



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
May 20, 2026 6:30 pm

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. February 18, 2026 Meeting Minutes
4. COMMUNICATIONS
 - A. Michael & Jacqueline Christie, 5937 Potter, RE: ZBA #26-06
5. UNFINISHED BUSINESS
6. NEW BUSINESS
 - A. **ZBA CASE NO.: 26-05 (1614 & 1622 Grand River), TG Properties Meridian LLC, 3450 Okemos Rd., Okemos, MI 48864**
LOCATION: 1614 & 1622 Grand River & V/L 25-252-006
PARCEL ID: 22-426-009, 22-401-013, & 22-252-006
ZONING DISTRICT: C-2 (Commercial)
The applicant has requested a variance to exceed the maximum number of vehicle fueling stations at 1614 & 1622 Grand River & V/L 25-252-006.
 - B. **ZBA CASE NO.: 26-06 (1589 Lake Lansing), Mayfair Real Estate LLC, 1589 Lake Lansing Rd., Haslett, MI 48840**
LOCATION: 1589 Lake Lansing Road
PARCEL ID: 10-228-025
ZONING DISTRICT: C-1 (Commercial)
The applicant is proposing to add an outdoor fridge that does not meet the required accessory structure setback from buildings at 1589 Lake Lansing Road.
7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

Variance requests may be subject to change or alteration upon review of request during preparation of the staff memorandum. Therefore, Sections of the Code of Ordinances are subject to change. Changes will be noted during public hearing meeting.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:
Assistant Planner Keith Chapman, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING ZONING BOARD OF APPEALS 2026
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
Wednesday, February 18th, 6:30 pm

PRESENT: Chair Mansour, Vice-Chair Koenig, Member Benoit, Member Trezise, Member Nahum
ABSENT: None
STAFF: Associate Planner Chapman
Director Schmitt

1. CALL MEETING TO ORDER

Chair Mansour called the January 21, 2026, regular meeting for the Meridian Township Zoning Board of Appeals to order at 6:31 pm. Chair Mansour called the roll of the Board.

2. APPROVAL OF THE AGENDA

Member Trezise moved to approve the agenda for the February 18, 2026, regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Nahum.

ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Member Benoit, Member Trezise, Member Nahum
NAYS: None
Motion carried: 5-0

3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES

NONE

4. COMMUNICATIONS

- A. Joel Buczkowski, 564 Piper, RE: ZBA #26-04
- B. Brent Carpenter, 5360 Van Atta, RE: ZBA #26-04

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.

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.

Chair Mansour stated that the request meets criteria one.

Chair Mansour stated that the request does not meet the second criteria.

Chair Mansour stated that the request meets criteria three.

Chair Mansour stated that the request meets criteria four.

Chair Mansour stated that the request meets criteria five.

Member Trezise moved to deny the variance from Section 86-368 (d)(2), Minimum interior lot width. 200 feet requested for ZBA Case No. 26-01 (2403 Haslett), Konstantinos Marselis, 1289 Creek Pointe, Rochester, MI 48307. Seconded by Member Nahum.

ROLL CALL VOTE

**YEAS: Chair Mansour, Vice-Chair Koenig, Member Hershisier, Member Nahum
NAYS: Member Benoit**

Motion carried: 4-1

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.

Associate Planner Chapman gave an overview of the application.

Ron Holsworth of Foresight Supersign, provided an overview of the scope of the work.

Chair Mansour stated that the request meets criteria one.

Chair Mansour stated that the request meets criteria two.

Chair Mansour stated that the request meets criteria three.

Chair Mansour stated that the request meets criteria four.

Chair Mansour stated that the request meets criteria five.

Member Koenig moved to grant the variance from Section 86-687 (2)(c) and Section 86-687 (2)(a) requested for ZBA Case No. 26-02 (2843 Grand River), Foresight Supersign, 1200 Marquette Street, Lansing, MI 48906. Seconded by Member Trezise.

ROLL CALL VOTE **YEAS: Chair Mansour, Vice-Chair Koenig, Member Benoit, Member Nahum, Member Trezise**
NAYS: None

Motion carried: 5-0

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.

Associate Planner Chapman gave an overview of the application.

Cheryl Schubel, the applicant, provided an overview for the scope of the work.

Nick Lipinsi, the builder, spoke about the construction of the three seasons room

Chair Mansour stated that the request meets criteria one.

Chair Mansour stated that the request meets criteria two.

Chair Mansour stated that the request meets criteria three.

Chair Mansour stated that the request meets criteria four.

Chair Mansour stated that the request meets criteria five.

Member Nahum moved to grant the variance requested for ZBA Case No. 26-03 (5288 Haversham), Cheryl A. Schubel, 5288 Haversham Drive, Haslett, MI 48840. Seconded by Member Brooks.

