



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
February 18, 2026 6:30 pm

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. January 21, 2026 Meeting Minutes
4. COMMUNICATIONS
5. UNFINISHED BUSINESS
 - A. **ZBA CASE NO.: 26-01 (2403 Haslett), Konstantinos Marselis, 1289 Creek Pointe, Rochester, MI 48307**
LOCATION: 2403 Haslett Road
PARCEL ID: 09-302-011
ZONING DISTRICT: RR (Rural Residential)
The variance requested is to two new parcels that are under the minimum lot width of 200 feet at 2403 Haslett Road.
6. NEW BUSINESS
 - A. **ZBA CASE NO.: 26-02 (2843 Grand River), Foresight Supersign, 1200 Marquette Street, Lansing, MI 48906**
LOCATION: 2843 Grand River Ave.
PARCEL ID: 17-379-010
ZONING DISTRICT: C-2 (Commercial)
The variance requested is to add a freestanding sign that exceeds the permitted size and does not meet the required setbacks at 2843 Grand River.
 - B. **ZBA CASE NO.: 26-03 (5288 Haversham), Cheryl A. Schubel, 5288 Haversham Drive, Haslett, MI 48840**
LOCATION: 5288 Haversham Drive
PARCEL ID: 15-280-008
ZONING DISTRICT: RA (Single Family)
The variance requested is to construct a three seasons room that does not meet the required rear yard setback at 5288 Haversham Drive.
 - C. **ZBA CASE NO.: 26-04 (5384 Van Atta), January Chvala, 5384 Van Atta Road, Haslett, MI 48840**
LOCATION: 5384 Van Atta Road
PARCEL ID: 13-100-035
ZONING DISTRICT: RR (Rural Residential)
The variance requested is to create two lots from one existing lot. One proposed lot does not meet the minimum lot width requirement at 5384 Van Atta Road.

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



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
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7. OTHER BUSINESS
 - A. 2026 Election of Officers
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 2026
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
Wednesday, January 21st, 6:30 pm

PRESENT: Vice-Chair Koenig, Member Benoit, Member Hershiser, Member Nahum

ABSENT: Chair Mansour, Member Trezise

STAFF: Associate Planner Chapman

1. CALL MEETING TO ORDER

Vice-Chair Koenig called the January 21st, 2026, regular meeting for the Meridian Township Zoning Board of Appeals to order at 6:30 pm. Vice-Chair Koenig called the roll of the Board.

2. APPROVAL OF THE AGENDA

Member Hershiser moved to approve the agenda for the January 21st, 2026, regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Nahum.

ROLL CALL VOTE YEAS: Vice-Chair Koenig, Member Hershiser, Member Benoit, Member Nahum

NAYS: None

Motion carried: 4-0

3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES

- A. October 15, 2025 Meeting Minutes
- B. November 19, 2025 Meeting Minutes

Member Hershiser moved to approve the minutes for the October 15, 2025 regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Benoit.

Member Benoit moved to approve the minutes for the November 19, 2025 regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Benoit.

ROLL CALL VOTE YEAS: Vice-Chair Koenig, Member Hershiser, Member Benoit, Member Nahum

NAYS: None

Motion carried: 4-0

4. COMMUNICATIONS

A. Perry & Patricia Ng, 2400 Raby Rd., RE: ZBA #26-01

5. UNFINISHED BUSINESS

NONE

6. NEW BUSINESS

A. **ZBA CASE NO.: 26-01 (2403 Haslett), Konstantinos Marselis, 1289 Creek Pointe, Rochester, MI 48307**

LOCATION: 2403 Haslett Road

PARCEL ID: 09-302-011

ZONING DISTRICT: RR (Rural Residential)

The variance requested is to two new parcels that are under the minimum lot width of 200 feet at 2403 Haslett Road.

Associate Planner Chapman gave an overview of the application.

Nicole Kitzmiller, 6290 Quail Ridge., realtor, provided an overview of the scope of the work and discussed the state of the current house and the need for two lots to make the project viable.

Kosta Marselis, 1289 Creek Pointe, Owner, described how he acquired the property and the need for the additional parcel is to cover the cost of not being able to use the existing house.

Terry Goldberg, 5743 Westminster Way, neighbor, supports the split and wanted clarification on utilities and road construction.

Larry Weichel, 5723 Westminster Way, neighbor, wanted clarification on pole barn and use of the property but supports the request.

Bethany Assid, 2429 Haslett Road, neighbor, gave a history on how the previous owner of the house owned the surrounding land and split the parcels off to sell and kept two for himself.

Recess: 7:29 pm Resume 7:34 pm

Vice-Chair Koenig stated that the request meets criteria one.

Vice-Chair Koenig stated that they could not come to a consensus on the second criteria.

Vice-Chair Koenig stated that the request meets criteria three.

Vice-Chair Koenig stated that the request meets criteria four.

Vice-Chair Koenig stated that the request meets criteria five.

Kosta Marselis asked to postpone the meeting to the following month.

Member Benoit moved to postpone the variance requested to the February 18th ZBA meeting for ZBA Case No. 26-01 (2403 Haslett), Konstantinos Marselis, 1289 Creek Pointe, Rochester, MI 48307. Seconded by Member Hershiser.

ROLL CALL VOTE

**YEAS: Vice-Chair Koenig, Member Hershiser, Member Benoit, Member Nahum
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 January 21, 2026 regular meeting for the Meridian Township Zoning Board of Appeals. Approved unanimously.

Meeting adjourned at 8:22 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: Keith Chapman, Associate Planner
Date: February 12, 2026
Re: ZBA Case No. #26-01 (2403 Haslett)

ZBA CASE NO.: 26-01 (2403 Haslett), Konstantinos Marselis, 1289 Creek Pointe, Rochester, MI 48307
LOCATION: 2403 Haslett Road
PARCEL ID: 09-302-011
ZONING DISTRICT: RR (Rural Residential)

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

- Section 86-368 (d)(2), Minimum interior lot width. 200 feet.

Konstantinos Marselis, the applicant, asked the Board to postpone the request at the January 21, 2026 meeting for the February 18, 2026 meeting. The proposal is to create two equal parcels that have 117.25 feet of lot width. The applicant is requesting an 82.75-foot variance for the creation of both parcels.

Attachments

1. January 21, 2026 meeting packet



To: Zoning Board of Appeals
From: Keith Chapman, Associate Planner
Date: January 15, 2026
Re: ZBA Case No. #26-01 (2403 Haslett)

ZBA CASE NO.: 26-01 (2403 Haslett), Konstantinos Marselis, 1289 Creek Pointe, Rochester, MI 48307
LOCATION: 2403 Haslett Road
PARCEL ID: 09-302-011
ZONING DISTRICT: RR (Rural Residential)

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

- Section 86-368 (d)(2), Minimum interior lot width. 200 feet.

Konstantinos Marselis, the applicant, has requested a variance to create two new parcels that are under the minimum lot width of 200 feet at 2403 Haslett Road. The approximate 1.96-acre site is zoned RR (Rural Residential). The submitted survey shows a 1,470 square foot, one-story, single-family home constructed in 1980 currently occupies the lot and is proposed to be demolished.

The proposal is to create two equal parcels that have 117.25 feet of lot width. The applicant is requesting an 82.75-foot variance for the creation of both parcels.

Attachments

1. Variance application
2. Site location map

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

VARIANCE APPLICATION

A. Applicant Konstantinos Marselis
Address of Applicant 1289 Creek Pointe, Rochester, MI 48307
1289 Creek Pointe, Rochester, MI 48307
Telephone (Work) 248.321.0203 Telephone (Home) _____
Fax _____ Email address: Kosta@bluefoxbrands.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 2403 HASLETT RD EAST LANSING, MI 48823
Zoning district Meridian Parcel number 33-02-02-09-302-011

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 approval letter from owner
-Site plan to scale
-Written statement, which demonstrates how all the review criteria will be met (See next page)

Konstantinos Marselis Konstantinos Marselis 08/26/2025
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.)

Signature of Applicant(s) _____
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.

August 26, 2025

CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD, OKEMOS, MI 48864

Konstantinos Marselis
1289 Creek Pointe, Rochester, MI 48307
Owner of: 2403 Haslett LLC

Regarding: 2403 HASLETT RD EAST LANSING, MI 48823 Parcel Number: 33-02-02-09-302-011 Legal Description: M9-14 COM. AT W 1/4 COR SEC 9-S ALG W LINE SD SEC 395.35 FT TO C/L HASLETT RD-N 89 DEG 42'30"E ALG SD C/L 967.95 FT-S 00 DEG 06'02"W 50 FT TO S R/W LINE HASLETT RD FOR POB-N 89 DEG 42'30"E 234.5 FT ALG SD R/W LN-S 00 DEG 06'22"W 412.94 FT-S 89 DEG 38'35"W 234.42 FT- N 00 DEG 06'02"E 413.21 FT TO PT OF BEG SEC 9 T4NR1W 2.22 A M/L

To whom this may concern,

I am writing to formally submit a request for a variance regarding the property I have recently purchased, listed above. The existing structure on the property has been vacant for five years and has suffered significant neglect, resulting in numerous code violations and substantial disrepair. After careful consideration and consultation, we have determined that the most viable and community-positive option is to demolish the current home and construct two new single-family residences.

The existing parcel is approximately **1.98 acres**, with a frontage of **234'-5"**, and a depth of **413'-2"**. We are proposing to **split the parcel into two separate lots**, each measuring approximately **0.98 acres**. This request is consistent with the lot sizes of neighboring properties and complies with current township setback requirements, pending the variance approval.

Attached is a **survey prepared by a licensed architect**, reflecting current lot. We are requesting to split it equally into two separate parcels. We have also included two preliminary house sketches. Should our variance request be approved, we will proceed with the development of two new homes:

- One **two-story residence**, and

One **single-story ranch-style residence**,
each with a minimum living space of **2,300 square feet** and designed to conform to
the revised setback requirements.

Additionally, the property currently includes a **circular dirt driveway** with **two existing curb cuts** on Haslett Road, which we intend to utilize for the two new paved lot access points.

Our intention is not only to make a sound financial investment but to also contribute positively to the surrounding neighborhood by replacing a long-vacant and distressed property with two thoughtfully designed, code-compliant, and aesthetically pleasing homes. This proposal will not adversely affect adjacent lands. We will confidently begin construction as soon as all permits have been approved & well within the permit application deadline post variance approval.

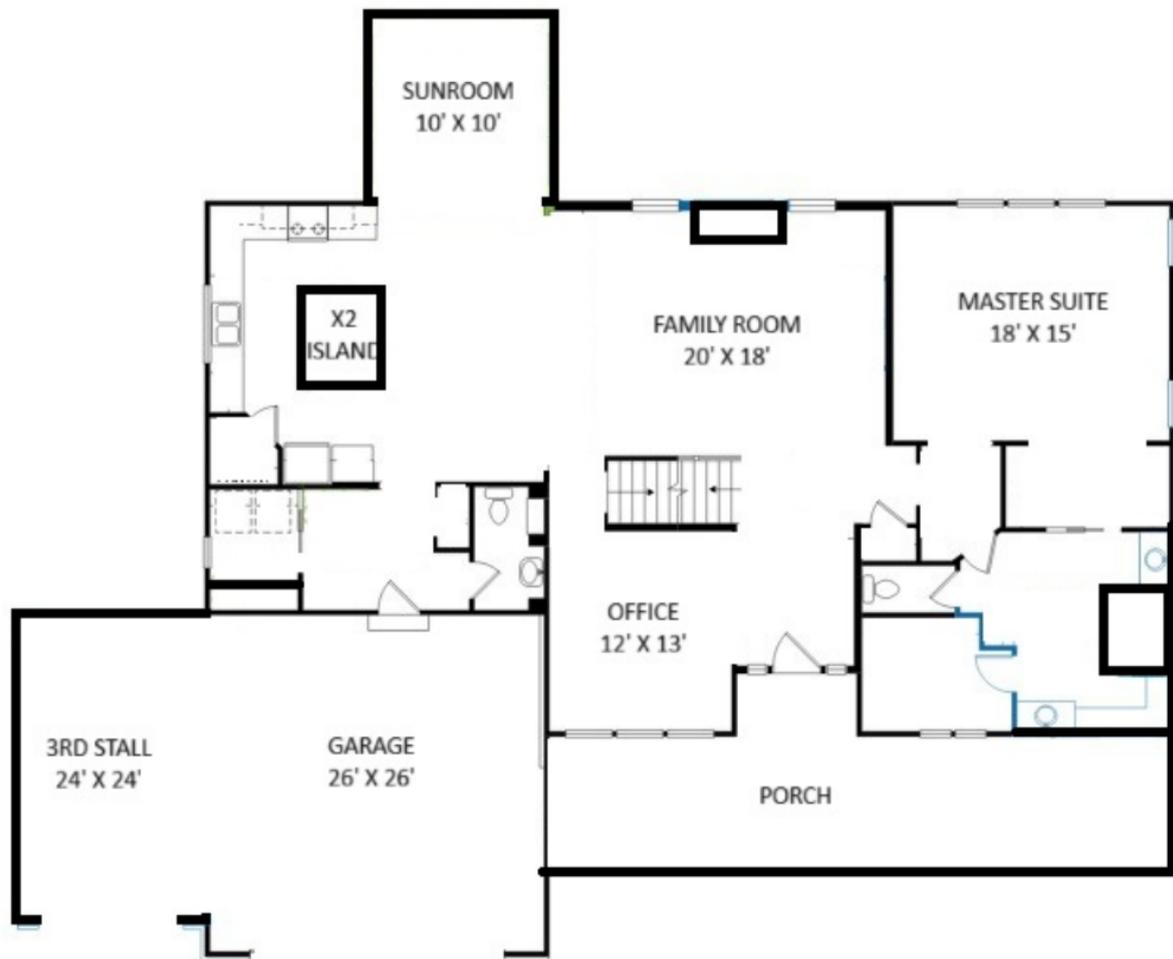
We respectfully request guidance on any additional requirements, documentation, or processes necessary to move forward with this request. We are committed to complying with all relevant township regulations and collaborating with the appropriate departments to ensure a successful outcome.

