/2 FT-E 14 RDS. TO BEG. ON BLK. 16, VILLAGE OF NEMOKA

and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the combined boundary of said parcels and that the more particular legal description of said parcels combined is as follows:

Part of Block 16, "Village of Nemoka" as recorded in Liber 1 of Plats, Page 28, Ingham County, Michigan, being a parcel of land in the Southeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the Southeast corner of said Section 10; thence N00°38'57"W along the East line of said Section 10 also being the East line of said Block 16 a distance of 1924.02 feet to the point of beginning of this description; thence S89°36'10"W 132.00 feet; thence S00°33'42"E 66.06 feet; thence S89°39'05"W 76.80 feet; thence N07°07'52"W 15.61 feet; thence S89°39'05"W 421.67 feet to the Southeastly line of Canadian National Railway; thence N61°44'08"E along said Southeastly line 657.69 feet; thence S84°23'50"E 49.87 feet to said East line of Block 16 and East line of Section 10; thence S00°38'57"E along said East line 252.08 feet to the point of beginning; said parcel containing 2.28 acres, more or less; said parcel subject to all easements and restrictions, if any.

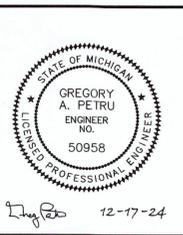
⊙ DENOTES PROPOSED NUMBER OF 10' x 20' PARKING SPACES

LEGEND

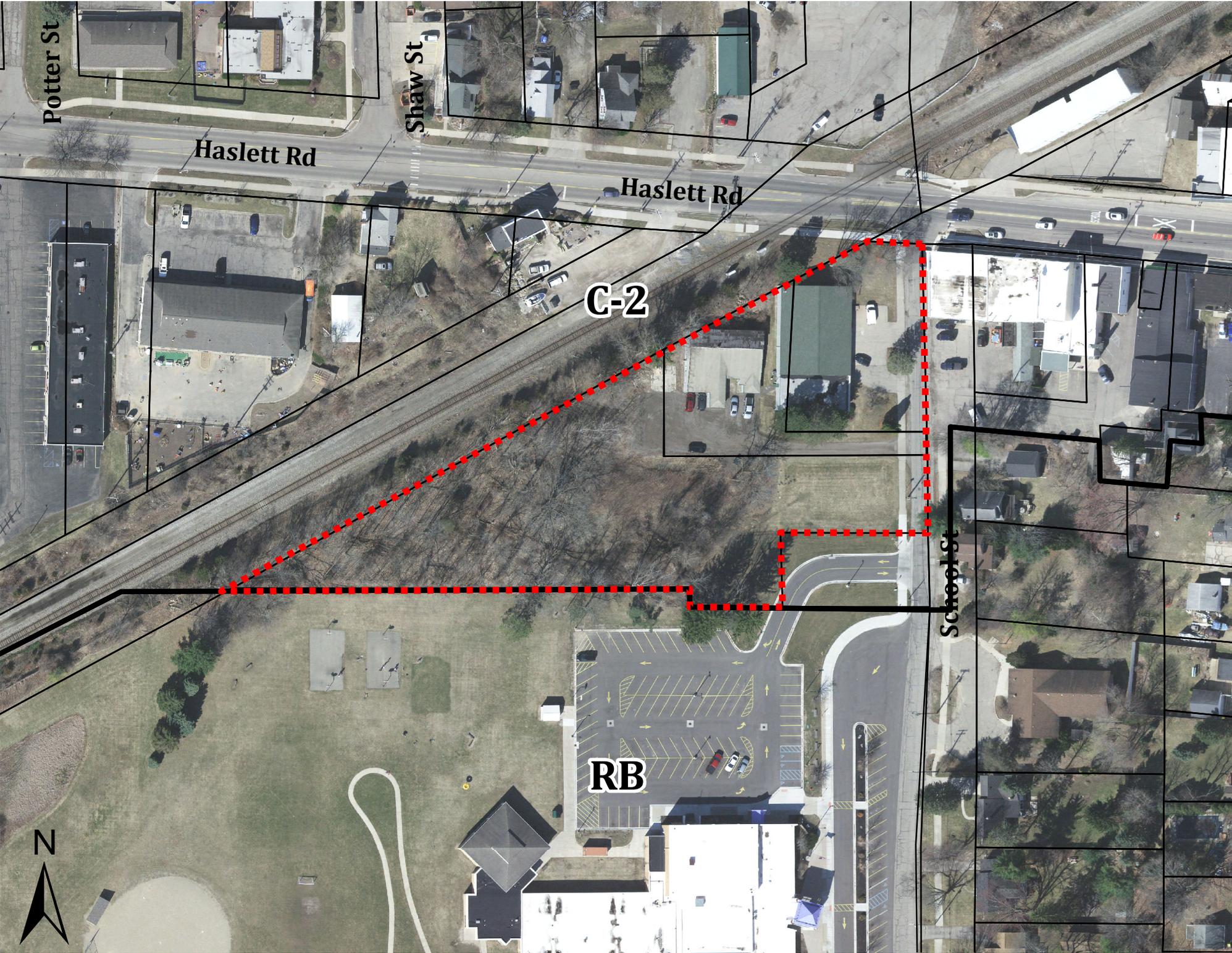
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED HYDRANT
	PROPOSED GATE VALVE
	PROPOSED SAN. M.H.
	PROPOSED STORM M.H.
	PROPOSED C.B.
	PROPOSED GRADES
	PROPOSED FIRST FLOOR ELEV.
	PROPOSED TOP OF CURB ELEV.
	PROPOSED TOP OF GROUND ELEV.
	PROPOSED TOP OF PAVT ELEV.
	PROPOSED TOP OF WALK ELEV.
	DENOTES S.E.C. KEYING SYSTEM

