



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
September 18, 2024 6:30 pm

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. June 26, 2024
4. COMMUNICATIONS
5. UNFINISHED BUSINESS
6. NEW BUSINESS

A. ZBA CASE NO.: 24-09 (Playmakers Inc.), Playmakers Inc.

2299 West Grand River Avenue, Okemos, MI 48864

LOCATION: 2299 West Grand River Avenue

PARCEL ID: 21-131-002

ZONING DISTRICT: C-2 (Commercial)

The variances requested are to allow existing window signage to remain in place.

B. ZBA CASE NO.: 24-10 (2020 M-78), B. K. Singh, 2020 M-78, East Lansing, MI 48823

LOCATION: 2020 M-78

PARCEL ID: 04-226-016

ZONING DISTRICT: RR (Rural Residential)

The variance requested is to allow the construction and subsequent rental for an oversized Accessory Dwelling Unit.

7. OTHER BUSINESS
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, June 26, 2024, 6:30 pm

PRESENT: Vice-Chair Koenig, Members Bennett, Brooks, Trezise

ABSENT: Chair Mansour

STAFF: Associate Planner Chapman

1. CALL MEETING TO ORDER

Vice-Chair Koenig called the June 26th, 2024, regular meeting for the Meridian Township Zoning Board of Appeals to order at 6:37 pm. Chair Mansour called the roll of the Board. All board members present.

2. APPROVAL OF THE AGENDA

Member Trezise moved to approve the agenda for the June 26th, 2024, regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Bennett.

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

NAYS: None

Motion carried: 4-0

3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES

Member Bennett moved to approve the minutes from the May 15th, 2024, regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Trezise.

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

NAYS: None

Motion carried: 4-0

4. COMMUNICATIONS

NONE

5. UNFINISHED BUSINESS

NONE

6. NEW BUSINESS

A. ZBA CASE NO. 24-05 (2731 Grand River), Meridian Retail Management II LLC 30200 Telegraph Rd Ste. 205, Bingham Farms, MI 48025

LOCATION: 2731 Grand River Avenue
PARCEL ID: 20-202-001
ZONING DISTRICT: C-2 (Commercial)

The variance requested is to construct a drive through restaurant.

Associate Planner Chapman outlined the case for discussion.

Mitchell Harvey, representative for the applicant, provided an explanation for the request.

The board determined that the variance meets all five of the application criteria.

Member Trezise moved to approve the ZBA Case No. 24-05 (2731 Grand River) with the addition of a rear buffer zone as mentioned by Staff. Seconded by Member Bennett.

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

NAYS: None

Motion carried: 4-0

B. ZBA CASE NO.: 24-06 (2233 Grand River), Tyler & Emily Dawson, 15782 Pastoral Path, East Lansing, MI 48823

LOCATION: 2233 Grand River Avenue
PARCEL ID: 21-251-002
ZONING DISTRICT: C-2 (Commercial)

The variance requested is to construct a deck on an existing building.

Associate Planner Chapman outlined the case for discussion.

Applicant Tyler Dawson provided an explanation for the request.

The board determined that the variance meets all five of the application criteria.

Member Bennett moved to approve the ZBA Case No. 24-06 (2233 Grand River) Seconded by Member Brooks.

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

NAYS: None

Motion carried: 4-0

C. ZBA CASE NO.: 24-07 (V/L Lake Lansing), Consumers Energy, One Energy Plaza, Jackson, MI 49201

LOCATION: V/L Lake Lansing
PARCEL ID: 06-378-026
ZONING DISTRICT: RB (Single Family, High Density)

The variance requested is to construct a new natural gas regulator station.

Associate Planner Chapman outlined the case for discussion.

Amy Gilpin and Katie Lambert, representatives for the applicant, provided an explanation for the request.

The board determined that the variance meets all five of the application criteria.

Member Bennett moved to approve the ZBA Case No. 24-07 (V/L Lake Lansing) Seconded by Member Trezise

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

NAYS: None

Motion carried: 4-0

D. ZBA CASE NO.: 24-08 (2600 & 2630 Bennett), 242 Church, 2600 Bennett Road, Okemos, MI 48864

LOCATION: 2600 & 2630 Bennett Road

PARCEL ID: 29-477-008, 29-477-014

ZONING DISTRICT: RA (Single Family, Medium Density)

The variance requested is to construct a pedestrian bridge that will connect their two properties.

Associate Planner Chapman outlined the case for discussion.

Jamie Wetzel and Kennedy Giancotti, representatives for the applicant, provided an explanation for the request.

Member Trezise asked for clarification regarding ownership of the property. Mr. Wetzel answered that the church has agency through their landlord to make all property-based decisions. He also asked if there is enough room to fit the entire structure on the 2600 Bennett property, where the ditch is located, to avoid affecting two properties. Mr. Wetzel stated that he did not know the exact measurements and would be able to supply that information after taking a closer look.

Member Brooks expressed concern that if one property is sold, or both are sold to different people, this variance could create future issues because it is tied to both parcels.