Thank you for your time and consideration. We look forward to your response and to contributing to the continued improvement of the community.

Sincerely,

Konstantinos Marselis

Konstantinos Marselis

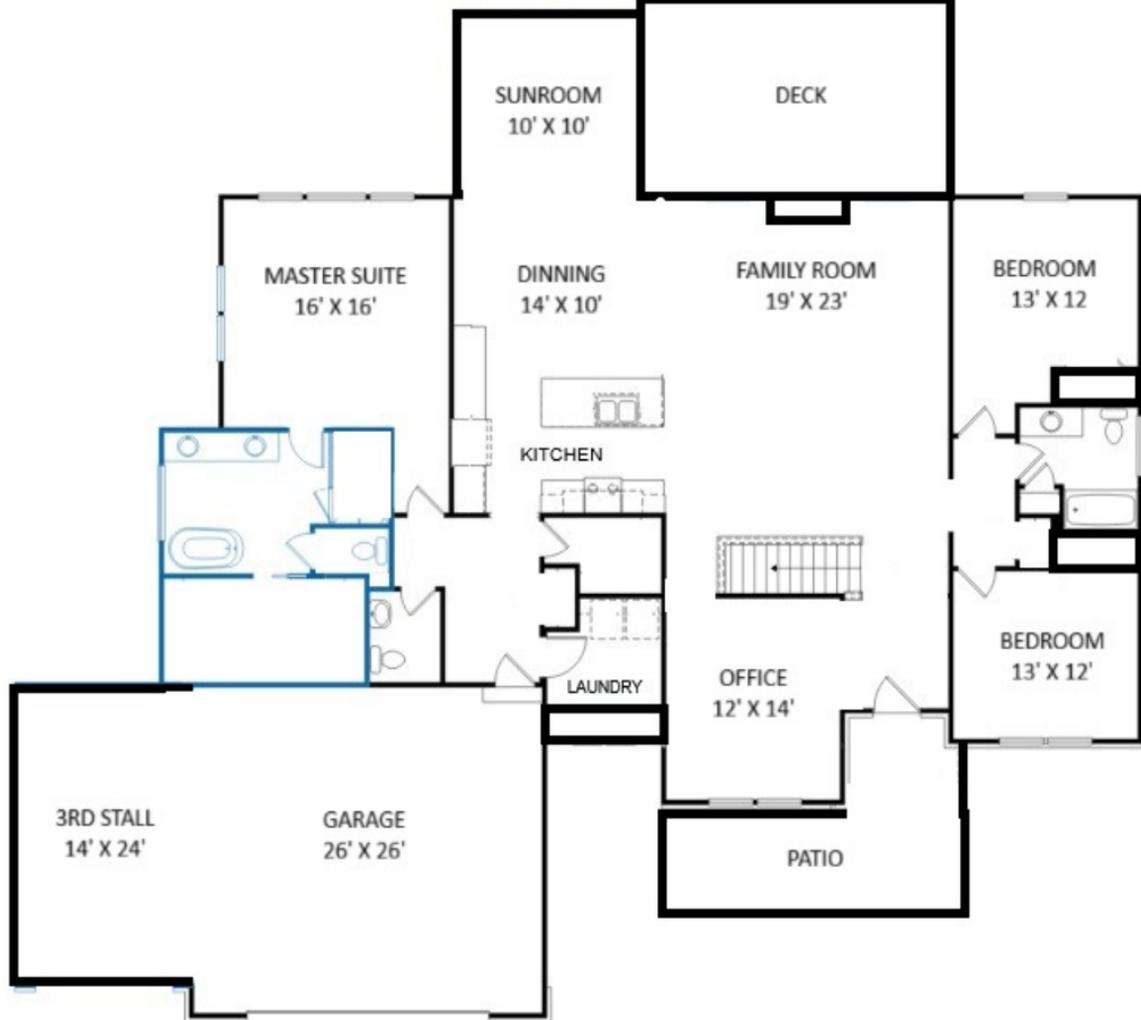








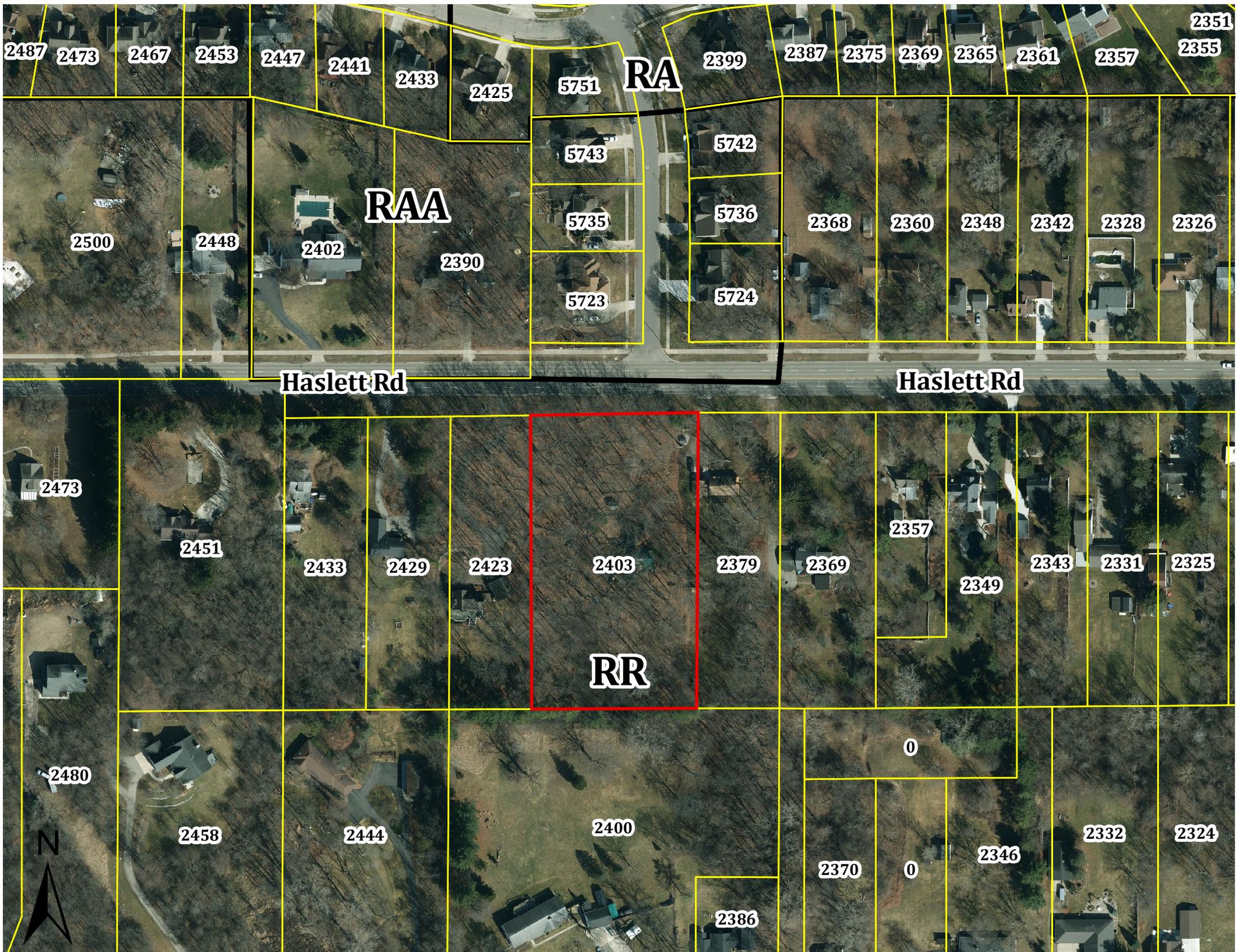












Keith Chapman

From: Perry Ng <perryng2@gmail.com>
Sent: Monday, January 19, 2026 10:11 AM
To: Keith Chapman
Subject: Concerns regarding Zoning Board of Appeals #26-01 (2403 Haslett)

You don't often get email from perryng2@gmail.com. [Learn why this is important](#)

January 19, 2026

Re: Zoning Board of Appeals #26-01 (2403 Haslett) 2403 Haslett Road

Hello Mr. Keith Chapman,

Thank you for informing us about the request from Mr. Konstantinos Marsells (2403 Haslett Road) for a variance enabling him to create two lots from one existing lot. We do have concerns about this request. Our concerns are as follows:

1. There is insufficient lot space to meet the minimum lot width required by the Meridian Township to create two lots from the existing one lot at 2403 Haslett Road. If it is subdivided, these smaller lots will not be in keeping with the longstanding look of the neighborhood. These smaller lots will detract from the more relaxed, uncluttered look of the surrounding lots in this residential neighborhood.
2. Subdividing this lot into two narrower lots that do not meet township minimum width requirements will set an undesired precedent. It may create an environment for multiple future applicants to come with similar requests and expectations for dividing lots on Haslett Road, and erode the value of current zoning requirements for the area.
3. We (from our house on 2400 Raby Road) have already been very negatively impacted by the massive tree removal done in this 2403 Haslett lot during late summer and fall 2025. We now hear a lot of traffic noise from Haslett Road. We also constantly see vehicles, headlights, and movement on Haslett Road and from the houses on the other (north) side of Haslett Road, whereas before we could see none! For your information, the 2403 Haslett back lot line runs along part of our back lot line (2400 Raby Road). We were shocked and very disappointed to see all those mature trees cut down.
4. Two lots would imply more residents residing as compared to a single lot (the existing lot). This would increase the noise levels, in addition to the traffic noises stated above.

If the Zoning Board of Appeals nonetheless decides to grant permission for Mr. Marsells to create two lots from 2403 Haslett, we

would request that the following stipulation be added for Mr. Marsells to comply with as part of this variance permission:

We request that he plant 8-foot pine trees, 10 feet apart, inside his south (back) lot line of 2403 Haslett Road. This is to reduce the traffic noise and block at least some traffic light from Haslett Road. Further, this would help reduce noise from residents when more people are residing in the two lots.

Finally, whether or not the zoning variance is granted, **we ask that** Mr. Marsells remove all the old wire fencing that belongs to 2403 Haslett Road but that currently stands inside our property line (a few feet inside our property lot line). If Mr. Marsells wishes a fence, it should be installed on or inside the 2403 Haslett Road property lot line.

Thank you for giving us an opportunity to share our concerns. Unfortunately, we will not be able to make it to the January 21 meeting.

Best regards,

Perry and Patricia Ng

2400 Raby Road

East Lansing, MI 48823

517-339-5347



To: Zoning Board of Appeals
From: Keith Chapman, Associate Planner
Date: February 11, 2026
Re: ZBA Case No. #26-02 (2843 Grand River)

ZBA CASE NO.: 26-02 (2843 Grand River), Foresight Supersign, 1200 Marquette Street, Lansing, MI 48906
LOCATION: 2843 Grand River Ave.
PARCEL ID: 17-379-010
ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-687 (2)(c), Freestanding Signs. Shall not exceed 38 square feet in surface display area per side.
- Section 86-687 (2)(c), Freestanding Signs. Located in the front yard with the leading edge at least 10 feet back from any property line.

Foresight Supersign, the applicant, has requested variances to Construct a 47-square-foot freestanding sign located five feet from the front property line. The approximate 1.9-acre site is zoned C-2 (Commercial).

On the site is an existing 21,562 square foot commercial shopping center built in 1988. The sign will be for 12 tenants in the shopping center. Section 86-687 (2)(c) requires the sign to be a maximum of 38 square feet in surface display area. The proposed sign will be 47 square feet in surface display area. Section 86-686(2)(a) states a freestanding sign shall be permitted in the front yard, located at least 10 feet from the front and side property lines. The applicant is requesting to install the freestanding sign approximately 1 foot from the street right-of-way.

Therefore a 7 square foot variance for surface display area and a 5-foot variance from the front property line is requested.

