



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
July 19, 2023 6:30 pm

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. May 17, 2023
4. COMMUNICATIONS
5. UNFINISHED BUSINESS
6. NEW BUSINESS

A. ZBA CASE NO. 23-05 (2055 Grand River), Michigan First Credit Union, 27000 Evergreen Road, Lathrup Village, MI 48076

DESCRIPTION: 2055 Grand River Avenue
TAX PARCEL: 21-276-015
ZONING DISTRICT: C-3 (Commercial)

The variance requested is to install a 20.2 square foot wall sign to the front (north) façade at 2055 Grand River Avenue.

B. ZBA CASE NO. 23-06 (5110 Times Square), Massa Multimedia Architecture, 3297 Route 66, Neptune, NJ 07753

DESCRIPTION: 5110 Times Square Drive
TAX PARCEL: 15-400-025
ZONING DISTRICT: CS (Community Service)

The variance requested is to install wall signs to the front (west) façade at 5110 Times Square Drive.

C. ZBA CASE NO. 23-07 (Knob Hill Apartments, LLC), 2502 Lake Lansing Road, Suite C, Lansing, MI 48912

DESCRIPTION: 2300 Knob Hill Drive
TAX PARCEL: 33-100-005
ZONING DISTRICT: RC (Multiple Family, 14 d/u per acre)

The variance requested is to allow for the construction of an apartment building located at 2300 Knob Hill Drive.

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.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Assistant Planner Keith Chapman, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
July 19, 2023 6:30 pm

7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

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.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:
Assistant Planner Keith Chapman, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS REGULAR MEETING ***DRAFT***
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000, TOWNSHIP HALL ROOM
WEDNESDAY, MAY 17TH, 2023

PRESENT: Chair Mansour; Vice-Chair Koenig; Member Trezise, Field-Foster
ABSENT: Member Deschaine
STAFF: Assistant Planner Chapman

1. CALL MEETING TO ORDER

Chair Mansour called the meeting to order at 6:33 p.m.

2. APPROVAL OF AGENDA

Member Field-Foster moved to approve the agenda as presented. Seconded by Member Trezise.

ROLL CALL VOTE: YEAS: Members Field-Foster, Trezise; Vice-Chair Koenig; Chair Mansour

NAYS: None

Motion carried: 4-0

3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

A. March 15, 2023 Meeting Minutes

Chair Mansour moved to approve the minutes of April 19th, 2023 as submitted. Seconded by Member Trezise.

ROLL CALL VOTE: YEAS: Members Field-Foster, Trezise; Vice-Chair Koenig; Chair Mansour

NAYS: None

Motion carried: 4-0

4. COMMUNICATIONS

A. RE: ZBA #23-01

- i. Karen J. Reiff & Mark E. Strolle, 6174 Columbia St.
- ii. Mark & Joan Mollon, 6200 Columbia St.
- iii. Lisa Hansknecht & Lisa Bain, 6178 Columbia St.
- iv. Michael J. Harvey, 6216 Columbia St.

5. UNFINISHED BUSINESS

NONE

6. NEW BUSINESS

A. ZBA CASE NO. 23-01 (6206 Columbia), Nikolaj & Carol Oryszczak, 218 Barry Road, Haslett, MI 48840

DESCRIPTION: 6206 Columbia St.
TAX PARCEL: 03-402-021
ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing Overlay

The variance requested is to create two new parcels that are under the minimum lot width of 65 feet at 6206 Columbia Street. The site is approximately .46 acres in size.

Assistant Planner Chapman outlined the case for discussion.

Applicant representative attorney Robert McCarthy, 411 West Lake Lansing Road, East Lansing, MI further outlined the case for discussion.

Chair Mansour opened the floor to public comment at 6:45pm.

Donald Wencil, 6203 Columbia St., Haslett, MI stated support for the new parcels.

Chair Mansour moved to board time at 6:49pm.

Member Field-Foster inquired about the current status of the plot.

Applicant Rep McCarthy stated that he couldn't find any documentation on the combination, however, they are currently combined into one plot.

Assistant Planner Chapman mirrored this statement and confirmed it is currently one plot.

Member Field-Foster inquired about the floodplain impact.

Applicant Rep McCarthy noted that the houses would be much closer to Columbia Road, thus being away from the floodplain boundary of Lake Lansing.

