

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, AUGUST 28, 2013, 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 July 24, 2013

D. UNFINISHED BUSINESS

- ZBA CASE NO. 13-02-27-1 (Will White/White Music Bros.)
Remove case from the table.

E. NEW BUSINESS

1. ZBA CASE NO. 13-08-28-1 MERIDIAN TOWNSHIP DEPT. OF PUBLIC WORKS & ENGINEERING, 5151 MARSH ROAD, OKEMOS, MI 48864

DESCRIPTION: Section 21, Bridge over Red Cedar River, west side of southbound Okemos Road

ZONING DISTRICT: PO (Professional Office) & RB (Single family, High Density)

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

- Section 86-471(b)(3), which states all structure and grading activities shall be setback 50 feet, as measured from the ordinary high-water mark on the side of the river where the structure is to be located or grading activity is to occur.
- Section 86-471(c)(2), which states a 25-foot natural vegetation strip shall be maintained as measured from the abutting ordinary high-water mark of the river.

The applicant is proposing to construct a pedestrian/bicycle pathway bridge over the Red Cedar River on the west side of southbound Okemos Road. Grading activities are proposed within the 50-foot structure and grading setback and the 25-foot natural vegetation strip of the Red Cedar River (for the proposed compensating cut on north side of the Red Cedar River); therefore the applicant is requesting a variance.

2. ZBA CASE NO. 13-08-28-2 VSH 2900 LLC, 7004 BEE CAVES ROAD, BLDG. III SUITE 300, AUSTIN, TX 78746

DESCRIPTION: 2900 Northwind Drive

TAX PARCEL: 20-102-004

ZONING DISTRICT: RCC (Multiple Family, High Density)

The applicant has appealed the decision of the Director of Community Planning and Development regarding a use (wall sign) which is not permitted in the RCC (Multiple Family, High Density) zoning district, for a proposed wall sign at 2900 Northwind Drive (2900 Place Apartments).

- ☛ 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.

BRETT DREYFUS
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.