

CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING AGENDA  
5151 MARSH ROAD, OKEMOS, MI 48864-1198  
(517) 853-4000  
WEDNESDAY, August 24, 2016 6:30 PM  
TOWN HALL ROOM

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- o Wednesday, August 10, 2016

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. ZBA CASE NO. 16-08-24-1 (PIZZA HOUSE), 4790 HAGADORN ROAD, EAST LANSING, MI 48823

DESCRIPTION:	4790 Hagadorn Road
TAX PARCEL:	20-152-007
ZONING DISTRICT:	C-2 (Commercial)

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

- Section 86-687(4), which states one freestanding sign is permitted per parcel.

The applicant is requesting a variance to construct a second freestanding sign at 4790 Hagadorn Road, East Lansing, MI

☞ 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.

F. OTHER BUSINESS

G. PUBLIC REMARKS

H. BOARD MEMBER COMMENTS

I. ADJOURNMENT

J. POST SCRIPT – NONE

Information regarding the request may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 am and 5:00 pm, Monday through Friday. Comments may be made in writing addressed to the Zoning Board of Appeals at 5151 Marsh Road, Okemos, MI 48864 or may be made at the hearing.

BRET DREYFUS, CMMC  
TOWNSHIP CLERK

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## ZONING BOARD OF APPEALS PUBLIC HEARING PROCEDURE

Persons wishing to address the topic of a scheduled public hearing are encouraged to present their remarks during the public hearing portion of the Zoning Board of Appeals meeting. **If you do intend to speak before the Zoning Board of Appeals please sign in at the door.** During a public hearing, the following order shall be used:

1. Township Staff Review
2. Comments by the applicant or applicant's designee(s)
3. Comments by other persons
4. Applicant rebuttal
5. ZBA members discuss the case. If necessary, the applicant may be asked to respond to questions from the ZBA members
6. Action by the ZBA

Persons wishing to appeal a decision of the Zoning Board of Appeals shall do so in accordance with Michigan Court Rules of Appeals to Circuit Court MCR 7.101.

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**CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING MINUTES \*\*\*DRAFT\*\*\*  
5151 MARSH ROAD, OKEMOS, MI 48864-1198  
(517) 853-4000  
WEDNESDAY, August 10, 2016 6:30 PM  
TOWN HALL ROOM**

PRESENT: Members Jackson, Ohlrogge, Lane, Chair Beauchine,  
ABSENT: Member LeGoff  
STAFF: Mark Kieselbach, Director of Community Planning and Development

**A. CALL MEETING TO ORDER**

Chair Beauchine called the meeting to order at 6:30 p.m.

**B. APPROVAL OF AGENDA**

MEMBER JACKSON MOVED TO APPROVE THE AGENDA AS WRITTEN.

SECONDED BY MEMBER OHLROGGE.

VOICE VOTE: Motion carried unanimously.

**C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES**

Wednesday, July 27, 2016

MEMBER OHLROGGE MOVED TO APPROVE THE MINUTES AS WRITTEN.

SECONDED BY MEMBER LANE.

VOICE VOTE: Motion carried unanimously.

**D. UNFINISHED BUSINESS**

None.

**E. NEW BUSINESS**

**1. ZBA CASE NO. 16-08-10-1 JOE CIARAMELLA, 1262 FLAMINGO AVE, HASLETT, MI  
48840**

DESCRIPTION:	1262 Flamingo Ave
TAX PARCEL:	11-331-018
ZONING DISTRICT:	RA (Single Family Residential)

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

- Section 86-373 (e) (5)a. Front Yards which states, In accordance with the setback requirements of Section 86-367 for the type of street on which the lot fronts.

The applicant is requesting an after-the-fact variance for an accessory structure placed four feet into the 25-foot front yard setback located at 1262 Flamingo Avenue, Haslett.

Director Kieselbach outlined the case for discussion and added Member Ohlrogge had emailed him regarding the steps for emergency purposes and allowances for the encroachment into the setback. He stated the Residential Building Code requires a point of egress and ingress from the house, in this case the front door. Staff looks at the minimum necessary for the steps to encroach into a yard.

