

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, MAY 11, 2011, 6:30 PM
TOWN HALL ROOM, OPEN TO PUBLIC

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- o Wednesday, April 27, 2011

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. ZBA CASE NO. 11-05-11-1 B. WILLIAM CHOI, 6315 QUAIL ST., HASLETT, MI 48840

DESCRIPTION: 6409 E. Reynolds Road
TAX PARCEL: 02-102-022
ZONING DISTRICT: RB (Single Family, High Density)

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

- Section 86-618(1), which states non-conforming single-family structures may be altered, expanded, or modernized without prior approval of the zoning board of appeals; provided, that such structural alteration or extension shall not increase the extent of the non-conformity and shall satisfy all applicable site development regulations.

The applicant has proposed to alter a non-conforming structure by raising the floor of an existing detached garage and adding height to the structure, at 6409 E. Reynolds Road. The applicant is requesting a variance to alter a non-conforming structure.

***THE APPLICANT HAS REQUESTED TO POSTPONE THE PUBLIC HEARING FOR THE VARIANCE REQUEST UNTIL THE MAY 25, 2011 REGULAR MEETING OF THE ZONING BOARD OF APPEALS.**

2. ZBA CASE NO. 11-05-11-2 ALI DAMSAZ, 743 GRAND RIVER AVENUE, OKEMOS, MI 48864

DESCRIPTION: 743 Grand River Avenue
TAX PARCEL: 25-126-001 & 25-126-002
ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-687(4)g., which states the free-standing sign shall be located in the front yard with the leading edge at least ten feet back of the street right-of-way line.

The applicant is requesting to locate a free-standing sign closer than ten (10) feet from the road right-of-way of Van Atta Road at 743 Grand River Avenue; therefore the applicant is requesting a variance.

3. **ZBA CASE NO. 11-05-11-3 DELTA DENTAL OF MICHIGAN, 4100 OKEMOS ROAD, OKEMOS, MI 48864**

DESCRIPTION: 4100 Okemos Road
TAX PARCEL: 28-400-008, 28-400-009, 28-400-011 & 28-400-012
ZONING DISTRICT: PO (Professional and Office)

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

- Section 86-686(2), which states one sign shall be placed flat against the main building and one additional sign may be placed free-standing near one entrance to a street upon which the parcel fronts, at least ten feet back of the street right-of-way line.

The applicant is proposing three (3) free-standing signs at 4100 Okemos Road and one (1) free-standing sign is permitted; therefore the applicant is requesting a variance.

- ☞ 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 –NO POST SCRIPT

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.

MARY M.G. HELMBRECHT, CMC
TOWNSHIP CLERK

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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