ROLL CALL VOTE **YEAS: Chair Mansour, Vice-Chair Koenig, Member Benoit, Member Nahum, Member Trezise**
NAYS: None

Motion carried: 5-0

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.

Associate Planner Chapman gave an overview of the application.

Jim Giguere, the applicant's representative, provided an overview for the scope of the work.

Kathy at 809 Piper, Kalen 630 Piper, and Christian 703 Piper all spoke in opposition to the variance.

Chair Mansour stated that the request meets criteria one.

Chair Mansour stated that the request does not meet criteria two.

Chair Mansour stated that the request does not meet criteria three.

Chair Mansour stated that the request possibly meets criteria four.

Chair Mansour stated that the request possibly meets criteria five.

Member Trezise moved to deny the variance requested for ZBA Case #26-04 (5384 Van Atta), January Chvala, 5384 Van Atta Road, Haslett, MI 48840. Seconded by Member Benoit.

ROLL CALL VOTE **YEAS: Chair Mansour, Vice-Chair Koenig, Member Benoit, Member Nahum, Member Trezise**
NAYS: None

Motion carried: 5-0

7. OTHER BUSINESS

A. 2026 Election of Officers

Member Koenig moved to reappoint Chair Mansour. Seconded by Member Trezise.

ROLL CALL VOTE **YEAS: Chair Mansour, Vice-Chair Koenig, Member Benoit, Member Nahum, Member Trezise**
NAYS: None

Motion carried: 5-0

Chair Mansour moved to reappoint Vice-Chair Koenig. Seconded by Member Trezise.

ROLL CALL VOTE

**YEAS: Chair Mansour, Vice-Chair Koenig, Member Benoit, Member Nahum, Member Trezise
NAYS: None**

Motion carried: 5-0

8. PUBLIC REMARKS

NONE

9. BOARD MEMBER COMMENTS

NONE

10. ADJOURNMENT

Chair Mansour adjourned the February 18th, 2026 regular meeting for the Meridian Township Zoning Board of Appeals. Approved unanimously.

Meeting adjourned at 9:21 pm.

Keith Chapman

From: Jackie Christie <jkchristie6399@yahoo.com>
Sent: Monday, May 11, 2026 8:37 AM
To: Keith Chapman
Subject: ZBA #26-06 Mayfair Outdoor Fridge

You don't often get email from jkchristie6399@yahoo.com. [Learn why this is important](#)

This email confirms that we are in support of this variance request for an outdoor fridge for the Mayfair Bar.

Michael and Jacqueline Christie
5937 Potter
Haslett, MI 48840

[Sent from Yahoo Mail for iPad](#)

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: May 13, 2026
Re: ZBA Case No. #26-05 (1614 & 1622 Grand River)

ZBA CASE NO.: 26-05 (1614 & 1622 Grand River), TG Properties Meridian LLC, 3450 Okemos Rd., Okemos, MI 48864
LOCATION: 1614 & 1622 Grand River & V/L 25-252-006
PARCEL ID: 22-426-009, 22-401-013, & 22-252-006
ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-404 (e)(13)(b)(1), No gasoline service station shall have more than 10 vehicle fueling stations.

TG Properties Meridian LLC, the applicant, has requested a variance to exceed the maximum number of vehicle fueling stations at 1614 & 1622 Grand River & V/L 25-252-006. The approximate 8.7-acre site is zoned C-2 (Commercial).

The applicant is proposing to construct a 9,810 square foot Tailgaters gas station, convenience store, and drive-thru restaurant. A Special Use Permit (SUP #26007) was approved by the Planning Commission on April 27, 2026. As a condition of approval, the Planning Commission placed the condition that the approval of the site plan is contingent upon the granting of the variance by the Zoning Board of Appeals to increase the number of fueling stations from 10 to 16.

The Zoning Ordinance only allows gas stations to have a maximum of 10 fueling stations. The applicant is proposing 16 fueling stations. A variance of 6 fueling stations is requested.

Attachments

1. Variance application
2. Site location map



April 14th, 2026

ATTN: Meridian Township ZBA
5151 Marsh Rd
Okemos, MI 48864

Request for Variance - 86-404 Fueling Positions

I am requesting a variance from section 86-404 to install 16 fueling positions instead of 10 allowed by code. This property is different from others governed by this ordinance because of its position on the North side of Grand River Ave's high traffic corridor. The additional fueling positions will reduce on site congestions, stacking, and unsafe vehicle movement.

- With only 10 positions:
 - Cars will queue into drive aisles
 - Potential spillback into public roads
 - Conflict between guests jostling for a pump
- With 16 positions:
 - Vehicles disperse efficiently
 - Reduced idling while waiting for the next fueling position to open
 - Better emergency access

Looking at some of our nearest neighbors with the same use, you can see 10 fueling positions is problematic. The parking lot is overcrowded with vehicles often hanging out into the driveways. Pedestrians attempting to enter the facility are often left dodging vehicles around tight spaces.