Member Bennett asked if a decision could be made on just one parcel to allow the applicant to begin moving forward. Vice-chair Koenig stated that the application must be considered as presented then either accepted, tabled, or denied. Associate Planner Chapman added that the applicant could also establish a formal easement.

Member Trezise recommended tabling the application and bringing it back to the next meeting. Vice-chair Koenig concurred, but also acknowledged the desire for expediency to keep the planning process moving.

Member Trezise moved to table the ZBA Case No. 24-08 (2600 & 2630 Bennett) until the next meeting. Seconded by Member Bennett.

Associate Planner Chapman clarified that this variance asking for zero setback is only for the structure, not for the entire property line.

Member Trezise withdrew his motion.

**Member Bennett moved to approve the ZBA Case No. 24-08 (2600 & 2630 Bennett).
Seconded by Member Brooks.**

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

NAYS: None

Motion carried: 4-0

7. OTHER BUSINESS
NONE

8. PUBLIC REMARKS
NONE

9. BOARD MEMBER COMMENTS
NONE

10. ADJOURNMENT

Vice-Chair Koenig adjourned the June 26th, 2024 regular meeting for the Meridian Township Zoning Board of Appeals. Approved unanimously.

Meeting adjourned at 8:32 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: Brian Shorkey, Principal Planner
Date: September 18, 2024
Re: ZBA Case No. 24-09 (Playmakers Inc.)

ZBA CASE NO.: 24-09 (Playmakers Inc.), 2299 West Grand River Avenue, Okemos, MI 48864
LOCATION: 2299 West Grand River Avenue
PARCEL ID: 21-131-002
ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-684(m)(2), No more than 40% of the surface area of a window may be used for window signs.
- Section 86-684(m)(3), The total amount of window signage shall not exceed 10% of the building face of which the window is a part.

Staff received a complaint from a Township resident about the window signage at the Subject Property earlier this year. After Staff sat down with the applicant, Playmakers Inc., to discuss the complaint, the applicant decided to apply for variances. The variances that the applicant is requesting would allow the existing window signage to remain in place if approved. The property is zoned C-2 (Commercial).

There are three rows of windows on the frontage on the Subject Property. The windows on the bottom two rows are covered with signage. The applicant requests that the variances be approved so that the signage on the windows can stay. The applicant has stated that the reasons for the windows are aesthetics and safety and that the window signs are replaced twice a year.

Section 86-684(m)(2) requires a variance to allow 100% of several window surfaces to be used for window signs. Section 86-684(m)(3) requires a variance to allow 380 square feet, or 16.5% of the total 2,305 square feet of the building frontage, to be covered with window signage.

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 Inc
Address of Applicant 2299 West Grand River Ave, Okemos, MI 48864
2299 West Grand River Ave, Okemos, MI 48864
Telephone (Work) 517-349-3803 Telephone (Home) 517-420-032
Fax _____ Email address: andy@playmakers.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 2299 W Grand River Ave, Okemos, MI 48864
Zoning district 251 COMMERCIAL PERSONAL Parcel number 33-02-02-90-519-910

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

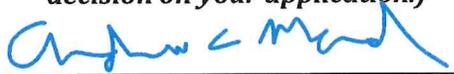
Zoning Ordinance section(s) 86-684(m)(2) & 86-684(m)(3)

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)


Signature of Applicant Andrew C Marsh 8/19/2024
Print Name Date

Fee: \$350 Received by/Date: 8/19/2024

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) 8/19/2024 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

Monday, Aug 19, 2024

Playmakers is seeking approval for a variance from the following Meridian Charter Township code or ordinance to cover the bottom two rows of windows on our main building with perforated window vinyl graphics (Window Perf). Please see the images of our current display included below. If the variance request is approved, the plan is to continue updating and adjusting the graphics twice a year seasonally.

- 86-684(m)(2) No more than 40% of the surface area of the window may be used for window signs.
- 86-684(m)(3) The total amount of window signage shall not exceed 10% of the building face of which the window is a part.

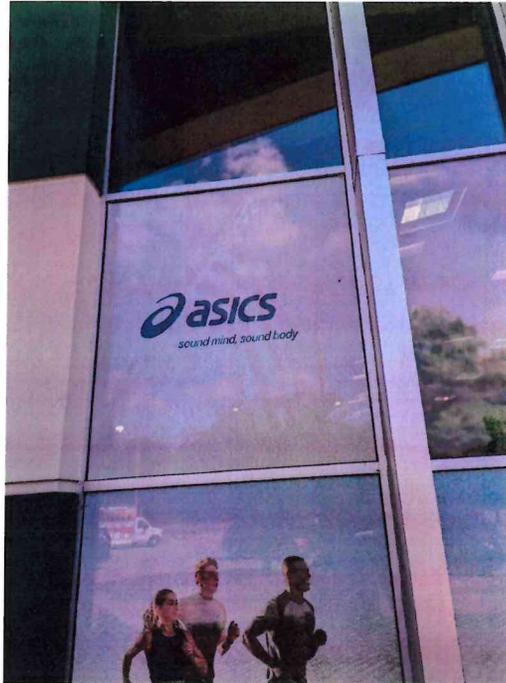
Since 2016, Playmakers has covered the bottom two rows of windows at the 2299 W Grand River Ave address with vinyl window perf, with imagery from our brands and events. The images typically cover 24 out of the 63 windows on the Grand River facing side of Playmakers. They are replaced twice a year with seasonally appropriate lifestyle imagery or events. Through the images, we are not advertising sales, discounts, or directly promoting a customer to make a purchase, but rather highlighting great partners of Playmakers with various images that typically cover most of the space.