EX. LEGEND

	SET 1/2" BAR WITH CAP
	FOUND IRON AS NOTED
	DEED LINE
	DISTANCE NOT TO SCALE
	FENCE
	ASPHALT
	CONCRETE
	GRAVEL
	EXISTING SPOT ELEVATION
	EXISTING CONTOUR ELEVATION
	SANITARY SEWER
	STORM SEWER
	WATER LINE
	GAS LINE
	UNDERGROUND TELEPHONE
	UNDERGROUND TELEVISION
	UNDERGROUND ELECTRIC
	OVERHEAD WIRES
	EDGE OF WOODS
	DECIDUOUS TREE
	CONIFEROUS TREE
	BUSH
	SANITARY MANHOLE
	DRAINAGE MANHOLE
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	CATCHBASIN
	SANITARY CLEANOUT
	FIRE HYDRANT
	VALVE
	UTILITY POLE
	LIGHT POLE
	GUY WIRE
	GUY WIRE
	UTILITY PEDESTAL
	TRANSFORMER
	HANDHOLE
	ELECTRIC METER
	GAS METER
	WATER METER
	SOIL BORING
	SIGN
	POST
	AIR CONDITIONING UNIT



<p>REVISIONS</p> <p>10-11-24 PRELIMINARY SITE PLAN REVIEW</p> <p>12-17-24 VARIANCE PLAN SUBMITTAL</p>	<p>KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS</p> <p>2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047</p> <p>Marshall Office Ph. 269-781-9800</p> <p>PLAYMAKERS WAREHOUSE VARIANCE REQUEST PLAN</p> <p>SCALE: 1" = 20' DATE: 9/19/24 AUTHORIZED BY: PLAYMAKERS</p>	<p>DESIGNER: GP PROJECT MGR. GP JOB #: E-103057</p> <p>APPROVED BY: GP SHEET 1 OF 1</p>
---	---	--



Potter St

Shaw St

Haslett Rd

Haslett Rd

C-2

School St

RB

N



To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: January 9, 2025
Re: ZBA Case No. #24-11 (Grand Reserve)

ZBA CASE NO.: 24-11 (Grand Reserve), Mayberry Homes, 1650 Kendale Blvd. #200, East Lansing, MI 48823
LOCATION: 4700 Everwood Lane & 1542, 1536, 1518, 1516 Woodland Way
PARCEL ID: 22-276-010
ZONING DISTRICT: RD (Multiple Family, 8 d/u per acre)

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

- 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.

Mayberry Homes, the applicant, has requested a variance to construct decks that encroach into the wetland setback at 4700 Everwood Lane & 1542, 1536, 1518, 1516 Woodland Way. At the December 18th Zoning Board of Appeals Meeting the request was Tabled to a future meeting so DTN can weigh in on the request.

Attachments

1. December 18, 2024 Packet Contents



To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: December 10, 2024
Re: ZBA Case No. #24-11 (Grand Reserve)

ZBA CASE NO.: 24-11 (Grand Reserve), Mayberry Homes, 1650 Kendale Blvd. #200, East Lansing, MI 48823
LOCATION: 4700 Everwood Lane & 1542, 1536, 1518, 1516 Woodland Way
PARCEL ID: 22-276-010
ZONING DISTRICT: RD (Multiple Family, 8 d/u per acre)

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

- 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.

Mayberry Homes, the applicant, has requested a variance to construct decks that encroach into the wetland setback at 4700 Everwood Lane & 1542, 1536, 1518, 1516 Woodland Way. When complete the site will be a 115-unit residential development, consisting of 60 duplex units and 55 single-family homes. In December of 2022 a variance was approved to allow the construction of a road through the 40-foot wetland setback. The approximate 32.2-acre site is zoned RD (Multiple Family, 8 d/u per acre).

Wetlands on the site were delineated by Voice Environmental Group LLC in 2018. The wetland delineation was updated by Voice Environmental Group LLC in August 2022. A total of nine wetlands are located on the subject property, three of which are regulated by Meridian Township. A fourth wetland, Wetland F, is shown as potentially subject to regulation by the Township. Because the wetland is greater than five acres in size it is regulated by both the State of Michigan and the Township.

The Zoning Ordinance specifies activities that are prohibited within the 20-foot and 40-foot wetland setbacks. The 40-foot wetland setback prohibits any structures or grading. As part of the development the applicant is proposing to add decks that will encroach into the wetland setback on 6 units.