With Tailgaters being the first proposed fueling station on the north side of Grand River for several miles in either direction, a very similar outcome could be expected if limited to 10 fueling positions.

Although just barely outside of Meridian Township limits, our Okemos Rd location is a prime example of an underdeveloped station. This station has 12 fueling positions and still faces queuing issues into Okemos Rd from time to time. The Okemos Rd Tailgaters is located in a very similar high traffic corridor when compared to traffic counts on Grand River Ave.

We looked at multiple layouts, and 16 is the minimum needed to safely accommodate projected demand without congestion. This request is not about increasing intensity beyond what the site can support. It is about designing the site in a way that safely accommodates the traffic it will already generate. Limiting the site to 10 fueling positions would create congestion and unsafe

conditions, while 16 allows for proper circulation, reduced stacking, and improved safety for our guests and the public roadway.

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.

If the project continues, it would be the first gas station on the North side of Grand River Avenue for several miles in either direction. The projected demand for fuel on the North side of Grand River could not be sustained safely by only providing 10 fueling positions. It would create unsafe stacking both into drive aisles and possibly into public roadways. Comparing this to similar stations within the same zoning district but in the South side of Grand River, you can see evidence of overcrowding and unsafe vehicle movement when limited to 10 fueling positions. Overcrowding also presents a safety hazard for pedestrians attempting to enter the storefront.

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 interpretation and enforcement of the zoning ordinance would result in practical difficulties by limiting the reasonable use and development of the property for a permitted commercial purpose. Without the requested variance, the property cannot be utilized in a manner consistent with other properties in the district, thereby creating an unnecessary hardship in achieving functional and economically viable use of the 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. The requested variance represents the minimum deviation necessary to allow reasonable use of the property while still maintaining the intent and spirit of the zoning ordinance. The proposal has been carefully designed to minimize impacts and ensure compliance with all other applicable regulations. Granting the variance will uphold public safety and preserve orderly development.

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

Granting the variance will not adversely affect adjacent properties or alter the essential character of the surrounding area. The proposed use and any associated improvements are consistent with the existing commercial nature of the corridor along Grand River Avenue. The project will be compatible in scale, design, and function with neighboring properties and will not create negative impacts related to traffic, noise, or visual appearance.

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

The requested variance is consistent with the public interest and the overall purpose and intent of the zoning ordinance. Approval will support appropriate commercial development, contribute positively to the local economy, and enhance the usability of the property without compromising community standards or welfare. The variance aligns with the Township's planning goals and promotes responsible land use.

I appreciate your consideration of my request.

