



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING  
October 9, 2019 6:30 pm

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1. CALL MEETING TO ORDER\*
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
  - A. Wednesday, September 18, 2019
4. COMMUNICATIONS
  - A. Bear Lake Homeowners Association RE: ZBA #19-09-18-4
5. UNFINISHED BUSINESS
6. NEW BUSINESS

**A. ZBA CASE NO. 19-10-09-1 (Schoen & Schneider), 6102 Columbia Street, Haslett, MI, 48840**

LOCATION: 6102 Columbia Street  
PARCEL ID: 03-476-001  
ZONING DISTRICT: RB (Single Family-High Density), Lake Lansing Overlay

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

- Section 86-442(f)(9)(a), Maximum driveway coverage. A driveway shall not occupy more than 50 percent of the total area of the front yard for residential lots created prior to October 5, 1960, and are less than 65 feet in width at the street line.

The variance request is to install a driveway which exceeds the maximum allowed coverage of the front yard at 6102 Columbia Street.

**B. ZBA CASE NO. 19-10-09-2 (O'Reilly Auto Enterprises, LLC), 233 S. Paterson, Springfield, MO, 65802**

DESCRIPTION: 2703 Grand River Avenue  
TAX PARCEL: 20-203-012  
ZONING DISTRICT: C-2 (Commercial)

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

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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



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- Section 86-441(e)(6), Access management standards. Based on the posted speed limit along the public street segment, access points shall have a minimum of 350 feet of spacing provided from other access points along the same side of the street, measured centerline to centerline.
- Section 86-441(e)(8), Access management standards. Based on the posted speed limit along the public street segment, access points shall be aligned with driveways on the opposite side of the street or offset 630 feet, measured centerline to centerline. The Director of Community Planning and Development may reduce this to not less than 150 feet where the offsets are aligned to not create left-turn conflicts.
- Section 86-441(e)(9), Access management standards. The minimum required driveway spacing from the intersection of Grand River Avenue and a Collector or Local street is 200 feet, measured pavement edge to pavement edge.
- Section 86-755, Schedule of requirements for parking space. Parking space shall be provided in accordance with the design standards of this chapter and according to this schedule: for commercial centers having a gross floor area (GFA) less than 25,000 square feet, 5 spaces per 1,000 square feet (minimum) to 5.5 spaces per 1,000 square feet (maximum).

The variance requests are to construct a driveway that would not meet the setback from an existing driveway along the same side of the street, the required offset from an existing driveway on the opposite side of the street, and the setback from a street intersection. A variance to construct a parking lot without the required number of parking spaces is also requested. The subject site is located at 2703 Grand River Avenue.

7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

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