We need the graphics not simply to promote brands or events but for security, aesthetics, and helping our team strive to provide an exceptional customer experience for those visiting Playmakers. Please see the following pages for additional details.



Playmakers is seeking to continue to have window perf on the bottom 2 rows of windows on each side of our front entrance. The graphics would be replaced twice yearly. [Enlarge Photo](#)

Note: With the 24 windows that have graphics installed, the entire pain of glass has a window perf covering. Depending on the graphic design, smaller images will not always cover the entire pain of glass but have a solid-color backing. This varies with the brand or event we highlight and the final selected imagery.



Asics logo with white backing. [Enlarge Photo](#)



Asics tagline. [Enlarge Photo](#)

Right Side Request (West Side): The windows on the right side of the front entrance door have been covered for security purposes. Our cash registers are directly inside the windows with our staff's back to the windows and clear visibility of our cash wrap if they were not covered. The window perf blocks the view of the cash wrap from the outside while allowing our staff and managers to see from the inside out. This is a security benefit that our key staff and managers request, and if not demand, we keep if possible. We have had multiple theft issues, including a break-in to the store recently, along with 4 catalytic converters stolen since 2020, including one during store hours within the last year. Seeing out, but not in, is vital for the safety of our team.

Another benefit of the window coverings is our increased ability to assist our customers and the community. This includes seeing customers with mobility needs and helping them from the parking lot into the store, seeing a car accident on Grand River and helping manage traffic with the cones off of our event truck, or simply being able to open the door for the next customer when they are approaching. This ability to help is part of our DNA and being able to see out is a benefit.



Current imagery on the west windows. [Enlarge Photo](#)



Inside, Playmakers viewing out from west windows. [Enlarge Photo](#)

Left Side Request (East Side): The windows on the left side of the entrance door have been covered due to adding a fixture to the building to help us modernize our layout. The window perf blocks the view of the backside of the fixture while still allowing natural light to come through the window perf and the slatted fixture. This window covering allows for a cleaner look from the outside and a more welcoming aesthetic to the front of our building. If the variance is not granted, I am unsure how we would finish the space while maintaining an appealing view for the community from our parking lot and the road.



Current imagery on the east windows. [Enlarge Photo](#)



Inside, Playmakers viewing out the east windows. [Enlarge Photo](#)

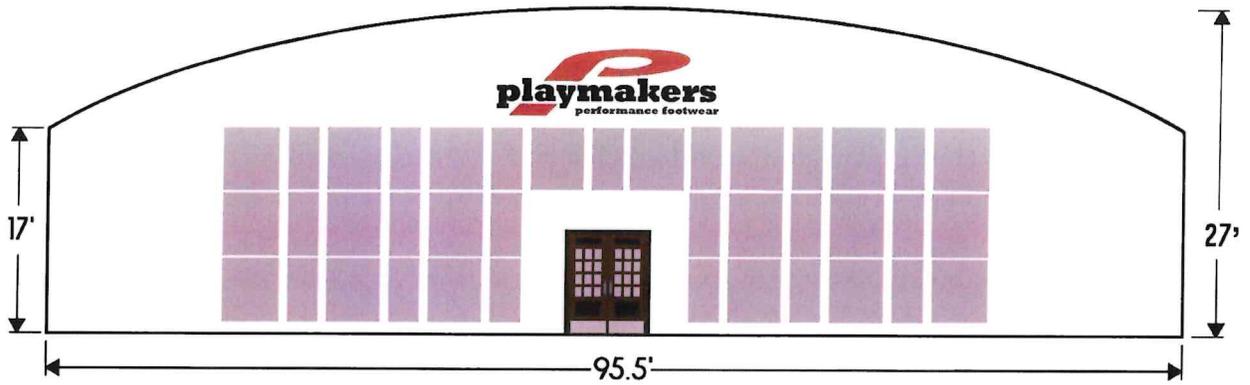
Window Coverage: (Please see diagrams below)

- 60% Percent of Total Window Area Covered
 - 380 sq ft out of 633 sq ft of total windows are currently covered, this is 60% of total windows
- 38.1% Percent of Total Number of Windows Covered
 - 24 out of 63 windows on the front of Playmakers is covered, this is 38.1% of windows.
- 16.5% Percent of Total Building Frontage Covered
 - 380 sq ft of windows out of a total of 2305 sq ft of building frontage is covered, which is 16.5% of the total space.