Jeff Haddad

Tailgaters

c | 517-927-3849

e | Jeff@mytailgaters.com

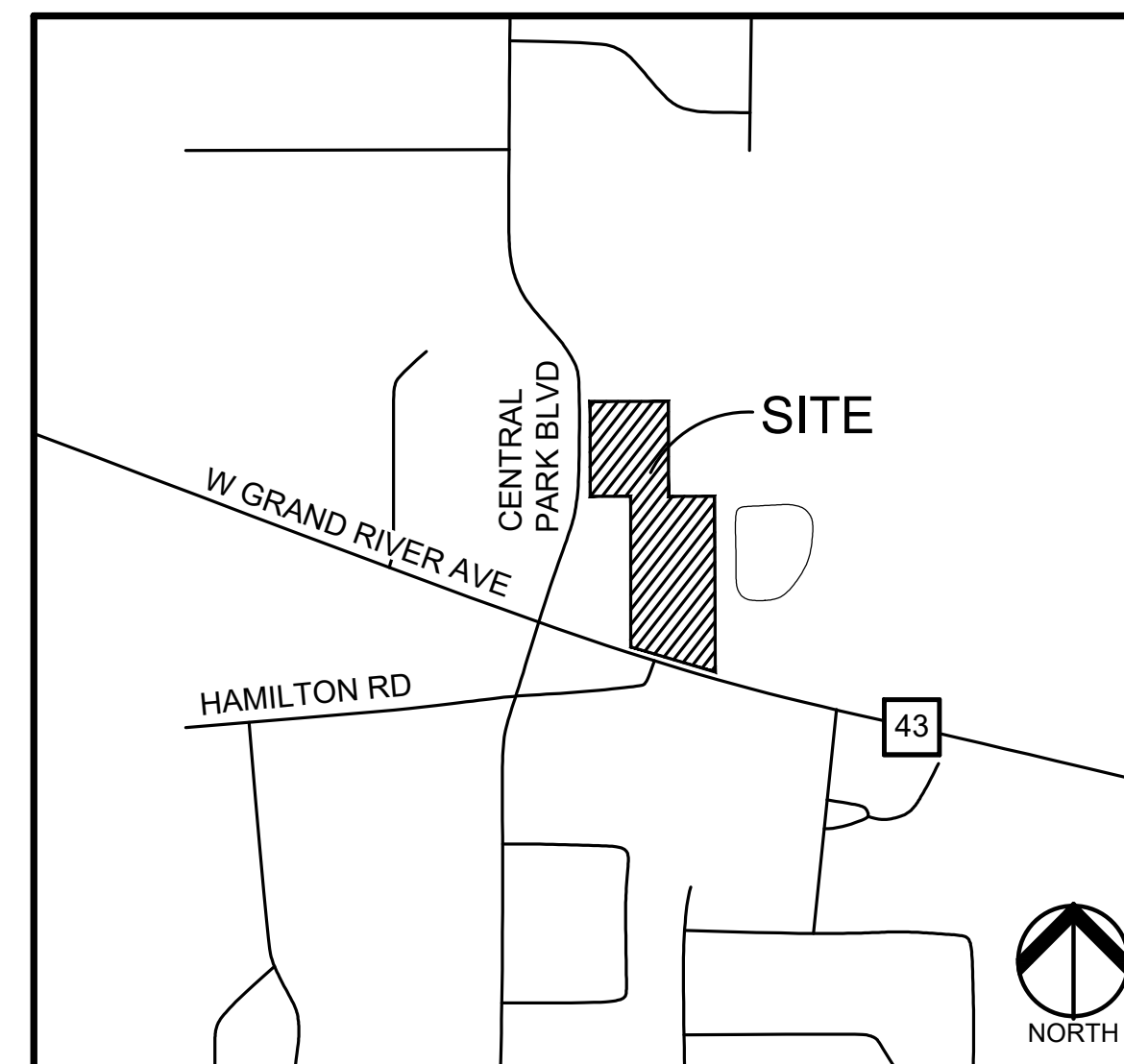
PRELIMINARY SITE PLANS FOR SPECIAL LAND USE APPROVAL

TAILGATERS

1613, 1622 GRAND RIVER AVENUE & CENTRAL PARK AVENUE
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY SITE PLAN
L-1.0	PRELIMINARY LANDSCAPE PLAN
T-1.0	TREE AND NATURAL FEATURE PLAN
T-1.1	TREE LIST
<u>ARCHITECTURAL PLANS</u>	



LOCATION MAP
NO SCALE

DESIGN TEAM

OWNER	CIVIL ENGINEER
TG PROPERTIES MERIDIAN LLC 3450 OKEMOS ROAD OKEMOS, MI 48309 CONTACT: JEFF HADDAD PHONE: 517.927.3849 EMAIL: JEFF@MYTAILGATERS.COM	PEA GROUP 2379 WOODLAKE DRIVE, SUITE 480 OKEMOS, MI 48864 CONTACT: BRUCE WALLACE, PE PHONE: 810.333.3924 EMAIL: BWALLACE@PEAGROUP.COM
	LANDSCAPE ARCHITECT
	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JANET EVANS, PLA PHONE: 844.813.2949 EMAIL: JEVANS@PEAGROUP.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	2/27/2026

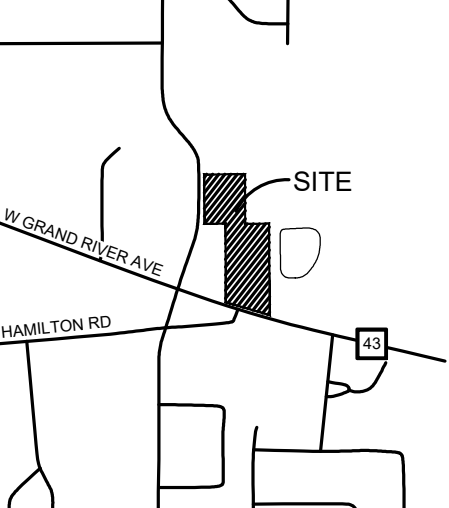
NOT FOR CONSTRUCTION



0 20 40 80
SCALE: 1" = 40'



CAUTION!!
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
TG PROPERTIES LLC
3450 OKEMOS ROAD
OKEMOS, MICHIGAN 48864

PROJECT TITLE
TAILGATERS
1613, 1622 GRAND RIVER AVENUE
& CENTRAL PARK AVENUE
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:
FEBRUARY 27, 2026

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO.	25-1290
P.M.	BW
DN.	BA
DES.	BA

DRAWING NUMBER:

L-1.0

NOT FOR CONSTRUCTION

KEY:

	= CANOPY TREES		= SWALE SEED MIX
	= LARGE EVERGREEN TREE		= ECONOMY PRAIRIE SEED MIX
	= SHRUBS		= PLANTINGS TO BE DETAILED AT CDS
	= EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE		= LAWN
			= SNOW STORAGE AREA
			= PARKING LOT LANDSCAPE AREA
			= BUILDING PERIMETER LANDSCAPE AREA

LANDSCAPE CALCULATIONS:
PER MERIDIAN TOWNSHIP ZONING ORDINANCE (C-2) COMMERCIAL

§ 86-402 (7) SERVICE AND LOADING AREAS
REQUIRED: SERVICE AND LOADING AREAS SHALL BE SCREENED FROM ADJACENT RESIDENTIAL PROPERTIES
PROPOSED: UPRIGHT EVG AT TRASH ENCLOSURE

§ 86-402(13) TRANSITION STRIPS
REQUIRED: WHERE PROJECT IS ADJACENT TO RESIDENTIAL TRANSITION STRIP MUST BE 100' WIDE AND CONTAIN PLANT MATERIAL, STRUCTURAL FENCES, OR WALLS. NO PART OF THE STRIP MAY BE USED FOR ANY OTHER FUNCTION.
PROPOSED: 100' WIDE LANDSCAPE AREA WITH EXISTING TREES TO REMAIN

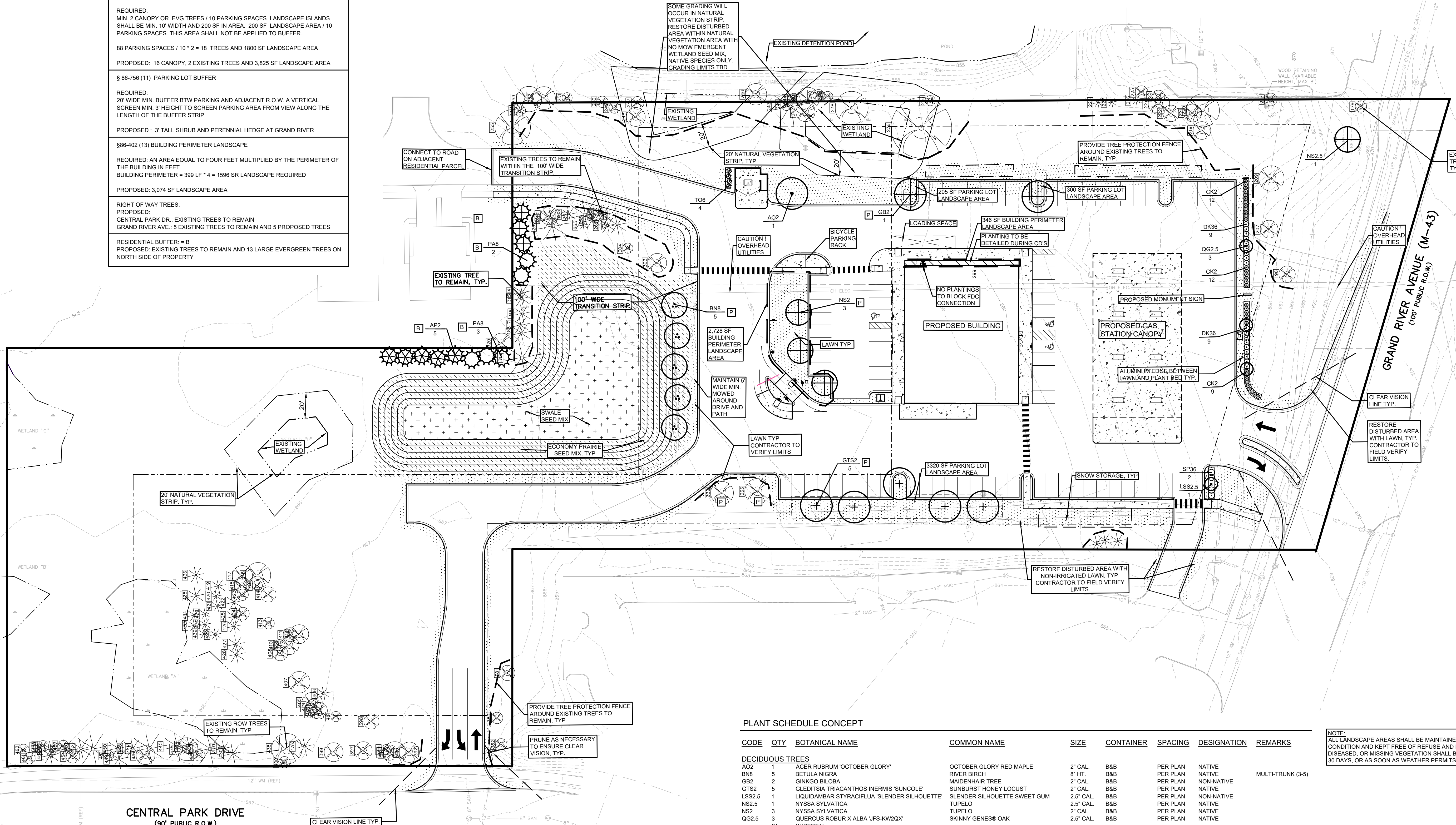
§ 86-758 PARKING LOT LANDSCAPING = P
REQUIRED: MIN. 2 CANOPY OR EVG TREES / 10 PARKING SPACES. LANDSCAPE ISLANDS SHALL BE MIN. 10' WIDTH AND 200 SF IN AREA. 200 SF LANDSCAPE AREA / 10 PARKING SPACES. THIS AREA SHALL NOT BE APPLIED TO BUFFER.
88 PARKING SPACES / 10' * 2 = 18 TREES AND 1800 SF LANDSCAPE AREA
PROPOSED: 16 CANOPY, 2 EXISTING TREES AND 3,825 SF LANDSCAPE AREA