Attachments

1. Variance application
2. Site location map

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

VARIANCE APPLICATION

A. Applicant _____
Address of Applicant _____

Telephone (Work) _____ Telephone (Home) _____
Fax _____ Email address: _____
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location _____
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) _____

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)

Ron Holsworth _____ _____
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.)

Ron Holsworth _____ _____
Signature of Applicant(s) 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.



517.485.5700

www.foresightgroup.net

1200 MARQUETTE ST
LANSING, MI 48906

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.

The township desires to install a "Meridian Township" sign near the west end of the property.

There is currently a substantial grouping of trees located in the right of way between the sidewalk and curb on the south side of the road in front of the neighboring IHOP and also Majestic Plaza. If a customer is traveling westward at the 45mph speed limit they do not have sufficient time to notice and interpret a freestanding sign for this plaza if it were to be placed at required 10' setback near the northeast corner driveway. We hope to distance our new freestanding sign away from the northeast driveway, to ensure best readability, while not getting too close to the proposed "Meridian Township" sign at the west end of the property. At the same time it is felt that the large number of tenants in this plaza, between 11 and 12 tenants at any given time, warrants a small increase of 9 additional square foot of display area.

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.

In order to hit the required 10' setback the new sign would need to be placed at the northeast corner driveway, which due to the visibility through the neighboring trees is far from the optimal location on this site.

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.

In reducing the required sign setback from 10' to 5' back of the ROW and allowing an increase of only 9 additional square foot of display area it is believed that this would be the minimum action necessary to achieve the stated goals.

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

There are a number of freestanding signs located in the vicinity of this project. Some of the those existing signs are substantially larger and also in need of repair. The clean look of our proposed sign is going to be an overall improvement to the aesthetic of the area.

Ron Holsworth

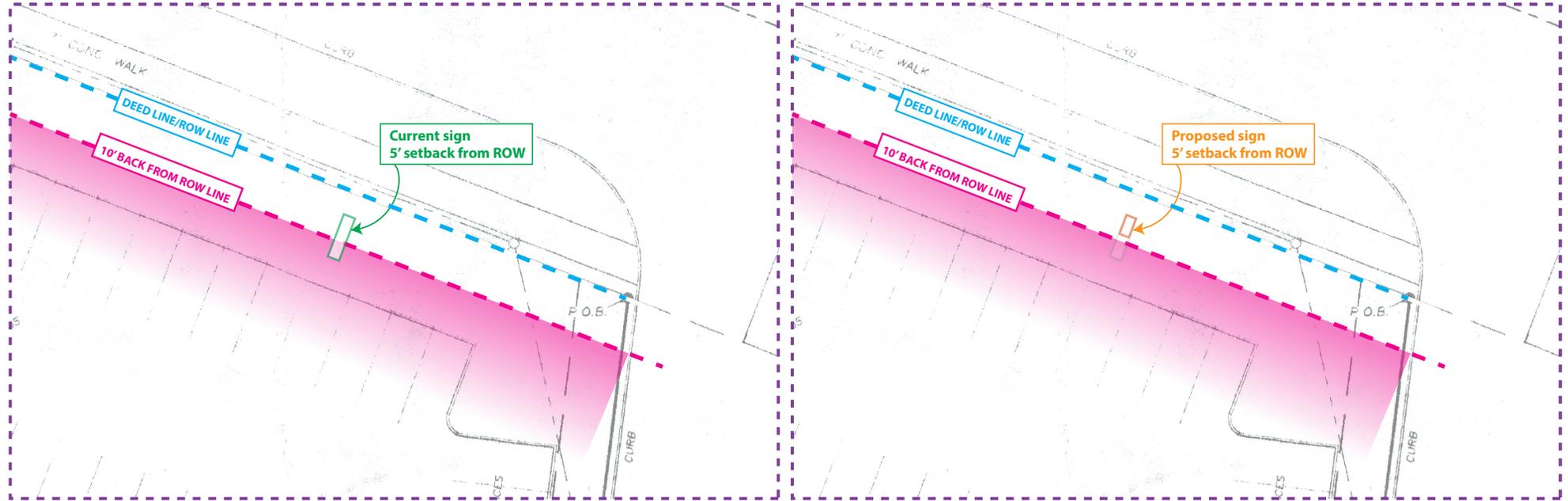
Sales

Foresight SuperSign

Cell - 517-775-4376

East Oak - 2843 E. Grand River Ave

Sitemap



517.485.5700

www.foresightgroup.net

1200 MARQUETTE ST
LANSING, MI 48906

12/29/25

- Approved
- Approved with Changes
- Not Approved

Payment terms for signs is 50% deposit to begin. Remainder is due upon receipt/installation. We will not begin production of your project until we have the deposit and a signed approval on the design and price. This is proof art and can not be reproduced Copyright © Foresight Group.

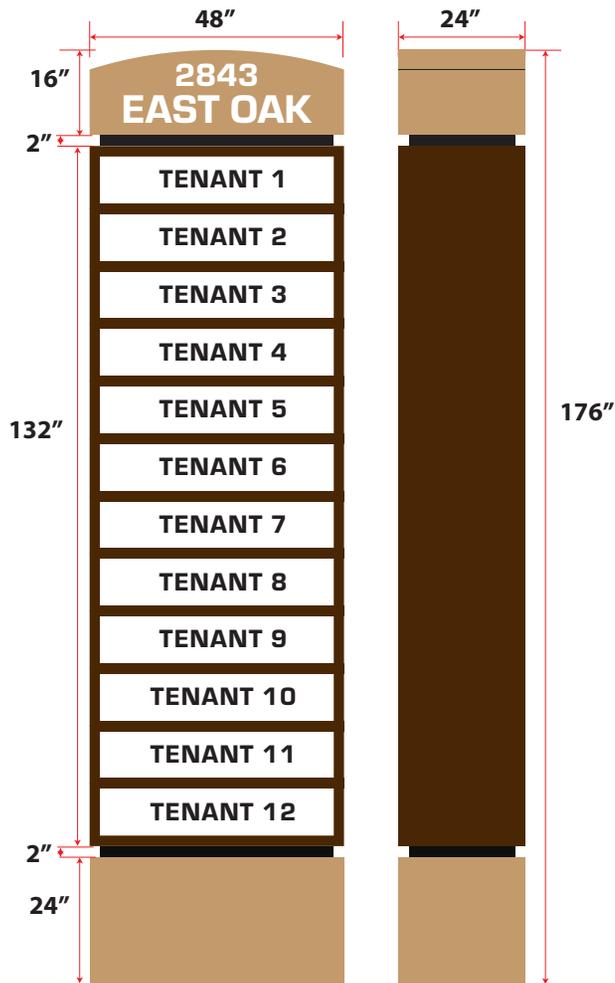
Signed

Date

East Oak - 2843 E. Grand River Ave

Freestanding sign

Proposed



Existing



Quantity - 1
 24" (d) Double faced lighted sign cabinet lit with LEDs
 U.L. Listed, disconnect switch, lifting lugs
 (11) horizontal divider bars each side, painted 1 color
 Includes lettered white flat polycarbonate sign faces
 Includes fabricated non lit aluminum topper
 with 1/2" thick white acrylic non lit dimensional letters on both sides
 and 24"(h) lower skirting to match, painted 1 color, and 2" reveal betw. sections

Topper - overall address area = 11.2"(h) x 35.5"(w) = 2.76 sqft
 Tenant cabinet overall area - 132"(h) x 48"(w) = 44 sqft
 Individual tenant panel visible area - 8-7/8"(h) x 44"(w)
 2" retainers and 2" divider bars

Installation
 Remove and dispose of existing lighted sign cabinet/pole
 Does not include removal of existing footing from old sign
 Install new pole with necessary footing for new cabinet and connect
 customer supplied dedicated electrical circuit at sign location
 Photocell on cabinet or circuit timer by customer TBD
 Miss Dig required, may effect final sign placement

**FORESIGHT
 SUPERSIGN**
 517.485.5700
www.foresightgroup.net

12/29/25

- Approved
- Approved with Changes
- Not Approved

Payment terms for signs is 50% deposit to begin. Remainder is due upon receipt/installation. We will not begin production of your project until we have the deposit and a signed approval on the design and price.
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Signed _____ Date _____

1200 MARQUETTE ST
 LANSING, MI 48906

East Oak - 2843 E. Grand River Ave
 Comparison of other freestanding signs in C-2 zoning

2775-2827 E. Grand River Ave
 East Lansing, MI



1839-1873 W. Grand River Ave
 Okemos, MI



2655 E. Grand River Ave
 East Lansing, MI



Proposed



Existing



FORESIGHT SUPERSIGN
 517.485.5700
 www.foresightgroup.net
 1200 MARQUETTE ST
 LANSING, MI 48906

12/29/25

- Approved
- Approved with Changes
- Not Approved

Payment terms for signs is 50% deposit to begin. Remainder is due upon receipt/installation. We will not begin production of your project until we have the deposit and a signed approval on the design and price.
 This is proof art and can not be reproduced Copyright © Foresight Group.

Signed

Date

☉ NORTHWIND DRIVE



1" = 20'

LEGAL DESCRIPTION (Parcels No. 1 & No. 2 Combined)
 That part of the East 1/2 of the Southwest 1/4 of Section 17, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, described as: Commencing at the South 1/4 corner of Section 17, Town 4 North, Range 1 West; thence North 00 degrees 14 minutes 00 seconds West 113.83 feet on the North-South 1/4 line of said Section 17 to the Southerly right of way of Grand River Avenue; being 60.0 feet at right angle from the centerline of Grand River Avenue; thence North 68 degrees 36 minutes 00 seconds West 860.35 feet on said Southerly right of way of Grand River Avenue to the point of beginning of the following described parcel; thence North 68 degrees 36 minutes 00 seconds West 309.40 feet on said Southerly right of way of Grand River Avenue; thence South 21 degrees 24 minutes 00 seconds West 205.08 feet; thence South 88.00 feet; thence East 136.20 feet; thence South 57.61 feet; thence East 197.58 feet; thence North 07 degrees 25 minutes 00 seconds East 225.54 feet to the point of beginning.

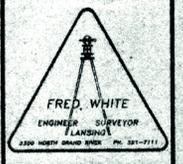
EASEMENTS:
 THE FOLLOWING EASEMENTS DO NOT AFFECT THE ABOVE DESCRIBED PARCEL:
 RIGHT OF WAY FOR BOARD OF WATER AND LIGHT, LIBER 1202, PAGE 27
 CONSUMERS POWER COMPANY EASEMENT, LIBER 935, PAGE 10, AND LIBER 933, PAGE 1179 AND LIBER 333, PAGE 1177
 EASEMENT FOR CHARTER TOWNSHIP OF MERIDIAN, LIBER 899, PAGE 304, AND LIBER 898, PAGE 241, AND LIBER 956, PAGE 342
 THE FOLLOWING EASEMENTS AFFECT THE ABOVE DESCRIBED PARCEL:
 CONSUMERS POWER COMPANY EASEMENT LIBER 1061, PAGE 1064 (GAS SERVICE)
 EASEMENT GRANT, LIBER 1129, PAGE 652 (GOULD TO EYDE)
 CONSUMERS POWER COMPANY EASEMENT, LIBER 1198, PAGE 1164 (ELECTRIC LINES)