Assistant Planner Chapman mirrored this statement and confirmed that there doesn't seem to be any interference with the floodplain boundary that Staff is aware of at this time.

Member Field-Foster inquired whether there was other support, such as support from the land-bank. She also questioned whether splitting this plot would allow those who will be moving into the newly split sections to further request new variances.

Assistant Planner Chapman stated that splitting the plot would be the first step, and that any further variances would have to be presented to the ZBA separately.

Member Trezise noted that the deed provided only covered plots 14 & 15.

Applicant Rep McCarthy stated that they are in the process of getting the title for plot 16.

Vice-Chair Koenig noted the multitude of safety concerns in this area and at this plot. He also noted his support, citing a previous approval for a similar case.

Chair Mansour noted mirrored Vice-Chair Koenig's concerns for safety and the challenges that follow those concerns. She also mirrored his support to approve this case.

Both Chair Mansour and Member Trezise noted that this case is simply to split the parcel, not an approval for building on the land.

Chair Mansour further noted that the applicants would need to come before the ZBA again should they wish to build on the newly split plot.

Member Field-Foster inquired about the requirements of a shared driveway, should the parcel be split.

Assistant Planner Chapman noted that this would be up to both Ingham County Road Commission as well as the Township's ordinance, which doesn't permit shared driveways.

Member Trezise noted that the overlay district doesn't apply, as the lots were combined at some point, the intent of the overlay district still remains.

Vice-Chair Koenig further noted that the current code has strict rules on parcel splitting, and that if they followed the code as is, they would still not be compliant. Thus, he believed that criteria two should be met to allow fair and permitted use of the property.

Chair Mansour read review criteria one from Section 86-221 of the Code of Ordinances which states 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 and these unique circumstances are not self-created.

Chair Mansour stated Criteria one has been met.

Chair Mansour read review criteria two which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.

Chair Mansour stated criteria two has been met.

Chair Mansour read review criteria three which states Granting the variance is the minimum action necessary which would carry out the spirit of this Zoning Ordinance, secure public safety, and provide substantial justice.

Chair Mansour stated criteria three has been met.

ZONING BOARD OF APPEALS REGULAR MEETING ***DRAFT***
WEDNESDAY, MAY 17TH, 2023

Chair Mansour read review criteria four which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

Chair Mansour stated Criteria four has been met.

Chair Mansour read review criteria five which states Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Chair Mansour stated criteria five has been met.

Member Field-Foster expressed support for the case, however she noted her concern with what will eventually be built upon the split plots. She also noted that she hoped that Meridian Township looks at the overlay in general, to take in consideration the concerns of the residents in the area.

Member Trezise moved to approve ZBA CASE NO. 23-01 (6206 Columbia), Nikolaj & Carol Oryszczak. Seconded by Chair Mansour.

ROLL CALL VOTE: YEAS: Members Field-Foster, Trezise; Vice-Chair Koenig; Chair Mansour

NAYS: None

Motion carried: 4-0

7. OTHER BUSINESS

A. NONE

8. PUBLIC REMARKS

Chair Mansour opened public remarks at 7:27 pm.

Michael Harvey, 6216 Columbia St noted support for the approved ZBA Case #23-01, and commented on the process of how the Board achieved that result.

Chair Mansour closed public remarks at 7:29 pm.