ZBA Case No. 24-11 (Grand Reserve)
Zoning Board of Appeals (December 18, 2024)
Page 2

The following chart summarizes the requests:

Unit	Distance from wetland	Variance request
23	37.42'	2.58'
50	34.38'	5.62'
51	33.85'	6.15'
53	32.53'	7.47'
59	35.19'	4.81'
60	36.52'	3.48'

Attachments

1. Variance application
2. Site location map

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

VARIANCE APPLICATION

A. Applicant Mayberry Homes
Address of Applicant 1650 Kendale Blvd. #200, East Lansing MI 48823
1650 Kendale Blvd. #200, East Lansing MI 48823
Telephone (Work) 517-999-0164 direct Telephone (Home) Joe Cell (517) 896-5858
Fax 517-999-2609 Email address: kristi@mayberryhomes.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 4700 Everwood Lane and 1542, 1536, 1518, 1516 Woodland Way
Zoning district RD Parcel number All Part Of 33-02-02-22-276-010

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. <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)	

Kristi Smariege Kristi Smariege 11/15/24
Signature of Applicant Print Name Date

Fee: \$350 Received by/Date: [Signature] 11/15/24

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

VARIANCE APPLICATION SUPPLEMENT

In Grand Reserve there are 5 duplex units and 1 single family unit where the rear deck post(s) extend into the 40' Wetland Buffer Zone. Due to the fact the decks are raised, and are not set directly on the ground they have no impact on the Wetland Buffer Zone, only some of the deck posts will be installed in this Wetland Buffer Zone as follows and per plot plan(s):

Duplex Unit 23 – 1 post 2.69' into Buffer Zone

Duplex Unit 50 – 2 posts – 1.10' and 1.69' into the Buffer Zone respectively

Duplex Unit 51 – 2 posts – 4.81' and 1.92' into the Buffer Zone respectively

Duplex Unit 59 – 2 posts – 6.25' and 6.10' into the Buffer Zone respectively

Duplex Unit 60 - 2 posts – 5.04' and 4.96' into the Buffer Zone respectively

Single Family Unit 53 - 2 posts – 4.58' and 2.23' into the Buffer Zone respectively

Granting this variance will keep the current plan and construction processes streamlined in order to maintain accuracy, uniformity, and efficiency.

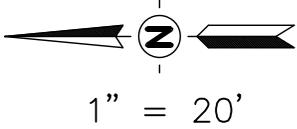
Granting this variance will not adversely affect adjacent land or the essential character in the vicinity of the property as it will keep the entire project uniform. Since the deck posts are only infringing the Buffer Zone, and not the Wetland itself, there would be no adverse environmental impact.

PLOT PLAN

For:
 Mayberry Homes
 1650 Kendale Blvd., Suite 200
 East Lansing, MI 48823

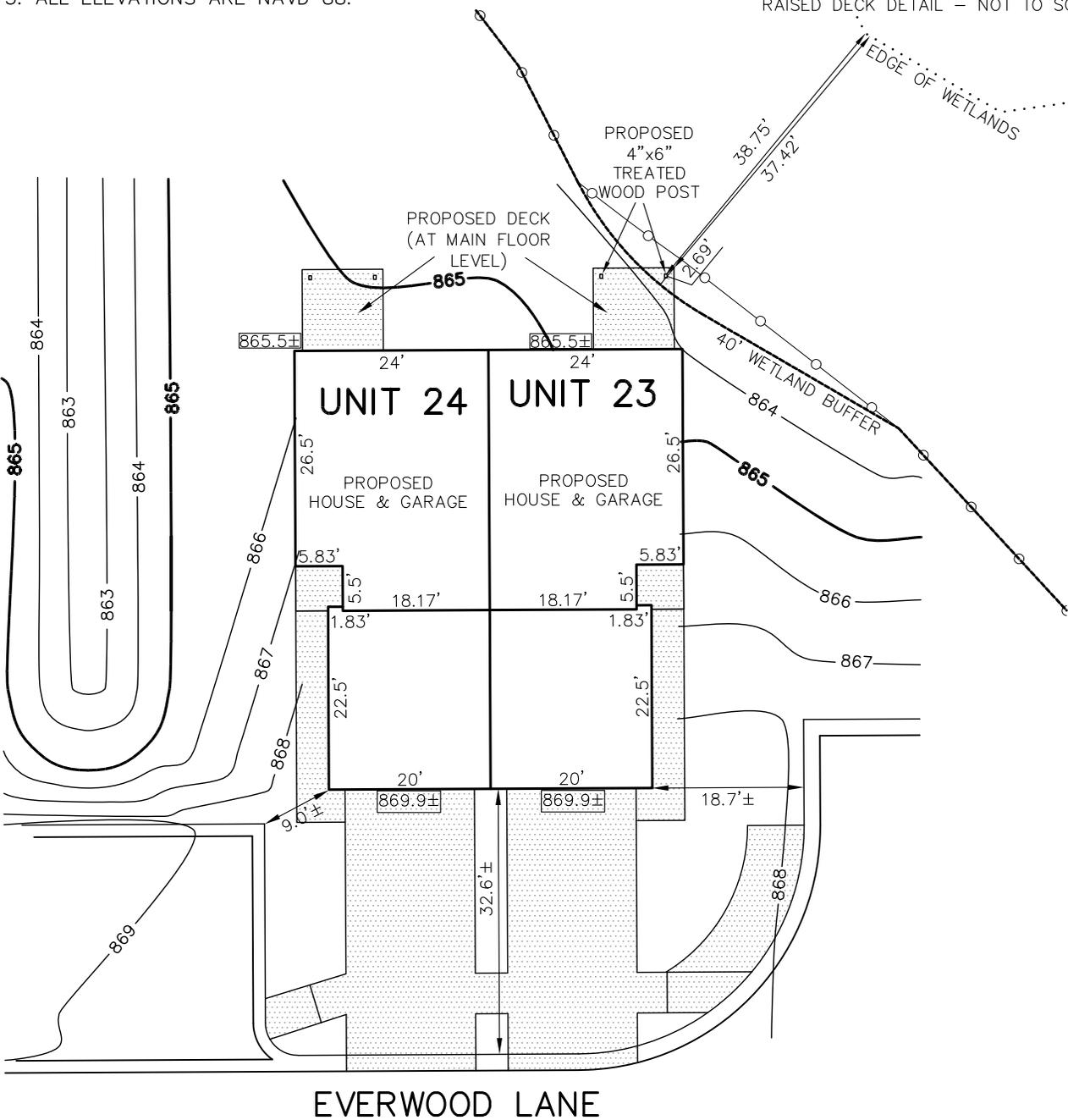
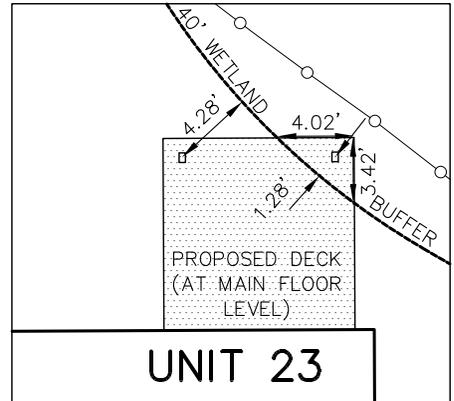
Survey Address:
 4700 & 4702 Everwood Lane
 Okemos, MI 48864