SCALE	1 INCH = 20 FEET
TITLE	TW 6 JC
DATE	12 APRIL 2001
NO.	014537
DATE	17 APRIL 2001
NO.	1466-L

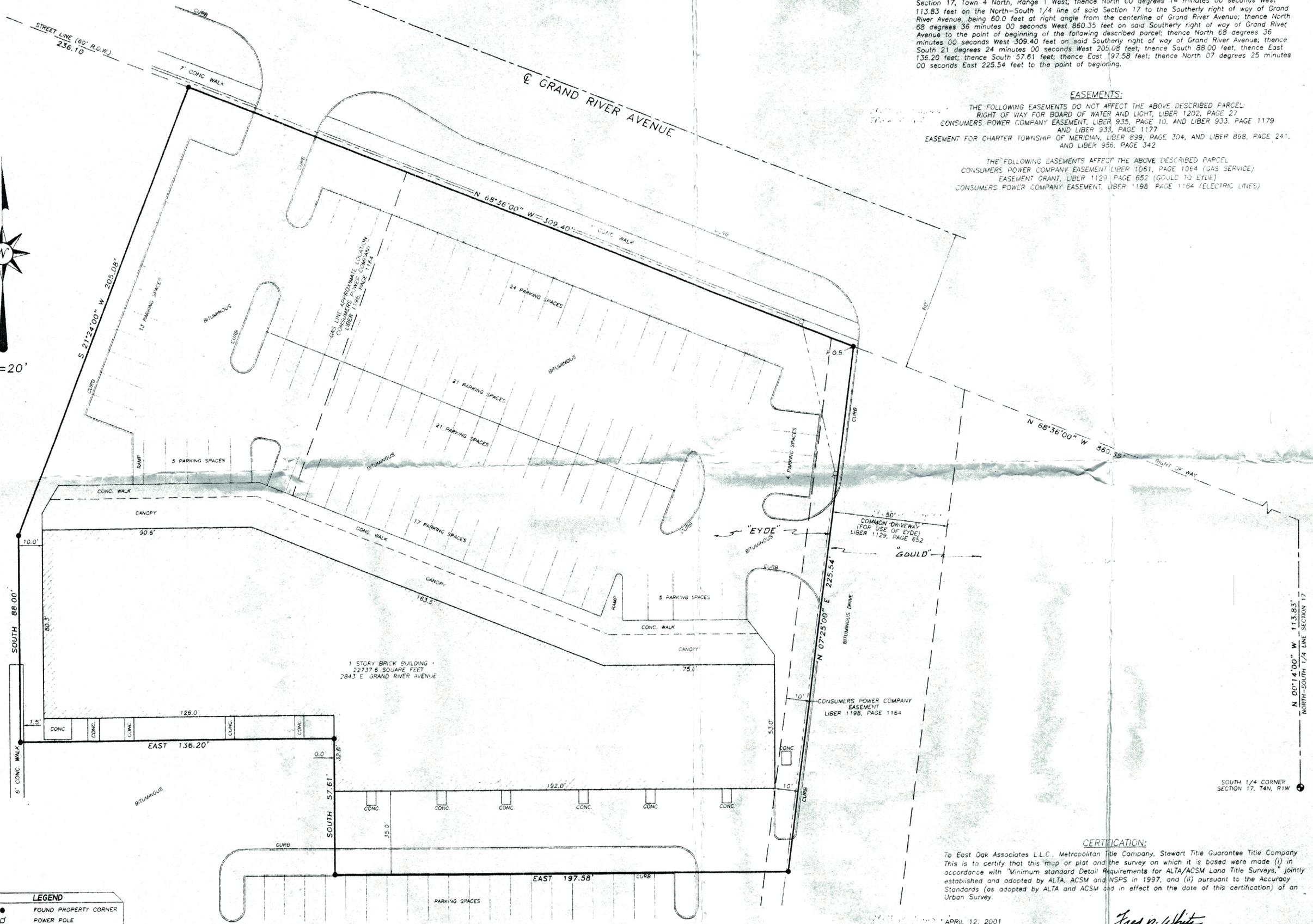
FRED WHITE ENGINEERING COMPANY
 2300 NORTH GRAND RIVER AVENUE
 LANSING, MICHIGAN 48906
 PHONE: (517) 321-7111 FAX: (517) 321-0799
 CIVIL ENGINEERING EST. 1966

DATE	REVISIONS	INITIALS

ALTA/ACSM LAND TITLE SURVEY
EAST OAKS SQUARE SHOPPING CENTER



CLIENT	R. LUDWIG
FIELD DATE	12 APRIL 2001
PLOT DATE	17 APRIL 2001
PROJECT NO.	1466-L



LEGEND

●	FOUND PROPERTY CORNER
○	POWER POLE
---	OVERHEAD WIRES

CERTIFICATION:
 To East Oak Associates L.L.C., Metropolitan Title Company, Stewart Title Guarantee Title Company
 This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1997, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

APRIL 12, 2001
 DATE
 Fred N. White
 FRED N. WHITE P.S. #12034



1831

E Brookfield Dr

2848

2838

2800

2750

0

2780

2784

2778

2784

E Grand River Ave

C-2

2843

2771

Northwind Dr 0

2763

5000

2775

RCC 2900

5000

PO

DRIVWAY

DRIVWAY

0



To: Zoning Board of Appeals
From: Keith Chapman, Associate Planner
Date: February 11, 2026
Re: ZBA Case No. 25-03 (5288 Haversham)

ZBA CASE NO.: 26-03 (5288 Haversham), Cheryl A. Schubel, 5288 Haversham Drive, Haslett, MI 48840
LOCATION: 5288 Haversham Drive
PARCEL ID: 15-280-008
ZONING DISTRICT: RA (Single Family)

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

- Section 86-373(e)(5)(c), Rear yards. For lots up to 150 feet in depth, the rear yard shall not be less than 30 feet in depth.

Cheryl A. Schubel, the applicant, intends to enclose an existing unenclosed porch (deck) near the southeast corner of the existing single-family house, built in 1997. The existing area of concern on the unenclosed porch measures approximately 12 feet by 12 feet in area. The applicant intends to replace the unenclosed porch with a new enclosed porch/three season room, which measures 12 feet by 12 feet in area. The proposed enclosed porch would encroach into the required rear yard setback.

The existing unenclosed porch is permitted under Section 86-564 (b) to encroach into the rear yard setback eight feet. It is located 20.9 feet at its closest point from the rear property line and encroaches 9.1 feet into the rear yard setback.

The proposed enclosed porch will be constructed in place of the existing unenclosed porch. Section 86-564(c), states enclosed porches, either one-story, two-story, or an unenclosed porch having solid foundations and capable of being enclosed shall be considered an integral part of the building and shall, therefore, be subject to all yard and area dimensional requirements established for principal buildings. Once the porch is enclosed it is required to meet the principal building setback requirements. In this case the porch is required to meet the rear yard setback requirement in the underlying zoning district.

The rear yard setback requirement for the RA (Single Family-Medium Density) zoning district is outlined in Section 86-373(e)(5)(c) and requires a 30-foot rear yard setback for lots less than 150 feet in depth. The lot has a depth of 102.1 feet from the north property line and 123.44' on the southern property line. The enclosed porch is proposed to be located in place of the existing unenclosed porch and is setback 20.9 feet from the rear property line.

The applicant intends to construct the new enclosed porch 9.1 feet into the required rear yard setback. Therefore the applicant is requesting a variance of 9.1 feet to allow the proposed enclosed porch to encroach into the required rear yard setback.

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 Cheryl A. Schubel
Address of Applicant 5288 Haversham Drive, Haslett, MI 48840
5288 Haversham Drive, Haslett, MI 48840
Telephone (Work) 517-930-9468 Telephone (Home) 517-930-9468
Fax _____ Email address: cherylschubel@yahoo.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 5288 Haversham Drive, Haslett, MI 48840
Zoning district RA Parcel number 33-02-02-15-280-008

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) 86373 (5) (C)

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)

Cheryl A. Schubel Cheryl A. Schubel 1/20/2026
Signature of Applicant Print Name Date

Fee: 350.00 Received by/Date: [Signature] 1/20/2026

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.)

Cheryl A. Schubel 1/20/2026
Signature of Applicant(s) 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.

To: Charter Township of Meridian Zoning Board of Appeals
Date: January 20, 2026
Subject: Variance Request – Written Statement Addressing Review Criteria

Property Address: 5288 Haversham Drive, Haslett, MI 48840

Request: Setback variance to replace existing 12' × 12' deck with a three-season room of the same footprint

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.

The existing 12' × 12' deck has been part of the home for nineteen years and was constructed in its current location due to the layout of the house and the configuration of the lot. The home's rear yard has a limited buildable area because of the placement of the house, existing utilities, and the established setback line. These conditions are inherent to the property and were not created by me. The area where my home resides is smaller than that of my neighbors located to the North, East, and South of my property and makes it difficult for me to meet the 30-foot requirement. The proposed three-season room would occupy the exact footprint of the existing deck, which already extends into the setback due to these unique site constraints.

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.

Strict enforcement of the 30-foot setback would prevent me from replacing the existing deck with a more functional and weather-protected three-season room, even though the structure would not extend beyond the current footprint. Relocating the structure elsewhere on the property is not feasible due to the home's rear entry configuration, window placement, and the limited space behind the house. Without the variance, I would be unable to reasonably improve an existing permitted outdoor living space.

3. Granting the variance is the minimum action necessary to carry out the spirit of the ordinance, secure public safety, and provide substantial justice.

The request does not seek to expand the existing encroachment or increase the size of the structure. The proposed three-season room will remain within the exact footprint of the current deck. Granting the variance simply allows me to enclose an existing space for improved safety, usability, energy efficiency, and a more weather-resistant structure. This represents the minimum relief necessary to allow reasonable use of the property while still respecting the intent of the setback requirement.

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

The project does not increase the structure's size or proximity to neighboring properties. Because the footprint remains unchanged, there will be no new impacts on sightlines, privacy, drainage, or access. The three-season room will be designed to complement the existing home and surrounding neighborhood, maintaining the established residential character. Adjacent properties will experience no adverse effects.

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

The intent of the setback requirement is to ensure adequate spacing between structures, protect neighboring properties, and maintain neighborhood character. This request aligns with those goals because it does not increase the encroachment or alter the relationship between structures. Allowing me to improve an existing permitted space in a way that enhances safety, appearance, and property value is consistent with the public interest and the overall purpose and intent of the zoning ordinance.

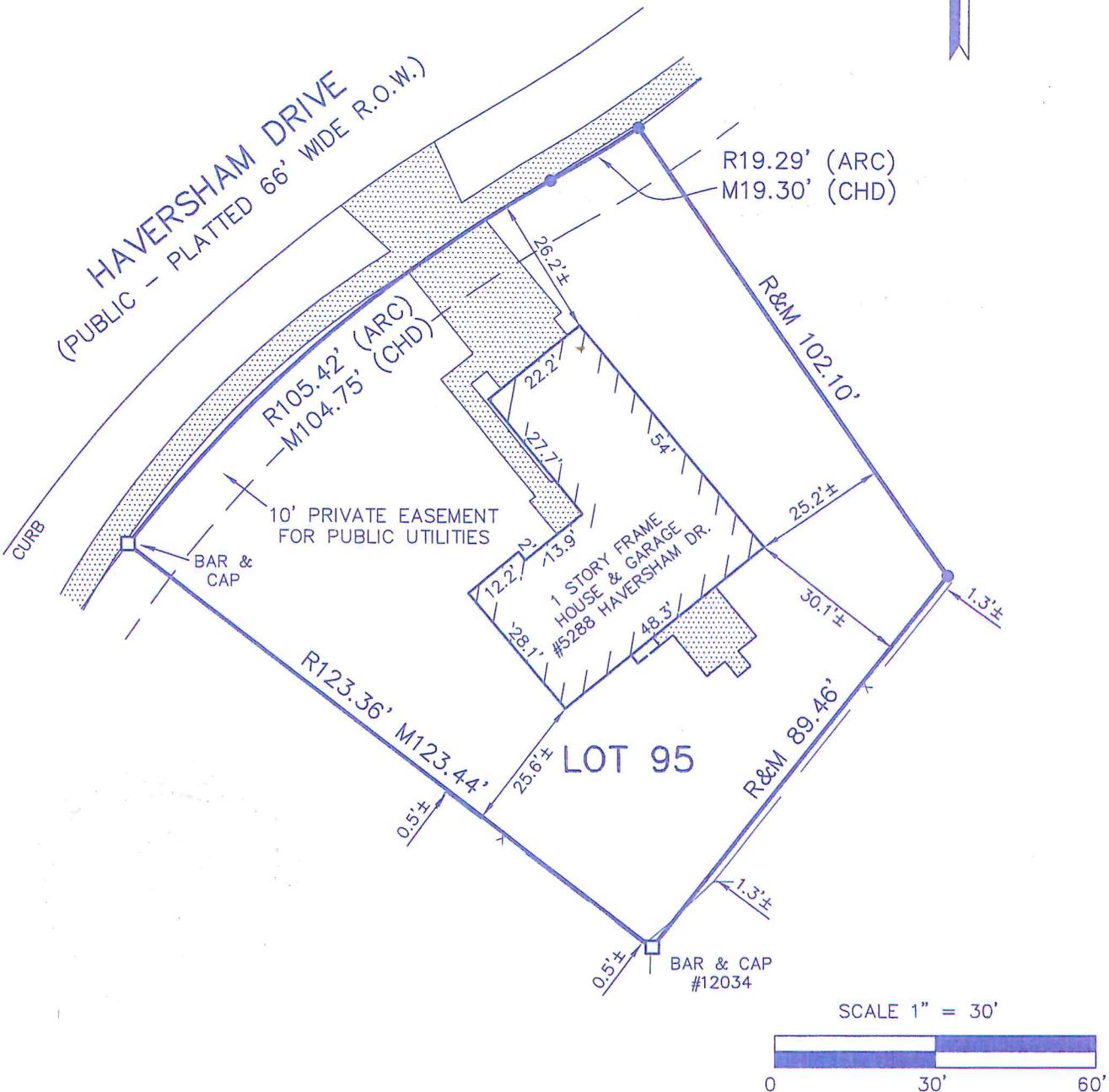
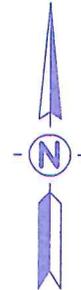
LOT SURVEY

For:
Cheryl Schubel
5288 Haversham Drive
Haslett, MI 48840

Survey Address:
5288 Haversham Drive
Haslett, MI 48840
Tax ID# 33-02-02-15-280-008

Legal Description (as provided): Lot 95, Old English Estates No. 2, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 51 of Plats, Page 3, Ingham County Records.