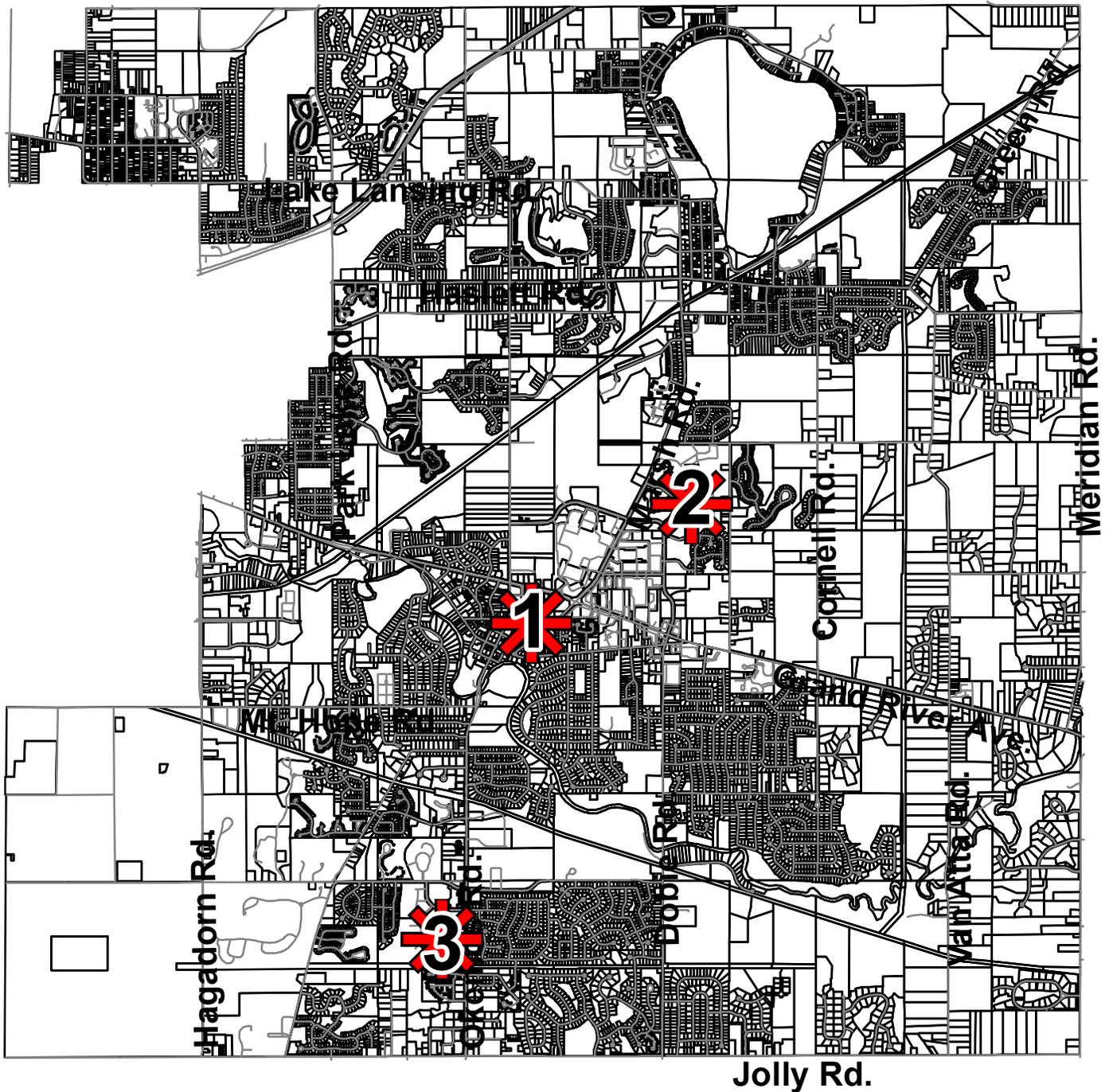
9. BOARD MEMBER COMMENTS

NONE

10. ADJOURNMENT

The Zoning Board of Appeals Adjourned at 7:30 pm.

Meridian Township



Location Map

1. ZBA #23-05 (2055 Grand River)
2. ZBA #23-06 (5110 Times Square)
3. ZBA #23-07 (2300 Knob Hill)



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 and these unique circumstances are not self-created.
- (2) Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.
- (3) Granting the variance is the minimum action necessary which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
- (4) Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
- (5) Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.



To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: July 11, 2023
Re: ZBA Case No. 23-05 (2055 Grand River)

ZBA CASE NO.: 23-05 (2055 Grand River), Michigan First Credit Union, 27000
Evergreen Road, Lathrup Village, MI 48076
DESCRIPTION: 2055 Grand River
TAX PARCEL: 21-276-015
ZONING DISTRICT: C-3 (Commercial)

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

- Section 86-687, which states one wall sign shall be permitted and may be located flat against the building's front façade or parallel to the front façade on a canopy. For businesses with frontage on more than one public street, two signs may be permitted. In no case shall more than one wall sign be located on a façade and no wall sign shall be located on a rear façade.

The applicant is requesting to install a 20.2 square foot wall sign to the front (north) façade at 2055 Grand River Avenue.

