



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
April 10, 2019 6:30 pm

1. CALL MEETING TO ORDER*
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. Wednesday, February 27, 2019
4. COMMUNICATIONS
 - A. Todd and Charlene Williams RE: ZBA #19-04-10-1
5. UNFINISHED BUSINESS
6. NEW BUSINESS

A. ZBA CASE NO. 19-04-10-1 (Soldan's Pet Supplies), 5200 S. Martin Luther King Boulevard, Lansing, MI, 48911

LOCATION: 2283 Grand River Avenue
PARCEL ID: 21-176-007
ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-618(2), Nonconforming structures, other than single-family structures, may be altered, expanded, or modernized without prior approval of the Zoning Board of Appeals; provided, that structural alterations or extensions shall not increase the area, height, bulk, use, or extent of the structure and shall satisfy all other applicable site development regulations.
- Section 86-404(b)(3), Side and rear setback adjacent to a residential district. No building, parking, access drive, or other structure shall be less than 100 feet from a residential district line, except a sixty-foot setback shall be required if screening that incorporates a double row of interlocking trees, primarily evergreens, or the equivalent in addition to general screening standards.
- Section 86-756(14), Adjoining the same or any other nonresidential district. Where a parking area, or its associated internal access or service drives, adjoins the same or any other nonresidential zoning district, a landscaped buffer, at least 15 feet wide, shall be provided between the parking area and the property line. A vertical screen shall be erected consisting of a masonry wall, plant material, a landscaped earth berm, or combination thereof, as appropriate for the site, no less than three feet in height.

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: Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - 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
April 10, 2019 6:30 pm

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

The variance requests are to construct an accessory structure (dumpster enclosure) within the 100 foot setback from a residential zoning district and the 15 foot parking setback, expand a nonconforming nonresidential structure, install multiple wall signs on the Grand River Avenue and Grand View Avenue building facades, and to install wall signs on the west elevation of the building which does not contain frontage on a public street at 2283 Grand River Avenue.

7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT
11. POSTSCRIPT – Courtney Wisinski

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:
Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - 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, February 27, 2019 6:30 PM
TOWN HALL ROOM**

PRESENT: Vice Chair Mansour, Members Deschaine, Field-Foster, Lane, Shafer
ABSENT: Chair Beauchine
STAFF: Director of Community Planning and Development Mark Kieselbach, Assistant
Planner Justin Quagliata

1. CALL MEETING TO ORDER

Vice Chair Mansour called the meeting to order at 6:30 pm.

2. APPROVAL OF AGENDA

MEMBER DESCHAIINE MOVED TO APPROVE THE AGENDA AS WRITTEN.

SECONDED BY MEMBER LANE.

VOICE VOTE: Motion carried unanimously.

3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

Wednesday, January 9, 2019.

MEMBER FIELD-FOSTER MOVED TO APPROVE THE MINUTES FROM WEDNESDAY, JANUARY 9, 2019.

SECONDED BY MEMBER LANE.

VOICE VOTE: Motion carried 4-0 (Member Shafer Abstaining)

4. COMMUNICATIONS

None.

5. UNFINISHED BUSINESS

None.

6. NEW BUSINESS

A. ZBA CASE NO. 19-02-27-1 (Sherman), 1282 Mizzen Drive, Okemos, MI 48864

LOCATION: 6425 E. Reynolds Road
PARCEL ID: 02-151-031
ZONING DISTRICT: RB (Single Family-High Density), Lake Lansing Overlay

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

- Section 86-442(f)(5)(c), Rear yards. The rear yard setback shall be consistent with requirements of the underlying zoning district, except the rear yard setback for those lots that directly abut Lake Lansing shall be measured from the ordinary high-water mark of Lake Lansing as defined in Section 86-2.

The applicant is requesting to construct an 850 square foot building addition that encroaches into the required 30 foot rear yard setback at 6425 E. Reynolds Road.

Assistant Planner Quagliata outlined the case for discussion.

Vice Chair Mansour asked the applicant or the applicant's representative if they would like to address the Zoning Board of Appeals (ZBA).

Mr. Steve Sherman, the applicant, 1282 Mizzen Drive, Okemos, stated the single-story addition would connect the existing house and detached garage on the property.

Member Field-Foster asked if the applicant was the current owner of the property and if any neighbors of the property had been contacted.

Mr. Sherman stated that he was not the current owner and some neighbors had been contacted and were present to give comments.

Vice Chair Mansour opened the floor for public comments.

Sue Lohman, 6426 Reynolds Road, Haslett, stated concerns over the impact the proposed addition may have on storm water runoff onto her property.

Member Field-Foster asked if drainage issues would occur on surrounding properties as a result of the proposed addition.

Director Kieselbach responded the property owner would be required to control storm water on their property as to not impact surrounding properties, which is reviewed as part of the building permit process.

Member Field-Foster asked if the drainage concerns would be addressed before reconstructing the east wall of the garage with required fire-retardant materials if the variance is approved.

Director Kieselbach responded modifications to the east wall of the garage, drainage review, and a soil erosion permit would be completed during the building permit process.

Vice Chair Mansour closed the floor for public comments.