Substrate Note: Playmakers uses 50/50 perforated vinyl clings (window perf), meaning that while the image covers the entire glass surface, only 50% of the glass is technically covered by the image. This allows light to flow into the store but not sightlines.

Image Note: Enlarge versions of all images can be found [here](#)

Playmakers Measurements



49.5" x 58.5"
(20 total)
402.2 sq ft



28.5" x 58.5"
(19 total)
220.0 sq ft



7" x 10"
(24 total)
11.7 sq ft

Windows
633.9 sq ft

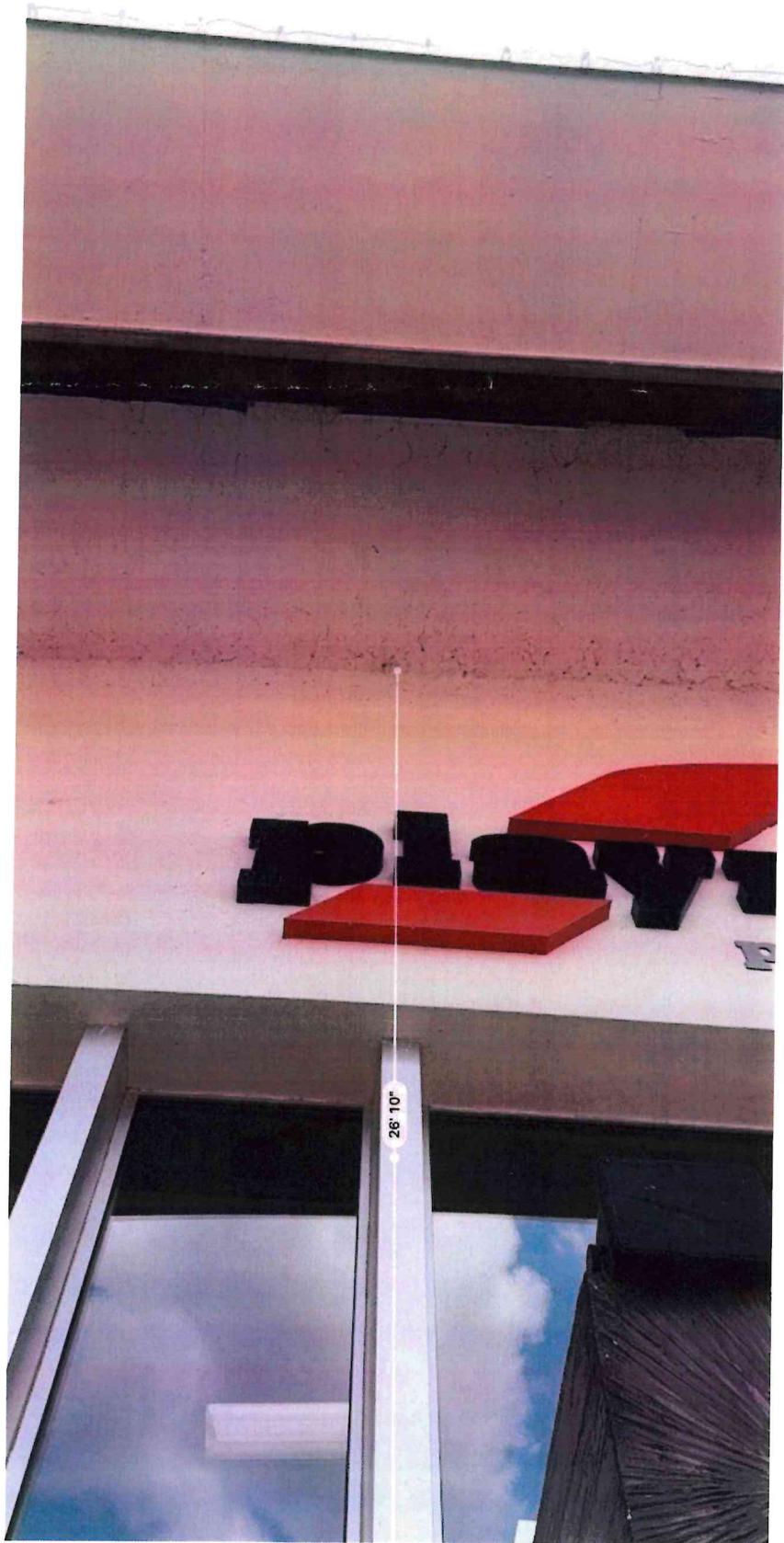
Current Windows Coverage
380.3 sq ft

Storefront
2,305 sq ft

Lower rectangle 1623.5 sq ft
Upper ellipse 681.5 sq ft









RAA

This is an aerial photograph of a residential and commercial area. The image is overlaid with black lines representing property boundaries. A prominent road runs diagonally from the top left to the bottom right. A large, multi-story building with a white roof is outlined in red. Several white boxes with black text are placed on the image to indicate zoning districts: 'RAA' is located in a green, wooded area on the left; 'C-2' is placed over the red-outlined building; 'PO' is located in a commercial area with parking lots to the right of the building; and 'RA' is located in a residential area at the bottom right. The background shows a mix of residential houses, trees, and a golf course.