Director Kieselbach referenced a letter from Rob Trufant, 1295 Bayshore, Haslett in support of granting the variance.

Chair Beauchine asked if the applicant or the applicant's representative had anything to add to Director Kieselbach's presentation.

Joe Ciaramella, applicant, 1262 Flamingo Avenue, Haslett, stated the concrete steps were in disrepair. He added the landing and deck over the broken concrete to accommodate their elder parents who use walkers. He didn't want the steps on the side of the house, as it would encroach on their plans for a garden.

Chair Beauchine opened the floor for public comment, being none he closed public remarks.

Chair Beauchine addressed both applicants that had cases before the Zoning Board of Appeals (ZBA), stating one ZBA member was absent and gave the applicants the option to defer their cases until a full board could be present or to move forward with the hearing.

Both applicants indicated they wanted their case heard.

Chair Beauchine asked Director Kieselbach if the landing was six feet from the house would the applicant be able to have the steps and meet the setback, or do the steps not count in the setback.

Director Kieselbach stated if the landing was six feet from the house it would meet the twenty-five foot setback from the street and the steps would not be counted.

Member Ohlrogge clarified with Director Kieselbach, if the landing and deck were moved back six feet, the steps would be acceptable.

Director Kieselbach replied yes, it would be the minimum necessary to get someone safely in and out of the structure.

Member Ohlrogge expressed her regret that the owner had not checked with the Township prior to beginning construction, and encouraged the public to verify proper procedures for new construction.

Director Kieselbach stated the applicant had applied for a building permit, which is pending based on the outcome of the determination from the ZBA. He also added the building inspector had reviewed the construction and it met construction code.

Member Jackson asked about the overhang above the front door and its measurements.

Director Kieselbach stated the distance from the house to the two posts on the deck is approximately four feet, and the overhang comes out approximately five feet from the house.

Member Jackson questioned if the overhang was original to the house.

Director Kieselbach stated according to a 2011 photograph the overhang had a flat roof. Sometime after 2011 the current pitched roof was added.

Member Lane commented when a property owner requests a variance after the fact it puts him in a difficult position. If the deck had been constructed at six feet a variance would not have been needed.

Chair Beauchine read review criteria one (Section 86-221), which reads, unique circumstances exist that are peculiar to the land or structure that is not applicable to other land or structures in the same zoning district. He stated there was nothing unique about this particular property or the subdivision.

Chair Beauchine read review criteria two, which reads, these special circumstances are not self-created. He stated it was self-created, as the deck was built prior to getting a building permit.

Chair Beauchine read review criteria three, which reads, strict interpretation and enforcement of the literal terms and provisions of the Ordinance would result in practical difficulties. He stated the property owner could have conformed to the ordinance, and still allows access to the front entrance of the house.

Chair Beauchine read review criteria four, which reads, 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 or would render conformity with such restrictions unnecessarily burdensome. He stated the variance request did not meet the criteria.

Chair Beauchine read review criteria five, which reads, 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 stated the minimum necessary would have been the six foot deck with steps.

Chair Beauchine read review criteria six, which reads, granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. He stated it would not affect adjacent land.

Chair Beauchine read review criteria seven, which reads, 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 the ordinance is very clear as to what the requirements are.

Chair Beauchine read review criteria eight, which reads, granting the variance will be generally consistent with public interest, the purposes and intent of this Zoning Ordinance. He stated the variance request did not meet the criteria.

MEMBER LANE MOVED TO DENY THE VARIANCE REQUEST.

SECONDED BY CHAIR BEAUCHINE.

ROLE CALL VOTE: YES: Members, Ohlrogge, Lane, Jackson, and Chair Beauchine  
NO: None  
Motion carried unanimously.

