

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, June 26, 2024, 6:30 pm

PRESENT: Vice-Chair Koenig, Members Bennett, Brooks, Trezise

ABSENT: Chair Mansour

STAFF: Associate Planner Chapman

1. CALL MEETING TO ORDER

Vice-Chair Koenig called the June 26<sup>th</sup>, 2024, regular meeting for the Meridian Township Zoning Board of Appeals to order at 6:37 pm. Vice-Chair Koenig called the roll of the Board. All board members present.

2. APPROVAL OF THE AGENDA

**Member Trezise moved to approve the agenda for the June 26<sup>th</sup>, 2024, regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Bennett.**

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

**NAYS: None**

**Motion carried: 4-0**

3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES

**Member Bennett moved to approve the minutes from the May 15<sup>th</sup>, 2024, regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Trezise.**

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

**NAYS: None**

**Motion carried: 4-0**

4. COMMUNICATIONS

NONE

5. UNFINISHED BUSINESS

NONE

6. NEW BUSINESS

**A. ZBA CASE NO. 24-05 (2731 Grand River), Meridian Retail Management II LLC 30200 Telegraph Rd Ste. 205, Bingham Farms, MI 48025**

LOCATION: 2731 Grand River Avenue  
PARCEL ID: 20-202-001  
ZONING DISTRICT: C-2 (Commercial)

The variance requested is to construct a drive through restaurant.

Associate Planner Chapman outlined the case for discussion.

Mitchell Harvey, representative for the applicant, provided an explanation for the request.

The board determined that the variance meets all five of the application criteria.

**Member Trezise moved to approve the ZBA Case No. 24-05 (2731 Grand River) with the addition of a rear buffer zone as mentioned by Staff. Seconded by Member Bennett.**

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

**NAYS: None**

**Motion carried: 4-0**

**B. ZBA CASE NO.: 24-06 (2233 Grand River), Tyler & Emily Dawson, 15782 Pastoral Path, East Lansing, MI 48823**

LOCATION: 2233 Grand River Avenue  
PARCEL ID: 21-251-002  
ZONING DISTRICT: C-2 (Commercial)

The variance requested is to construct a deck on an existing building.

Associate Planner Chapman outlined the case for discussion.

Applicant Tyler Dawson provided an explanation for the request.

The board determined that the variance meets all five of the application criteria.

**Member Bennett moved to approve the ZBA Case No. 24-06 (2233 Grand River) Seconded by Member Brooks.**

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

**NAYS: None**

**Motion carried: 4-0**

**C. ZBA CASE NO.: 24-07 (V/L Lake Lansing), Consumers Energy, One Energy Plaza, Jackson, MI 49201**

LOCATION: V/L Lake Lansing  
PARCEL ID: 06-378-026  
ZONING DISTRICT: RB (Single Family, High Density)

The variance requested is to construct a new natural gas regulator station.

Associate Planner Chapman outlined the case for discussion.

Amy Gilpin and Katie Lambert, representatives for the applicant, provided an explanation for the request.

The board determined that the variance meets all five of the application criteria.

**Member Bennett moved to approve the ZBA Case No. 24-07 (V/L Lake Lansing) Seconded by Member Trezise**

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

**NAYS: None**

**Motion carried: 4-0**

**D. ZBA CASE NO.: 24-08 (2600 & 2630 Bennett), 242 Church, 2600 Bennett Road, Okemos, MI 48864**

LOCATION:                    2600 & 2630 Bennett Road

PARCEL ID:                29-477-008, 29-477-014

ZONING DISTRICT:      RA (Single Family, Medium Density)

The variance requested is to construct a pedestrian bridge that will connect their two properties.

Associate Planner Chapman outlined the case for discussion.

Jamie Wetzel and Kennedy Giancotti, representatives for the applicant, provided an explanation for the request.

Member Trezise asked for clarification regarding ownership of the property. Mr. Wetzel answered that the church has agency through their landlord to make all property-based decisions. He also asked if there is enough room to fit the entire structure on the 2600 Bennett property, where the ditch is located, to avoid affecting two properties. Mr. Wetzel stated that he did not know the exact measurements and would be able to supply that information after taking a closer look.

Member Brooks expressed concern that if one property is sold, or both are sold to different people, this variance could create future issues because it is tied to both parcels.

Member Bennett asked if a decision could be made on just one parcel to allow the applicant to begin moving forward. Vice-chair Koenig stated that the application must be considered as presented then either accepted, tabled, or denied. Associate Planner Chapman added that the applicant could also establish a formal easement.

Member Trezise recommended tabling the application and bringing it back to the next meeting. Vice-chair Koenig concurred, but also acknowledged the desire for expediency to keep the planning process moving.

**Member Trezise moved to table the ZBA Case No. 24-08 (2600 & 2630 Bennett) until the next meeting. Seconded by Member Bennett.**

Associate Planner Chapman clarified that this variance asking for zero setback is only for the structure, not for the entire property line.

**Member Trezise withdrew his motion.**

**Member Bennett moved to approve the ZBA Case No. 24-08 (2600 & 2630 Bennett).  
Seconded by Member Brooks.**

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

**NAYS: None**

**Motion carried: 4-0**

7. OTHER BUSINESS  
NONE

8. PUBLIC REMARKS  
NONE

9. BOARD MEMBER COMMENTS  
NONE

10. ADJOURNMENT

**Vice-Chair Koenig adjourned the June 26<sup>th</sup>, 2024 regular meeting for the Meridian Township Zoning Board of Appeals. Approved unanimously.**

Meeting adjourned at 8:32 pm.