Member Shafer asked if the homes to the surrounding the property had been built directly abutting the seawall and if that was relevant to the current variance request.

Assistant Planner Quagliata responded adjacent houses may have been built closer to the seawall, but it was not relevant to the current request.

Vice Chair Mansour stated there were nonconforming houses in the Lake Lansing Overlay District because of the newer codes and the adjacent houses cannot be considered when deciding this variance request.

Member Deschaine stated the properties on Lake Lansing are unique and there are cases of nonconformity where variances were needed to make improvements to the properties.

Member Lane 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. He stated most of the lots in the area are similarly sized and this instance would not be a unique circumstance.

Member Lane read review criteria two which states these special circumstances are not self created. He stated this criteria could be met.

Member Lane read review criteria three which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties. He stated the house could be used for single-family purposes without the variance.

Member Lane read review criteria four which states 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. He stated the current house can be used for its permitted purpose.

Member Lane read review criteria five which states 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 provide substantial justice. He noted the concerns from an adjacent property owner of the impact the variance could have.

Member Lane read review criteria six which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. He stated the variance would change the look of the property and could impact adjacent properties.

Member Lane read review criteria seven which states 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. He stated modification of the overlay district standards were not necessary.

Member Lane read review criteria eight which states granting the variance will be generally consistent with public interest and the purposes and intent of this chapter. He stated the variance request failed to meet other criteria, so criteria eight was also not met.

Member Mansour agreed there were no unique circumstances that existed to meet criteria one.

Member Deschaine agreed review criteria one was not met.

MEMBER LANE MOVED TO DENY THE VARIANCE REQUEST BASED ON THE INABILITY TO MEET REVIEW CRITERIA ONE OF SECTION 86-221 OF THE CODE OF ORDINANCES.

SECONDED BY MEMBER DESCHAINED.

ROLL CALL TO VOTE: YES: Members Lane, Deschaine, Field-Foster, Shafer, Vice Chair
Mansour

NO:
Motion carried unanimously

7. OTHER BUSINESS

None.

8. PUBLIC REMARKS

Vice Chair Mansour opened the floor for public remarks and seeing none closed public remarks.

9. BOARD MEMBER COMMENTS

Member Deschaine stated he will be stepping down from the Zoning Board of Appeals (ZBA) and Township Board Trustee, Courtney Wisinski, will be taking his role.

10. ADJOURNMENT

Meeting adjourned at 7:06 pm.

11. POST SCRIPT

Member Ken Lane.

Respectfully Submitted,
Riley Millard
Recording Secretary

Justin Quagliata

From: Todd Williams <williamsabcjt@yahoo.com>
Sent: Thursday, March 21, 2019 2:56 PM
To: Justin Quagliata; Charlene Williams
Subject: Appeals # 19-04-10-1, Soldan Pet Supplies

Good morning!

We are responding to your letter dated 3-19-19 concerning the location of a " dumpster" on Soldan Pet Supplies property.

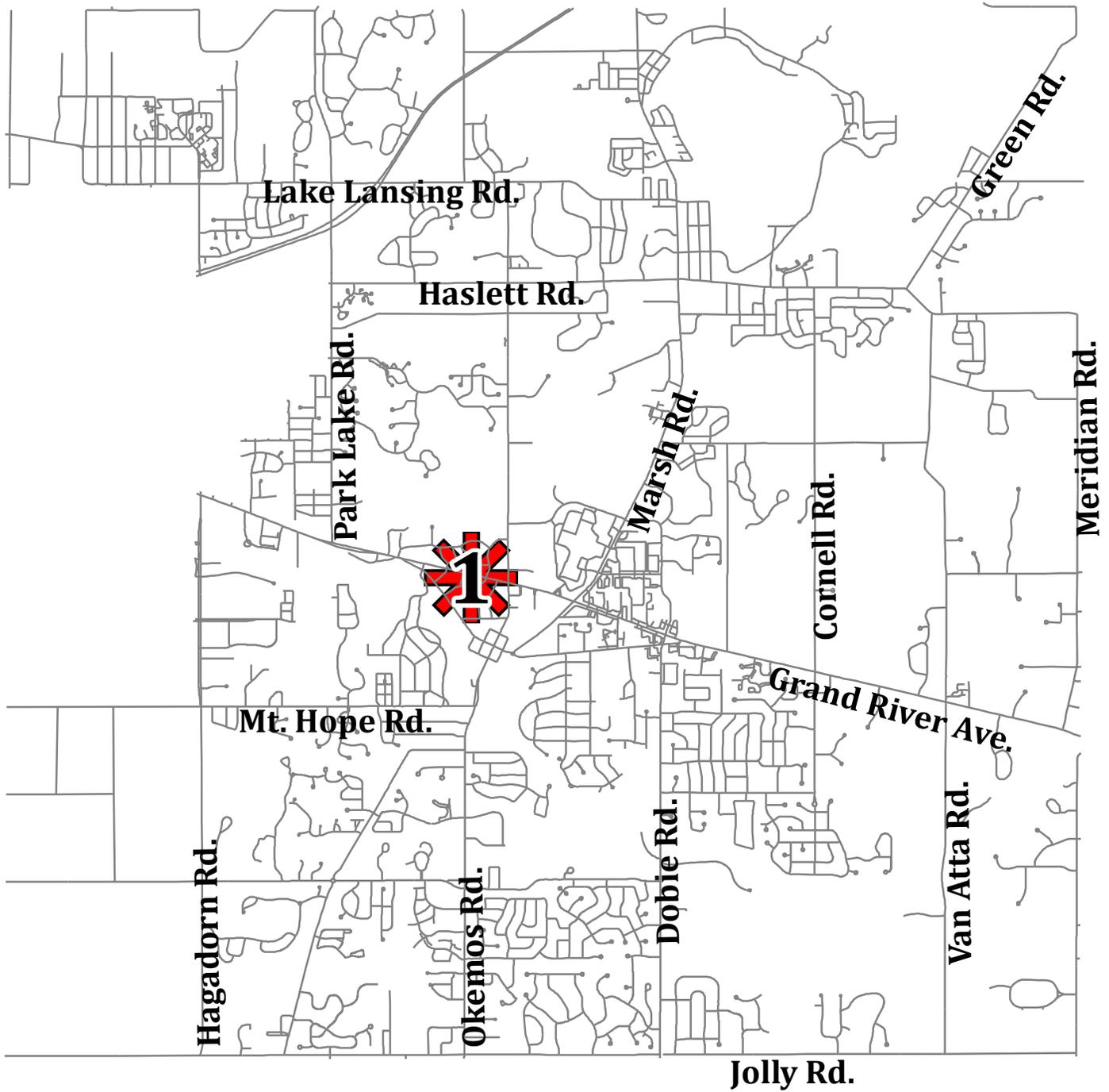
We don't understand why Soldans would want to change the location where it used to be on the SE corner of the lot. It is the closest to the rear door of the building. Wouldn't it make sense to have the dumpster where it would be the easiest to access?

