



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
June 15, 2022 6:30 pm

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. Wednesday, May 18, 2022

4. COMMUNICATIONS
 - A. Don & Brenda Behm RE: ZBA #22-06-15-1

5. UNFINISHED BUSINESS
6. NEW BUSINESS

A. ZBA CASE NO. 22-06-15-1 (6089 E. Lake Dr.), Roger Taylor, 6089 E. Lake Dr., Haslett, MI 48840

DESCRIPTION:	6089 East lake Drive
TAX PARCEL:	02-408-010
ZONING DISTRICT:	RB (Single Family, High Density), Lake Lansing Overlay

The variance requested is to allow an accessory building that does not meet the side yard and building separation setbacks at 6089 East Lake Drive.

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
ZONING BOARD OF APPEALS REGULAR MEETING MINUTES *DRAFT*
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, May 18TH, 2022
REGULAR TELEVISED MEETING**

PRESENT: Chair Mansour, Member Deschaine, Member Koenig

ABSENT: Vice-Chair Field Foster

STAFF: Director of Community and Planning Timothy Schmitt

1. CALL MEETING TO ORDER

Chair Mansour called the meeting to order at 6:32 p.m.

Chair Mansour Called the roll of the Board. Vice Chair Field-Foster is absent, all others present.

2. APPROVAL OF AGENDA

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

ROLE CALL VOTE:

YEAS: Members Koenig, Member Deschaine, Chair Mansour
NAYS: None

Motion carried: 3-0

3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

A. April 20, 2022 Meeting Minutes

Chair Mansour moved to approve the minutes from Wednesday, April 20, 2022 as presented. Seconded by Member Deschaine.

ROLE CALL VOTE:

YEAS: Members Koenig, Member Deschaine, Chair Mansour
NAYS: None

Motion carried: 3-0

4. COMMUNICATIONS

A. Jerry Fedewa RE: ZBA Case No. 22-04-20-2 (6099 E. Lake Dr.)

Director Schmitt explained Mr. Fedewa has withdrawn his previous request for variance as under the new Ordinance recently adopted by the Township Board he believes he can construct his building without variance. Staff has advised Mr. Fedewa that he must still provide proof that he will not require a variance before construction begins.

5. UNFINISHED BUSINESS-NONE

6. NEW BUSINESS

A. ZBA CASE NO. 22-05-18-1 (4660 S. Hagadorn Rd.), Johnson Sign Company, 2240 Lansing Ave., Jackson, MI 49202

DESCRIPTION: 4660 S. Hagadorn Road
TAX PARCEL: 20-301-003
ZONING DISTRICT: C-2 (Commercial)

The variance requested is to install two new wall signs that exceed the permitted square footage at 4660 S. Hagadorn Rd.

Director Schmitt outlined the case for discussion.

Applicant Jim Johnson, 2240 Lansing Ave., Jackson, MI further outlined the case for discussion.

MSU Health Care representative, Melisa Jegla, 2836 Montego Dr., Lansing, MI, further outlined the case for discussion.

Member Koenig asked if the building has road frontage on all four sides and if any side of the building is considered a rear façade.

Director Schmitt replied he believes the front yard is historically on Hagadorn Rd., however this is a quadruple fronted lot.

Member Koenig stated the applicant is allowed 311 Square Feet of signage, which the applicant is in compliance with. The only issue is the number of signs, however there were already three signs in the past so he sees no major issue with this request.

Chair Mansour agreed with Member Koenig's assessment and asked Ms. Jegla for more information on the pharmacy sign.

Ms. Jegla replied the pharmacy sign is on the south side of the building where people would generally enter the lot however there are pharmacy entrances on all four sides of the building.

Member Deschaine stated this parcel is unique as it's the only six story building in the township he is aware of.

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 Koenig moved to approve ZBA CASE NO. 22-05-18-1, Johnson Sign Company, 2240 Lansing Ave., Jackson, MI 49202. Seconded by Member Deschaine.

ROLE CALL VOTE:

YEAS: Members Koenig, Member Deschaine, Chair Mansour

NAYS: None

Motion carried: 3-0

B. (1830 W. Grand River), MAG OKF RE, LLC, 1830 W. Grand River Ave., Okemos, MI 48864

DESCRIPTION: 1830 W. Grand River Avenue

TAX PARCEL: 22-176-017

ZONING DISTRICT: C-3 (Commercial)

The variance requested is to install a wall sign greater than the permitted square footage at 1830 W. Grand River Ave.

Director Schmitt outlined the case for discussion.

Applicant's representative, Lonny Przybylinski, further outlined the case for discussion.

Member Deschaine asked if Ford is requiring the name of the dealership and the community they are dealing in.

Mr. Przybylinski stated it is a requirement.

Chair Mansour asked if the text “Morrie’s”, will be the same size as “Merrill” that was on the previous sign.

Jim Johnson, 2240 Lansing Ave., Jackson, MI replied the Merrill letters were 26 in. high by 17.4 ft. wide, and he assumes they are very similar in size.

Member Koenig clarified the lettering font on the both signs is 26 inches high making them the same size.

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.

Chair Mansour moved to approve ZBA CASE NO. 22-05-18-2 with the condition that this is the controlling variance approval for all signs located on the south façade of the building located at 1830 West Grand River Avenue. Seconded by Member Deschaine.

ROLE CALL VOTE:

YEAS: Members Koenig, Member Deschaine, Chair Mansour

NAYS: None

Motion carried: 3-0

7. OTHER BUSINESS -NONE

8. PUBLIC REMARKS

Chair Mansour opened the floor for public remarks at 7:13 pm

NONE

Chair Mansour closed public remarks at 7:13 pm

9. MEMBER COMMENTS

Member Deschaine commended Chair Mansour for how she has handled the last two meetings.

10. ADJOURNMENT

Chair Mansour moved to Adjourn.

Chair Mansour Adjourned the meeting at 7:13 pm.

Don & Brenda Behm
6093 E. Lake Drive
Haslett, MI 48840

June 6, 2022

Charter Township of Meridian
Planning Division
Zoning Board of Appeals
5151 Marsh Road
Okemos, MI 48864

RE: R. Taylor Variance Application

Dear ZBA Members:

We respectfully request that the above-referenced variance be denied. We understand your roll is to maintain and enforce the integrity of the ordinances in the Township we all enjoy. It is our opinion that the request cannot be considered without the knowledge of the Taylors' actions over the course of the last 5 years.

In 2017, we purchased the property at 6093 E. Lake Dr. We set to rehabilitating a historic cottage on Lake Lansing. Mr. and Mrs. Taylor have made this process difficult at every turn.

He has made complaints to the building department several times, and when he did not get the desired results, he called 911 several times. The first call was the day we conducted a survey before we bought the house, several times since, and as recently as Memorial Day weekend 2022. These complaints have ranged from a plastic bag being placed on a fence post to accusing us of assault and battery. On Saturday, May 29, the responding officer informed Mr. Taylor he should not use 911 in non-emergency instances. The following are case numbers from Police Reports filed.

MTP Case Numbers:

209 260 3913

189 260 5992

219 260 2319

219 260 2700

MTP Incident Report Number:

17-02143-74

Mr. Taylor is a bully, as he not only calls 911 to report us, he calls for the actions of a 14 year old boy that lives near his property. Our opinion is that Mr. Taylor has not asked for the variance out of a true need for storage but as a continuation of the harassment that has been taking place. It is also our opinion that, if the variance is approved, Mr. Taylor will take that victory as permission to threaten and harass us and other neighbors further.

The following are the responses to the variance questionnaire in regards to a variance request by R. Taylor of 6089 Lake Drive, Haslett, MI.

1. Unique circumstances exist that are peculiar to the land or structure, which are not applicable to other land or structures in the same zoning district.

2.

Property lines are very close. Before closing on the property a survey was conducted to find exact property lines. KEBS placed stakes along property lines. Mr. Taylor's response to the survey being conducted was to call 911. Mr. Taylor has maintained he does not agree with the results of the survey. Going so far as to move bricks placed for property line boundary and removing Miss Dig flags. Mr. Taylor has no respect for legal definitions or rules with which he does not agree. Over the years there have been attempts to come up with some compromise. Unfortunately, Mr. Taylor's response was to remove property markers including our mailbox and to repeatedly call 911. By August of 2021 it was apparent that Mr. Taylor would not stop harassing or removing items legally placed on our property. We felt the only way to give Mr. Taylor a concrete visual of the property line was to construct the fence. We consulted the Building Department of the Township and were assured it was within our rights to construct the fence.

2. These special circumstances are not self-created.

As to the issue of not having safe access to his sheds, plywood and shingles, Mr. Taylor should have realized his actions have consequences. He was given plenty of chances to behave like a good neighbor. Mr. Taylor has 3 other storage sheds on his property. Actually, the Taylors have a lot across Lake Drive that is used only the purpose of storage and a sitting area. This property is .36 of an acre. As to claims they cannot safely access their lake front property, this is also false. The south side of their home has a sidewalk leading to the yard.

3. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.

Regarding changes to nonconforming structures, it is our understanding that these changes can be completed as long as the area, height, bulk, and use, have not been changed. Mr. Taylor's project does change area, bulk and use of these structures. Mr. Taylor completed almost all the changes without the variance. Mr. Taylor only requested this variance when he had been reported to the Township. Again showing that he considers himself above the law.

4. That the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted purpose.

The only practical difficulties Mr. Taylor will need to overcome is removing items from the nonconforming and illegal structures to one of the 3 remaining storage sheds or his one-car garage.

5. Granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest, and which would carry out the spirit of this zoning ordinance, secure public safety, and providing substantial justice.

It is our opinion granting the variance directly goes against the public/private interest of adjoining property. There are no public safety issues concerning this variance. The Taylors have 5 feet of property and a sidewalk on the south side of property.

6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

The existing sheds negatively affected the character of the property, now that he has combined the sheds there is larger structure that continues to be an eye sore. The

grandfathered sheds limited our ability to install a proper privacy fence, and now he wants to make two eye sores into one eye sore.

7. The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.

Few properties and structures on Lake Lansing are currently in compliance with the ordinances in Meridian Township. Allowing this variance could lead to other property owners making substantial changes that could negatively affect the neighborhood.

8. Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

The variance as it has been requested does nothing for public interest. Rebuilding the 2 sheds into 1 shed does nothing to enhance the neighborhood.



We had to ask Taylors to remove trash barrels, fences and plants from our property