NOTES:
1. ALL EASEMENTS MAY NOT BE SHOWN



I hereby certify only to the parties noted hereon that we have surveyed the above described lot, and that we have found or set monumentation for the corners of said lot as shown hereon. Said lot subject to all easements and restrictions of record.

- R = Recorded Distance
- M = Measured Distance
- = Distance Not to Scale
- = Deed Line
- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- ▨ = Concrete, Asphalt, Deck, and Porch
- *-* = Fence
- 0.0'± = Denotes Distance to the Survey Line

Dane B. Pascoe
DANE B. PASCOE
PROFESSIONAL SURVEYOR

12/30/25
DATE
No. 54434



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY KDB	SECTION 15, T4N, R1W
FIELD WORK BY NAW	JOB NUMBER:
SHEET 1 OF 1	105000.LOT

PLOT PLAN

For:
Cheryl Schubel
5288 Haversham Drive
Haslett, MI 48840

Survey Address:
5288 Haversham Drive
Haslett, MI 48840
Tax ID# 33-02-02-15-280-008

Legal Description (as provided): Lot 95, Old English Estates No. 2, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 51 of Plats, Page 3, Ingham County Records.

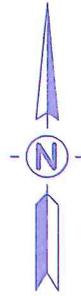
Soil Erosion Control Notes:

1. Clean roads daily
2. Clean catch basin filters once a week.
3. Inspect and maintain silt fence once a week.
4. Keep soil erosion permit posted at all times until site is stabilized.
5. All BMP's must remain in working order until site is stabilized.
6. Excavated soil to be used as fill on site.
7. Slab on grade foundation.

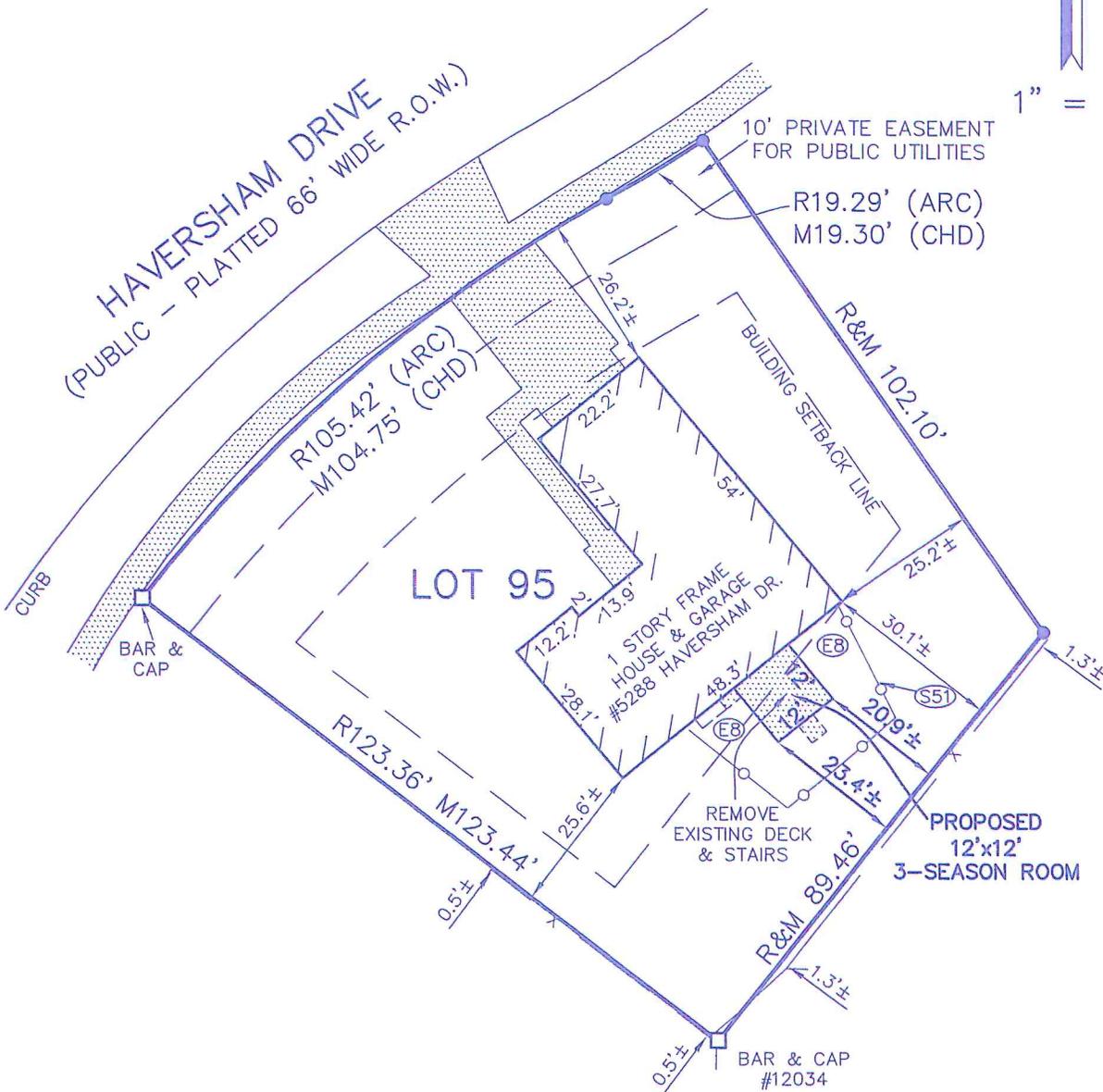
NOTES:

1. LOT SURVEY INFORMATION SHOWN IS FROM KEBS, INC. LOT SURVEY, JOB NO. 105000.LOT, DATED 12/30/2025.

1. ALL EASEMENTS MAY NOT BE SHOWN.



1" = 30'



This plan was made at the direction of the parties hereon and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.

- R = Recorded Dimension x = Existing Elevation
- = Silt Fence D = Surface Drainage
- = Deed Line 800.00 = Proposed Finish Grade
- = Distance Not to Scale
- - - = Limits of Disturbance
- ▨ = Deck, Porch, Sidewalk, & Patio Areas



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY	SLH	SECTION	15, T4N, R1W
FIELD WORK BY	NAW	JOB NUMBER:	105000.PLT
SHEET	1 OF 3		

ERIK R. FRIESTROM
ERICK R. FRIESTROM DATE 01-12-2026
PROFESSIONAL SURVEYOR NO. 53497

SOIL EROSION CONTROL PLAN

	JANUARY 2025	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
TEMP SEC MEASURES	X	X	X	X	X	X						
EXCAVATION	X	X	X	X	X	X						
HOME CONSTRUCTION	X	X	X	X	X	X						
TOPSOIL SPREADING		X	X	X	X	X						
SEEDING & MULCHING		X	X	X	X	X						
FINAL INSPECTION					X	X						

(SCHEDULE IS SUBJECT TO CHANGE)

LIMITS OF DISRUPTION= AREA WITHIN SILT FENCE ON PAGE 1
 TEMPORARY EROSION CONTROL TO BE INSTALLED, MAINTAINED AND REMOVED BY BUILDER.
 PERMANENT EROSION CONTROL TO BE INSTALLED AND MAINTAINED BY PROPERTY OWNER.

NOTES:

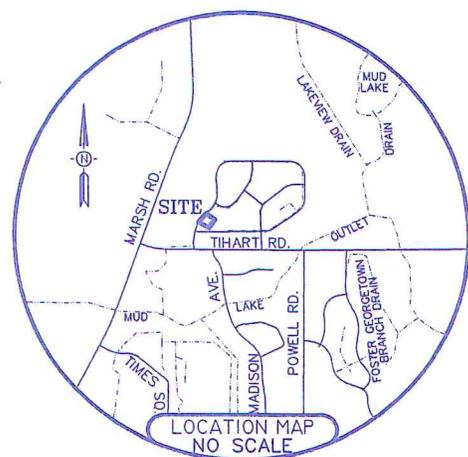
1. NO WETLANDS WERE LOCATED FOR THIS PLAN.
2. ALL CATCH BASINS ARE TO BE EQUIPPED WITH FILTER CLOTH.

SOIL TYPES:

OwB – OWOSSO–MARLETTE SANDY LOAMS, 2–6% SLOPES

SpB – SPINKS LOAMY SAND, 0–6% SLOPES

(ACCORDING TO WEBSOILSURVEY.NRCS.USDA.GOV)



NOTE: ANY STOCKPILING OF SOIL SHALL BE SURROUNDED BY SILT FENCE. SEEDED IF LEFT OVER 6 MONTHS.

STORM WATER FROM THIS SITE WILL NOT ADVERSELY IMPACT ADJACENT PROPERTIES.



**MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET
S-E-S-C KEYING SYSTEM**

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
EROSION CONTROLS			
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S53	STABILIZED CONSTRUCTION ACCESS		Used at every point where construction traffic enters or leaves a construction site.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.



**KEBS, INC. KYES ENGINEERING
 BRYAN LAND SURVEYS**

2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-339-1014 FAX. 517-339-8047

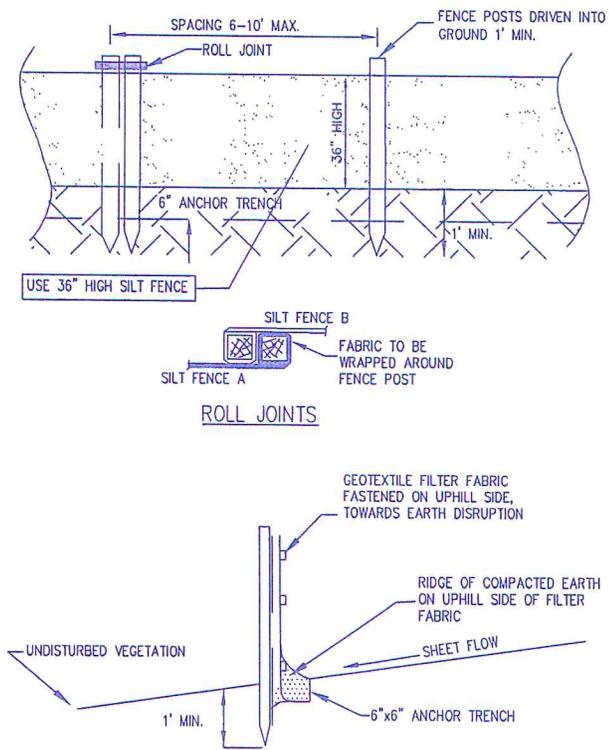
13432 PRESTON DRIVE, MARSHALL, MI 49068
 PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY SLH	SECTION 15, T4N, R1W
FIELD WORK BY —	JOB NUMBER:
SHEET 2 OF 3	100500.PLT

SOIL EROSION & SEDIMENTATION CONTROL DETAILS

S51

SILT FENCE



MICHIGAN
DEPARTMENT OF
MANAGEMENT AND BUDGET

S51

SILT FENCE SPECIFICATIONS

- When**
- A temporary measure for preventing sediment movement.
- Why**
- Used to prevent sediment suspended in runoff from leaving an earth change area.
- Where**
- Use adjacent to critical areas, wetlands, base of slopes, and watercourses.
- How**
1. Install parallel to a contour.
 2. The silt fence should be made of woven geotextile fabric.
 3. Silt fence should accommodate no more than 1/2 to 1 acre of drainage per 100' of fence and on slopes less than 1:2 (v:h).
 4. Dig a 6" trench along the area where the fence is to be installed.
 5. Place 6" of the silt fence bottom flap into the trench.
 6. Backfill the trench with soil and compact the soil on both sides. Create a small ridge on the up-slope side of the fence.
 7. Install wooden stakes 6 - 10' apart and drive into the ground a minimum of 12".
 8. Staple the geotextile fabric to the wooden stakes.
 9. Join sections of silt fence by wrapping ends together (See drawing).
- Maintenance**
- Inspect frequently and immediately after each storm event. Check several times during prolonged storm events. If necessary, repair immediately.
 - If the sediment has reached 1/3 the height of the fence, the soil should be removed and disposed of in a stable upland site.
 - The fence should be re-installed if water is seeping underneath it or if the fence has become ineffective.
 - Silt fence should be removed once vegetation is established and up-slope area has stabilized.
- Limitations**
- Silt fence may cause temporary ponding and could fail if too much water flows through the area.
 - Do not use in areas with concentrated flows.
 - Chance of failure increases if fence is installed incorrectly or if sediment accumulation is not removed.



MICHIGAN
DEPARTMENT OF
MANAGEMENT AND BUDGET



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY SLH

SECTION 15, T4N, R1W

FIELD WORK BY -

JOB NUMBER:

SHEET 3 OF 3

100500.PLT



5346

0

5305

Chantilly Ln

5293

5250

5285

Haversham Dr

5296

5304

5300

RA

5288

5277

1600

1592

1584

5276

Downing St

0

N

5259

1617

1609

1601

1593

1585

1577



To: Zoning Board of Appeals
From: Keith Chapman, Associate Planner
Date: February 11, 2026
Re: ZBA Case No. #26-04 (5384 Van Atta)

ZBA CASE NO.: 26-04 (5384 Van Atta), January Chvala, 5384 Van Atta Road, Haslett, MI 48840
LOCATION: 5384 Van Atta Road
PARCEL ID: 13-100-035
ZONING DISTRICT: RR (Rural Residential)

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

- Section 86-368 (d)(2), Minimum interior lot width. 200 feet.