We will consult our legal team prior to the Appeal date.

Sincerely,

Todd and Charlene Williams
9280 Ranger Dr
Stanwood, MI 49346
231-359-1267

Meridian Township



Location Map

 1. ZBA #19-04-10-1 (Soldan's Pet Supplies)

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.
2. These special circumstances are not self-created.
3. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.
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.
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 provide substantial justice.
6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
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.
8. Granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter.



To: Zoning Board of Appeals
From: Justin Quagliata, Assistant Planner
Date: April 4, 2019
Re: ZBA Case No. #19-04-10-1 (Soldan's Pet Supplies)

ZBA CASE NO.: 19-04-10-1 (Soldan's Pet Supplies), 5200 S. Martin Luther King Boulevard, Lansing, MI 48911
LOCATION: 2283 Grand River Avenue
PARCEL ID: 21-176-007
ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-618(2), Nonconforming structures, other than single-family structures, may be altered, expanded, or modernized without prior approval of the Zoning Board of Appeals; provided, that structural alterations or extensions shall not increase the area, height, bulk, use, or extent of the structure and shall satisfy all other applicable site development regulations.
- Section 86-404(b)(3), Side and rear setback adjacent to a residential district. No building, parking, access drive, or other structure shall be less than 100 feet from a residential district line, except a sixty-foot setback shall be required if screening that incorporates a double row of interlocking trees, primarily evergreens, or the equivalent in addition to general screening standards.
- Section 86-756(14), Adjoining the same or any other nonresidential district. Where a parking area, or its associated internal access or service drives, adjoins the same or any other nonresidential zoning district, a landscaped buffer, at least 15 feet wide, shall be provided between the parking area and the property line. A vertical screen shall be erected consisting of a masonry wall, plant material, a landscaped earth berm, or combination thereof, as appropriate for the site, no less than three feet in height.
- Section 86-687(3)(a), Wall signs. One wall sign shall be permitted and may be located flat against the building's front facade or parallel to the front facade on a canopy. For businesses with frontage on more than one public street two signs may be permitted. In no case shall more than one wall sign be located on a facade and no wall sign shall be located on a rear facade.

Addition to a Nonconforming Building

Soldan's Pet Supplies, the applicant, is proposing to construct a 160 square foot building addition onto the west side of the existing commercial building located at 2283 Grand River Avenue. The 0.78 acre (33,976.80 square feet) subject property is zoned C-2 (Commercial) and is located on the southwest corner of Grand River Avenue and Grand View Avenue.

The existing building was constructed in 1950 and is considered nonconforming because it does not meet the 100 foot front yard setback from the centerline of Grand River Avenue or the 25 foot front yard setback from the right-of-way line of Grand View Avenue. The existing building is located 70 feet from the centerline of Grand River Avenue and nine feet from the right-of-way line of Grand View Avenue. Additionally, the building and parking lot do not meet the 100 foot rear yard setback from the RA (Single Family-Medium Density) zoning district to the south. The existing building is located 59 feet from the residential district line and the existing parking lot is located zero feet from the residential district line.