Actual property line



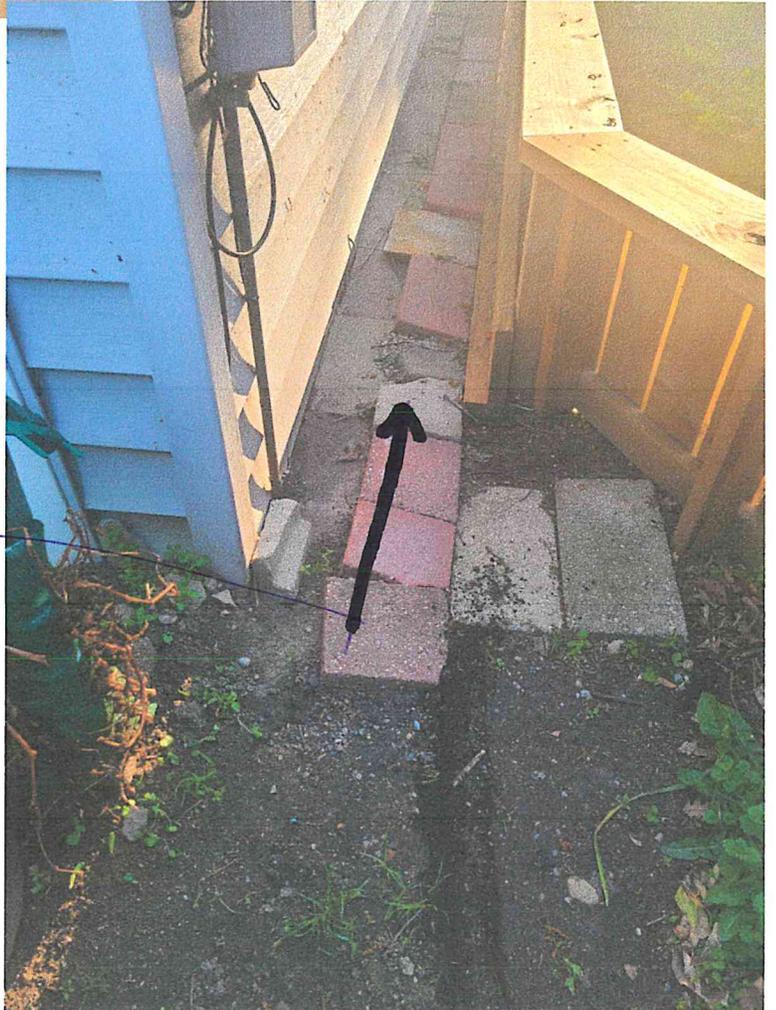
Actual fence



Blocking completion of fence

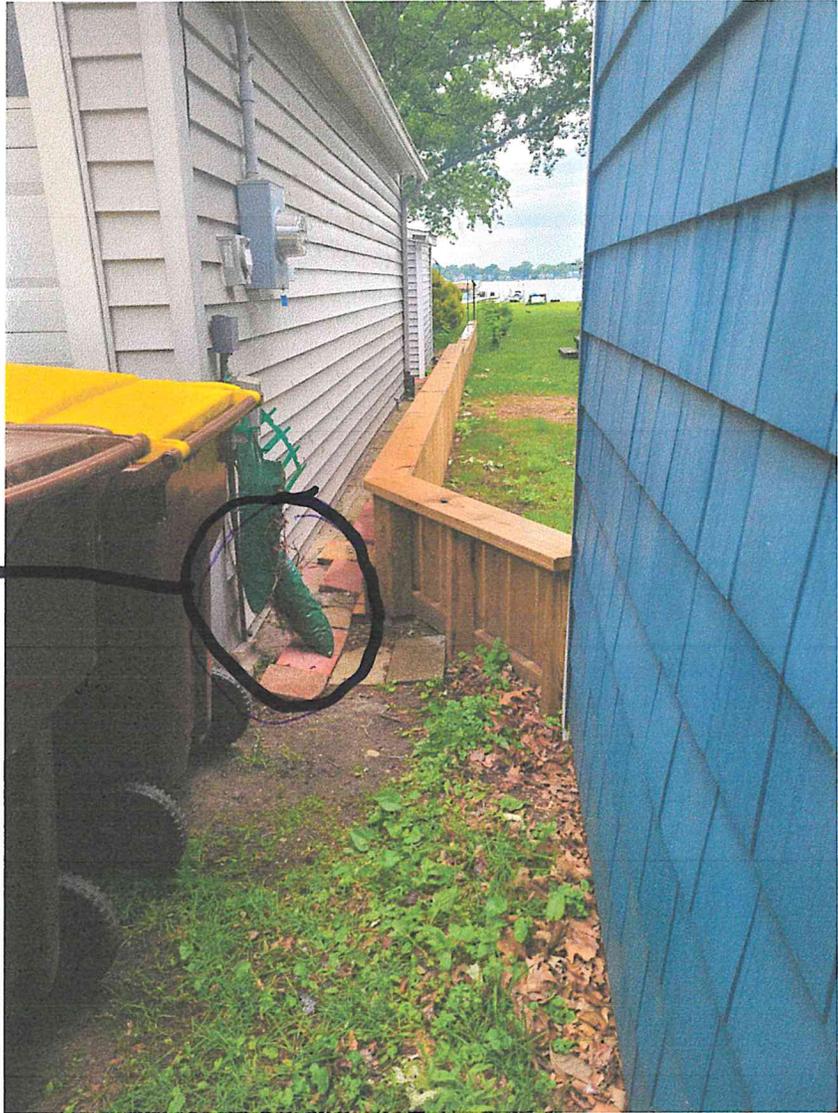


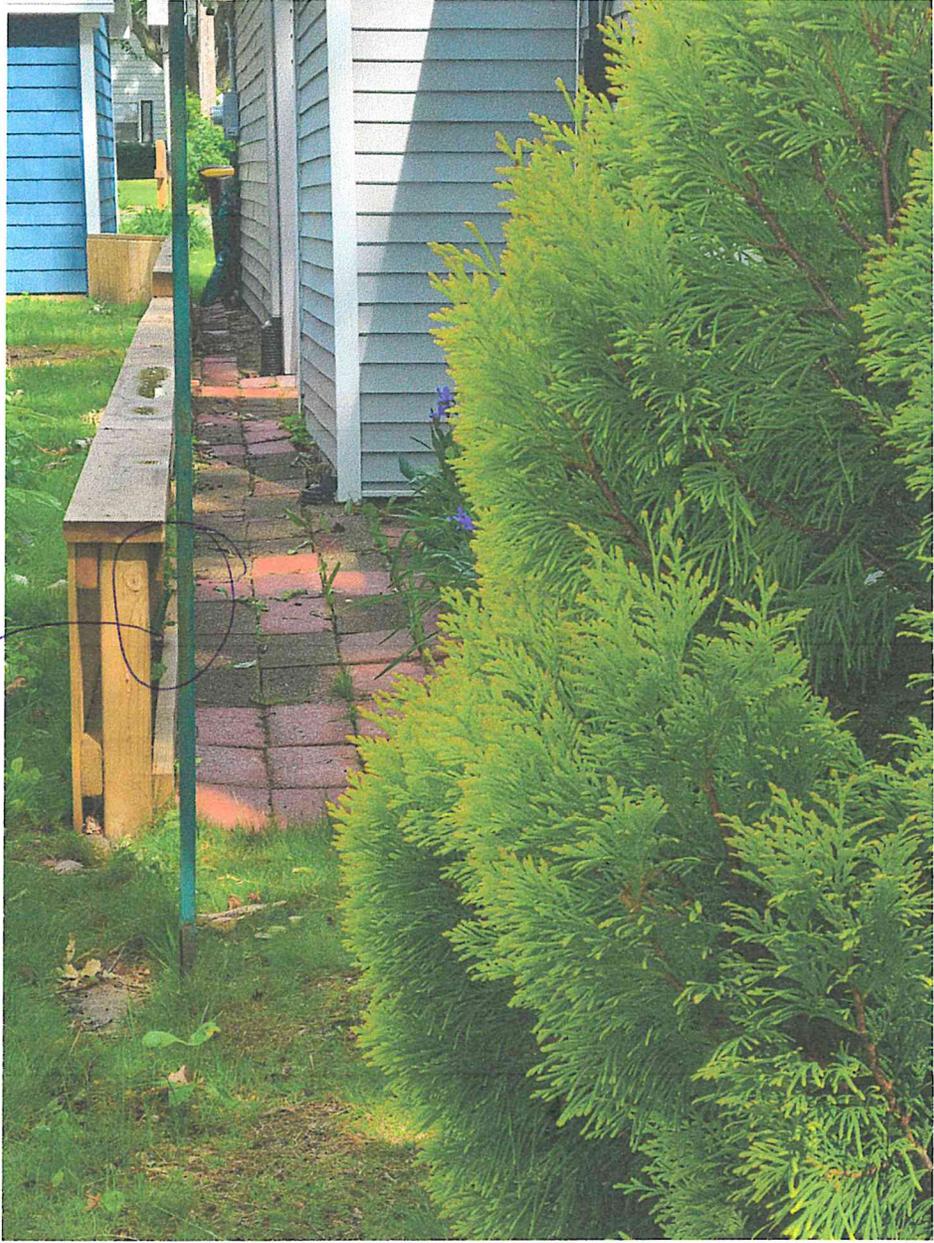
Actual property line
Note uneven patio blocks



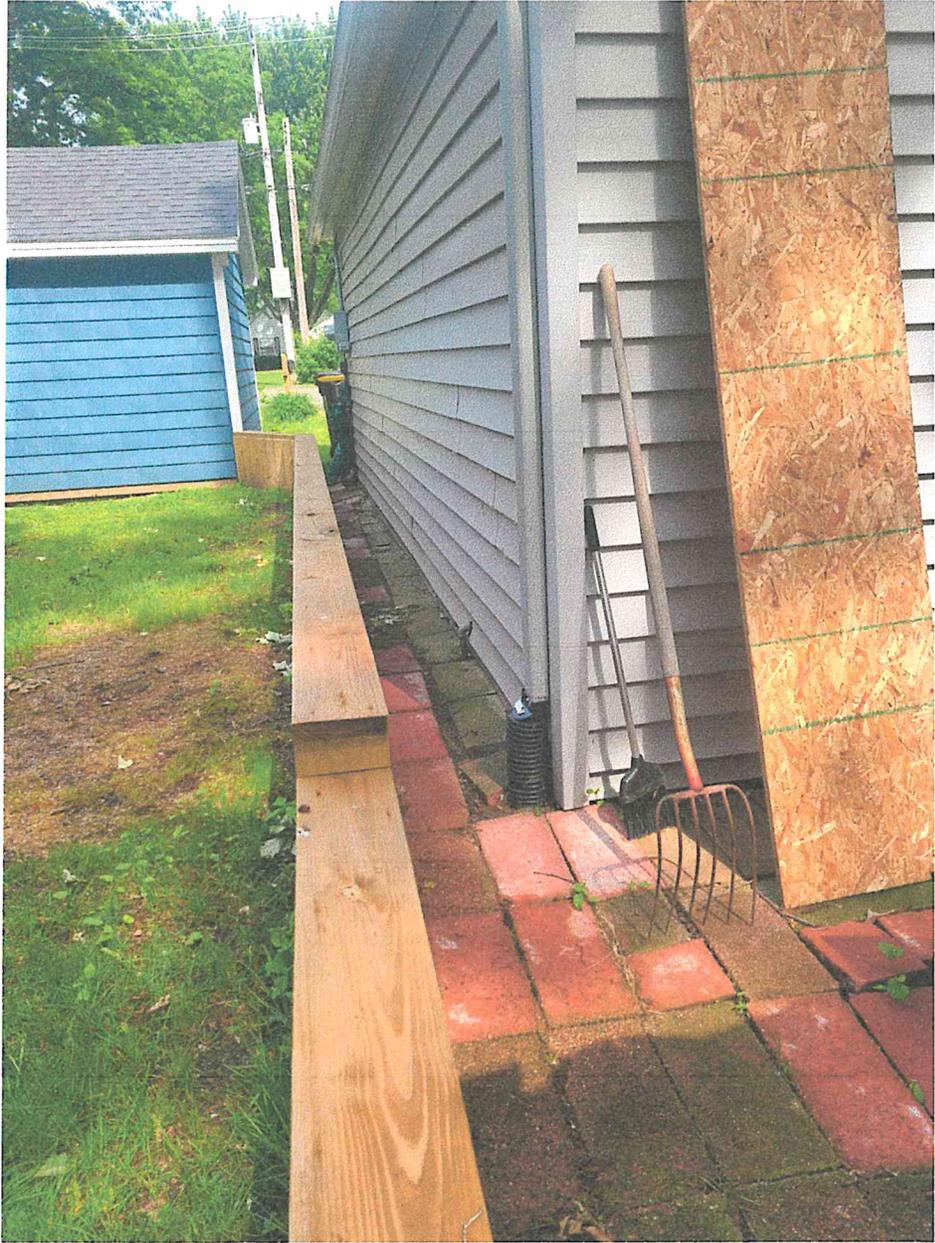
Actual property line
Note: uneven patio blocks

