

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING ZONING BOARD OF APPEALS 2023
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
Wednesday, December 18, 2024, 6:30 pm

PRESENT: Chair Mansour, Vice-Chair Koenig, Member Brooks, Member Trezise

ABSENT: Member Bennett

STAFF: Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Mansour called the December 18th, 2024, regular meeting for the Meridian Township Zoning Board of Appeals to order at 6:30 pm. Chair Mansour called the roll of the Board. Member Bennett absent.

2. APPROVAL OF THE AGENDA

Member Trezise moved to approve the agenda for the December 18th, 2024, regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Vice-chair Koenig.

ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Members Brooks, Trezise
NAYS: None
Motion carried: 4-0

3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES

Chair Mansour moved to approve the minutes from the September 18th, 2024, regular meeting for the Meridian Township Zoning Board of Appeals with correction. Seconded by Member Trezise.

ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Members Brooks, Trezise
NAYS: None
Motion carried: 4-0

4. COMMUNICATIONS
NONE

5. UNFINISHED BUSINESS
NONE

6. NEW BUSINESS

A. ZBA CASE NO. 24-11 (Grand Reserve), Mayberry Homes, 1650 Kendale Blvd. #200, East Lansing MI 48823

LOCATION: 4700 Everwood Lane & 1542, 1536, 1518, 1516 Woodland Way
PARCEL ID: 22-276-010
ZONING DISTRICT: RD (Multiple Family, 8 d/u per acre)

The variances requested are to allow decks to encroach into the wetland setback.

Principal Planner Shorkey outlined the case for discussion.

Nathan Smith, representative for the applicant, provided an explanation for the request.

Chair Mansour asked Mr. Smith to provide more information regarding his basis for the request. Mr. Smith stated that most of the units in the development have their decks constructed in the back and clarified that this variance would provide that uniformity for all of the units. Chair Mansour asked if the variance was being requested for aesthetic or practical purposes. Mr. Smith clarified that it is for aesthetic reasons.

Chair Mansour asked if the decks could be considered individually. Principal Planner Shorkey indicated that they could.

Vice-chair Koenig stated that the builder and the developer have options to build the decks without them being in the wetland setback and asked to table the case until the developer can provide more input to answer Member questions.

Vice-Chair Koenig moved to table ZBA Case No. 24-11 (Grand Reserve). Seconded by Chair Mansour

ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Members Brooks, Trezise

NAYS: None

Motion carried: 4-0

B. ZBA CASE NO.: 24-12 (6499 Heathfield), Maya Murshak & Steven Parks, 2474 Barnsbury Rd, East Lansing, MI 48823

LOCATION: 6499 Heathfield Drive
PARCEL ID: 04-100-020
ZONING DISTRICT: RAA (Single Family, Low Density)

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

- Section 86-471(b)(1), all structures and grading activities shall be setback from the edge of a water feature as follows: Wetlands regulated by the Township, the state, or by federal law equal to or greater than two acres in area; 40 feet.
- Section 86-372(d)(5)(a), Front Yard Setback. 25 feet

Principal Planner Shorkey outlined the case for discussion.

Tim Mrozowski, representative for the applicant, provided an explanation for the request.

John Andrus, representative for the applicant, added some information to Mr. Mrozowski's

explanation, stressing that the variances are primarily being requested to allow space for a work zone not for the permanent structure.

Member Trezise noted that he viewed the site and agreed that it is a difficult site to plan and questioned why there is no frontage at the street. Principal Planner Shorkey gave information about how the Bath Township Planning Director approved access to Heathfield Drive because the street is in Bath Township while the property is in Meridian Township.

Member Brooks asked if there was any consideration to scaling the house back in order to avoid needing the variances. Mr. Mrozowski explained the needs of the applicant.

Chair Mansour recognized the effort the applicant has put forth to build on the property and stated her appreciation that the variance requests are with respect to protecting the wetland space. Member Trezise concurred.

Chair Mansour determined that the variances requested meet the first criteria.

Chair Mansour determined that the variances requested meet the second criteria.

Chair Mansour determined that the variances requested meet the third criteria. Member Brooks disagreed with regards to the wetland setback variance request.

Chair Mansour determined that the variances requested meet the fourth criteria.

Chair Mansour determined that the variances requested meet the fifth criteria.

Chair Mansour noted the three staff recommendations. Mr. Mrozowski and Mr. Andrus indicated that they could meet those recommendations.

Member Brooks moved to approve the variance for Ordinance 86-372/86-367 front yard setback to allow the planned house to be located no closer than 12.2 feet from the northern property line with a variance of 12.8 feet and the recommended conditions provided by the staff for ZBA Case No. 24-12 (6499 Heathfield). Seconded by Chair Mansour.

ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Members Brooks, Trezise

NAYS: None

Motion carried: 4-0

Chair Mansour moved to approve variance for Ordinance 86-471 setback from water features to allow a maximum of 2.5 feet of deck and roof overhangs to project over the wetland buffer line with the three recommended conditions provided by the staff for ZBA Case No. 24-12 (6499 Heathfield). Seconded by Member Trezise.

ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Member Trezise

NAYS: Member Brooks

Motion carried: 3-1

Member Trezise moved to approve the variance for Ordinance 86-471 setback from water features to allow for a 9 foot variance for limited earthwork in the buffer zoning if needed for the excavation and installation of building foundations and deck posts and to repair eroded areas of imported nonstructural fill that has been placed on the site over time with the three recommended conditions provided by the staff for ZBA Case No. 24-12 (6499 Heathfield). Seconded by Chair Mansour.

ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Member Trezise

NAYS: Member Brooks

Motion carried: 3-1

7. OTHER BUSINESS

A. 2025 Meeting Calendar

Vice Chair Koenig moved to adopt the resolution approving the 2025 Zoning Board of Appeals Meeting Schedule. Supported by Member Trezise.

ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Members Brooks, Trezise

NAYS: None

Motion carried: 4-0

8. PUBLIC REMARKS

NONE

9. BOARD MEMBER COMMENTS

Chair Mansour thanked the Board Members for their thoughtful discourse.

10. ADJOURNMENT

Chair Mansour adjourned the December 18th, 2024 regular meeting for the Meridian Township Zoning Board of Appeals. Approved unanimously.

Meeting adjourned at 8:18 pm.