**2. ZBA CASE NO. 16-08-10-2 CHARLES & KATHY WHITED, 6192 COLUMBIA ST, HASLETT, MI 48840**

DESCRIPTION: 6192 Columbia St., Haslett, MI 48840  
TAX PARCEL: 03-403-009  
ZONING DISTRICT: RB (Single Family Residential)

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

- Section 86-502 Accessory Building which states, Authorized accessory buildings may be erected as part of the principal building or may be connected by a roofed-over-porch, patio, or breezeway or similar structure 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 respect with the requirements applicable to the principal building. An accessory building not attached or 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.

The applicant is requesting a variance to encroach into the ten (10) foot required setback between an accessory structure and any other separate structure on the same lot to construct an addition onto the principal structure at 6192 Columbia St., Haslett.

Director Kieselbach outlined the case for discussion and commented the Fire Department had reviewed the request and stated there would be adequate area to move between the structures in case of an emergency.

Director Kieselbach referenced two letters in support of granting the variance from Sherry and Lane McFarland 6196 Columbia, Haslett, and Ann Whitmer and Brian Cooks 6190 Columbia, Haslett.

Chair Beauchine asked if the applicant or applicant's representative had anything to add to Director Kieselbach's presentation.

Charles Whited, applicant, 6192 Columbia Street, Haslett, stated when they purchased the house about a year ago, the plan was to construct an addition connecting both buildings. However, due to the organic fill and close proximity to adjoining houses the removal of the fill would be difficult. He added the only entrance into the house is through a utility room, and by adding the addition it would make it more of a house than a cottage.

Chair Beauchine opened the floor for public remarks. Being none he closed public remarks.

Chair Beauchine asked Director Kieselbach if the house and garage were attached would a variance be needed. He questioned the intent of the ten foot setback for proper egress and safety, and wondered about the unstable soils.

Director Kieselbach responded stating if the house and garage were attached a variance would not be needed. He added the setback of ten feet was established for public safety reasons and adequate access. He stated the poor soil conditions around the lake were not unusual.

Member Jackson asked if the applicant could construct a breezeway between the house and the garage.

Director Kieselbach stated if a breezeway was constructed the house and garage would be considered attached.

Member Jackson further questioned if the soils would impact a breezeway being built.

Director Kieselbach stated the Building Department takes into consideration the issue with footings to prevent one building rising and the other not, resulting in the roof of the breezeway to fail due to movement, but the Building Department would need to look at the feasibility of this type of option.

Member Ohlrogge asked the applicant to explain again why his original plans of connecting the house and garage was not practical.

Mr. Whited stated based on soil testing and the close proximity of the adjoining houses it became cost prohibitive. He added the tying in of three types of foundations and movement issues created connecting the structures a problem for construction.

Member Jackson stated at this point criteria number one, (Section 86-221) which speaks to the unique circumstances that are peculiar to this land and the structure is true in this case.

Member Jackson read review criteria two, which reads, these special circumstances are not self-created. She stated the circumstances were not self-created.

Member Jackson read review criteria three, which reads, strict interpretation and enforcement of the literal terms and provisions of the Ordinance would result in practical difficulties.

Member Ohlrogge indicated a practical difficulty would be the only access to the home is through the utility room.

Chair Beauchine added another practical difficulty would be a new structure joining the house and the garage creates a practical difficulty because of safety reasons for the Fire Department.

Member Jackson stated another potential problem is having three types of foundations, which would impact the stability of the structures.

Chair Beauchine read review criteria four, which reads, 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 or would render conformity with such restrictions unnecessarily burdensome. He stated the Fire Inspector's review of the plan indicated the distance was safe.

Member Lane read review criteria five, which reads, 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 stated the applicant's proposal is a minimum action which would not infringe upon the safety aspect of the setback, and is in keeping with the spirit of the zoning ordinance.

Member Lane read review criteria six, which reads, granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. He stated the ZBA has favorable letters from surrounding property owners. He indicated the addition to the house would not affect the adjacent land in the vicinity of the property.

Member Lane read review criteria seven, which reads, 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 as discussed it is a unique circumstance, not only with the structures and their various foundations, but it is a narrow lot that has organic soil issues.