January Chvala, the applicant, has requested a variance to create two new parcels with one under the minimum lot width of 200 feet at 5384 Van Atta Road. The approximate 16.98-acre site is zoned RR (Rural Residential). The submitted survey shows a 3,424 square foot, single-family home constructed in 2017 and 2,400 square foot detached accessory building currently occupies the lot. In 2014, (ZBA #14-06-11-1) variances were granted to allow the driveway to be located on the highest functional classification (Van Atta Road) and for the accessory building to be located in the front yard.

Currently the existing parcel has a driveway with 68 feet of lot frontage on Van Atta Road and the required 200 feet of lot frontage on Piper Road. The proposal is to create two parcels resulting in one parcel having 68 feet of lot frontage on Van Atta Road (Parcel D) and one parcel having 200 feet of frontage on Piper Road (Parcel C). The applicant is requesting an 132-foot variance for the creation of Parcel D (Van Atta Road).

Attachments

1. Variance application
2. ZBA #14-06-11-1 Approval Letter
3. Site location map

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

VARIANCE APPLICATION

- A. Applicant January Chvala
Address of Applicant 5384 Van Alta Rd
Haslett, MI 48840
Telephone (Work) 517-862-9563 Telephone (Home) 517-862-9563
Fax _____ Email address: JanuaryChvala@gmail.com
Interest in property (circle one): Owner Tenant Option Other
- B. Site address/location 5384 Van Alta Road, Haslett, MI 48840
Zoning district R2 Parcel number 33-02-02-13-100-035
- 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) 86-368(d)(2)

- 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]
Signature of Applicant

January Chvala
Print Name

11/20/2026
Date

Fee: 350.00

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.)

[Signature] _____ 11/20/2026
Signature of Applicant(s) Date

Signature of Applicant(s) Date

Dear Vaiance Board;

I request that the variance to the RR district for the minimum lot frontage of 200 feet to 68 feet . I feel this should be granted because I meet the following Review Criteria;

1)The property has 2 road access points that were approved by the Ingham County Road Commission a 68 foot on Van Atta Road and a 207 foot on Piper Road, which gives this parcel unique circumstance.

2)The property has 2 parcel splits available which would not be able to used variance is not granted.

3)The only way the lot splits that could be used would be if a variance was granted .The approved road accesses are far apart and on different roads for public safety. and this would provide substantial justice to the original parcel.

4)Granting the variance would not adversely affect adjacent land or the essential character in the vicinity of the property because there is over 16 acres involved and only 2 parcels created

5)Granting the variance will be generally consistent with the public interest and purposes and intent of this chapter because there is high public demand for large single family residential parcel to build upon and the surrounding area has all single family homes.

Thank you,

January Chvala

Chvala Land Division: Piper Rd, between Van Atta Rd/Meridian Rd - Meridian Twp
#239498, 2025-817 - Parcel# 33-02-02-13-100-035

Parcel D - Homestead (15.91 Acres) Existing ingress/egress easement along Van Atta Rd meets ICRD driveway sight distance requirements.

Parcel C - Remainder (1.07 Acres): Road frontage along Piper Rd within the subject parcel meets ICRD sight distance requirements. A driveway permit will be required for access. Subject to the Rules, Standards and Procedures for Driveways, Banners and Parades Upon or Over Ingham County Right-of-Way (Part 3 - Driveway Design Standards),

Hereby approved according to the survey prepared by Enger Surveying, dated 11/25/25 and The Rules, Standards and Procedures for Driveways, Banners and Parades Upon or Over Ingham County Right-of-Way.

Recommended For Issuance:

(Investigator)

01/09/2026

Date

(Project/Traffic Engineer)

01/09/2026

Date

Ingham County Road Department
Ingham County, Michigan

By

Neal Galehouse

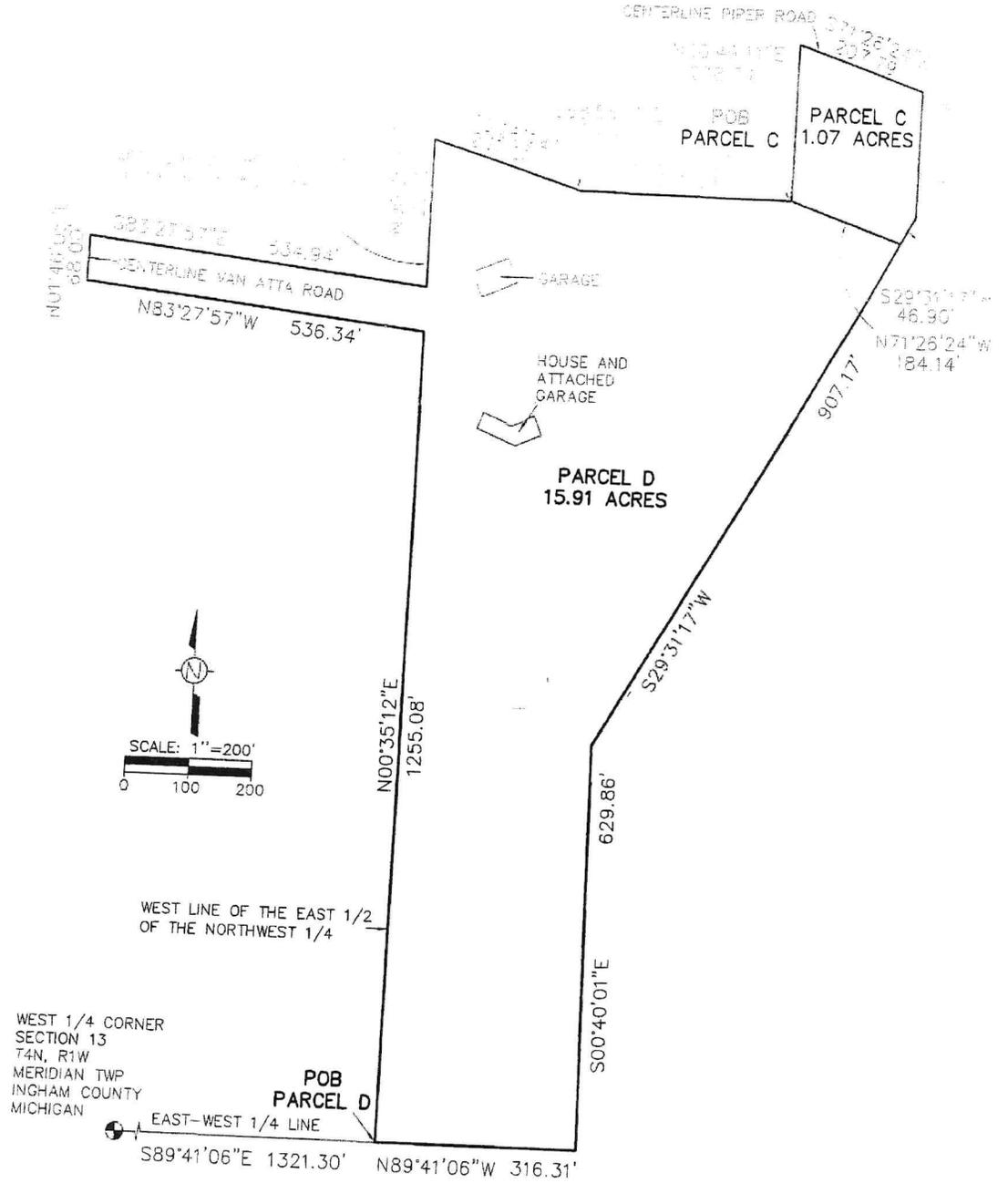
County Highway Engineer or
Director of Engineering

TERMS AND CONDITIONS

1. **Specifications.** All work performed under this permit must be done in accordance with the application, plans, specifications, maps and statements filed with the Ingham County Road Department ("Road Department") and must comply with the Road Department's current procedures and regulations on file at its office and the current MDOT Standard Specifications for Construction, if applicable.
2. **Fees and Costs.** The Permit Holder shall be responsible for all costs incurred by the Road Department in connection with this permit and shall deposit estimated fees and costs as determined by the Road Department, at the time the permit is issued.
3. **Bond.** The Permit Holder shall provide a cash bond or bond in a form and amount acceptable to the Road Department at the time permit is issued.
4. **Insurance.** The Permit Holder shall furnish proof of general liability insurance in amounts not less than \$1,000,000 each occurrence and general aggregate, proof of automobile liability in amounts not less than \$1,000,000 combined single limit for each accident, bodily injury per accident, and property damage per accident, and in an amount not less than \$500,000 for bodily injury per person. Such proof of insurance shall include a valid certificate of insurance demonstrating that the Road Department is an additional insured party on the policy. Such insurance shall cover a period not less than the term of this permit and shall provide that it cannot be cancelled without 30 days advance written notice to the Road Department, by certified mail, first-class, return receipt requested. This permit is invalid if insurance expires during the authorized period of work described herein.
5. **Indemnification.** In addition to any liability or obligation of the Permit Holder that may otherwise exist, Permit Holder shall, to the fullest extent permitted by law, indemnify and hold harmless the Road Department and its Commissioners, officers, agents, and employees from and against any and all claims, actions, proceedings, liability, losses, and damages thereof, and any and all costs and expense, including legal fees, associated therewith which the Road Department may sustain by reason of claims for or allegations of the negligence or violation of the terms and conditions of this permit by the Permit Holder, its officers, agents or employees, arising out of the work which is the subject of this permit, or arising out of work not authorized by this permit, or arising out of the continued existence of the operation or facility, which is the subject of this permit.
6. **Miss Dig.** The Permit Holder must comply with the requirements of Act 53 of Public Acts of 1974, as amended. CALL MISS DIG AT (800) 482-7171 or www.missdig.org <<http://www.missdig.org>> AT LEAST THREE (3) FULL WORKING DAYS, BUT NOT MORE THAN FOURTEEN (14) CALENDAR DAYS, BEFORE YOU START WORK. The Permit Holder assumes all responsibility for damage to or interruption of underground utilities.
7. **Notification of Start and Completion of Work.** The Permit Holder must notify the Road Department at least 48 hours before starting work, when work is completed, and additionally as directed by the Road Department.
8. **Time Restrictions.** All work shall be performed Monday through Friday between 8:00am - 5:00pm and only during the period set forth in this permit unless written approval is obtained from the Road Department. No work is to be performed on Saturdays, Sundays, or the holidays of: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, except emergency work, unless authorized by the Road Department.
9. **Safety.** Furnish, install and maintain all necessary traffic controls and protection during Permit Holder's operations in accordance with the Manual of Uniform Traffic Control Devices, Part 6, and any supplemental specifications set forth herein.
10. **Restoration and Repair of Road.** The construction, operation and maintenance of the activity covered by this permit shall also be responsible for the cost of restoration and repair of the right-of-way determined by the Road Department to be damaged as a result of the activity which is the subject of this permit. Restoration shall meet or exceed conditions when work is commenced and be in accordance with specifications. The Permit Holder shall be responsible for costs incurred by the Road Department for emergency repairs performed by or on behalf of the Road Department for the safety of the motoring public. Said repairs shall be performed with or without notice to the Permit Holder if immediate action is required. This determination shall be in the sole and reasonable opinion of the Road Department.
11. **Limitation of Permit.** Issuance of this permit does not relieve Permit Holder from meeting any and all requirements of law, or of other public bodies or agencies. The Permit Holder shall be responsible for securing and shall secure any other permits or permission necessary or required by law from cities, villages, townships, corporations, property owners, or individuals for the activities hereby permitted. Any work not described by the application, including the time and place thereof, is strictly prohibited in the absence of the application for and issuance of an additional permit or amendment to this permit.
12. **Revocation of Permit.** This permit may be suspended or revoked at will, and the Permit Holder shall surrender this permit and alter, relocate or remove its facilities at its expense at the request of the Road Department. It is understood that the rights granted herein are revocable at the will of the Road Department and that the Permit Holder acquires no rights in the right-of-way and expressly waives any right to claim damages or compensation in case this permit is revoked.
13. **Assignability.** This permit is not assignable and not transferable unless specifically agreed to by the Road Department.
14. **Authority.** The statutory authority of the Road Department to require compliance with permit requirements is predicated upon its jurisdictional authority and is set forth in various statutes including, without limitation and in no particular order, MCL §247.321 et seq; MCL §224.19b; MCL §560.101 et seq; and MCL §247.171 et seq.