C-2

PO

RA



To: Zoning Board of Appeals
From: Brian Shorkey, Principal Planner
Date: September 18, 2024
Re: ZBA Case No. 24-10 (2020 M-78)

ZBA CASE NO.: 24-10 (2020 M-78), 2020 M-78, East Lansing, MI 48823
LOCATION: 2020 M-78
PARCEL ID: 04-226-016
ZONING DISTRICT: RR (Rural Residential)

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

- Section 86-477(f), An ADU shall not be larger than 600 square feet and in no circumstance be larger than the primary structure.

B. K. Singh, the applicant, is requesting a variance to allow the construction and subsequent rental for an oversized Accessory Dwelling Unit (ADU) on the Subject Property. The property is zoned RR (Rural Residential).

The applicant applied for a variance on this property (ZBA #05-12-14-2) in December 2005. The request was to enclose an existing carport, convert the carport into a garage, and construct additional living space above the garage. The variance was denied, but after subsequent correspondence between the Township and the applicant's attorney, a building permit for the enclosure and the additional living space was issued in 2008.

ADUs were enabled in 2023 under a zoning ordinance text amendment approved in November 2023 (Zoning Amendment #2023-05). An ADU is an allowed use in single-family residential parcels, as long as the requirements are met. One of those requirements concerns the maximum size of an ADU. The complete list of ADU requirements is attached.

The proposed ADU is 1,075 square feet. Section 86-477(f) requires that an ADU be no larger than 600 square feet, so a variance of 475 square feet is requested. If allowed, the applicant would be required to comply with the rest of the requirements in Sec. 86-477 before the ADU can be occupied.

Attachments

1. Variance application with attachments
2. Site Location Map
3. Accessory Dwelling Unit requirements

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

VARIANCE APPLICATION

- A. Applicant B. K. SINGH
Address of Applicant PO BOX 48 Haslett, MI 48840 (Mailing)
Residence: 2020 E M 78 East Lansing, MI 48823
Telephone (Work) _____ Telephone (Home) _____
Fax _____ Email address: gebati721@gmail.com
Interest in property (circle one): Owner Tenant Option Other
- B. Site address/location 2020 M 78 Saginaw Hwy.
Zoning district RR Parcel number # 33-02-02-04-226-016
- 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 - Floor plan
 approval letter from owner
-Site plan to scale Property Survey attached.
-Written statement, which demonstrates how all the review criteria will be met (See next page) (See Attached Letter)

B.K. Singh B.K. SINGH Aug 19, 2024
Signature of Applicant Print Name Date

Fee: _____ Received by/Date: _____

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.)**

B.K. Singh Aug 19, 2024
Signature of Applicant(s) Date

Signature of Applicant(s) Date

DATE: AUG 19, 2024
TO: Zoning Board of Appeals
Meridian Township.
FROM: B.K. Singh
P.O. BOX 48 HASLETT, MI 48848
REF: ADU- Supplementary Regulations:
Section 86-477 (f). Maximum Floor Area.
Parcel # 33-02-02-04-226-016
Subject: Request to Approve Variance Requirement.

Attached please find the referenced drawing submitted herewith that represents the proposed ADU plan with 1075 square feet of living area that requires Variance.

Section 86-477 (f) states that ADU shall not be larger than 600 square feet

I request a Variance based on the following real-life facts:

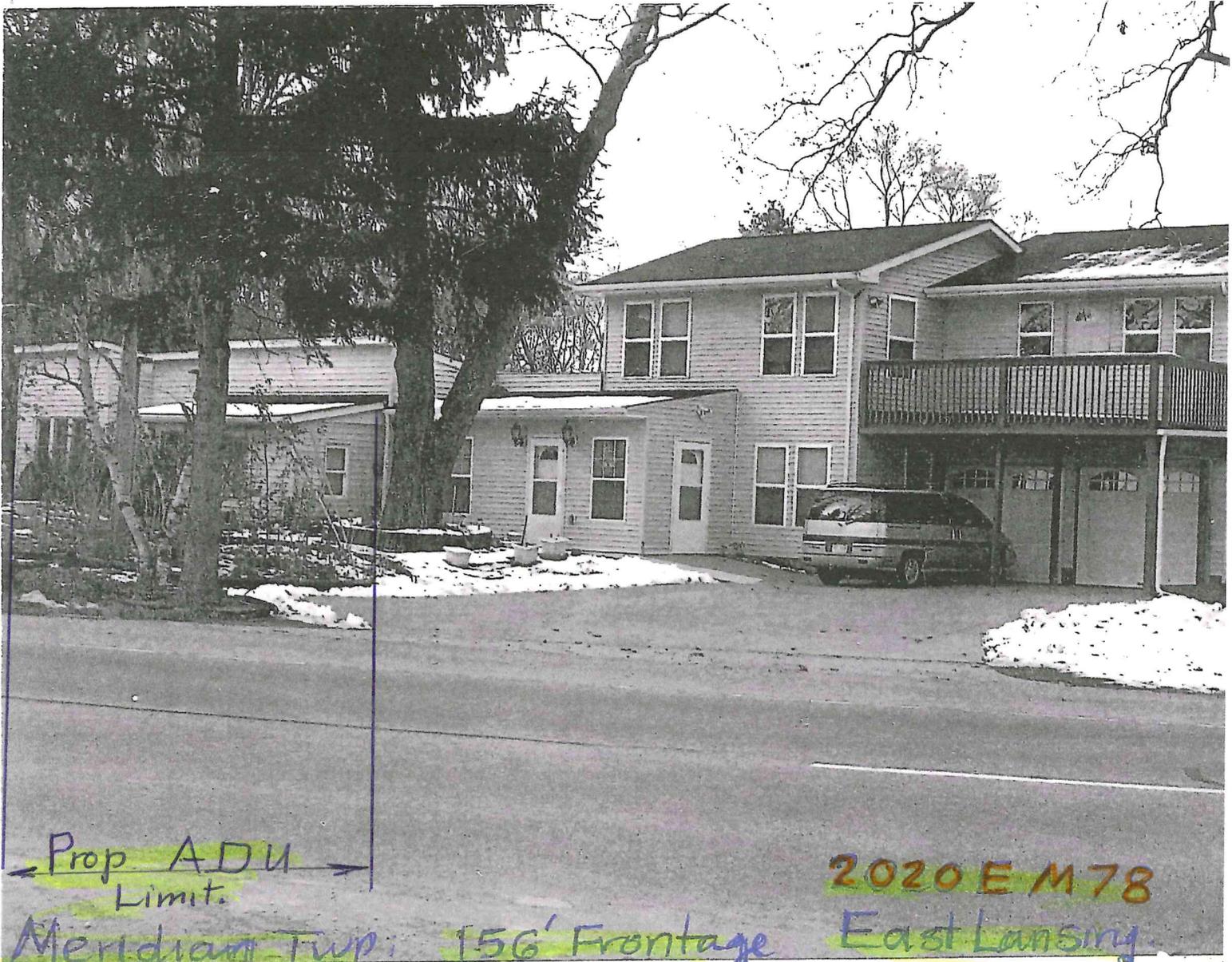
- 1) ADU structure @ 2020 E M78 with floor plan as submitted existed as single-family dwelling prior to the ADU being proposed and therefore unique circumstances exist for this site
- 2) Strict interpretation and enforcement of the Provision would prevent me from using the property as an ADU.
- 3) Proposed ADU does not create an adverse effect in any way to adjacent land and for the Township and there is minimum impact on the existing infrastructure or the essential character in the vicinity of the property.
- 4) ADU can help Meridian Township communities add affordable housing while respecting the character of a neighborhood.
- 5) Granting Variance will limit automobile-dependency because of its location and improve the quality of life and an inexpensive way to increase the affordable housing supply.
- 6) In addition, it provides for an alternate to major zoning changes that can significantly alter neighborhoods.

Thank you for your consideration in granting me Variance.

Sincerely,



(B.K. Singh)



Prop ADU
Limit.