§ 86-756 (11) PARKING LOT BUFFER
REQUIRED: 20' WIDE MIN. BUFFER BTW PARKING AND ADJACENT R.O.W. A VERTICAL SCREEN MIN. 3' HEIGHT TO SCREEN PARKING AREA FROM VIEW ALONG THE LENGTH OF THE BUFFER STRIP
PROPOSED: 3' TALL SHRUB AND PERENNIAL HEDGE AT GRAND RIVER

§ 86-402 (13) BUILDING PERIMETER LANDSCAPE
REQUIRED: AN AREA EQUAL TO FOUR FEET MULTIPLIED BY THE PERIMETER OF THE BUILDING IN FEET
BUILDING PERIMETER = 399 LF * 4 = 1596 SR LANDSCAPE REQUIRED
PROPOSED: 3,074 SF LANDSCAPE AREA

RIGHT OF WAY TREES:
PROPOSED: CENTRAL PARK DR.: EXISTING TREES TO REMAIN
GRAND RIVER AVE.: 5 EXISTING TREES TO REMAIN AND 5 PROPOSED TREES

RESIDENTIAL BUFFER: = B
PROPOSED: EXISTING TREES TO REMAIN AND 13 LARGE EVERGREEN TREES ON NORTH SIDE OF PROPERTY

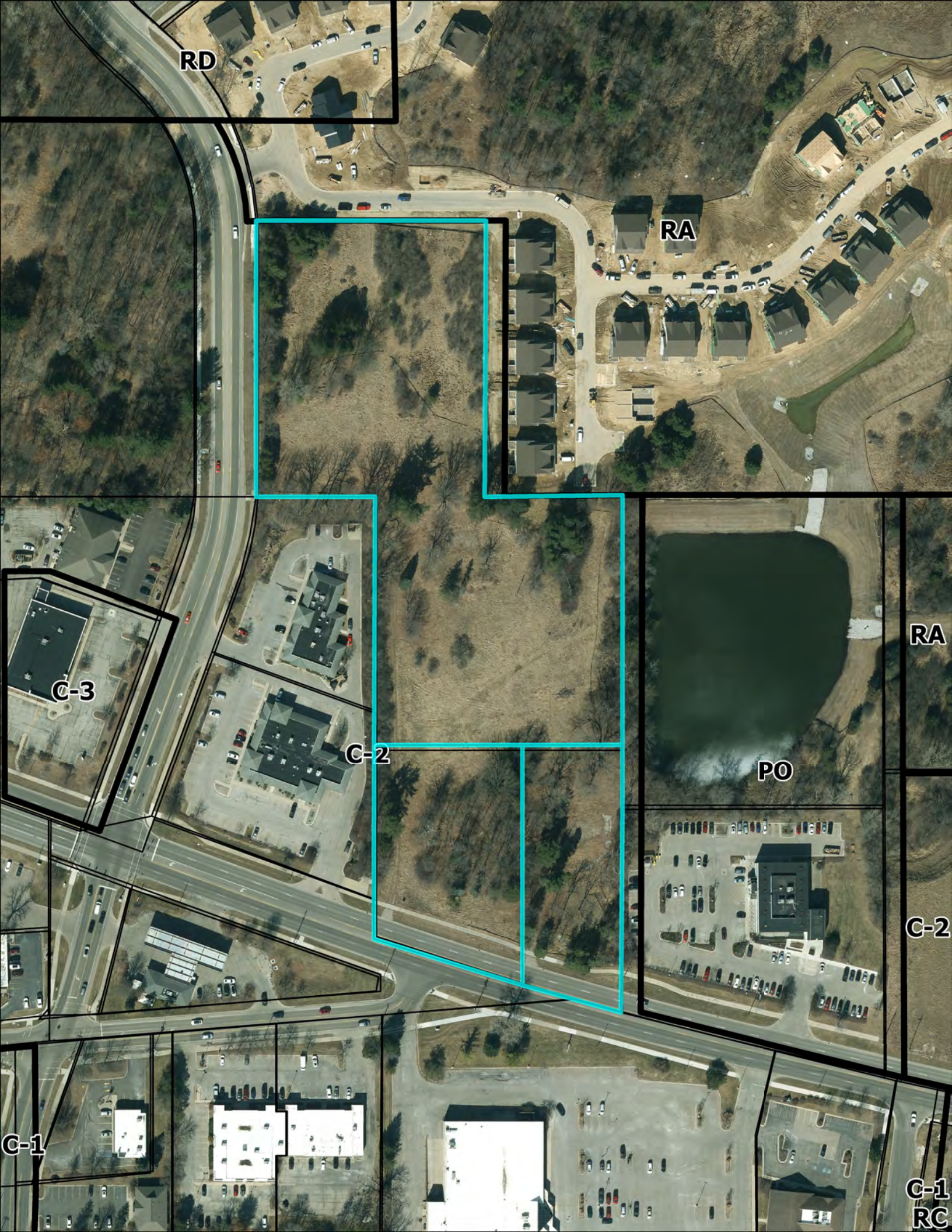


PLANT SCHEDULE CONCEPT

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
AQ2	1	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" CAL.	B&B	PER PLAN	NATIVE	
BN8	5	BETULA NIGRA	RIVER BIRCH	8" HT.	B&B	PER PLAN	NATIVE	MULTI-TRUNK (3-5)
GB2	2	GINKGO BILOBA	MAIDENHAIR TREE	2" CAL.	B&B	PER PLAN	NON-NATIVE	
GT2	5	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE'	SUNBURST HONEY LOCUST	2" CAL.	B&B	PER PLAN	NATIVE	
LSS2.5	1	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
NS2.5	1	NYSSA SYLVATICA	TUPELO	2.5" CAL.	B&B	PER PLAN	NATIVE	
NS2	3	NYSSA SYLVATICA	TUPELO	2" CAL.	B&B	PER PLAN	NATIVE	
QG2.5	3	QUERCUS ROBUR X ALBA 'JFS-KW2Q'	SKINNY GENES® OAK	2.5" CAL.	B&B	PER PLAN	NATIVE	
	21	SUBTOTAL:						
EVERGREEN TREES								
AP2	5	ABIES BALSAMEA PHANEROLEPIS	CANAAN BALSAM FIR	8" HT.	B&B	PER PLAN	NATIVE	
AC8	3	ABIES CONCOLOR	WHITE FIR	8" HT.	B&B	PER PLAN	NON-NATIVE	
PA8	5	PICEA ABIES	NORWAY SPRUCE	8" HT.	B&B	PER PLAN	NATIVE	
	13	SUBTOTAL:						
SHRUBS								
DK36	18	DIERVILLA X 'G2X8544'	KODIAK® ORANGE DIERVILLA	36" HT.	B&B OR CONT.	4' O.C.	NON-NATIVE	