Variances were granted in 1975 (ZBA #75-02-11-3) and 1983 (ZBA #83-05-24-4) to construct additions to the nonconforming building. The applicant intends to construct an addition (vestibule) to the building, which measures 8 feet in width by 20 feet in length (160 square feet). Any addition to a nonconforming nonresidential structure requires approval from the Zoning Board of Appeals.

The existing parking lot is nonconforming. It does not meet the 100 foot setback from the single family zoning district to the south, the 20 foot setback from the Grand View Avenue right-of-way line, or the 15 foot setback from the west property line. Interior landscaping and curb and gutter are not present throughout the parking area. The maneuvering lane through the southern portion of the parking lot is 19.3 feet in width, not the required 23 feet in width. 50 parking spaces are required to serve the building and 37 parking spaces are existing. As the applicant intends only to restripe the parking lot, and not expand its area, parking variances are not required.

Accessory Structure

The applicant intends to construct a new dumpster enclosure which will be located 21 feet from the south property line and 0.5 feet from the west property line. The required setback is 100 feet from the residential zoning district boundary to the south, or 60 feet with a double row of interlocking evergreen trees. Screening is not present along the south property line to qualify for the reduced 60 foot setback. The applicant intends to construct a new six foot tall vertical slat wood fence along the south property line. The dumpster enclosure would encroach 79 feet into the required 100 foot setback from a residential zoning district boundary. The applicant is requesting a 79 foot variance for the proposed dumpster enclosure.

Refuse containers placed in parking areas must meet all applicable off-street parking area setbacks. The applicant is requesting to install the proposed dumpster enclosure 0.5 feet from the west property line. The dumpster enclosure would encroach 14.5 feet into the required 15 foot parking area setback. The applicant is requesting a 14.5 foot variance for the proposed dumpster enclosure.



Wall Signs

Businesses with frontage on more than one public street may be permitted two wall signs, one on each facade facing a public street. Wall signs are allowed up to a size equivalent of one square foot for each one lineal foot of building frontage. The subject site is located on the southwest corner of Grand River Avenue and Grand View Avenue. A wall sign is permitted on the building's east facade facing Grand View Avenue and north facade facing Grand River Avenue. The applicant is proposing to install wall signs on the building's Grand River Avenue, Grand View Avenue, and west elevations. The west elevation does not contain frontage on a public street, but contains the means of public access to the building.

The applicant is proposing wall signs on the Grand View Avenue and west building elevations which read "SOLDAN'S PET SUPPLIES." The Grand View Avenue and west elevations of the building are 119.375 feet in length; the maximum size allowed for a wall sign on the Grand View Avenue elevation is 119.375 square feet. The wall sign proposed on the Grand View Avenue elevation is 114 square feet in size (3' x 38') and the wall sign proposed on the west elevation is 80 square feet in size (3' x 26'-8"). The applicant is requesting a variance to install the wall sign on the west building elevation.

The submitted building elevations show an approximately 45 square foot raised brick paw over the entry on the west facade of the building. The raised brick paw is considered a wall sign. The applicant is requesting a variance to install the raised brick paw.

The submitted building elevations show paw icons attached to the walls of the building. Each paw icon is approximately one square foot in size. The zoning ordinance defines a sign as a name, identification, description, display, or illustration which is affixed to, painted, or represented indirectly upon a building, structure, parcel, or lot and which directs attention to an object, place, product, activity, person, institution, organization or business. The paw icons will draw attention to the building and are considered signs.

There are 40 total paw icons on the building; nine on the Grand View Avenue side of the building, 14 on the Grand River Avenue side of the building, and 17 on the west side of the building. As the applicant proposed a 114 square foot "SOLDAN'S PET SUPPLIES" wall sign on the Grand View Avenue elevation, a variance is requested to install nine paw icons, totaling nine square feet in size, on the Grand View Avenue elevation of the building.

14 paw icons, totaling 14 square feet in size, are proposed on the Grand River Avenue elevation of the building. No other wall sign is proposed on that facade. Note one wall sign, a maximum of 80 square feet in size, would be allowed by right on the north facade of the building. Additionally, the applicant is requesting a variance to install 17 paw icons, totaling 17 square feet in size, on the west elevation of the building.

ZBA Case No. 19-04-10-1 (Soldan's Pet Supplies)
Zoning Board of Appeals (April 10, 2019)
Page 4

To summarize the wall sign variance requests, the applicant is seeking variances to install multiple wall signs on the Grand River Avenue and Grand View Avenue elevations of the building, and to install wall signs on the west elevation of the building, which does not contain frontage on a public street. The additional signage proposed on the Grand View Avenue elevation are nine paw icons totaling nine square feet in size. 14 paw icons totaling 14 square feet in size are proposed on the Grand River Avenue elevation of the building. The wall signs proposed on the west building facade consist of an 80 square foot "SOLDAN'S PET SUPPLIES" sign, an approximately 45 square foot raised brick paw over the entry, and 17 paw icons totaling 17 square feet in size.

Window Signs

The submitted building elevations indicate window signs installed in every window on the Grand River Avenue, Grand View Avenue, and west sides of the building. Window signs cannot exceed more than 40% of the surface area of the window in which they are displayed. Additionally, window signs cannot exceed 10% of the building face of which the window is a part. The window signs neither exceed the 40% nor the 10% maximum standards.