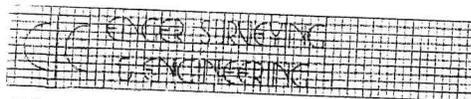
TENTATIVE PARCEL MAP

For: January Chvala



LEGEND

1. Bearings are relative and are based on the East - West line of the NW 1/4 of Section 13, T4N, R1W, which was assumed to bear $S89^{\circ}41'06''E$.
2. All dimensions are in feet.
3. indicates boundary of described parcel.
4. indicates distance not to scale.



805 N. CEDAR PO BOX 87
 MASON, MICHIGAN 48854-0087
 517-676-6565

NW 1/4 Section 13, T4N, R1W
 Meridian Twp., Ingham Co., Michigan

November 25, 2025

Job No. 33-3659
 Sheet 1 of 1

CHVALA - Land Division Application Attachment

Parent - Tax Parcel 33-02-02-13-100-035

LEGAL DESCRIPTION (Warranty Deed 2013-045212)

A parcel of land in the Northwest 1/4 of Section 13, Town 4 North, Range 1 West, Meridian Township, Ingham County Michigan; the surveyed boundary of said parcel described as: Commencing at the West 1/4 Corner Section 13, thence South 89°41'06" East along the East-West 1/4 line of said Section 13 a distance of 1321.30 feet to the West Line of the East 1/2 of said Northwest 1/4 and the point of beginning of this description; thence North 00°35'12" East along the West line 1255.08 feet; thence North 83°27'57" West 536.34 feet to the centerline of Van Atta Rd.; thence North 01°46'05" East on the centerline 68.00 feet; thence South 83°27'57" East 534.94 feet to said West line; thence North 00°35'12" East along said West line 221.91 feet; thence South 73°26'24" East 232.00 feet; thence South 68°56'11" East 10.80 feet; thence South 88°59'05" East 331.00 feet; thence North 00°49'11" East 238.34 feet to the centerline of Piper Road; thence South 71°26'24" East along the centerline of said Piper Road, 207.79 feet; thence South 00°49'11" West 190.00 feet; thence South 29°31'17" West 954.07 feet; thence South 00°40'01" East 629.86 feet to said East-West 1/4 line; thence North 89°41'06" West along the East-West 1/4 line 316.31 feet to the point of beginning.

New Parcels

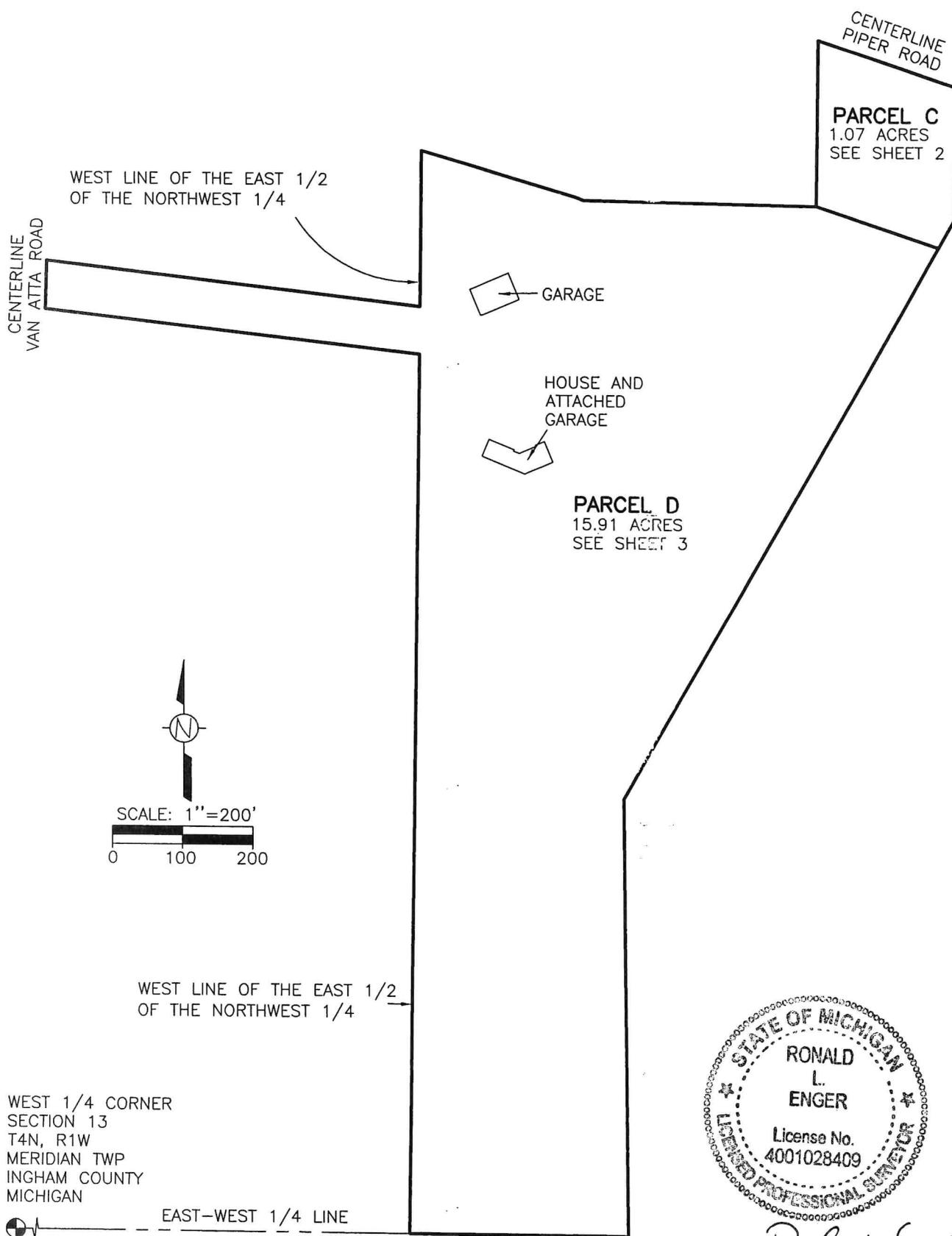
LEGAL DESCRIPTIONS

PARCEL C - Commencing at the West 1/4 Corner Section 13, thence S89°41'06"E along the East-West 1/4 line, 1321.30 feet; thence N00°35'12"E, along the West line of the East 1/2 of the NW 1/4 a distance of 1255.08 feet; thence N83°27'57"W, 536.34 feet to the centerline of Van Atta Road; thence N01°46'05"E, on said centerline, 68.00 feet; thence S83°27'57"E, 534.94 feet to said West line; thence N00°35'12"E, 221.91 feet on said West line; thence S73°26'24"E, 232.00 feet; thence S68°56'11"E, 10.80 feet; thence S88°59'05"E, 331.00 feet to the POINT OF BEGINNING; thence N00°49'11"E, 238.34 feet; thence S71°26'24"E, on centerline Piper Road, 207.79 feet; thence S00°49'11"W, 190.00 feet; thence S29°31'17"W, 46.90 feet; thence N71°26'24"E, 184.14 feet to the point of beginning, parcel contains 1.07 acres.

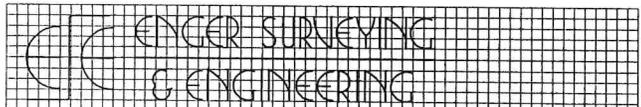
PARCEL D - Commencing at the West 1/4 Corner Section 13, thence S89°41'06"E along the East-West 1/4 line, 1321.30 feet to the POINT OF BEGINNING; thence N00°35'12"E, along the West line of the East 1/2 of the NW 1/4 a distance of 1255.08 feet; thence N83°27'57"W, 536.34 feet to the centerline of Van Atta Road; thence N01°46'05"E, on said centerline, 68.00 feet; thence S83°27'57"E, 534.94 feet to said West line; thence N00°35'12"E, 221.91 feet on said West line; thence S73°26'24"E, 232.00 feet; thence S68°56'11"E, 10.80 feet; thence S88°59'05"E, 331.00 feet; thence S71°26'24"E, 184.14 feet; thence S29°31'17"W, 907.17 feet; thence S00°40'01"E, 629.86 feet to the East-West 1/4 line; thence N89°41'06"W, along the East-West 1/4 line, 316.31 feet to the point of beginning, parcel contains 15.91 Acres.

CERTIFICATE OF SURVEY

For: January Chvala



Ronald L. Enger
1-14-2026



805 N. CEDAR PO BOX 87
MASON, MICHIGAN 48854-0087
517-676-6565

NW 1/4 Section 13, T4N, R1W
Meridian Twp., Ingham Co., Michigan

January 12, 2026

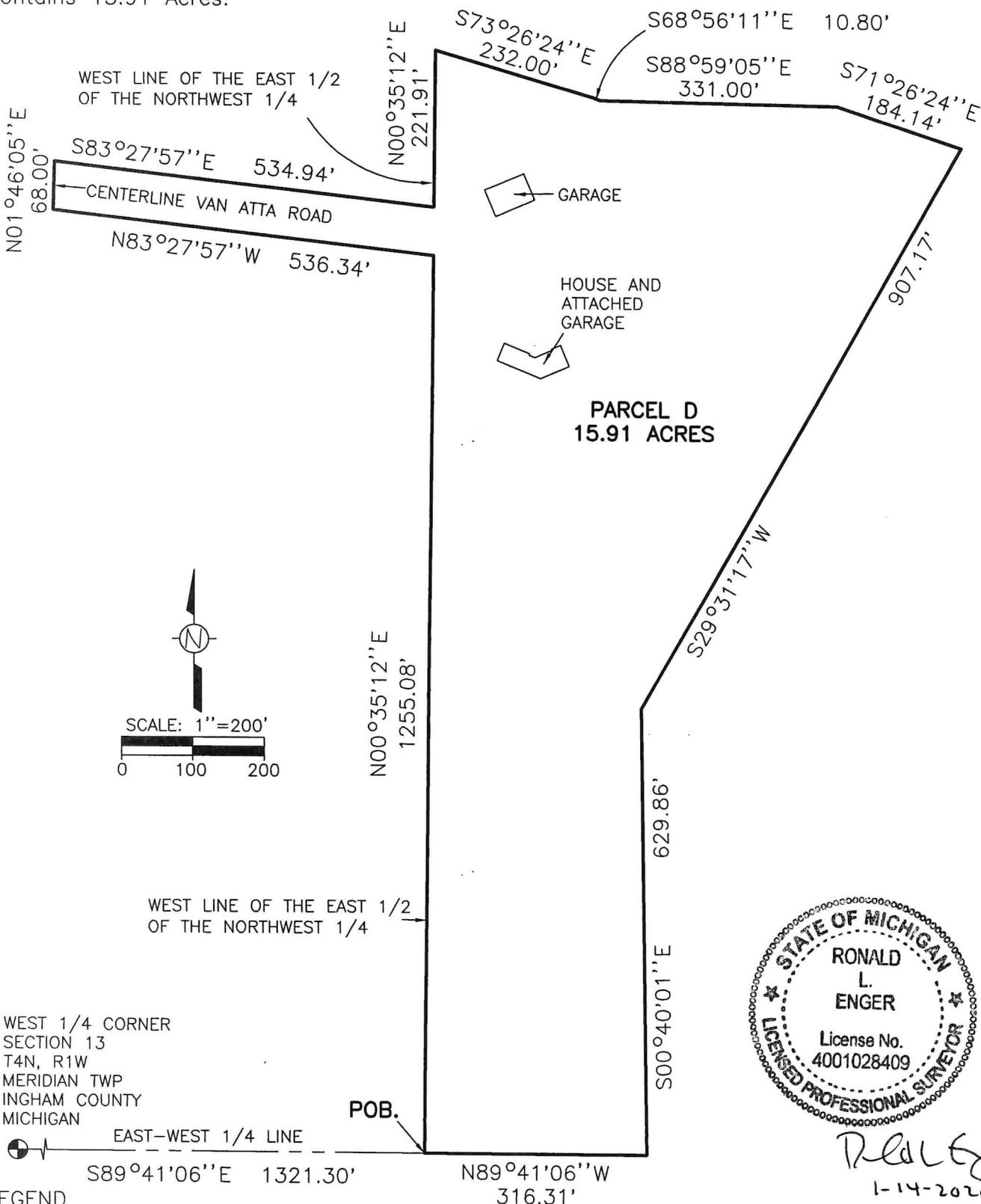
Job No. 33-3659
Sheet 1 of 3

CERTIFICATE OF SURVEY

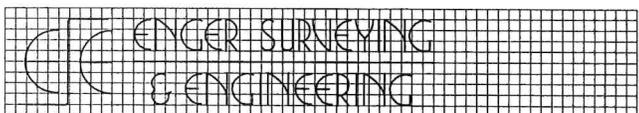
For: January Chvala

LEGAL DESCRIPTION - PARCEL D

Commencing at the West 1/4 Corner Section 13, thence S89°41'06"E along the East-West 1/4 line, 1321.30 feet to the POINT OF BEGINNING; thence N00°35'12"E, along the West line of the East 1/2 of the NW 1/4 a distance of 1255.08 feet; thence N83°27'57"W, 536.34 feet to the centerline of Van Atta Road; thence N01°46'05"E, on said centerline, 68.00 feet; thence S83°27'57"E, 534.94 feet to said West line; thence N00°35'12"E, 221.91 feet on said West line; thence S73°26'24"E, 232.00 feet; thence S68°56'11"E, 10.80 feet; thence S88°59'05"E, 331.00 feet; thence S71°26'24"E, 184.14 feet; thence S29°31'17"W, 907.17 feet; thence S00°40'01"E, 629.86 feet to the East-West 1/4 line; thence N89°41'06"W, along the East-West 1/4 line, 316.31 feet to the point of beginning, parcel contains 15.91 Acres.