Member Lane read review criteria eight, which reads, granting the variance will be generally consistent with public interest, the purposes and intent of this Zoning Ordinance. He stated based on the ZBA discussion tonight he felt this criteria was met.

MEMBER JACKSON MOVED TO GRANT THE VARIANCE REQUEST OF TWO FEET FOR THE ADDITION.

SECONDED BY MEMBER LANE.

ROLL CALL TO VOTE: YES: Members: Jackson, Lane, Ohlrogge, and Chair Beauchine  
NO: None

Motion Carried unanimously

## F. OTHER BUSINESS

### 1. Electronic Packets

Chair Beauchine recapped the possibility of receiving electronic packets versus paper packets. He stated with large scale drawings the ZBA could receive a copy on Friday.

Director Kieselbach stated using tonight's cases is an example of a packet which could have been sent electronically without reducing the quality of drawings. He further stated the decision would be up to the ZBA on the type of packet they desire to receive.

Chair Beauchine expressed a concern for members of the ZBA who may not want to go totally electronic and he wondered if they could receive a paper packet.

Director Kieselbach reassured the ZBA that either way is not an issue for staff. He added the ZBA can receive the packets as they prefer.

Director Kieselbach added since the ZBA meets the same week as the Planning Commission using the Police Cadets for delivery of a paper packet is not an issue nor does it present an extra burden.

Member Ohlrogge stated she prefers the paper packet over the electronic packet.

Member Jackson reviewed the benefits of electronic over paper by stating with the electronic copy there is less paper handle, and the Police Cadets would not need to deliver a paper packet to those who receive it electronically. She added the Planning Commission (PC) members have been through this process before; even those members who receive an electronic copy have a paper copy available for them at the meeting.

Chair Beauchine asked Director Kieselbach what is the best procedure to notify staff of their preferences for receiving packets.

Director Kieselbach said the best practice would be to email him their individual requests. He further recommended every ZBA member receive an electronic copy in conjunction with their paper copy, as this would get them familiar with using an electronic copy.

## G. PUBLIC REMARKS

Chair Beauchine opened and closed public remarks.

## H. BOARD MEMBER COMMENTS

Member Ohlrogge shared her concern for applicants who don't know or follow the process for permits when making changes to their property.

Director Kieselbach stated on the Township website the Building Division has a list of what work requires a building permit. Staff can email the list to homeowners if requested.

Member Ohlrogge stated there needs to be a step prior to the website to help property owners be informed.

Member Jackson suggested adding a link to the Township website with an informational site covering the concept of a "Before You Build." She further added somehow the Township needs to get the information in front of everybody.

Chair Beauchine recommended starting with Deborah Guthrie, Director of Communications. Currently the Township is working on branding and it would be a good time to make changes to the website.

Chair Beauchine shared he has always thought having informational building guidelines in lumber supply companies would be a great idea.

Member Jackson asked if Chair Beauchine's idea could be a program the Township could provide and partner with building supply companies when purchases are made for building supplies.

Member Ohlrogge suggested contacting other municipalities for suggestions on how they handle educating their residents on local ordinances and building codes before they do construction.

Chair Beauchine gave a reminder for the "National Welcoming Week" beginning September 16<sup>th</sup> through September 25<sup>th</sup>. The purpose is to connect neighbors and serve the community by bringing together immigrants and U.S. born residents in a spirit of unity to raise awareness of the benefits of welcoming everyone.

Chair Beauchine added the vendor who sells fresh white fish is available the first two weekends of the month at the Farmers Market.

## **I. ADJOURNMENT**

Meeting adjourned at 7:36 p.m.