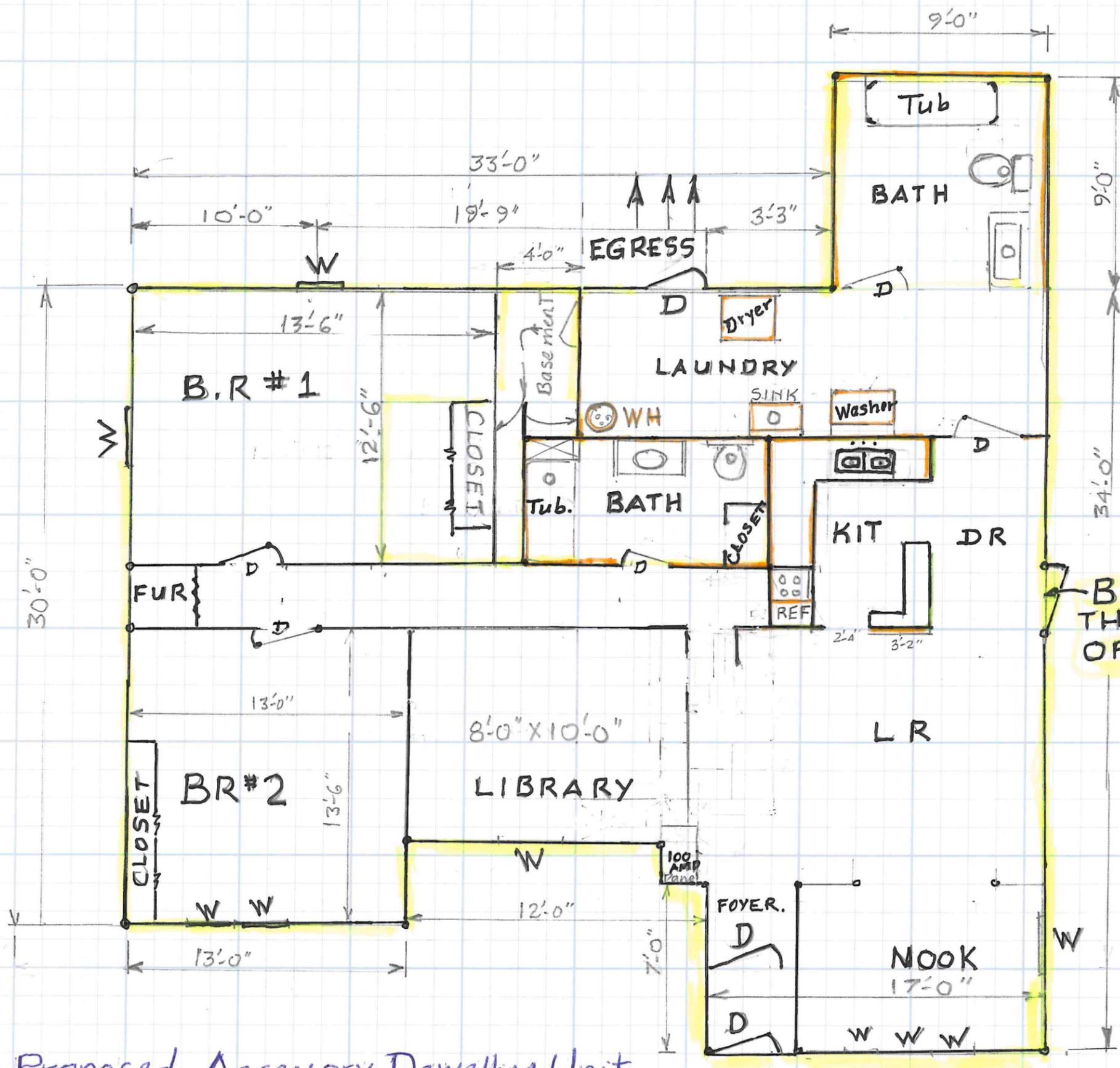
Meridian Twp: 156' Frontage
1.1 Acre.

2020 E M 78

East Lansing

Aug 19, 2024

BK. SINGH
P.O. BOX 48
Haslett, MI 48840



1075 SQ. FT.

TOTAL LIVING AREA:
1075 SQ. FT.

Proposed Accessory Dwelling Unit.
(ADU)

2020 EM 78.
ADU. PLAN DETAILS
Parcel # 33-02-02-04-226-016
R. K. SINGH. 08/19/2024

NOT TO SCALE

(3/16"=1')