Taylor's
Trash blocking
path

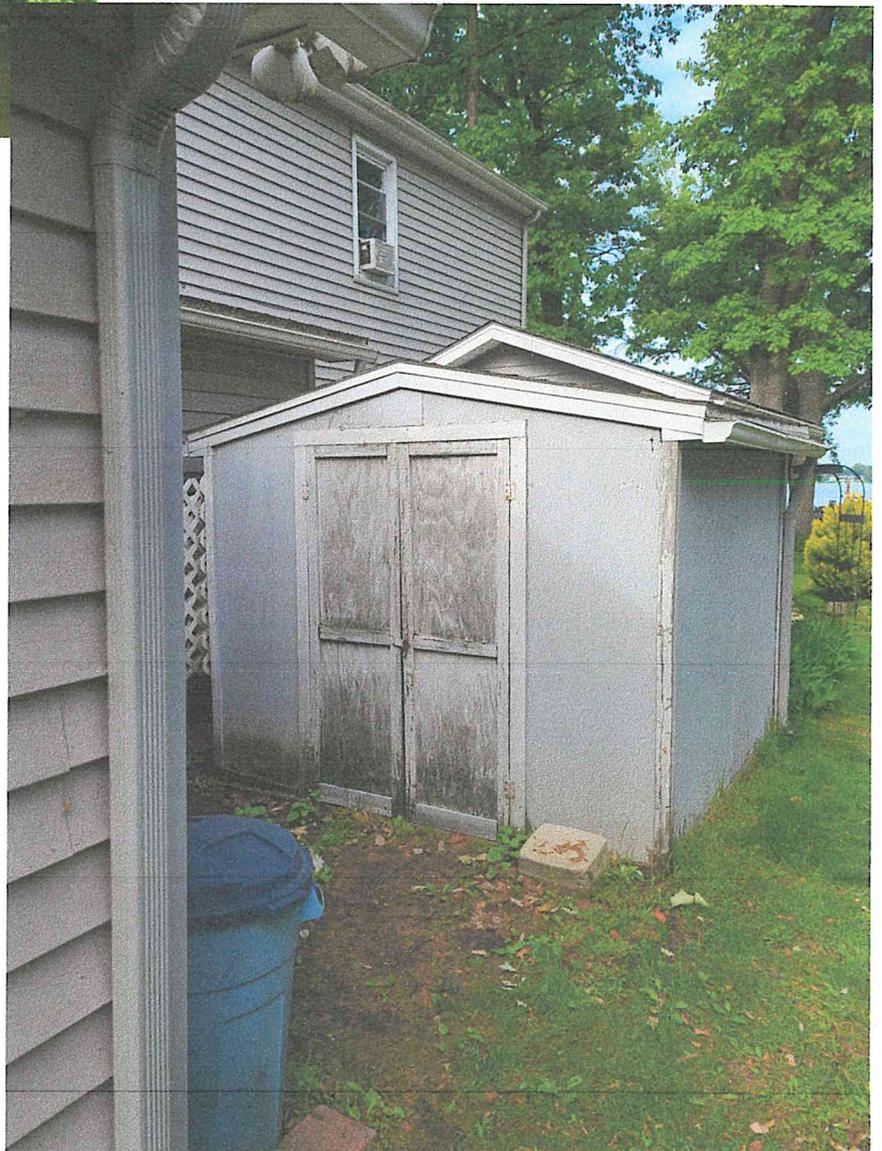


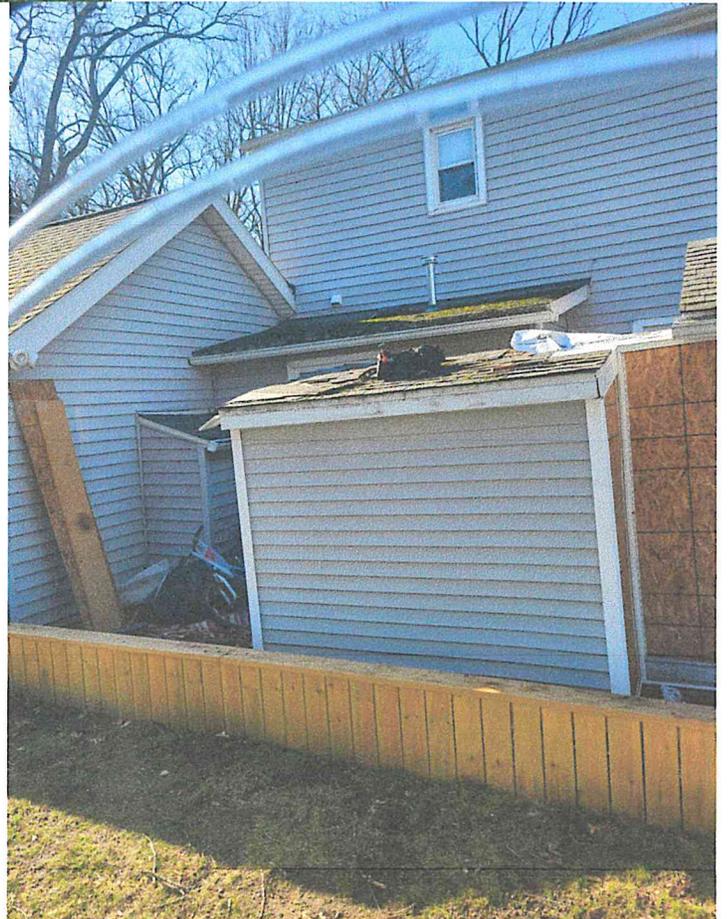


what purpose is metal fence post



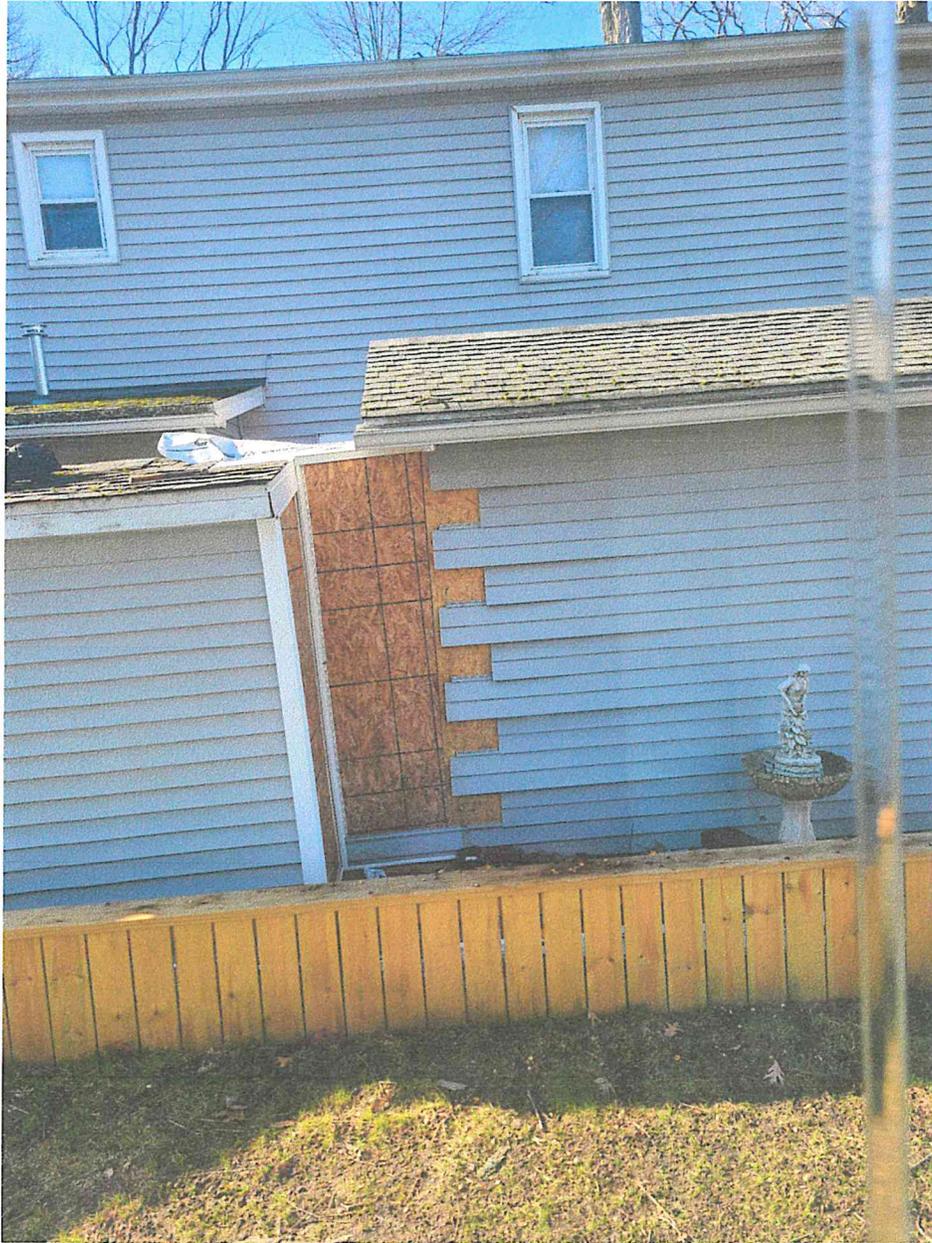
Sheds prior to residing
(without permit?)







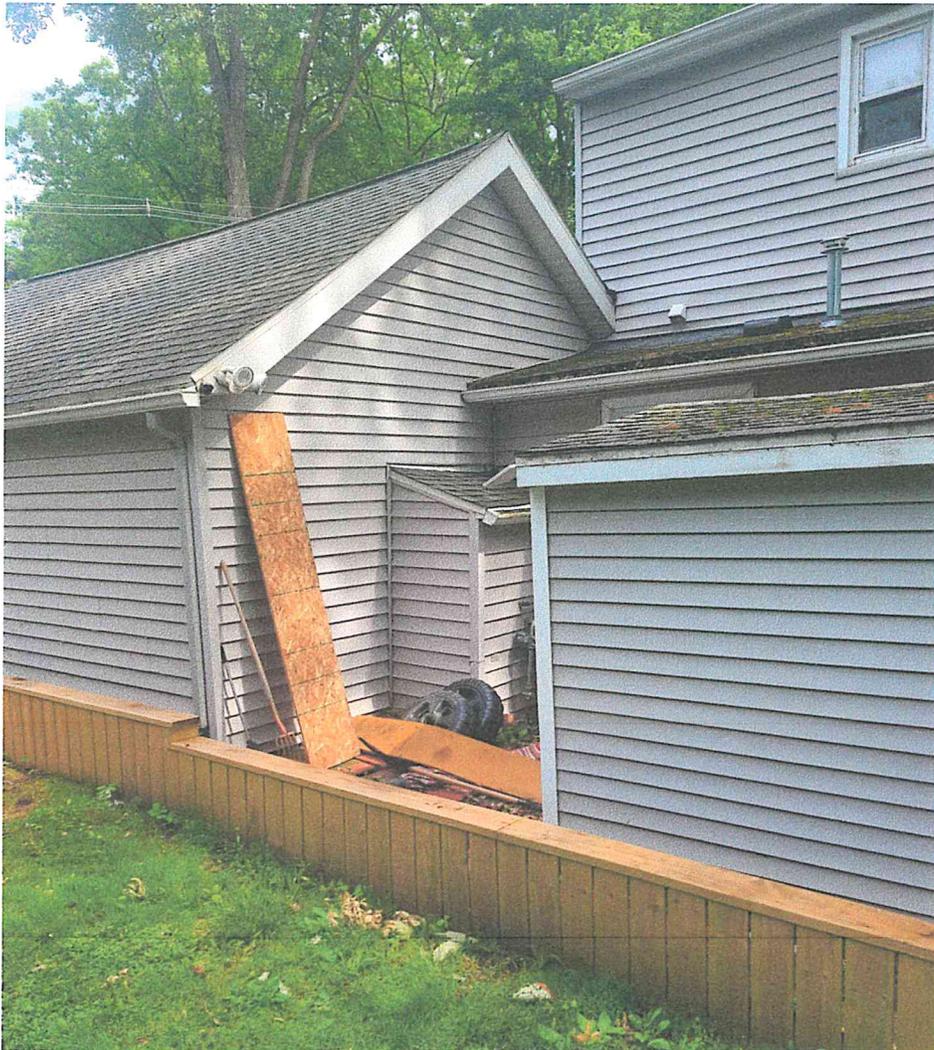
workmen on site between shed.