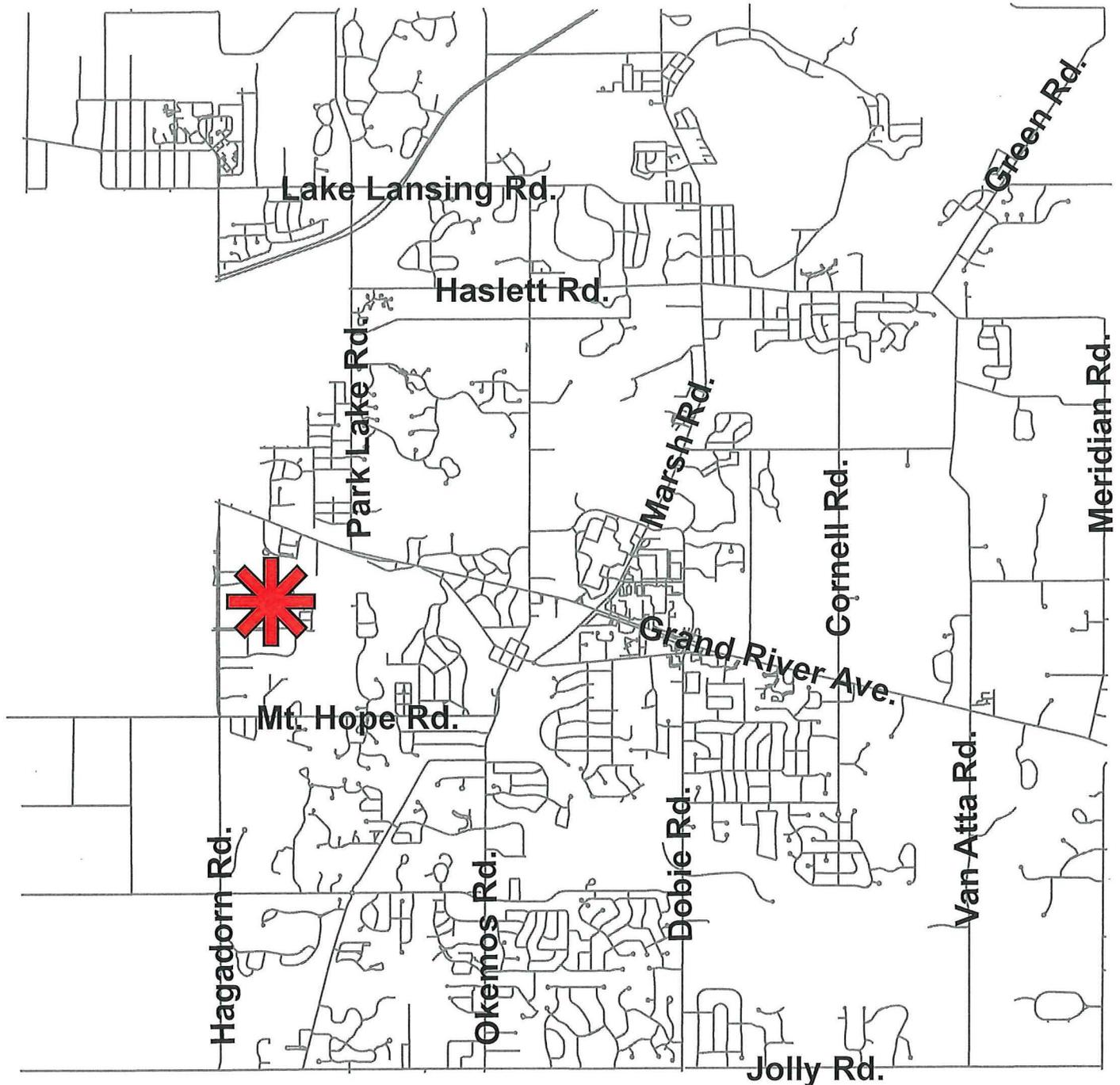
## **J. POST SCRIPT - ELIZABETH LEGOFF**

In Member LeGoff's absence Member Jackson took her place.

Respectfully Submitted,

Rebekah Lemley  
Recording Secretary

# Meridian Township



## Location Map

ZBA #16-08-24-1 (Pizza House)

4790 Hagadorn Rd.



## 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 the Ordinance would result in practical difficulties.
4. 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 or would render conformity with such restrictions unnecessarily burdensome.
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, the purposes and intent of this Zoning Ordinance.