In 2011, a variance was granted by the Zoning Board of Appeals, permitting three (3) wall signs for the Meijer store (ZBA Case #11-11-09-2). The permitted wall signs are listed as follows:

WALL SIGNS PERMITTED WITH VARIANCE (ZBA #11-11-09-2)

<u>Sign</u>	<u>Location</u>	<u>Dimensions</u>	<u>Size (sq. ft.)</u>
Meijer	North Elevation	N/A	429
Bottle Return	Northeast Corner	1'-1 ¾" by 8'-10"	10
Pharmacy Drive-up	Northwest corner	4'-8" by 11'-10 ½"	56
TOTAL SQUARE FEET (3 SIGNS)			495 SF

The applicant was granted a variance to install two additional (2) wall signs on the north building elevation, which faces Grand River Avenue and is considered the front façade of the building. One (1) 'Meijer' wall sign exists on the north elevation and is approximately 429 square feet in area (PB #06-0407). The existing frontage along the front façade (north elevation) is 522 lineal feet.



Per Section 86-687, one wall sign is allowed on the building's front façade; the size is equivalent to one square foot for each lineal foot of building frontage occupied. The lineal frontage of the Meijer store is approximately 522 feet; thus, allowing one (1) wall sign, up to 522 square feet in size.

The applicant is proposing to install one (1) new wall sign (Michigan First Credit Union) on the north elevation to the west of the main entrance door, approximately 20.2 square feet in size (2.2' x 9.1').

The applicant is requesting to install one (1) additional wall sign on the north elevation where three (3) are currently located; therefore, the applicant is requesting a variance for one additional wall sign.

Attachments

1. Application materials
2. Site location map

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

VARIANCE APPLICATION

A. Applicant Michigan First Credit Union
Address of Applicant 27000 Evergreen Rd., Lotwray Village, MI 48076

Telephone (Work) 248-424-5340 Telephone (Home) _____

Fax _____ Email address: _____

Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 2055 W. Grand River Ave.
Zoning district L-3 Parcel number 1

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
 - ✓ -Legal description
 - ✓ -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)
- ✓ -Architectural sketches
 - ✓ -Other

Brad Petty - Jiffy Signs Inc. Brad Petty 6/5/23
Signature of Applicant Print Name Date

Fee: \$350.00 Received by/Date: _____

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.)

Signature of Applicant(s) Date

Signature of Applicant(s) Date

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 and these unique circumstances are not self-created.
 - *Under Provision C & D of wall signs located in zoning district C3 a tenant can display a sign if they have their own entrance or individual access. With this space being converted to allow multitenant access from common entrance after the original building was built, we are seeking to be allowed an exterior sign for the safety of the pedestrians in the parking lot and motorist looking for or leaving one of the businesses within the complex.*

2. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.
 - *Without the exterior sign the community could find it difficult to locate the business as this would be the only identifier on the exterior of the building.*

3. Granting the variance is the minimum action necessary which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
 - *This sign would help drivers of motor vehicles identify the business location within the Meijer complex, which would allow drivers to easily identify the location of the business and not be distracted by GPS or Phone trying to find the location. Creating a safer situation for pedestrians and other motorists.*

4. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
 - *Due to the size of the property and the proposed location of the sign there would be no affect on adjacent properties.*

5. Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.
 - *This variance will assist in creating a safer environment for pedestrians and motorist within the right of ways and parking lot. Notifying customers of the business that it is located within the multitenant area of Meijer.*