Sheds under reconstruction





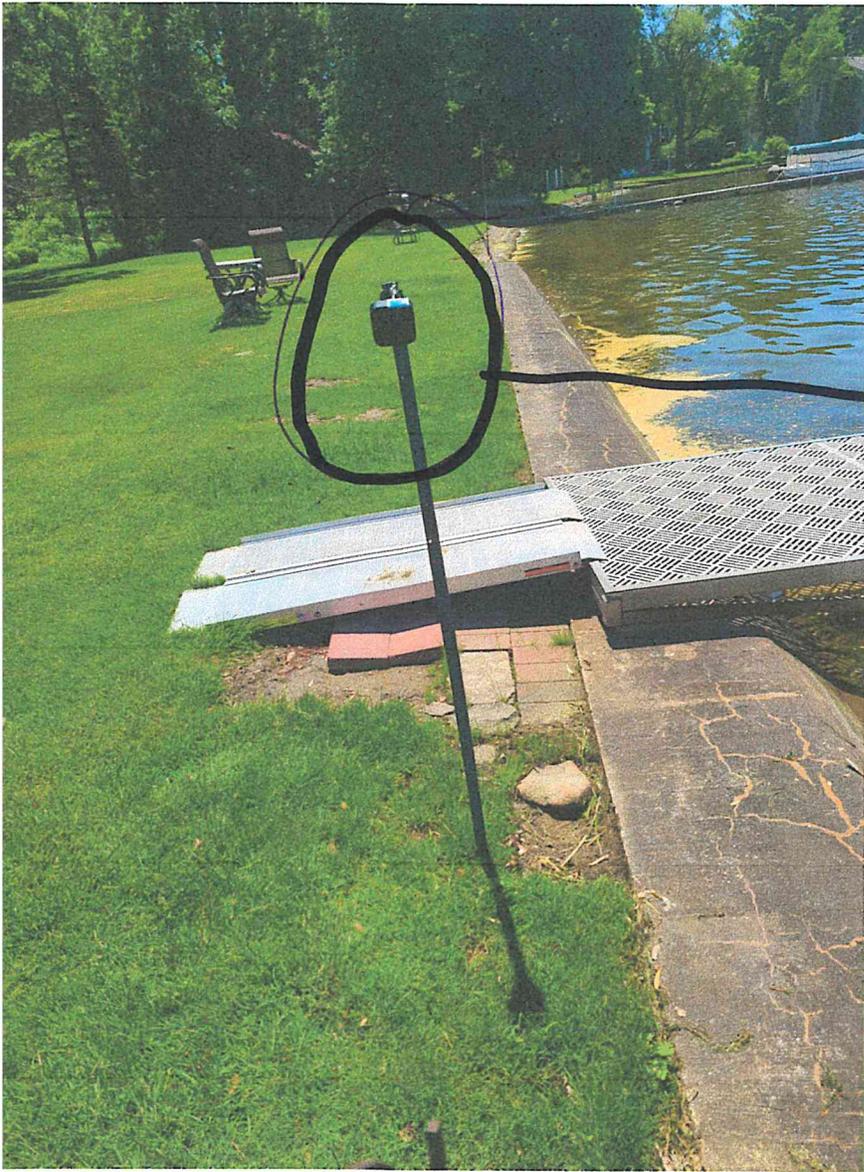


Mr and Mrs Taylor's Back Lot is 50 x 130, or .36 of an acre.

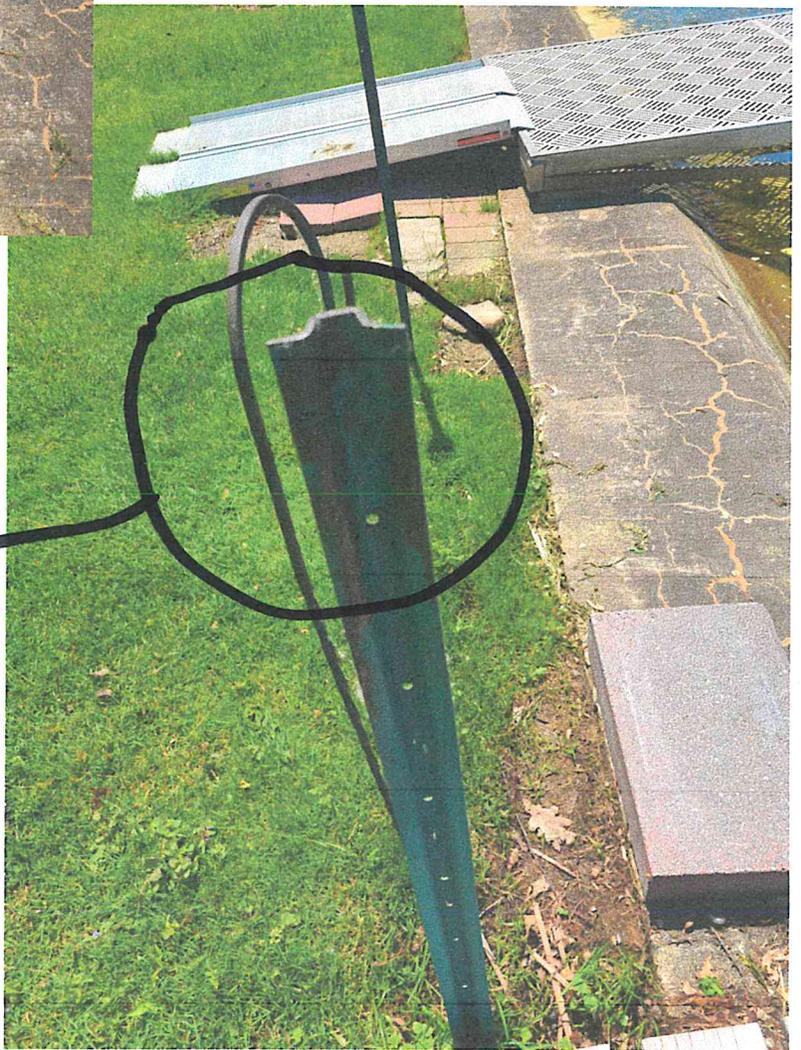








Camera facing our dock
at lake side



metal post at seawall
top covered in tar
More ways to harass us.

Keith Chapman

From: Brenda Viers <blviers69@gmail.com>
Sent: Tuesday, June 7, 2022 6:18 PM
To: Keith Chapman
Subject: Roger Taylor
Attachments: 20220607_174348.jpg

Mr. Chapman,

Please add this photo to my file. This is what I came home to. Homeowners do not own the last 15 feet leading up to the lake. Mr. Taylor has been taking pictures of me, my family and any female that comes to our home for 4.5 years. He installed this camera and several posts on the common area. Tim has told me that the township has no authority over this area of land. However, a man has no right to continually take photos of me. He also put this pile of seaweed and a dead fish right next to my dock. The fish was wedged between two posts. Last night my son and I saw it over on his side. This was intentional. Roger is trying to invoke a verbal fight or trying to get us to call the police. He was told over the holiday weekend to stop abusing 911 which he called twice in one day. Maybe the chief of police needs to see my file or attend the meeting next Wednesday. Someone needs to do something.