### **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.

# MEMORANDUM

TO: Zoning Board of Appeals

FROM:   
Peter Menser  
Associate Planner

DATE: August 19, 2016

RE: ZBA Case No. 16-08-24-1 (Pizza House)

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**ZBA CASE NO.:** 16-08-24-1 (PIZZA HOUSE)  
**DESCRIPTION:** 4790 Hagadorn Road  
**TAX PARCEL:** 20-152-007  
**ZONING DISTRICT:** C-2 (Commercial)

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

- Section 86-687(4), which states one freestanding sign is permitted per parcel.

The applicant is requesting to install a 35 square foot freestanding sign at 4790 Hagadorn Road. The proposed sign requires a variance because the Code of Ordinances allows only one freestanding sign per parcel.

The approximately 75,000 square foot Hannah Plaza shopping center occupies the 9.9 acre subject property at 4790 Hagadorn Road. The shopping center was constructed in 1993 and approved under Special Use Permit #93101 and Site Plan Review #93-03. A special use permit was required for the shopping center because it is greater than 25,000 square feet in size. An 18 foot tall, 122 square foot freestanding sign was installed along Hagadorn Road in 1993 (PB #23140). The sign lists the various tenants occupying the shopping center.

The proposed second free standing sign is 35 square feet in size and would be installed approximately 10 feet south of the existing freestanding sign, setback 10 feet from the Hagadorn Road right-of-way. An email from the applicant indicates the proposed additional freestanding sign will be eight feet tall. The applicant has proposed the sign be installed from August 1 until November 30 each year and removed during the rest of the year.

## Attachments

1. Application and submittals
2. Site Location Map

PETER MENSNER

734 945-3558 JEREMY BATES

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



VARIANCE APPLICATION

A. Applicant PIZZA HOUSE EAST LANSING / CHRIS TICE  
Address of Applicant 4790 SOUTH HAGADORN #116  
EAST LANSING 48823  
Telephone (Work) 517 336 0033 Telephone (Home) \_\_\_\_\_  
Fax 517 336 6677 Email address: ctice@PIZZAHOUSE.COM  
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 4790 SOUTH HAGADORN #116 E.L. 4882  
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)

Chris Tice  
Signature of Applicant

Chris Tice  
Print Name

7-26-16  
Date

Fee: \$200

Received by/Date: Peter Mensner 8-1-16

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.)**

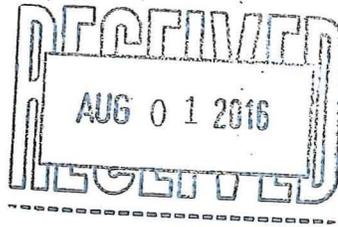
Chris Tice    7-26-16  
Signature of Applicant(s)    Date

\_\_\_\_\_  
Signature of Applicant(s)    Date

COMMERCIAL REAL ESTATE SERVICES

**CBRE** | Martin

**Van W. Martin**, CCIM, SIOR, CRE  
Chairman and CEO



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July 27, 2016

Pizza House  
Mr. Jeremy Bates  
4790 S Hagadorn  
East Lansing, MI 48823

RE: PIZZA HOUSE GAMEDAY SHUTTLE SIGNAGE

Dear Jeremy,

We have received your request for installing a 7'X 5' road sign on the West side of property, along Hadagdorn Road. It is our understanding that this installation will take place on August 1, 2016 and will be removed from this location by November 30, 2016. The sign will read as follows;

PIZZA HOUSE GAMEDAY SPARTAN STADIUM SHUTTLE

Pursuant to the above terms, your request has been approved.

Please let me know if you need anything further.

GO Green!