Part of the East 1/2, Section 21, Town 04 North, Range 01 West, Meridian Township, Ingham County, Michigan described as: Beginning at the East 1/4 Corner of said Section 21 thence North 89°58'42" West 204.00 feet along the East-West 1/4 line of said Section 21; thence South 00°03'19" East 301.32 feet parallel to the East line of the Southeast 1/4 of said Section 21 to the centerline of Marsh Road; thence southwesterly 457.83 feet along a 4297.86 foot radius curve to the right (chord bearing South 52°21'26" West 457.61 feet); thence South 55°24'33" West 151.77 feet, the two preceding calls being along the centerline of Marsh Road, to the extension of the North line Supervisor's Plat of Okemos; thence North 61°07'10" West 460.57 feet along the extension and the North line Supervisor's Plat of Okemos; thence North 00°48'00" West 444.90 feet parallel to the West line of the East 1/2 of the Southeast 1/4 of said Section 21 to the East-West 1/4 line of said Section 21; thence North 89°58'42" West 227.50 feet along said East-West 1/4 line to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 21; thence North 00°22'07" West 30.00 feet along the West line of the East 1/2 of the Northeast 1/4 of said Section 21; thence South 89°58'42" East 227.50 feet parallel to the East-West 1/4 line of said Section 21; thence North 00°22'07" West 250.00 feet parallel to the West line of East 1/2 of the Northeast 1/4 of said Section 21; thence North 89°58'42" West 227.50 feet parallel to the East-West 1/4 line of said Section 21; thence North 00°22'07" West 99.89 feet along the West line of the East 1/2 of the Northeast 1/4 of said Section 21; thence South 89°58'42" East 33.00 feet; thence South 00°22'07" East 8.14 feet; thence southeasterly 31.28 feet along a 20.00 foot radius curve to the left (chord bearing South 45°10'25" East 28.19 feet); thence South 89°58'42" East 214.98 feet; thence South 00°22'07" East 15.52 feet; thence South 89°58'42" East 62.71 feet; thence North 00°03'55" East 120.00 feet; thence North 05°50'10" East 21.78 feet; thence North 00°05'39" East 220.41 feet; thence North 17°46'46" West 18.33 feet; thence North 00°15'01" East 199.60 feet; thence northwesterly 26.91 feet along a 20.00 foot radius curve to the left (chord bearing N38°17'50" West 24.93 feet) to the South line of Grand River Avenue (M-43); thence South 76°50'41" East 559.66 feet; thence southeasterly 39.71 feet along a 5669.65 foot radius curve to the left (chord bearing South 76°38'39" East 39.71 feet), the preceding two calls being along the South line of Grand River Avenue (M-43); thence South 00°55'25" West 300.00 feet; thence South 77°18'37" East 265.68 feet; thence North 00°10'30" West 290.97 feet to the South line of Grand River Avenue (M-43); thence southeasterly 76.40 feet along a 5669.65 foot radius curve to the left (chord bearing South 73°24'25" East 76.40 feet) along the South line of Grand River Avenue; thence South 00°10'30" East 285.63 feet; thence South 77°18'37" East 109.63 feet to the East line of the Northeast 1/4 of said Section 21; thence South 00°09'00" West 400.00 feet along the East line of the Northeast 1/4 of said Section 21 to the Point of Beginning.

Meijer Exterior Building Sign Request

<u>Licensee Information</u>	<u>Sign Company Information</u>
Name: Michigan First Credit Union	Name: Jiffy Signs
Meijer Store #: 25	Street Address: 30777 Schoolcraft Rd
Space ID: B	City: Livonia
Contact name: Delonka Edwards	State: MI
e-mail: Dedwards@michiganfirst.com	Zip Code: 48150
Phone: 2484245340	Contact name: Chad Al-Dairy
	e-mail: Chada@jiffysigns.com
	Phone: 734.266.3350

Sign Specifications

Sign Material:	Channel LED Letters with white acrylic face	Thickness of Sign:	Raceway 5" and lettering 3" total 8" from awning to face
Installation:	Mechanically Fastened to Awning Fascia	Paint manufacturer and color name/number:	Matthews Paint C C
Height & Length:	Overall with logo 25" x 104 7/8" Overall TEXT ONLY 1'6" x 7' 1"	Other Comments:	
Total square feet:	18.2 SF (overall) 10.6 SF (Text copy)		
Voltage Requirements:	120 Volt		

ILLUM.: LED illumination as required - 120 volt service will be provided;
 Low voltage electronic transformer inside a protective raceway/ box
 behind steel canopy, painted to match
 (3) three 1" diameter holes drilled into beams to run electrical wires to raceway-
 holes to be capped & painted to match

ILLUM.: LED illumination as required - Remote power supplies
 120 volt service will be provided

