

**CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING AGENDA  
5151 MARSH ROAD, OKEMOS, MI 48864-1198  
(517) 853-4000  
WEDNESDAY, MARCH 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**

**D. UNFINISHED BUSINESS**

**E. NEW BUSINESS**

**1. ZBA CASE NO. 11-03-09-1 RICHARD POSTEMA ASSOCIATES, P.C., 1580 44<sup>th</sup> STREET NW, WYOMING, MI 49509**

DESCRIPTION:	5211 Marsh Road
TAX PARCEL:	15-400-030
ZONING DISTRICT:	RR & RA (Rural Residential; Single Family, Medium Density)

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

- Section 86-756(10), which states where a parking area with a capacity of 50 or more vehicles, or its associated internal access or service drive, adjoins a residential district, a landscaped buffer, at least 40 feet wide, shall be provided between the parking area and the adjoining property and a vertical screen shall be erected consisting of a masonry wall, plant materials, a landscaped earth berm, or combination thereof, as appropriate for the site, no less than four feet in height. Section 86-756(7), which states concrete curb and gutter shall be required in order to control stormwater flow from the parking area and in order to protect landscaped areas such as landscape islands and other plantings.
- Section 86-756(11), which states 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.
- Section 86-758(1)c., which states a minimum two (2) interior canopy trees shall be provided for every ten parking spaces.

The applicant intends to construct additional parking spaces on the north side of the Okemos Health and Rehabilitation Center located at 5211 Marsh Road. The new parking spaces will not meet the required setback from the north property line and the required screening and interior canopy trees will not be installed; therefore the applicant is requesting variances.

2. ZBA CASE NO. 11-03-09-2 TED HU ASSOCIATES, INC., G-8285 S. SAGINAW, SUITE #9, GRAND BLANC, MI 48439

DESCRIPTION: 2186 Jolly Road  
TAX PARCEL: 33-452-014  
ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-687(3)a., which states one (1) 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 (1) public street, two (2) signs may be permitted. In no case shall more than one (1) wall sign be located on a façade and no wall sign shall be located on a rear façade.

The applicant intends to replace an existing wall sign which had previously received variance approval; install two (2) wall signs which are not flat against the building's front façade; and install one (1) wall sign which is not located on the front façade; therefore the applicant is requesting variances.

- ☞ 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

G. PUBLIC REMARKS

H. BOARD MEMBER COMMENTS

I. ADJOURNMENT

J. POST SCRIPT -NO POSTSCRIPT

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

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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 owners of property located within a 300-foot radius of the property under consideration
4. Comments by other persons

5. Applicant rebuttal
6. ZBA members discuss the case. If necessary, the applicant may be asked to respond to questions from the ZBA members
7. 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.

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