

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, APRIL 9, 2014 6:30 PM
TOWN HALL ROOM**

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- o Wednesday, February 26, 2014

D. PUBLIC REMARKS

E. NEW BUSINESS

1. ZBA CASE NO. 14-04-09-1 HOWARD GREEN, 6622 WHITE CLOVER DRIVE, EAST LANSING, MI 48823

DESCRIPTION:	2077 Haslett Road
TAX PARCEL:	09-427-006
ZONING DISTRICT:	RR (Rural Residential)

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

- Section 86-473, which states street trees shall be required along major streets.
- Section 86-618(2), which states nonconforming structures, other than single-family structures may be altered, expanded, or modernized without prior approval of the zoning board of appeals, provided, that such alteration or extension shall not increase the area, height, bulk, use, or extent of the structure and shall satisfy all other applicable site development regulations.
- Section 86-654(f)(1)(a), which states none of the structure uses permitted shall be any closer than 50 feet to any property or street line.
- Section 86-756(5), which states an access drive shall be provided not less than 25 feet wide.
- Section 86-756(10), which states where a parking area with a capacity of less than 50 vehicles, or its associated internal access or service drives, adjoins a residential district, a landscaped buffer at least 20 feet wide, shall be provided.
- Section 86-758(2), which states parking areas and driveways shall be separated from the exterior wall of a building, exclusive of pedestrian entrance ways or loading areas, by a landscaped planting area at least four feet in width.

The applicant is proposing an addition to the existing nonconforming assisted living facility located at 2077 Haslett Road, and is requesting the number of street trees required be reduced from two to zero, the building and deck setback from adjacent residential zoning be reduced from 50 feet to 19.85 and 31.55 feet respectively, a reduction in the parking lot setback from adjacent residential zoning from 20 feet to 15.65 feet, a reduction in the access drive width from the required 25 feet to 20 feet, as well as a reduction in the required building perimeter landscaping from four feet to 1.3 feet.

F. OTHER BUSINESS

G. PUBLIC REMARKS

H. BOARD MEMBER COMMENTS

I. ADJOURNMENT

J. POST SCRIPT - NONE

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

BRET DREYFUS
TOWNSHIP CLERK

ZONING BOARD OF APPEALS PUBLIC HEARING PROCEDURE

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

1. Township Staff Review
2. Comments by the applicant or applicant's designee(s)
3. Comments by other persons
4. Applicant rebuttal
5. ZBA members discuss the case. If necessary, the applicant may be asked to respond to questions from the ZBA members
6. Action by the ZBA

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