- LEGEND
1. Bearings are relative and are based on the East - West line of the NW 1/4 of Section 13, T4N, R1W, which was assumed to bear S89°41'06"E.
 2. All dimensions are in feet.
 3. ————— indicates boundary of described parcel.
 4. ———|——— indicates distance not to scale.



805 N. CEDAR PO BOX 87
 MASON, MICHIGAN 48854-0087
 517-676-6565

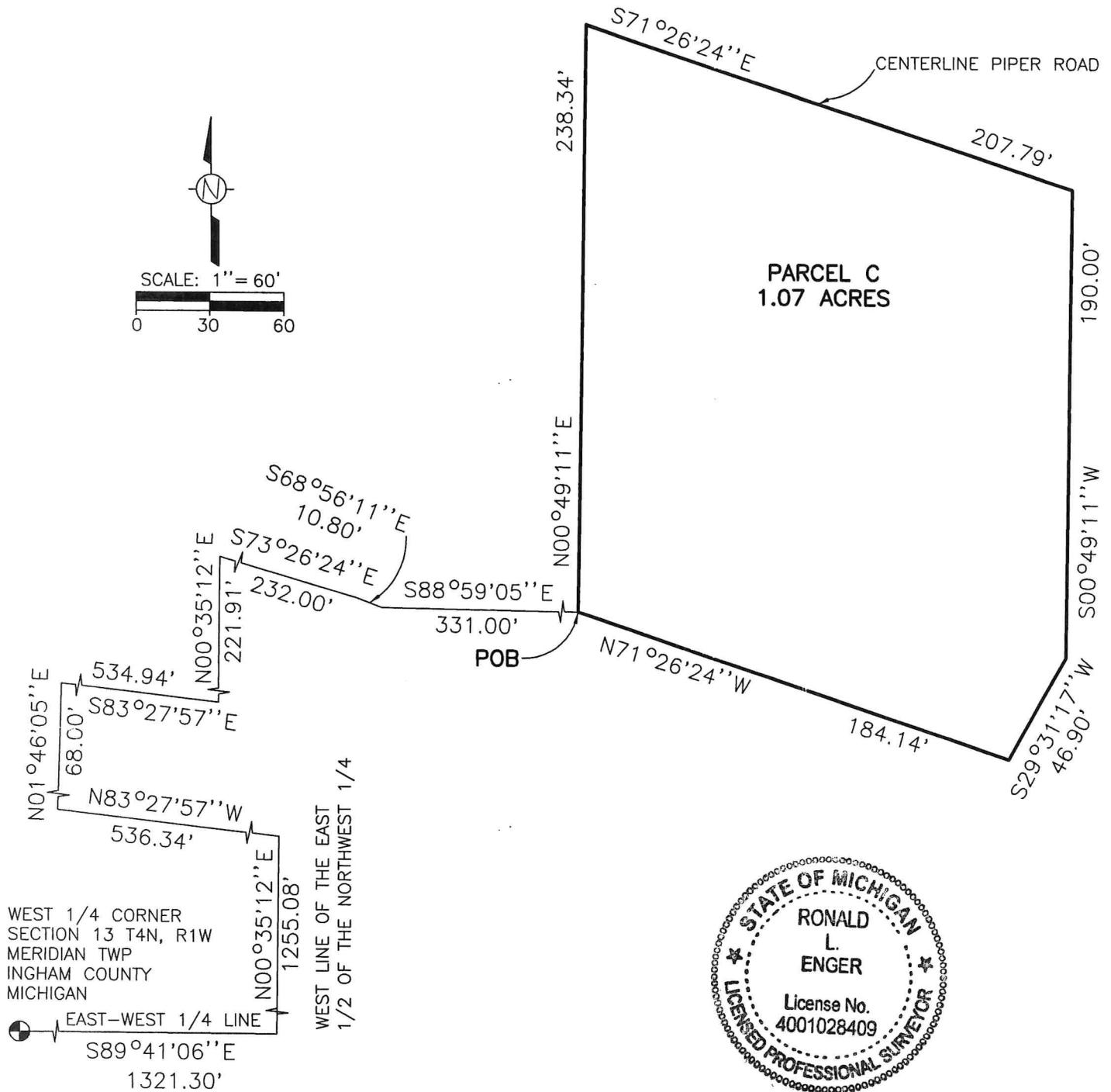
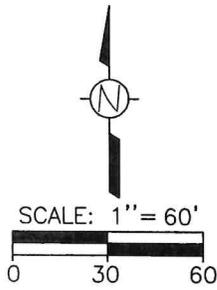
NW 1/4 Section 13, T4N, R1W
 Meridian Twp., Ingham Co., Michigan
 January 12, 2026
 Job No. 33-3659
 Sheet 3 of 3

CERTIFICATE OF SURVEY

For: January Chvala

LEGAL DESCRIPTION – PARCEL C

Commencing at the West 1/4 Corner Section 13, thence S89°41'06"E along the East-West 1/4 line, 1321.30 feet; thence N00°35'12"E, along the West line of the East 1/2 of the NW 1/4 a distance of 1255.08 feet; thence N83°27'57"W, 536.34 feet to the centerline of Van Atta Road; thence N01°46'05"E, on said centerline, 68.00 feet; thence S83°27'57"E, 534.94 feet to said West line; thence N00°35'12"E, 221.91 feet on said West line; thence S73°26'24"E, 232.00 feet; thence S68°56'11"E, 10.80 feet; thence S88°59'05"E, 331.00 feet to the POINT OF BEGINNING; thence N00°49'11"E, 238.34 feet; thence S71°26'24"E, on centerline Piper Road, 207.79 feet; thence S00°49'11"W, 190.00 feet; thence S29°31'17"W, 46.90 feet; thence N71°26'24"W, 184.14 feet to the point of beginning, parcel contains 1.07 acres.



Ronald L. Enger
1-14-2026

LEGEND

1. Bearings are relative and are based on the South line of the SW 1/4 of Section 7, T1N, R1W, which was assumed to bear N 90°00'00" W.
2. All dimensions are in feet.
3. ————— indicates boundary of described parcel.
4. ———|——— indicates distance not to scale.



805 N. CEDAR PO BOX 87
MASON, MICHIGAN 48854-0087
517-676-6565

NW 1/4 Section 13, T4N, R1W
Meridian Twp., Ingham Co., Michigan

January 12, 2026

Job No. 33-3659
Sheet 2 of 3

CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff Supervisor
Brett Dreyfus Clerk
Julie Brixie Treasurer
Frank L. Walsh Manager



Milton L. Scales Trustee
Ronald J. Styka Trustee
John Veenstra Trustee
Angela Wilson Trustee

June 12, 2014

Mr. Mark Sanders
Mark Sanders Construction, Inc.
8787 Coleman Road
Haslett, MI 48840

RE: ZBA Case No. #14-06-11-1 (Parcel ID #13-100-035)

Dear Mr. Sanders:

The Zoning Board of Appeals, at its regular meeting held on June 11, 2014 voted to **approve** your request for a variance from the following sections of the Code of Ordinances:

- Section 86-368(d)(4)e, which states that access to residential sites shall be located on the street with the lowest functional classification as illustrated in section 86-367. The applicant is requesting for a gravel driveway to be constructed to a 16.86 acre parcel from Van Atta Road instead of Piper Road.
- Section 86-565, which states no accessory building shall project into any front yard. The applicant is requesting variances to allow two accessory structures (one existing pole barn and one proposed barn) to be located in the front yard of the proposed single-family dwelling.

Approval of the variances permits the use of the existing farm lane as the driveway to access Parcel #13-100-035) and allows the existing pole barn to be located in the front yard 130 feet closer to Piper Road than the proposed residence and proposed new barn to be placed in the front yard 150 feet closer to Piper Road and 78 feet closer to Van Atta Road than the proposed residence.

The granting of the variances was based on the plot plan and related information submitted by the applicant. Any modification that would affect the intent of the variance would require approval by the Zoning Board of Appeals. The effective date for the variances is June 11, 2014, the date the Zoning Board of Appeals approved the variance.

The project shall commence within 24 months of the date of the approval of the variances and the project must be completed within 18 months from the date the project started or the variances shall be void.

If you have any questions, please contact me at 517-853-4568.

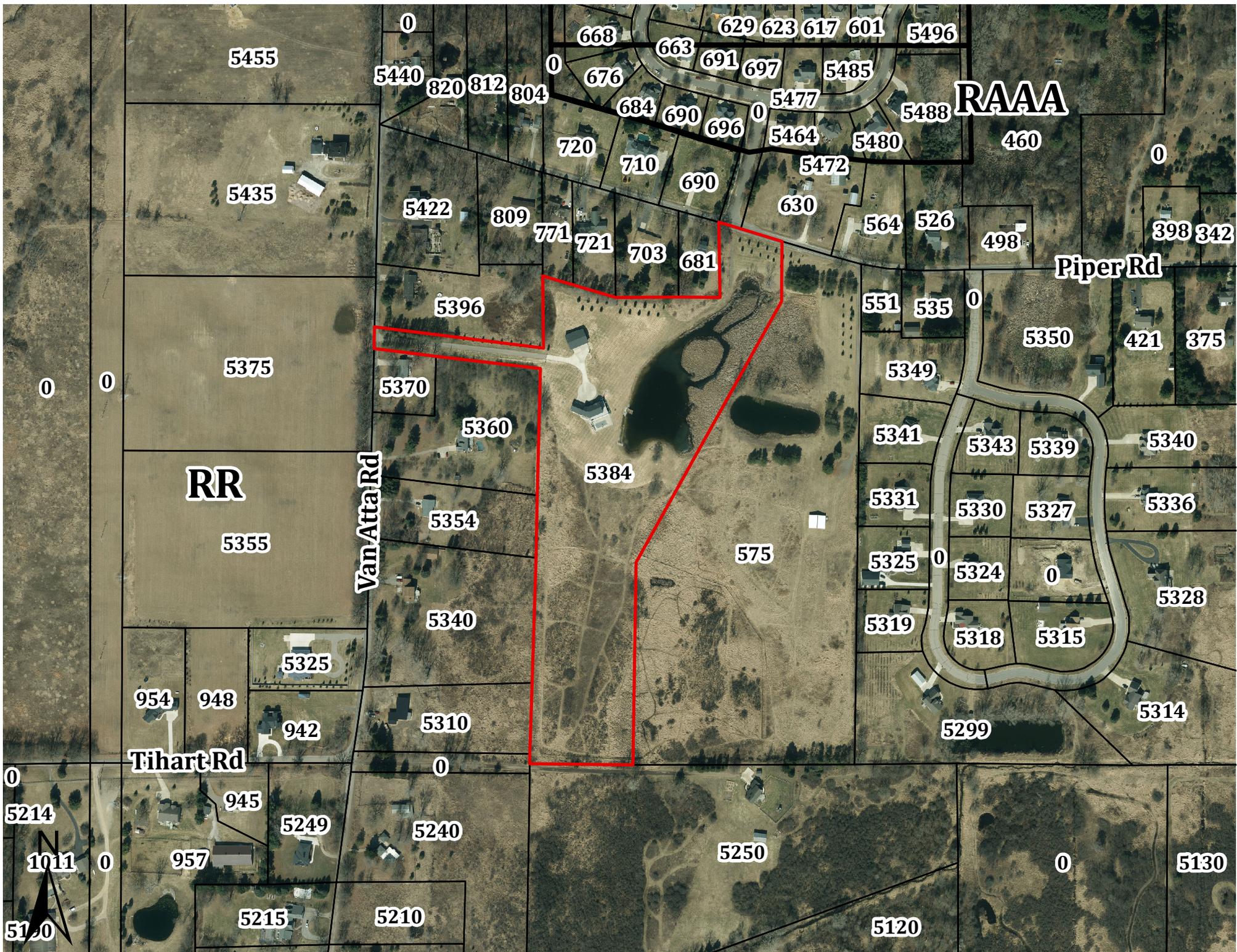
Sincerely,

Richard F. Brown, Jr., AICP, CBSP
Associate Planner

cc: Cory Chvala
 John Heckaman

G:\COMMUN PLNG & DEV\PLNG\ZBA\ZBA LETTERS\2014 Letters\LETTER.14-06-11-1 APPROVAL LETTER





5455

5435

5375

RR

5355

Tihart Rd

5214

1011

5100

954

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Piper Rd

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398

342

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