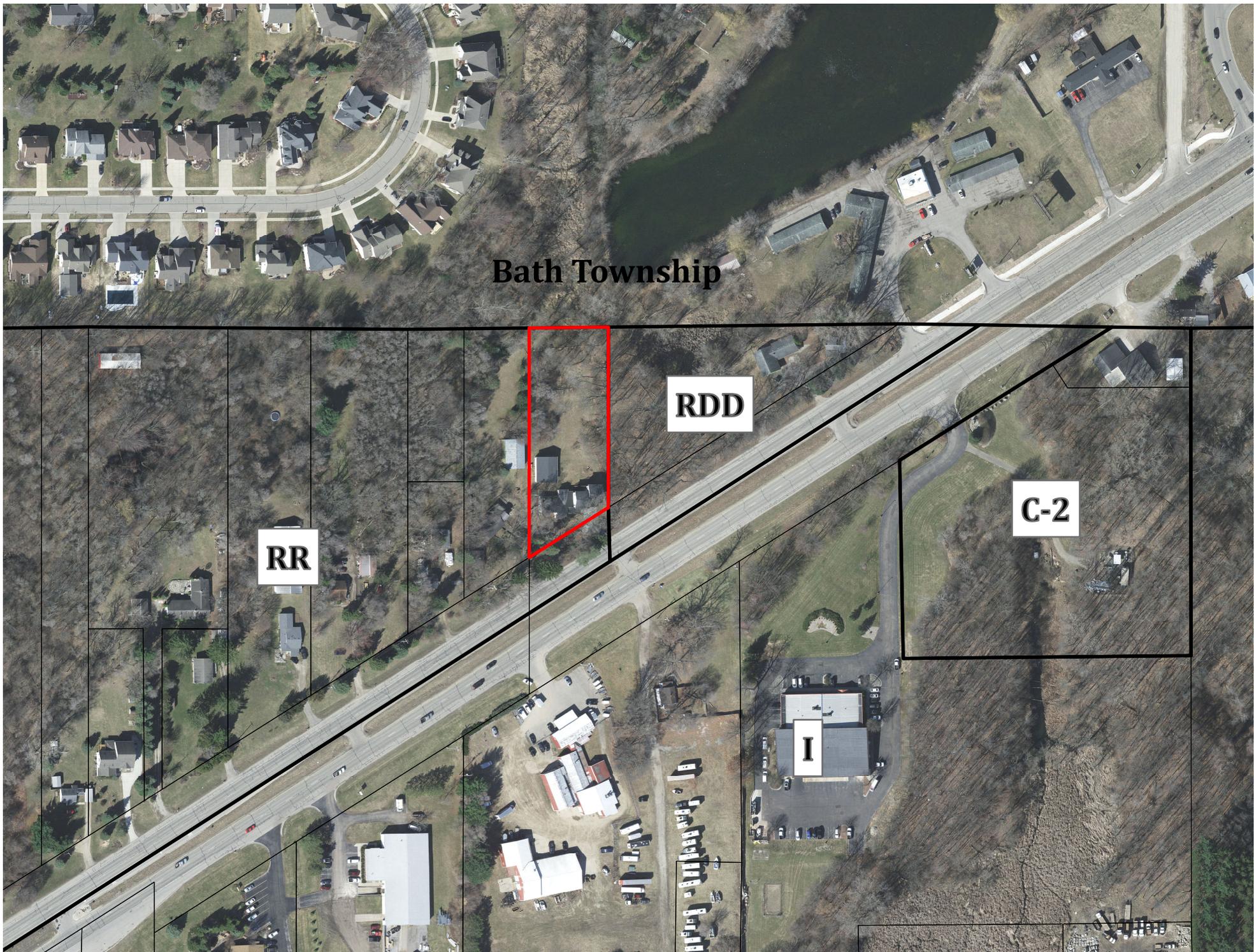
Bath Township

RDD

RR

C-2

I



Article V, Supplementary Regulations, Division 1, Generally, is hereby amended to add Section 86-477, Accessory Dwelling Units (ADU), to read as follows:

- (a) Generally. Recognizing the need for varied housing types while not having a negative impact on existing residential neighborhoods, Accessory Dwelling Units can provide affordable housing options, opportunities to age in place, and create a new housing opportunity in the Township that will blend in with the existing fabric of a neighborhood.
- (b) One ADU, meeting all the standards of the Zoning Ordinance, is permitted per lot which already contains a detached single-family residential home.
- (c) Minimum Lot Area and Width. ADUs are only permitted on lots that meet the minimum area and width standards of the zoning district in which they are located.
- (d) Setbacks. All ADUs shall meet the required setbacks for the underlying zoning district where the structure is being constructed.
- (e) Height.
 - a. A detached ADU cannot exceed 20 feet in height.
 - b. An attached ADU is subject to the height requirements for the zoning district where the primary structure is located.
- (f) Maximum Floor Area. An ADU shall not be larger than 600 square feet and in no circumstance shall be larger than the primary structure.
- (g) Parking. No additional parking shall be permitted or required beyond the standard parking required for a single-family home.
- (h) Maximum Occupancy. No more than two (2) individuals may reside in an ADU.
- (i) Access. The primary structure and the ADU shall share the same vehicular access to the property.
- (j) Utilities. An ADU shall be connected to the water and sanitary facilities for the existing single-family structure. No new utility connections shall be permitted for ADUs.
- (k) Owner Occupancy Requirement. Either the principal dwelling unit or the accessory dwelling unit shall be occupied by the person who has a legal or equitable ownership interest with the property, and who bears all or part of the economic risk of decline in value of the property and who receives all or part of the payment, if any, derived from the lease or rental of the dwelling unit. The owner-occupant shall prove residency by means acceptable to the Township.
- (l) Accessory to Main Use. ADUs shall be clearly accessory to the main use of the property as a single-family dwelling.
- (m) Rental Licensing. If an ADU is occupied by someone other than the property owner or a family member of the property owner, an active, valid rental license is required. No more than one dwelling unit on any property shall be licensed as a rental unit.
- (n) Attachment Options. Accessory dwelling units may either be attached to the main structure (such as building over a garage) or detached from the main structure.
- (o) Architectural Design.
 - a. Exterior stairways shall be prohibited.
 - b. Any entrance for an ADU shall not face the road, unless the entrance existed for the structure prior to the ADU being proposed.
- (p) Deed Restrictions. To ensure continued compliance by current and subsequent owners, the applicant shall provide and record in the Ingham County Register of Deeds a covenant in a form acceptable to the Township that the existence of the

ADU is predicated upon the occupancy of either the principal or accessory dwelling unit by a person who owns the property, and that the ADU shall remain in the ownership of the person who owns the property. The applicant shall provide the Township with a recorded copy of the restrictive covenant prior to and as a condition of the issuance of the Building Permit for development of the ADU. Any owner of the property must notify a prospective buyer of the limitations of this Section. Violations of the terms of this covenant shall result in the loss of the occupancy for the ADU.

(q) Duration of Lease or Rental. No ADU may be leased or rented for less than 30 days.