Legal Description (as provided): Units 23-24, Grand Reserve Residential Development, Meridian Township, Ingham County, Michigan.



NOTES:

1. A UNIT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
2. ALL EASEMENTS MAY NOT BE SHOWN.
3. ALL ELEVATIONS ARE NAVD 88.



EVERWOOD LANE

PROPOSED TOP OF BASEMENT WALL = 870.6±
 PROPOSED LOWEST OPENING = 865.9± (LOOK-OUT)

PROPOSED TOP OF BASEMENT FLOOR = 862.6±
 PROPOSED FINISH GARAGE FLOOR = 869.9±

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 Dimension
- x = Existing Elevation
- = Silt Fence
- D = Surface Drainage
- = Deed Line
- 800.00 = Proposed Finish Grade
- = Distance Not to Scale
- ▨ = Deck, Porch, Sidewalk, & Patio Areas

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

PRELIMINARY

ERICK R. FRIESTROM DATE
 PROFESSIONAL SURVEYOR NO. 53497

DRAWN BY SLH	SECTION 22, T4N, R1W
FIELD WORK BY —	JOB NUMBER:
SHEET 1 OF 1	103174.HSE-VARIANCE

PLOT PLAN

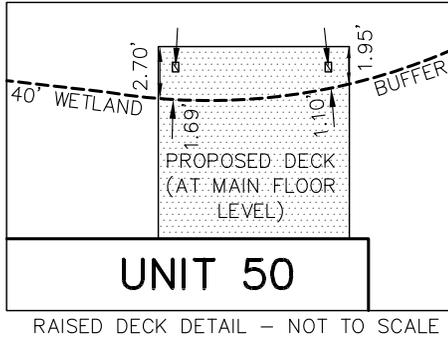
For:
 Mayberry Homes
 1650 Kendale Blvd., Suite 200
 East Lansing, MI 48823