SP36	4	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	3" HT.	B&B OR CONT.	5' O.C.	NON-NATIVE	
TO6	4	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	6" HT.	B&B	4' O.C.	NATIVE	
	26	SUBTOTAL:						
PERENNIALS								
CK2	33	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	POT	36" O.C.	NON-NATIVE	
	33	SUBTOTAL:						

NOTE:
ALL LANDSCAPE AREAS SHALL BE MAINTAINED IN A HEALTHY CONDITION AND KEPT FREE OF REFUSE AND DEBRIS. DEAD, DISEASED, OR MISSING VEGETATION SHALL BE REPLACED WITHIN 30 DAYS, OR AS SOON AS WEATHER PERMITS.

S:\PROJECTS\2025\25-1290 TAILGATERS - MERIDIAN TWP\DWG\LANDSCAPE\L-1.0 LANDSCAPE PLAN_25-1290.dwg PLOT DATE: 2/25/2026 4:07 PM BPI: Charlotte, L:\peagroup



RD

RA

C-3

C-2

RA

PO

C-2

C-1

C-1

RC



To: Zoning Board of Appeals
From: Timothy R. Schmitt, AICP
Community Planning and Development Director
Date: May 13, 2026
Re: ZBA Case No. #26-06 (1589 Lake Lansing)

ZBA CASE NO.: 26-06 (1589 Lake Lansing), Mayfair Bar, 1589 Lake Lansing, Haslett, MI 48840
LOCATION: 1589 Lake Lansing
PARCEL ID: 33-02-02-10-228-025
ZONING DISTRICT: C-1 (Commercial)

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

- Section 86-502, Authorized accessory buildings may be erected as part of the principal building or may be connected to it by a roofed-over porch, patio or breezeway, or similar structures, or they may be completely detached. If attached to the principal building, an accessory building shall be made structurally a part of it and shall comply in all respects with the requirements applicable to the principal building. An accessory building not attached and not made a part of the principal building as provided in the preceding statement shall not be nearer than 10 feet from any other separate structure on the same lot.