The Board may wish to consider each variance request separately: the variance for an addition to a nonconforming building, the variances to construct the dumpster enclosure, and the sign variances for the Grand River Avenue, Grand View Avenue, and west building elevations.

Attachments

1. Variance application, dated March 14, 2019 and received by the Township on March 14, 2019.
2. Letter from the applicant, dated March 29, 2019 and received by the Township on March 29, 2019.
3. Site plan prepared by DC Engineering, dated October 24, 2018 and received by the Township on March 28, 2019.
4. Building elevations, dated March 27, 2019 and received by the Township on April 3, 2019.
5. Site location map.

G:\COMMUN PLNG & DEV\PLNG\ZBA\2019 ZBA\ZBA 19-04-10\ZBA 19-04-10-1 (Soldan's)\ZBA 19-04-10-1 staff report.zba1

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

VARIANCE APPLICATION

A. Applicant Soldans Pet Supplies - Howard Soldan
Address of Applicant 5200 S. Martin Luther King Blvd Lansing, MI48911
Telephone (Work) 855-765-3267 Telephone (Home) _____
Fax 517-565-0200 Email address: Hsoldan@soldanspet.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 2283 Grand River Ave.
Zoning district C-2 Parcel number 33-02-02-21-176-007

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) 86-404 (B)(3), 86-687 (3)a, 86-618 (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)

Howard Soldan Nicole Soldan 3.14.19
Signature of Applicant Print Name Date

Fee: \$450.00 Received by/Date: Justin Quagliata 3/14/19

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.)

Nicole Soldan 3.14.19
Signature of Applicant(s) Date

Signature of Applicant(s) Date

MERIDIAN TOWNSHIP
ZONING VARIANCE APPLICATION
FOR
PARCEL: 33-02-02-21-176-007; 2283 GRAND RIVER AVE.

Variance Request

Soldan's Pet Supplies is currently renting commercial space in Meridian Township. Soldan's have good relations with Meridian Township and desire to have a permanent location within Meridian Township. To this extent, Soldan's has purchased the property at 2283 Grand River Ave. The property at 2283 Grand River Ave is fully developed and was previously used for retail commercial space. Soldan's will renovate the existing building and make improvements which will enhance the aesthetics of the Grand River Avenue corridor. The existing site layout does not provide for installation of a dumpster enclosure outside of the required setbacks.

Soldan's Pet Supplies is requesting a variance of 14.5 feet for a reduction of the west parking setback from 15 feet to .5 feet and a variance of 79 feet, for a reduction of the south rear yard setback adjacent to residential from 100 feet to 21 feet to construct a dumpster enclosure.

Basic Conditions

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.

The applicant is not aware of similar variances granted for other parcels in the area. The existing site layout creates a unique circumstance. Without the variances, the parcel will not be usable by the Owner to develop and serve the community. The layout does not provide for a reasonable location to install a dumpster enclosure outside of the required setbacks.

2. These special circumstances are not self-created.

These circumstances are not self-created. The parcel is currently fully developed. There is no alternative layout which would provide a reasonable dumpster location.

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

The strict enforcement of the ordinance would create practical difficulties, as the Owner would not be able to relocate their business to this site.

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 practical difficulties will prevent the Owner to relocate their business to this site.

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 provide substantial justice.

Granting the variances will not be contrary to the public interest or spirit of the zoning ordinance. The existing site has historically been used for commercial business operations which is the zoned use of this parcel. The proposed building renovation and other site improvements will enhance the aesthetics of the Grand River Ave Corridor. The existing site development and proposed improvements will provide for safe access to the site.

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

Adjacent parcels will not be affected by granting the requested variances. The proposed site improvements, such as new building facades, additional landscaping and replacing failing chain link fence with new wood fence, will enhance the character of the site and surrounding parcels. The renovation and updating of the property will create a better character for the community and the Grand River Avenue corridor.

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.

The Owner is unaware of any other parcels with the same existing conditions.

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

By granting the requested variances, the community will retain a commercial business that has been a Township resident for many years. It is in the public interest to promote quality development and the Owner is excited to improve the property. The re-development of the site conforms to the Meridian Township Corridor Improvement Authority's vision of a prosperous Grand River Avenue in Meridian Township and creating a prime business destination. The Owners intent to improve the streetscape and their historical good relations with the community and its neighbors in Meridian Township will be an asset to both the residents and the greater business community.

Soldan's Pet Supplies is requesting a variance to allow a wall sign on the west elevation of the building facing their parking lot and identifying their entrance. In addition, Soldan's is not putting wall signage on the north side of the building facing Grand River Ave which is allowed by right.

Basic Conditions

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.

The entrance to the building faces west toward the parking and is the main focus of the building for the customers coming to do business. All other businesses except one from Okemos Rd to Park Lake Rd along Grand River have their customer entrances facing Grand River Ave. That one business has a sign on Grand River Ave and a sign on the parking lot/ entrance side of the building.

2. These special circumstances are not self-created.

The circumstance is not self-created. The building is an existing building with the existing entrance on the west side and no entrances on the Grand River Ave side of the building.