Survey Address:
 1544 & 1542 Woodland Way
 Okemos, MI 48864

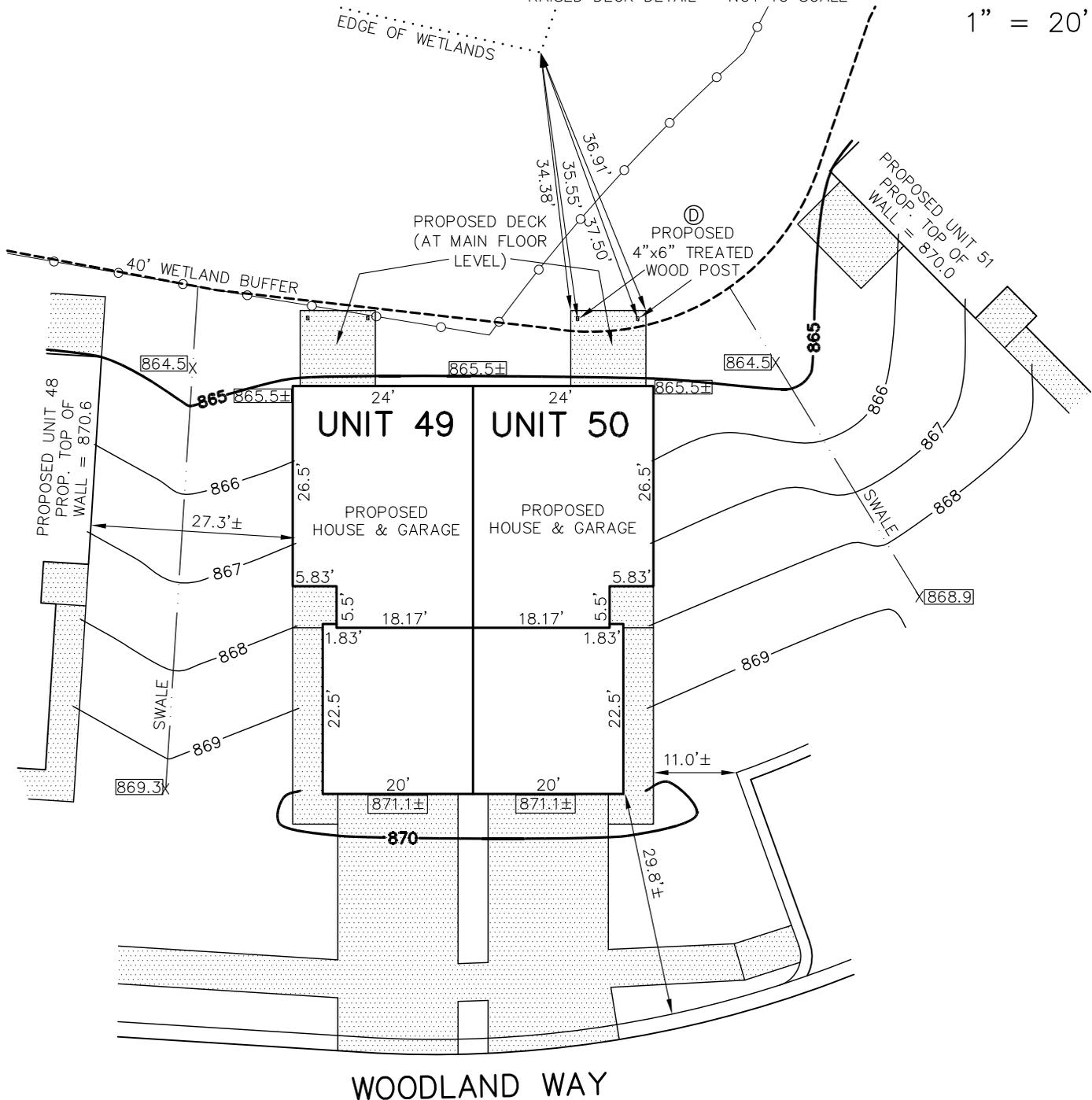
Legal Description (as provided): Units 49-50, Grand Reserve Residential Development, Meridian Township, Ingham County, Michigan.

NOTES:

1. A UNIT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
2. ALL EASEMENTS MAY NOT BE SHOWN.
3. ALL ELEVATIONS ARE NAVD 88.



1" = 20'



WOODLAND WAY

PROPOSED TOP OF BASEMENT WALL = 871.8±
 PROPOSED LOWEST OPENING = 867.1± (LOOK-OUT)

PROPOSED TOP OF BASEMENT FLOOR = 863.8±
 PROPOSED FINISH GARAGE FLOOR = 871.1±

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 Dimension x = Existing Elevation
- = Silt Fence D = Surface Drainage
- = Deed Line [800.00] = Proposed Finish Grade
- = Distance Not to Scale
- ▨ = Deck, Porch, Sidewalk, & Patio Areas

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

PRELIMINARY

DANE B. PASCOE DATE
 PROFESSIONAL SURVEYOR No. 54434

DRAWN BY SLH	SECTION 22, T4N, R1W
FIELD WORK BY —	JOB NUMBER:
SHEET 1 OF 1	103187.HSE-VARIANCE

PLOT PLAN

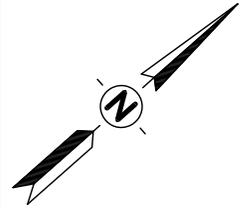
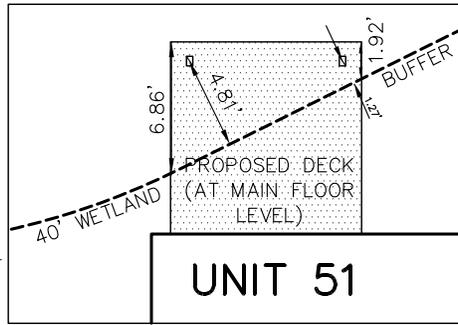
For:
 Mayberry Homes
 1650 Kendale Blvd., Suite 200
 East Lansing, MI 48823