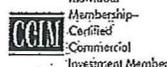
Sincerely,

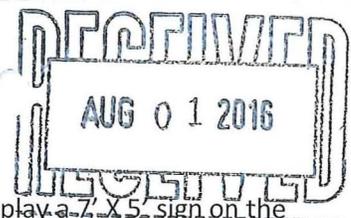
Kim Jamieson | Administrative Assistant | Assistant Real Estate Manager  
CBRE | Martin | Asset Services

1111 Michigan Avenue, Suite 300 East Lansing, MI 48823

T +1 517 319 9230 | F +1 517 351 2989

[kim.jamieson@cbre-martin.com](mailto:kim.jamieson@cbre-martin.com) | [www.cbrelansing.com](http://www.cbrelansing.com)





We are seeking a variance from statute 86-686 or a special use permit to display a 7' X 5' sign on the property frontage adjacent to Northbound Hagadorn Road. The sign has been displayed there for the past 5 years and its purpose is to announce the availability of the free shuttle service we provide to Michigan State home football games. The sign will be present from August 1<sup>st</sup> through the end of the Michigan State football season.

The service is well received by residents, visitors, university police, and other tenants within the plaza. The service reduces the number of cars attempting to enter campus on game days and is a means of transportation to individuals who have been drinking, providing a public safety benefit to the local community.

The sign is a necessary form of advertisement for a unique service that is not duplicated elsewhere. Without it we will be unlikely to continue providing gameday shuttle service.

## Peter Menser

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**From:** Chris Tice <ctice@PizzaHouse.com>  
**Sent:** Tuesday, August 02, 2016 1:01 PM  
**To:** Peter Menser  
**Subject:** RE: Pizza House Sign Application

Hi Peter,

The sign itself is 5' tall, so with the posts in the ground it is probably 8' tall off the ground.

Thank you,

Chris Tice

**From:** Peter Menser [<mailto:menser@meridian.mi.us>]  
**Sent:** Tuesday, August 02, 2016 9:07 AM  
**To:** [elcatering@PizzaHouse.com](mailto:elcatering@PizzaHouse.com)  
**Cc:** Chris Tice <[ctice@PizzaHouse.com](mailto:ctice@PizzaHouse.com)>  
**Subject:** RE: Pizza House Sign Application

I will need the height of the proposed sign please, I will need it by the end of this week at the latest. Thank you.

-Peter

Peter Menser  
Associate Planner  
Department of Community Planning and Development  
Charter Township of Meridian  
517.853.4576  
[menser@meridian.mi.us](mailto:menser@meridian.mi.us)  
[www.meridian.mi.us](http://www.meridian.mi.us)