Thank you
Brenda Behm
517 896 6195



Keith Chapman

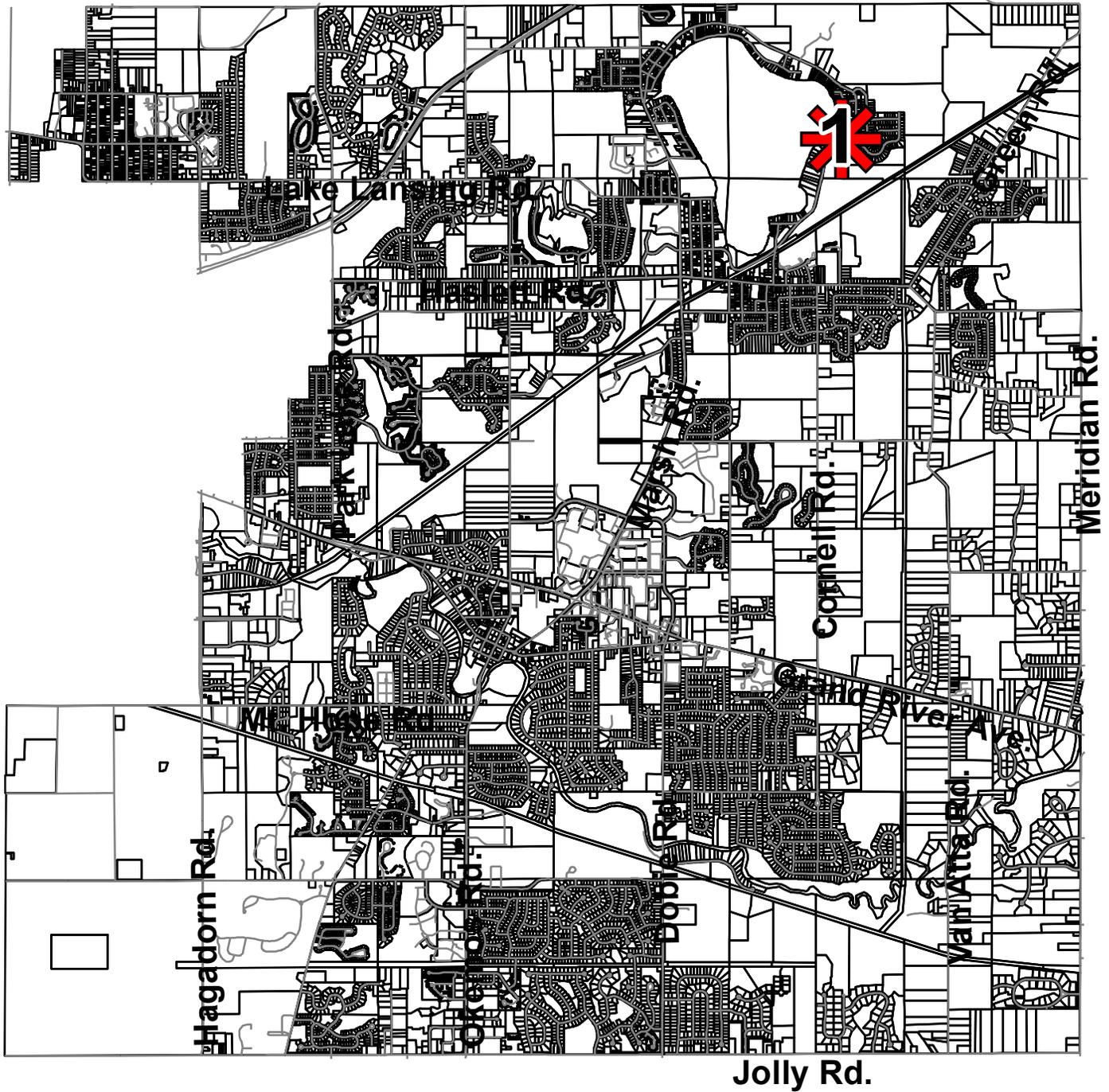
From: Brenda Viers <blviers69@gmail.com>
Sent: Tuesday, June 7, 2022 6:22 PM
To: Keith Chapman
Subject: Roger Taylor

Mr. Chapman

I forgot to mention that the post next to my dock and one just out of view have tar all over them. He has pounded them in deep. If we take them out he will just pound them in further. A little girl got tar all over herself over the holiday weekend. I put a plastic bag over it and he ran down and took it off. He then called 911.

Brenda Behm

Meridian Township



Location Map

1. ZBA #22-06-15-1 (6089 E. Lake Dr.)



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: Keith Chapman, Assistant Planner
Date: June 7, 2022
Re: ZBA Case No. 22-06-15-1 (6089 E. Lake Drive)

ZBA CASE NO.: 22-06-15-1 (6089 E. Lake Drive), Roger Taylor, 6089 E. Lake Drive, Haslett, MI 48840
DESCRIPTION: 6089 E. Lake Drive
TAX PARCEL: 02-408-010
ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing Overlay

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

- Section 86-565(3), In a side yard. No accessory building shall be closer than five feet to any lot line.
- Section 86-502, An accessory building not attached and not made a part of the principal building as provided in the preceding statement shall not be nearer than 10 feet from any other separate structure on the same lot.

The applicant has requested a variance to allow an existing accessory building to project into the side yard and building separation setback located at 6089 East Lake Drive. The approximate 0.36-acre site is zoned RB (Single Family, High Density) and Lake Lansing Overlay District.

The applicant had two separate sheds that are located in the side yard (North side). The sheds are nonconforming because they do not meet the required five-foot side yard setback and 10-foot building separation setback. An addition that connected the two sheds was added without a building permit. The addition expanded the nonconformity, which is prohibited by Ordinance. Section 86-618 (1) states nonconforming 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 nonconformity and shall satisfy all other applicable site development regulations.

At the closest point, the accessory building is located 1.1' feet from the side property line and approximately two feet from the existing single-family home. The applicant is requesting a 3.9' variance for the side yard setback requirement of five feet. Also, an eight-foot variance for the building separation setback requirement of 10 feet.

Attachments

1. Application materials
2. Site location map

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

VARIANCE APPLICATION

A. Applicant Roger Taylor
Address of Applicant 6089 E-LAKE DR
Telephone (Work) 517 881 7976 Telephone (Home) _____
Fax _____ Email-address: rtaylor@tw130.comcast.net
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 6089 E. LAKE DRIVE
Zoning district _____ Parcel number _____

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) 84.520

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)

Roger Taylor
Signature of Applicant

Roger Taylor
Print Name

4-18-2022
Date

Fee: \$250.00

Received by/Date: [Signature] 6/1/22

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.**)

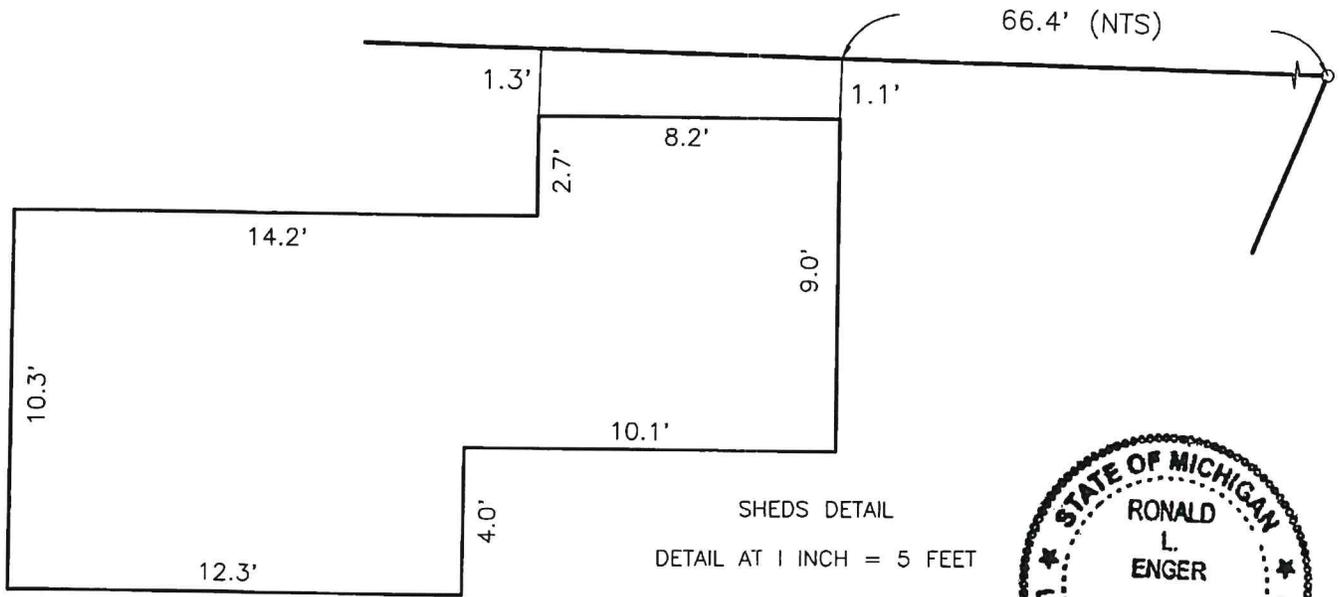
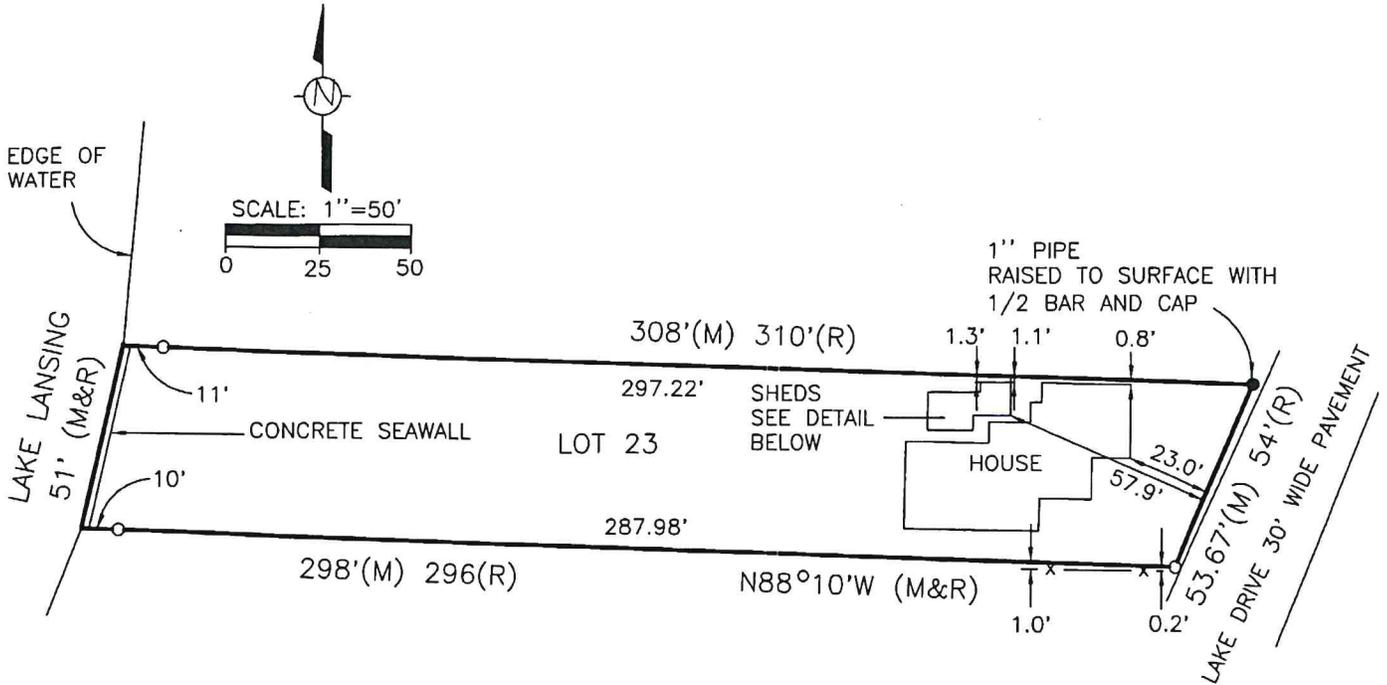
Roger Taylor 4-18-2022
Signature of Applicant(s) Date

