

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, NOVEMBER 9, 2011, 6:30 PM
TOWN HALL ROOM, OPEN TO PUBLIC

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- o Wednesday October 26, 2011

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. ZBA CASE NO. 11-11-09-1 LEROY & ALMAIRA FEIST, 5562 OKEMOS ROAD, EAST LANSING MI 48823

DESCRIPTION: 5562 Okemos Road
TAX PARCEL: 09-476-005
ZONING DISTRICT: RR (Rural Residential)

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

- Section 86-369(d)(4)a., which states the front yard shall be in accordance with the setback requirements of Section 86-367 for the type of street upon which the lots fronts. Okemos Road is classified as a Principal Arterial street and has a required setback of 100 feet from the centerline of the right-of-way.
- Section 86-618(1), which states non-conforming single-family structures may be altered, expanded, or modernized without prior approval of the zoning board of appeals; provided, that such structural alteration or extension shall not increase the extent of the non-conformity and shall satisfy all other applicable site development regulations.

The applicant is proposing to construct an addition (covered porch) on the front (west) façade of the house located at 5562 Okemos Road. The house is considered non-conforming regarding the (north) side yard setback and the addition does not meet the required front yard setback; therefore the applicant is requesting variances.

2. ZBA CASE NO. 11-11-09-2 MEIJER, INC., 2929 WALKER AVENUE N.W., GRAND RAPIDS, MI 49544

DESCRIPTION: 2055 Grand River Avenue
TAX PARCEL: 21-276-010
ZONING DISTRICT: C-3 (Commercial)

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

- Section 86-687(3)(a), which states one wall sign shall be permitted and may be located flat against the building's front façade or parallel to the front façade on a canopy. For businesses with frontage on more than one public street, two signs may be permitted. In no case shall more than one wall sign be located on a façade and no wall sign shall be located on a rear façade.

The applicant is proposing to install two (2) additional wall signs on the front façade (north elevation) of the Meijer store located at 2055 Grand River Avenue. One (1) wall sign is permitted and on wall sign exists ('Meijer') on the front façade; therefore the applicant is requesting a variance.

- ☞ 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.

F. OTHER BUSINESS

- Resolution for 2012 Zoning Board of Appeals Meeting Schedule

G. PUBLIC REMARKS

H. BOARD MEMBER COMMENTS

I. ADJOURNMENT

J. POST SCRIPT –JIM HERSHISER

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.

MARY M.G. HELMBRECHT, CMC
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.