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

The strict enforcement of the ordinance would create practical difficulties, as the Owner would not be able provide signage at their customer entrance.

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 practical difficulties will prevent the Owner from being able to identify their brand and location at the customer entrance which is a serious concern for all retail businesses.

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 provide substantial justice.

Granting the variances will not be contrary to the public interest or spirit of the zoning ordinance. The proposed building renovation and other site improvements will enhance the aesthetics of the Grand River Ave Corridor. The addition of signage on the west side of the building and opting to not put signage on the north side of the building would provide Soldan's with two sign locations which is what the building is allowed by right. As such, the community would not be subjected to any more signage than is already permitted by right. The signs would be fabricated to the sizes allowed in the ordinance.

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

Adjacent parcels will not be affected by granting the requested variances. The proposed site improvements, such as new building facades, additional landscaping and replacing failing chain link fence with new wood fence, will enhance the character of the site and surrounding parcels. The renovation and updating of the property will create a better character for the community and the Grand River Avenue corridor. Signage on the west side of the building instead of the north side of the building will not adversely affect the surrounding area.

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.

All other businesses except one from Okemos Rd to Park Lake Rd along Grand River have their customer entrances facing Grand River Ave. That one business has a sign on Grand River Ave and a sign on the parking lot/ entrance side of the building which is not a signage area by right and must have been granted a variance.

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

By granting the requested variances, the community will retain a commercial business that has been a Township resident for many years. It is in the public interest to promote quality development and the Owner is excited to improve the property. The re-development of the site conforms to the Meridian Township Corridor Improvement Authority's vision of a prosperous Grand River Avenue in Meridian Township and creating a prime business destination. The Owners intent to improve the streetscape and their historical good relations with the community and its neighbors in Meridian Township will be an asset to both the residents and the greater business community.

Soldan's Pet Supplies is requesting a variance to construct an approximately 8'x20' vestibule addition on the west side of the building at the customer entrance. The vestibule will house shopping carts and provide the store and the customers with a weather buffer when entering and exiting the store.

Basic Conditions

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.

The building is an existing non-conforming structure and requires a variance to increase the area of the structure.

2. These special circumstances are not self-created.

The circumstance is not self-created. The building was non-conforming prior to Soldan's purchasing the property.

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

The strict enforcement of the ordinance would create practical difficulties, as the Owner would not be able store carts in a sheltered area outside of the sales floor. It is Soldan's intent to provide energy efficiency and thermal comfort to its customers and employees which would be seriously compromised without a vestibule entrance on the building.

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 practical difficulties will prevent the Owner to relocate their business to this site.

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 provide substantial justice.

Granting the variances will not be contrary to the public interest or spirit of the zoning ordinance. The existing site has historically been used for commercial business operations which is the zoned use of this parcel. The proposed building renovation and other site improvements will enhance the aesthetics of the Grand River Ave Corridor. The existing site development and proposed improvements will provide for safe access to the site and increased energy efficiency of the building and comfort for the users.

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

Adjacent parcels will not be affected by granting the requested variances. The proposed building improvements, such as new building facades and entrance vestibule will enhance the character of the site and surrounding parcels. The renovation and updating of the property will create a better character for the community and the Grand River Avenue corridor.

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.

The condition requiring the variance request is a small addition to a non-conforming structure.

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

By granting the requested variances, the community will retain a commercial business that has been a Township resident for many years. It is in the public interest to promote quality development and the Owner is excited to improve the property. The re-development of the site conforms to the Meridian Township Corridor Improvement Authority's vision of a prosperous Grand River Avenue in Meridian Township and creating a prime business destination. The Owners intent to improve the streetscape and their historical good relations with the community and its neighbors in Meridian Township will be an asset to both the residents and the greater business community.

PARKING CALCULATIONS:

PROVIDED:
 ADA STANDARD ON SITE = 2 SPACES
 = 35 SPACES
 TOTAL PROVIDED = 37 SPACES

PROVIDED LEGAL DESCRIPTION:

1. LOTS 112 & 113 ENTIRE AND ALSO THE EAST 25 FEET OF LOT 114 AND ALSO THE EAST 170 FEET OF THE NORTH 50 FEET OF LOT 115, TOGETHER WITH THE EAST 170 FEET OF THE MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, RECORDED IN LIBER 8 OF PLATS, PAGE 49, INGHAM COUNTY RECORDS

PROPERTY DATA:

PARCEL ADDRESS: 2283 GRAND RIVER AVENUE
 LAND AREA: 0.78 ACRES
 TAX ID NUMBER: 33-02-02-21-176-007

ZONING:

EXISTING PARCEL ZONING: C-2
 PROPOSED PARCEL ZONING: C-2

LAYOUT NOTES:

1. PARKING LOT STRIPING SHALL BE TWO COATS MDOT REGULAR DRY PAINT PLACED NO EARLIER THAN 14 DAYS AFTER PAVING. BARRIER FREE SPACES SHALL BE STRIPED WITH 4" BLUE. ALL OTHER SPACES SHALL BE 4" YELLOW.