Survey Address:
 1536 & 1534 Woodland Way
 Okemos, MI 48864

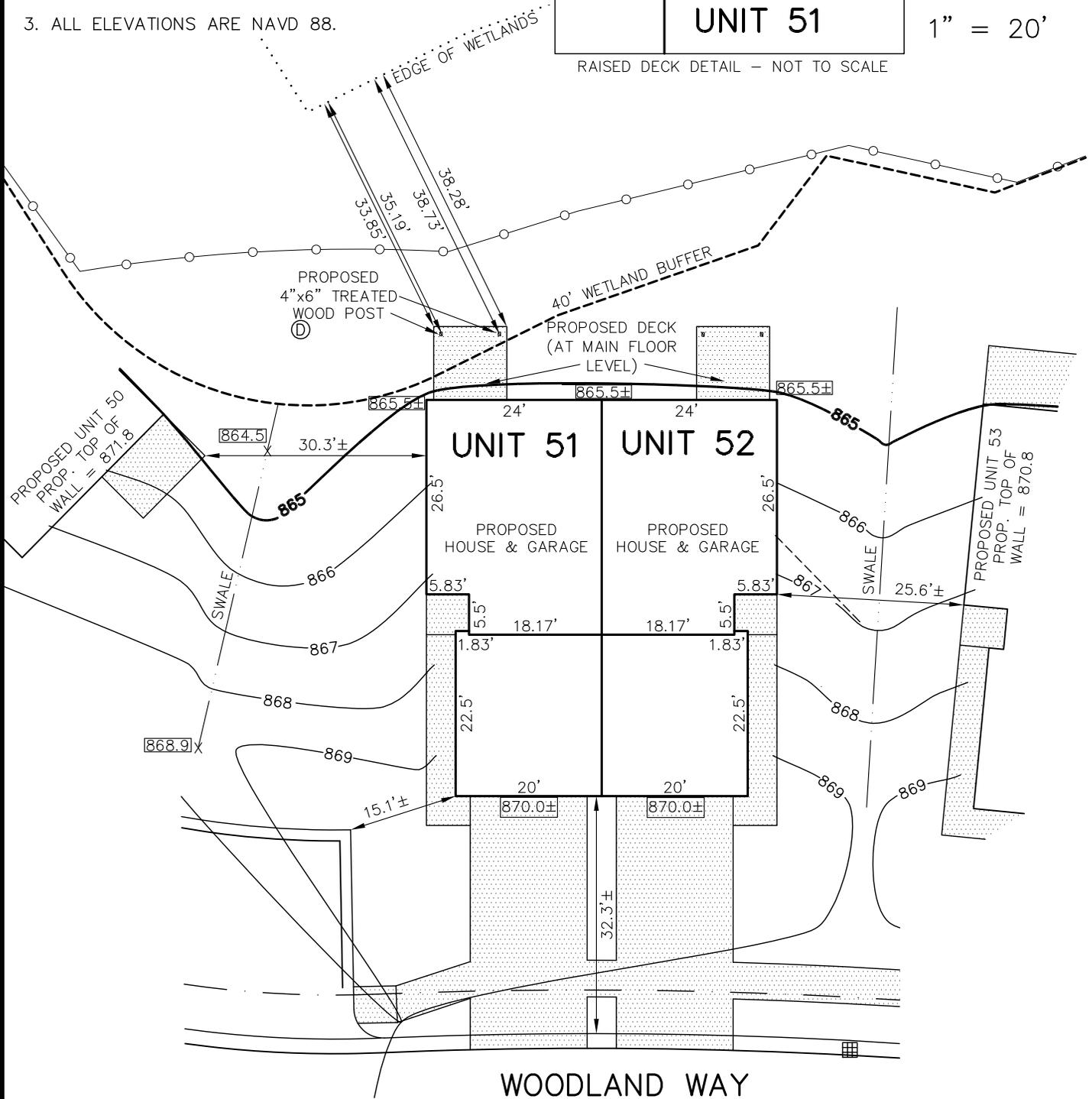
Legal Description (as provided): Units 51-52, Grand Reserve Residential Development, Meridian Township, Ingham County, Michigan.

NOTES:

1. A UNIT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
2. ALL EASEMENTS MAY NOT BE SHOWN.
3. ALL ELEVATIONS ARE NAVD 88.



1" = 20'



WOODLAND WAY

PROPOSED TOP OF BASEMENT WALL = 870.7±
 PROPOSED LOWEST OPENING = 866.0± (LOOK-OUT)

PROPOSED TOP OF BASEMENT FLOOR = 862.7±
 PROPOSED FINISH GARAGE FLOOR = 870.0±

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.

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- = Distance Not to Scale
- [] = Deck, Porch, Sidewalk, & Patio Areas



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

PRELIMINARY

ERICK R. FRIESTROM DATE
 PROFESSIONAL SURVEYOR NO. 53497

DRAWN BY	SLH	SECTION	22, T4N, R1W
FIELD WORK BY	—	JOB NUMBER:	103188.HSE-VARIANCE
SHEET	1 OF 1		

PLOT PLAN

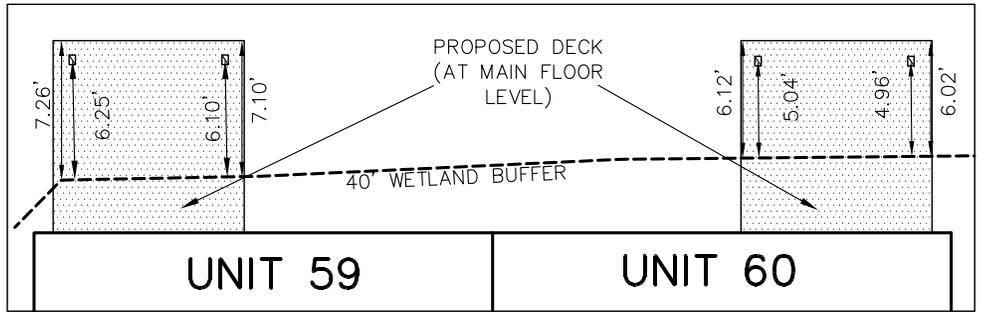
For:
 Mayberry Homes
 1650 Kendale Blvd., Suite 200
 East Lansing, MI 48823