Josh Wing on behalf of the Mayfair Bar, the owner and applicant, has requested a variance to place an exterior freezer closer than 10 feet to the building. The approximate 8.7-acre site is zoned C-2 (Commercial). The applicant is proposing to remove an existing shed and put the freezer in that location, which is only 7 feet from the main structure on the lot, rather than the 10 feet required by code. The applicant is requesting a variance of three feet to allow the freezer to be installed.

Attachments

1. Variance application and supplemental information
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

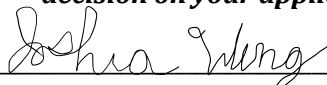
Zoning Ordinance section(s) _____

D. Required Supporting Material Supporting Material if Applicable
-Property survey -Architectural sketches
-Legal description -Other
-Proof of property ownership or approval letter from owner **Required material and supporting material provided in email to Township**
-Site plan to scale
-Written statement, which demonstrates how all the review criteria will be met (See next page)

 _____ _____ _____
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

From: [Josh Wing](#)
To: [Tim Schmitt](#)
Subject: Mayfair Bar Variance for Freezers
Date: Wednesday, April 22, 2026 10:46:55 AM
Attachments: [Warranty Deed.pdf](#)
[Articles Mayfair Real Estate.pdf](#)

You don't often get email from cheers@mayfairbar.net. [Learn why this is important](#)

Hey Tim,

I updated the Mayfair site plan and attached it to the email. I noticed the site plan is missing the walk in fridge that is connected to the building, but the physical paper I was shown I believe had it. Let me know if I need to adjust the site plane to include it.



VARIANCE-rev 5.31.22.pdf

Site Plan Adjustments to Reflect End State of Project

- Removal of Shed (the shed storage will no longer be needed when Freezer 2 is put in place)
- Locations of Freezer 1 (newly purchased and ready for assemble) and Freezer 2 (currently inside the building with condensation against walls causing a future risk to public health, Ingham County health department is on board with the move of this freezer outside).

This will be completed in two phases

1. Phase 1: Put up the newly purchased Freezer 1 to support the current lack of freezer space for The Mayfair business given our patio. Ingham County health department has indicated we lack the freezer space to support our patio, this will address this problem.
2. Phase 2: Move existing freezer inside the building in Freezer 2 location outside and remove shed. This will address the condensation issue of the current freezer in the building and open up space in our pool room for general safety.

I've attached pictures of where the freezers will go length/width wise to provide context on spacing and location.

- Both freezers are 4 feet by 7 feet and will be side by side like in the site plan.
- I've attached photos of the area, in summary the freezers together are the same width of the shed (see pictures) but will go a few feet farther back. I've placed orange cones behind the shed showing how far back the freezers will go. I plan to remove the current fence that is behind the shed and complete necessary concrete work to ensure the surface is flat for the freezers.









In summary, I believe this situation fits a variance perfectly. As Meridian Township is aware, the Mayfair is locked on the front and sides of the building. The front is a public sidewalk and

road and on the sides of the building are the Blue Gill and Liquor store. Given the small size of the Mayfair downstairs and the location/setup of the kitchen, there are no other options to place or keep freezers inside the building -- especially to support the volume in the Summer for the rooftop patio.

The current location proposed for two freezers is the only and best place to position them.

- There is a direct path from our kitchen out back to the entrance of the freezers (the doors will face the back of the building and be locked). I've shared these details with the health department and am working through the final paperwork and payment to them to complete their steps.
- This is the least trafficked area for the public given the fencing around our garbage bin and employee marked parking behind our building.
- While there is not 10 feet of space between the shed location and the building, there is about 4 feet of space between the walk-in cooler and 7 feet from the back corner of the blue gill building.

Attached is a warranty deed showing my name on the parcel/building. I've also included paperwork showing my association with the real estate entity. **Let me know where/how to deliver a check for the \$350. Thank you for reviewing the variance request.**

-  scan0097.pdf
-  VARIANCE-rev 5.31.22.pdf
-  IMG_3733.HEIC
-  IMG_3734.HEIC
-  IMG_3735.HEIC
-  IMG_3736.HEIC
-  IMG_3737.HEIC
-  IMG_3738.HEIC
-  IMG_3739.HEIC

CR

C-1

RN