Signature of Applicant(s) Date

CERTIFICATE OF SURVEY

For: Roger Taylor

Parcel Number: 33-02-02-02-408-010 Address: 6089 E Lake Drive, Haslett MI
 Property Description: Lot 23, Plat of Sunset Cove, Section 2, T4N R1W, Ingham County, Michigan



The undersigned Licensed Land Surveyor hereby certifies that we have surveyed the property described hereon in accordance with the recorded plat thereof and that this drawing is a correct representation of conditions as found on May 23, 2022.

Ronald L. Enger 5-24-2022

Ronald L. Enger Michigan Land Surveyor No. 28409
 Enger Surveying and Engineering Co. Mason Michigan 517-676-6565

Variance Questions

- 1.This is unique due to the existing fence that was installed last year , this situation made our east side shed , inaccessible for our use .Due to close property lines.***
- 2.The east side shed was used for lawn and garden equipment ,along with plywood , shingles - that would not get by the existing fence . If so , the equipment had to be lifted over the existing fence , causing an unsafe condition.***
- 3.If granted , it would allow sheds to be joined by creating a larger opening inside the shed , instead of the narrow passage outside by the fence .***
- 4.The sheds if joined by breezeway , would enhance the property without affecting adjacent properties .***
- 5.My property by joining of the sheds , makes our property values greater by enhancing aesthetics and make it easier to move things from shed to shed to access the lake property . First , it would all be vinyl sided that looks exactly the same as the other shed. Second , it would be easier to move things in larger opening inside the west side shed to the east side shed. Plus , less probably mishaps , it would be a safer situation .***

Roger and Ginnie Taylor



Photograph Addendum

Borrower	Roger L & Virginia M Taylor						
Property Address	6089 E Lake Dr						
City	Haslett	County	Ingham	State	MI	Zip Code	48840
Lender/Client	MSU FCU						



ADDITIONAL FRONT



ADDITIONAL FRONT



LIVING ROOM



KITCHEN



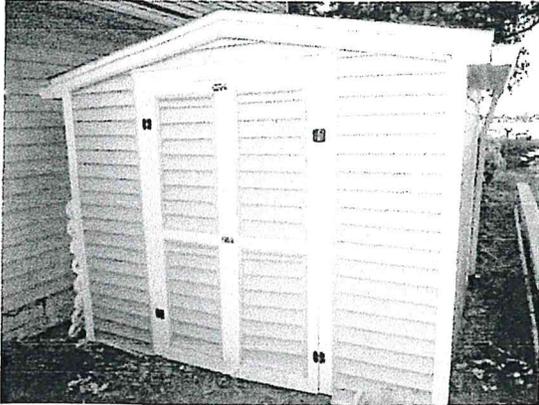
DINING ROOM



FAMILY ROOM

Photograph Addendum

Borrower	Roger L & Virginia M Taylor						
Property Address	6089 E Lake Dr						
City	Haslett	County	Ingham	State	MI	Zip Code	48840
Lender/Client	MSU FCU						



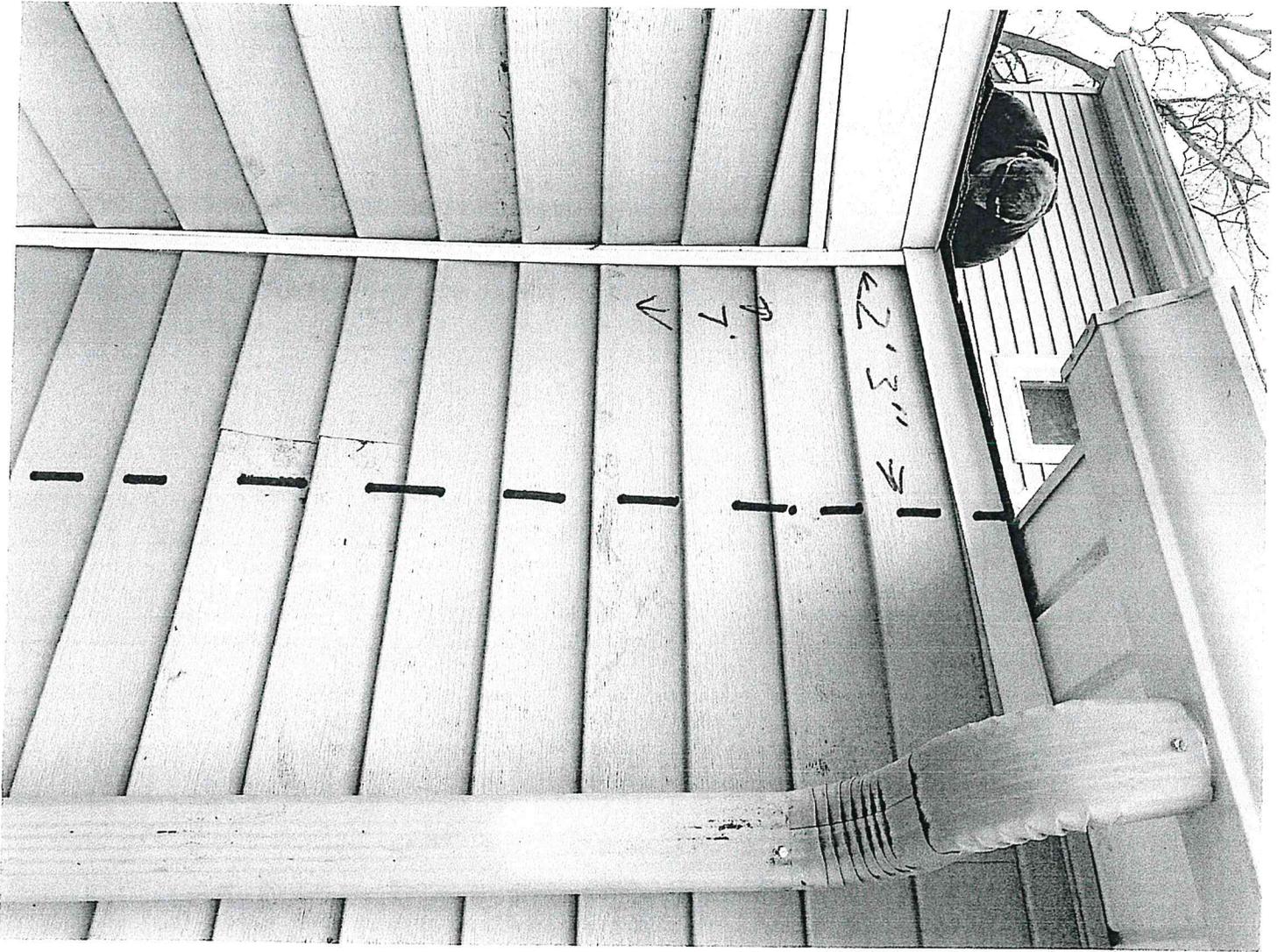
SHED



SHED

4.5ft
Fence -> Breezeway





Variance Questions

1. This is unique due to the existing fence that was installed last year , this situation made our east side shed , inaccessible for our use .Due to close property lines.