Survey Address:
 1518 & 1516 Woodland Way
 Okemos, MI 48864

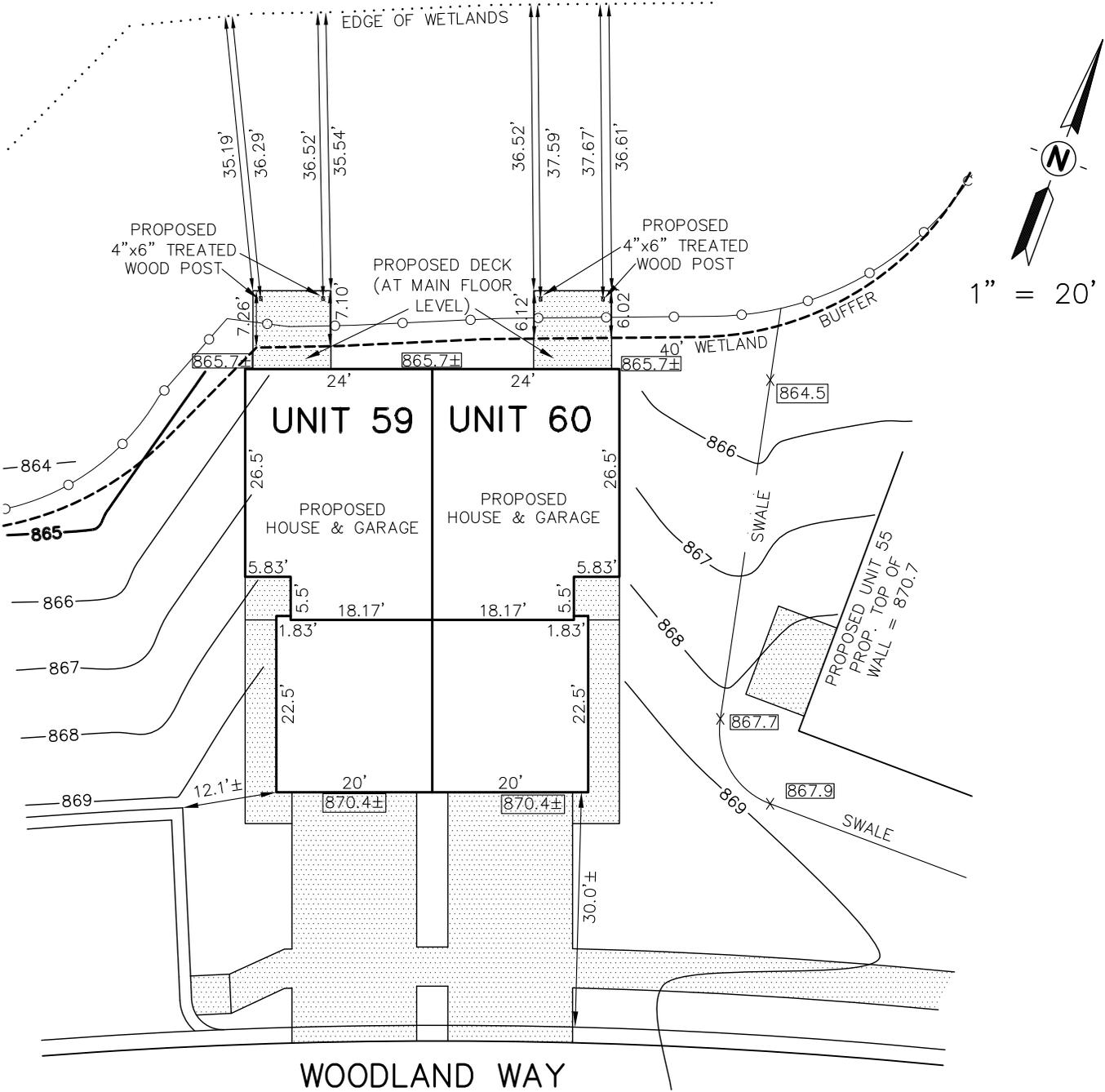
Legal Description (as provided): Units 59-60, Grand Reserve Residential Development, Meridian Township, Ingham County, Michigan.

NOTES:

1. A UNIT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
2. ALL EASEMENTS MAY NOT BE SHOWN.
3. ALL ELEVATIONS ARE NAVD 88.



RAISED DECK DETAIL - NOT TO SCALE



PROPOSED TOP OF BASEMENT WALL = 871.1±
 PROPOSED LOWEST OPENING = 866.4± (LOOK-OUT)

PROPOSED TOP OF BASEMENT FLOOR = 863.1±
 PROPOSED FINISH GARAGE FLOOR = 870.4±

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 PH. 517-339-1014 FAX. 517-339-8047

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 PH. 269-781-9800 FAX. 269-781-9805

PRELIMINARY

ERICK R. FRIESTROM DATE
 PROFESSIONAL SURVEYOR NO. 53497

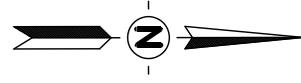
DRAWN BY	SLH	SECTION	22, T4N, R1W
FIELD WORK BY	—	JOB NUMBER:	103221.HSE-VARIANCE
SHEET	1 OF 1		