LEGEND:

STORMWATER FLOW ARROW

OWNER	H & N SOLDANS LLC 5200 S. MARTIN LUTHER KING BLVD LANSING, MI 48911 (855)-765-3267
ARCHITECT	TO BE DETERMINED
ENGINEER	DC ENGINEERS PC 1210 NORTH CEDAR ST. SUITE B LANSING, MICHIGAN 48906 (517) 852-7866
CONTRACTOR	TO BE DETERMINED

GRAPHIC SCALE



REVISIONS



1210 N. CEDAR ST. SUITE B
 LANSING, MICHIGAN 48906
 PH: (517) 853-7866

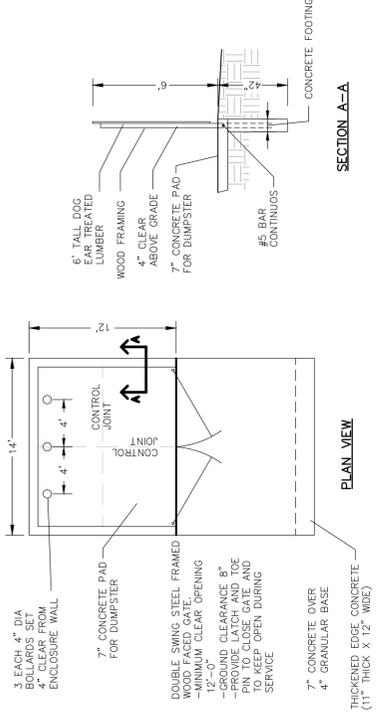
**2283 GRAND RIVER AVENUE
 CIVIL - SITE USE PLAN**

PLANS PREPARED FOR:

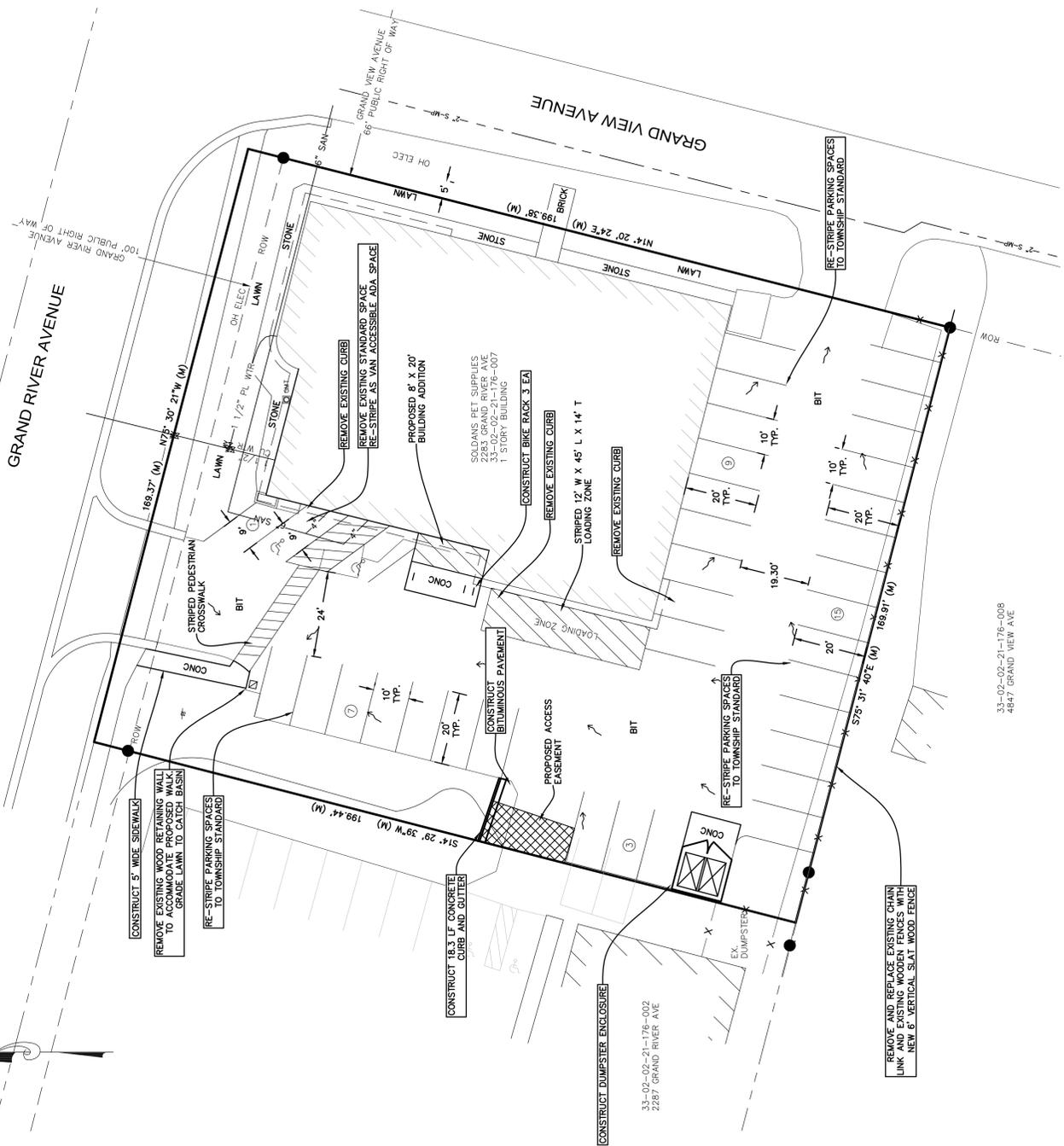
H & N SOLDANS LLC
 5200 S. MARTIN LUTHER KING BLVD
 LANSING, MI 48911
 (855)-765-3267