2. The east side shed was used for lawn and garden equipment ,along with plywood , shingles - that would not get by the existing fence . If so , the equipment had to be lifted over the existing fence , causing an unsafe condition.

3. If granted , it would allow sheds to be joined by creating a larger opening inside the shed , instead of the narrow passage outside by the fence .

4. The sheds if joined by breezeway , would enhance the property without affecting adjacent properties .

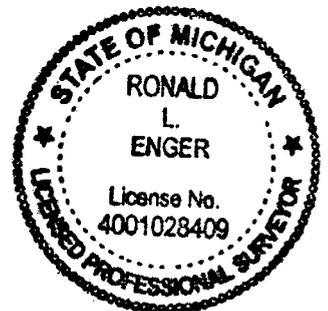
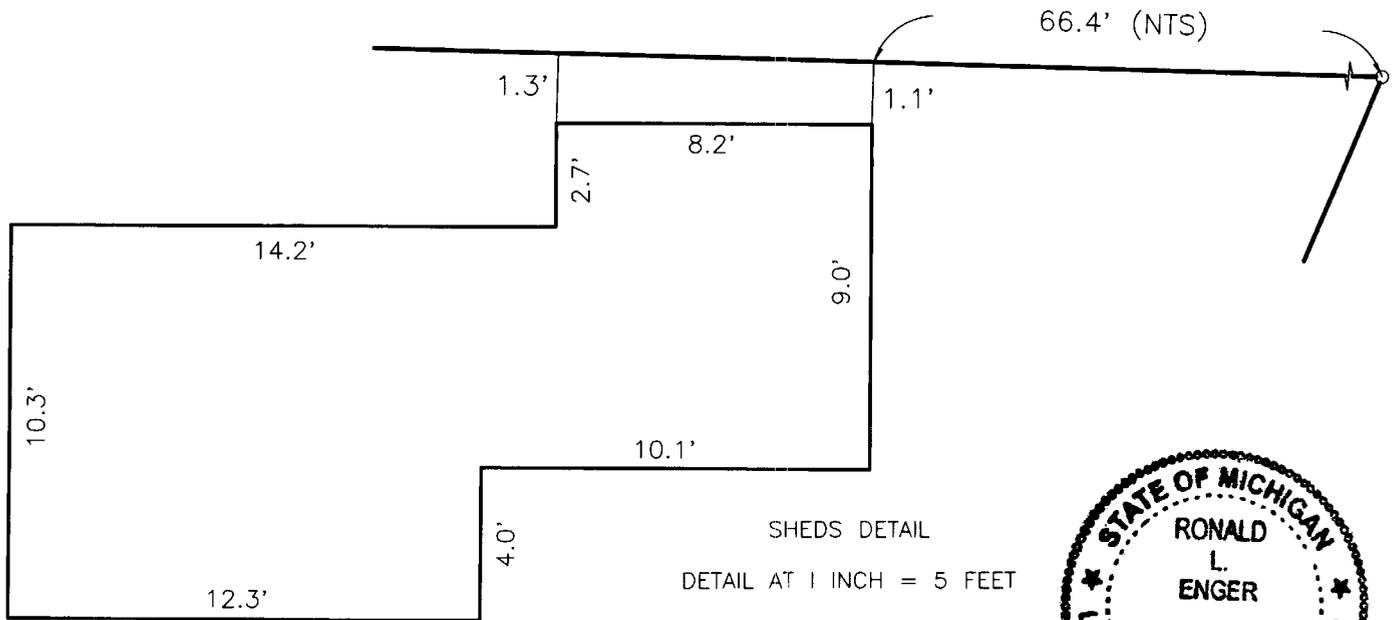
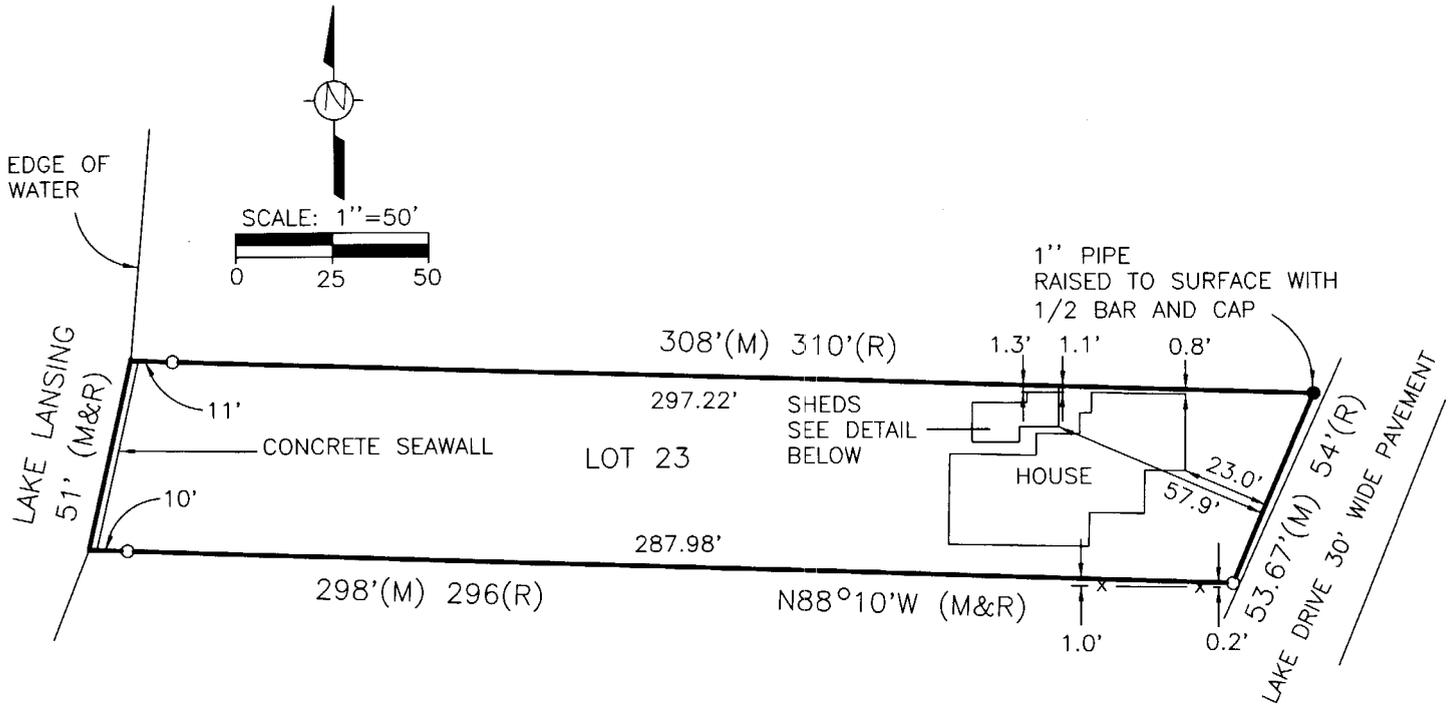
5. My property by joining of the sheds , makes our property values greater by enhancing aesthetics and make it easier to move things from shed to shed to access the lake property . First , it would all be vinyl sided that looks exactly the same as the other shed. Second , it would be easier to move things in larger opening inside the west side shed to the east side shed. Plus , less probably mishaps , it would be a safer situation .

Roger and Ginnie Taylor

CERTIFICATE OF SURVEY

For: Roger Taylor

Parcel Number: 33-02-02-02-408-010 Address: 6089 E Lake Drive, Haslett MI
 Property Description: Lot 23, Plat of Sunset Cove, Section 2, T4N R1W, Ingham County, Michigan



The undersigned Licensed Land Surveyor hereby certifies that we have surveyed the property described hereon in accordance with the recorded plat thereof and that this drawing is a correct representation of conditions as found on May 23, 2022.

Ronald L. Enger 5-26-2022

Ronald L. Enger Michigan Land Surveyor No. 28409
 Enger Surveying and Engineering Co. Mason Michigan 517-676-6565