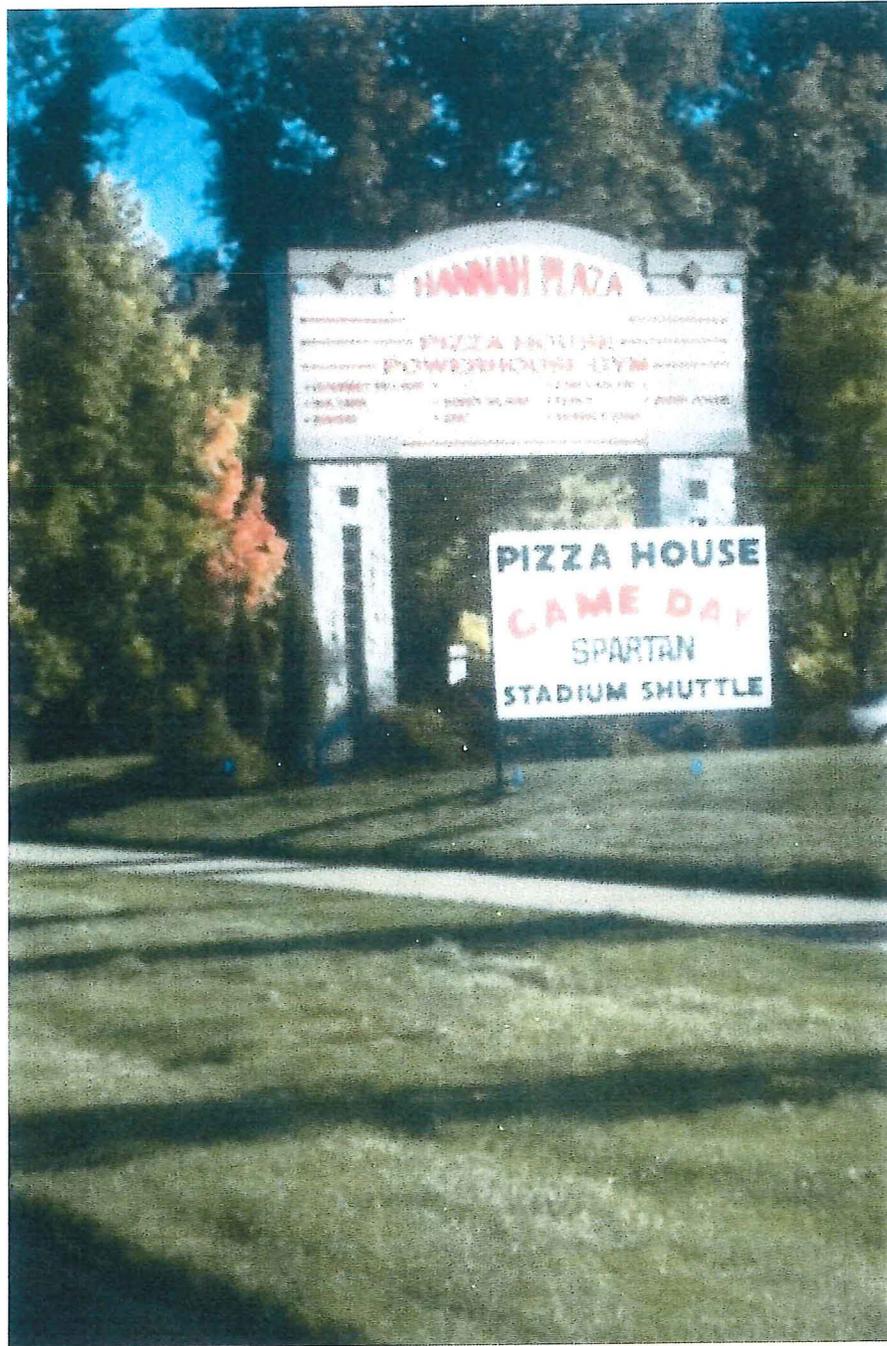
**From:** Pizza House Catering [<mailto:elcatering@PizzaHouse.com>]  
**Sent:** Friday, July 29, 2016 9:35 AM  
**To:** Peter Menser  
**Cc:** [ctice@pizzahouse.com](mailto:ctice@pizzahouse.com)  
**Subject:** Pizza House Sign Application

Peter,

I dropped off the application for our sign variance at the planning office this morning. Chris had mentioned that you will be able to pull the legal description and survey of the property - approval letter from landlords and check were included with the application. We were wondering about the written description detailing how we would meet the criteria for a variance, and exactly what you would like to see in that statement in regards to our sign.

Jeremy

RECEIVED  
AUG 01 2015  
REGISTRATION



SEE TWP. DETAILS FOR WALK/  
DRIVE CROSSING

SEE LANDSCAPE PLAN FOR  
PLANTINGS IN THIS AREA

PROPOSED SIGN  
LOCATION.  
NOTE: LOCATE SIGN  
10' OF P.O.W. LINE.

SEE TWP. DETAILS FOR WALK/  
DRIVE CROSSING

EXIST. 6" GAS MAIN

# HAGADORN ROAD

419.74'

P.O.W.

N 00°24'42" E

33' ROW

8" GATE VALVE IN BOX

27.26'

260.50'

8"X8"X4" T  
4" TO 3" REDUCER  
3" GATE VALVE W/ BOX

EXIST. 8" D.I. WATER M.

854.8

1:20 HANDICAP ACCESS  
RAMP (2 TYP.)

8"X8" TEE

PROP. HYD.

422.64'

E 15' ISLAND

## \* PROPOSED SIGN

23

26

859.97

863.29

863.12

863.20

PROP. CONC. DUMPSTER PAD

EXIST. 3" COPPER WATER LEAD