PLOT PLAN

For:
 Mayberry Homes
 1650 Kendale Blvd., Suite 200
 East Lansing, MI 48823

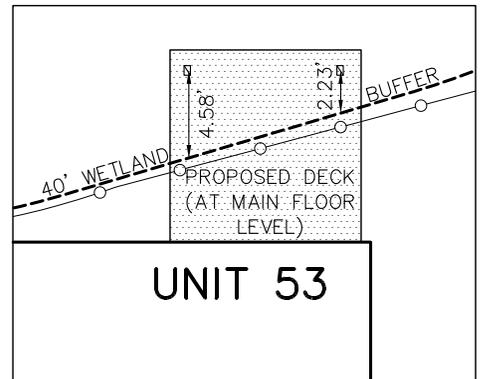
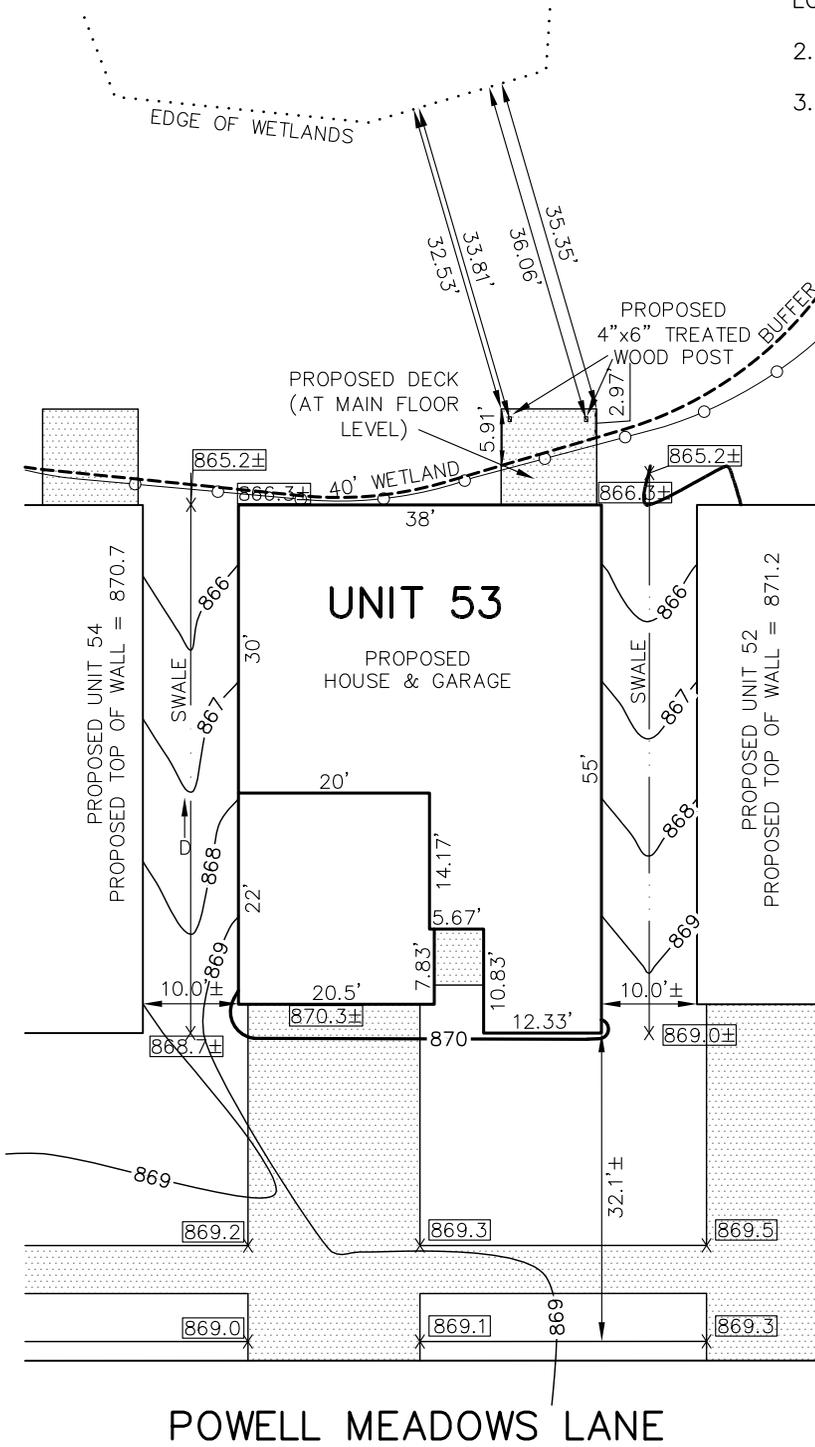
Survey Address:
 4805 N. Powell Meadows Lane
 Okemos, MI 48864

Legal Description (as provided): Unit 53, Grand Reserve Residential Development, Meridian Township, Ingham County, Michigan.



1" = 20'

- NOTES:
1. A UNIT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
 2. ALL EASEMENTS MAY NOT BE SHOWN.
 3. ALL ELEVATIONS ARE NAVD 88.



RAISED DECK DETAIL - NOT TO SCALE

PROPOSED TOP OF BASEMENT WALL = 871.0±
 PROPOSED LOWEST OPENING = 866.3± (LOOK-OUT)

PROPOSED TOP OF BASEMENT FLOOR = 863.0±
 PROPOSED FINISH GARAGE FLOOR = 870.3±

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- x = Existing Elevation
- = Silt Fence
- D = Surface Drainage
- = Deed Line
- [800.00] = Proposed Finish Grade
- = Distance Not to Scale
- [] = Deck, Porch, Sidewalk, & Patio Areas



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

PRELIMINARY

ERICK R. FRIESTROM DATE
 PROFESSIONAL SURVEYOR NO. 53497

DRAWN BY	SLH	SECTION	22, T4N, R1W
FIELD WORK BY	—	JOB NUMBER:	103274.HSE-VARIANCE
SHEET	1 OF 1		