

CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING AGENDA  
5151 MARSH ROAD, OKEMOS, MI 48864-1198  
(517) 853-4000  
WEDNESDAY, FEBRUARY 24, 2010, 6:30 PM  
TOWN HALL ROOM, OPEN TO PUBLIC

**A. CALL MEETING TO ORDER**

**B. APPROVAL OF AGENDA**

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

- Wednesday, February 3, 2010 Training Session
- Wednesday, February 10, 2010

**D. PUBLIC REMARKS**

**E. UNFINISHED BUSINESS**

**F. NEW BUSINESS**

**1. ZBA CASE NO. 10-02-24-1 BRET STORY, 6229 EAST LAKE DRIVE, HASLETT MI 48840**

DESCRIPTION:	5948 Potter and southwest corner of Lake Lansing Road and Shaw Street
TAX PARCEL:	10-229-001 and 10-229-020
ZONING DISTRICT:	C-1 (Commercial)

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

- **Section 86-402(5)a.,** which states driveways shall be located off a major arterial or primary street.
- **Section 86-402(17),** which states the maximum percentage of impervious surface permitted on a site shall be 70 percent.
- **Section 86-403(b)(3),** which states no building, parking, access drives, or other structures shall be less than 50 feet from a residential district, except a 35-foot setback shall be required if a screen comprised of a double row of interlocking trees or the equivalent is provided in addition to the normal landscape requirements.
- **Section 86-403(b)(4)a.,** which states no parking shall be permitted in the required front setback.
- **Section 86-403(b)(8),** which states business hours shall be limited to 6:00 a.m. to 12:00 midnight seven days of the week, except emergency medical clinics may be open 24 hours.
- **Section 86-473,** which states street trees shall be required along local streets as part of any non-residential development occurring along such streets.
- **Section 86-721(b),** which states every building housing such a use and having over 500 square feet of gross floor shall be provided with at least one truck standing, loading, and unloading space on the premises no less than 12 feet in width, by 25 feet in length, and 14 feet in height.

- Section 86-755, which outlines the required off-street parking for restaurants, taverns, bars, nightclubs, and brewpubs, by requiring one (1) off-street parking space for every seventy-five (75) square feet of useable floor area, plus one (1) off-street parking space for every four (4) seats; or one (1) off-street parking space for every 37.5 square feet of useable floor area, whichever is greater.
- Section 86-756(7), which states concrete curb and gutter shall be required in order to control stormwater flow from the parking area and in order to protect landscaped areas such as landscaped islands and other plantings.
- Section 86-756(11), which states where a parking area or its associated internal access or service drives adjoins a public street, except parking areas on individual residential driveways, a landscaped buffer at least 20 feet wide shall be provided between the parking area and the adjacent right-of-way, as measured from the back of the parking lot curb to the right-of-way line. A vertical screen, consisting of a masonry wall, plant material, a landscaped earth berm, or a combination thereof, as appropriate to the site, no less than three feet in height, shall be provided along the entire length of this buffer strip.
- Section 86-758(1)a., which states landscaped islands or medians, having a minimum width of 10 feet, shall be provided to separate parking bays from internal access drives.
- Section 86-758(1)b., which states landscaped areas shall be provided throughout the parking area in the amount of 200 square feet for each 10 parking spaces.
- Section 86-758(1)b.1., which states the nearest point of any parking space shall not be located further than 65 feet from the edge of a landscaped area.
- Section 86-758(1)c., which states a minimum two canopy trees shall be provided for every ten parking spaces.

The applicant intends to construct a restaurant and a new parking area which do not comply with the Code of Ordinances. Therefore, the applicant is requesting variances.

- ☞ 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.

#### **G. OTHER BUSINESS**

#### **H. PUBLIC REMARKS**

#### **I. BOARD MEMBER COMMENTS**

#### **J. ADJOURNMENT**

#### **K. POST SCRIPT – JIM HERSHISER**

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

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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 owners of property located within a 300-foot radius of the property under consideration
4. Comments by other persons
5. Applicant rebuttal
6. ZBA members discuss the case. If necessary, the applicant may be asked to respond to questions from the ZBA members
7. 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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