

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS REGULAR MEETING MINUTES *APPROVED*
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, JUNE 15TH, 2022
REGULAR TELEVISED MEETING**

PRESENT: Chair Mansour, Members Deschaine, Koenig, Premoe

ABSENT: Vice-Chair Field-Foster

STAFF: Director of Community and Planning Timothy Schmitt, Assistant Planner Chapman,
IT Director Stephen Gebes

1. CALL MEETING TO ORDER

Chair Mansour called the meeting to order at 6:31 p.m.

2. APPROVAL OF AGENDA

Member Premoe moved to approve the agenda as presented. Seconded by Member Deschaine.

ROLE CALL VOTE:

YEAS: Member Koenig, Members Deschaine, Premoe, Chair Mansour

NAYS: None

Motion carried: 4-0

3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

A. June 15, 2022 Meeting Minutes

Chair Mansour moved to approve the minutes from Wednesday, June 15, 2022 as presented. Seconded by Member Deschaine.

ROLE CALL VOTE:

YEAS: Member Koenig, Members Deschaine, Member Premoe, Chair Mansour

NAYS: None

Motion carried: 4-0

4. COMMUNICATIONS

Chair Mansour noted a communication has been received relevant to the case on the agenda.

5. UNFINISHED BUSINESS-NONE

6. NEW BUSINESS

A. ZBA CASE NO. 22-07-20-1 (6116 Columbia), Paul Andrus, 6116 Columbia St., Haslett, MI 48840

The variance requested is to construct an attached garage that does not meet the front yard setback permitted by ordinance at 6116 Columbia Street.

Assistant Planner Chapman outlined the case for discussion.

Applicant Paul Andrus, 6116 Columbia St., Haslett, MI made himself available for questions.

Member Koenig asked staff what the recently changed section of the Zoning Code previously said about the front yard setback requirement.

Assistant Planner Chapman replied in this case it would have been a 20 foot requirement.

Member Koenig asked if the garage built at 6112 Columbia St. would have required for a variance.

Chair Mansour replied she is sure they would have.

Member Koenig noted the garage at 6112 Columbia St. is closer to the road than this proposed garage so there should be no issue in granting a variance in this case.

Member Koenig asked if the proposed garage would be closer to the road than the shed currently on the property.

Mr. Andrus replied the shed extends beyond where the new garage would go up, and that he intends to tear down the shed.

Member Deschaine asked how the foot print of the carport and the new garage would compare.

Mr. Andrus replied that he believes the carport may have been a little longer, but it was very similar in measurement.

Member Premoe noted the neighbors seem supportive of the garage, and he has no issue with this request.

Chair Mansour asked if there was any way to make this structure smaller.

Applicants Contractor Felix Allen Ingram, 1365 Red Leaf Ln., East Lansing, MI replied originally the garage would have required an 8 foot variance, but through working with the township the garage was scaled back.

Chair Mansour 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 and these unique circumstances are not self-created.

Chair Mansour stated Criteria one has been met.

Chair Mansour read review criteria two which states 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.

Chair Mansour stated criteria two has been met.

Chair Mansour read review criteria three which states 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.

Chair Mansour stated criteria three has been met.

Chair Mansour read review criteria four which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

Chair Mansour stated Criteria four has been met.

Chair Mansour read review criteria five which states Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Chair Mansour stated criteria five has been met.

Member Deschaine moved to grant the variance in ZBA CASE NO. 22-07-20-1 (6116 Columbia), Paul Andrus, 6116 Columbia St., Haslett, MI 48840. Seconded by Member Premoe.

ROLE CALL VOTE:

YEAS: Members Koenig, Members Deschaine, Premoe, Chair Mansour

NAYS: None

Motion carried: 4-0

7. OTHER BUSINESS -NONE

8. PUBLIC REMARKS

Chair Mansour opened the floor for public remarks at 6:49 pm.

NONE

Chair Mansour closed public remarks at 6:49 pm.

9. BOARD MEMBER COMMENTS

Member Deschaine

- Thanked staff for providing board members with Planning and Zoning news

10. ADJOURNMENT

Chair Mansour moved to Adjourn.

Chair Mansour Adjourned the meeting at 6:49 pm.