SCALE: 1" = 20'
 DATE: 10-24-2018
 DRAWN BY: AUS
 REVIEWED BY: KRK
 SHEET: 1 OF 1

Call MISS DIG
 3 full working days before you dig.
 Michigan's One-Call Utility Notification Organization
 1-800-482-7171
 on the net at: www.missdig.org

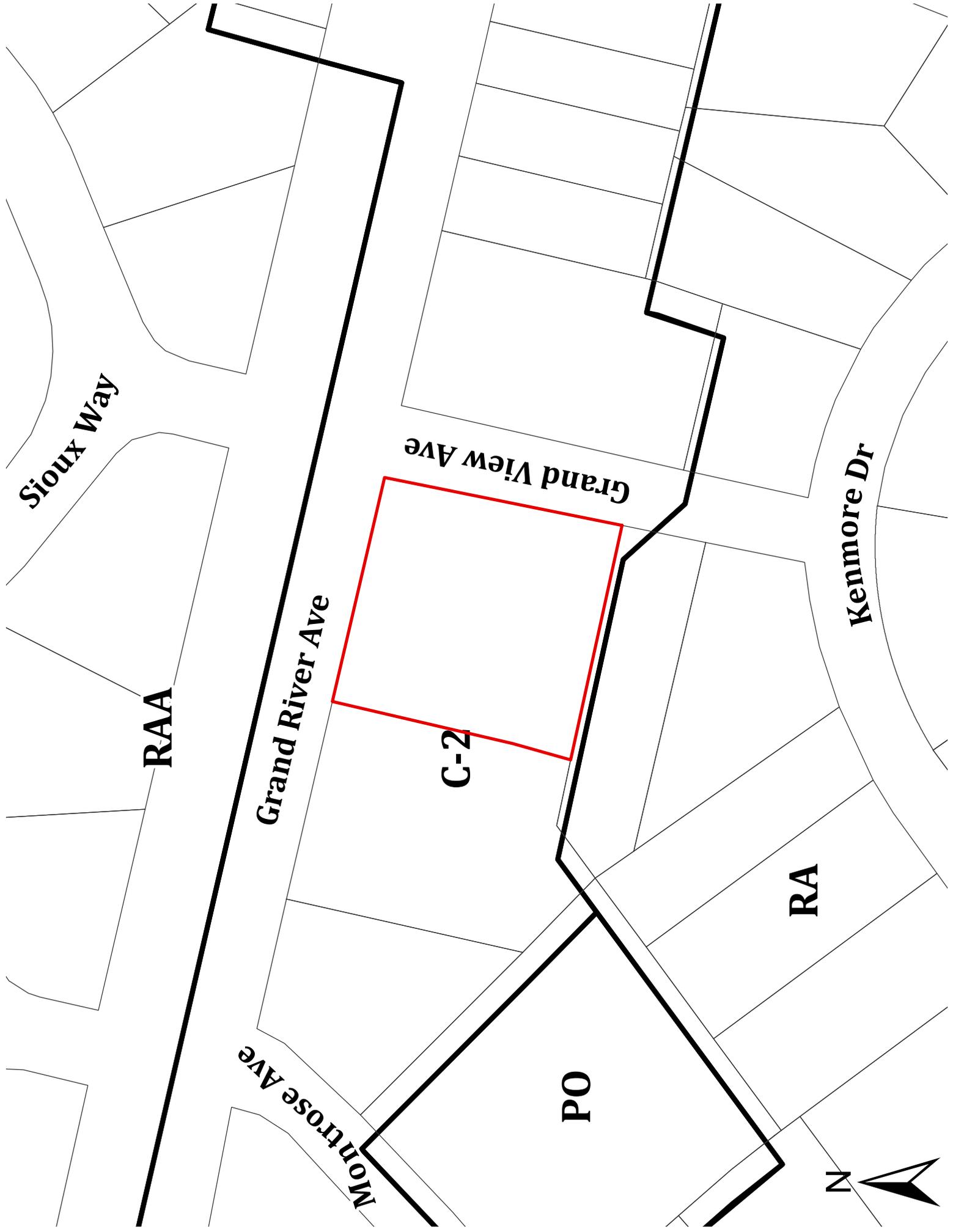


CONCRETE PAD AND SCREENING FENCE FOR DUMPSTER
 NOT TO SCALE



33-02-02-21-176-008
 4847 GRAND VIEW AVE

33-02-02-21-176-002
 2287 GRAND RIVER AVE



Sioux Way

RAA

Grand River Ave

Grand View Ave

Kenmore Dr

C-2

RA

PO

Montrose Ave