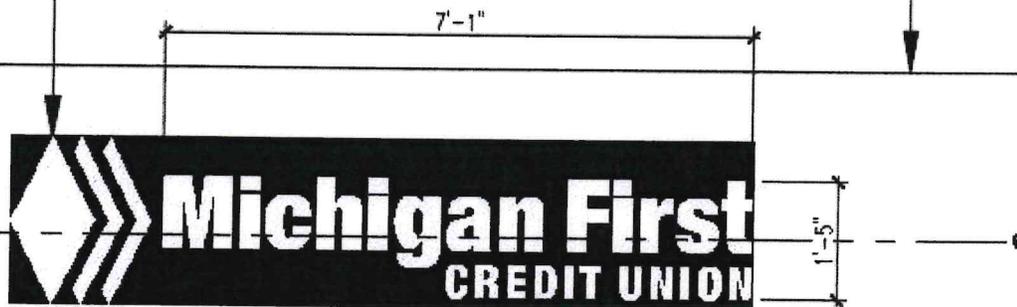
Installation detail (insert below)

Sign Image (insert below)

SIGN TO BE HORIZONTALLY CENTERED ON EXISTING SIGN BAND. FINAL SIGN LOCATION TO BE DETERMINED BY EXISTING ELECTRICAL LOCATION. VERIFY CONDITION IN FIELD.

ILLUMINATED WALL SIGN, SURFACE MOUNTED, BRUSHED ALUMINUM METAL CHANNEL LETTERS PINNED OFF SIGN BAND - WHITE ACRYLIC FRONT. PROVIDE LED ILLUMINATION WITH PHOTOCELL EYES. PHOTOCELL EYES AND CONTROLS TO BE LOCATED IN LEASE SPACE SERVICE ROOM.

NOTE: SIGN CONTRACTOR TO PROVIDE SIGN, PHOTOCELL EYES AND CONTROLS. GENERAL CONTRACTOR TO PROVIDE WIRING FROM EXTERIOR SIGN LOCATION TO LEASE SPACE. EXISTING CANOPY. HEIGHT AND SIZE TO BE VERIFIED IN FIELD.



SIGN TEXT NOT TO EXCEED 10 SF PER MEJER LICENSEE EXTERIOR SIGNAGE RULES AND REGULATIONS.

Picture of sign area, with sign imposed & to-scale (insert below)



Picture of the entire Meijer store facade (insert below)

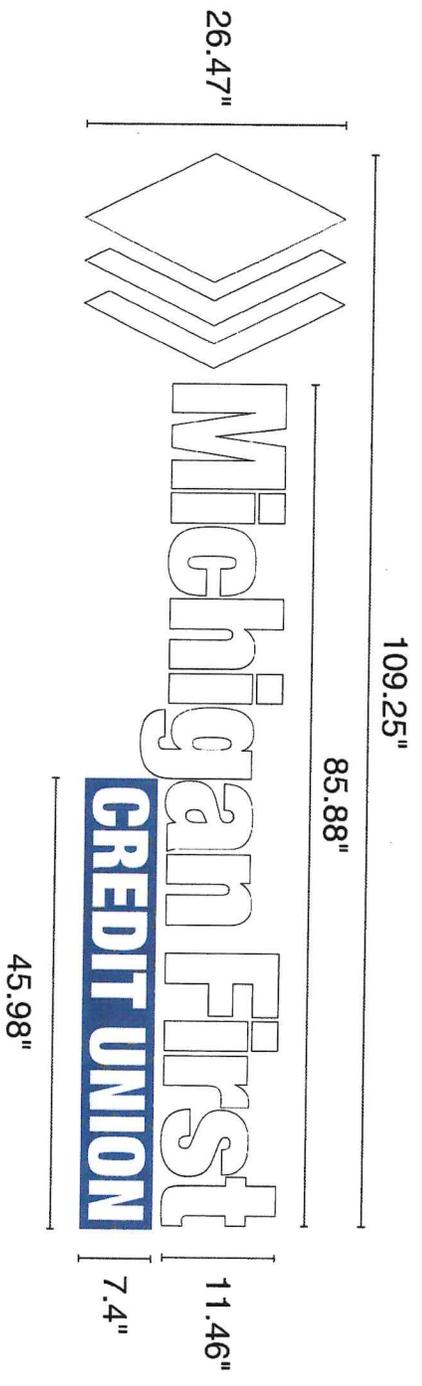
Picture of the left half of the Meijer store facade (insert below)



Picture of the right half of the Meijer store facade (insert below)



meijer

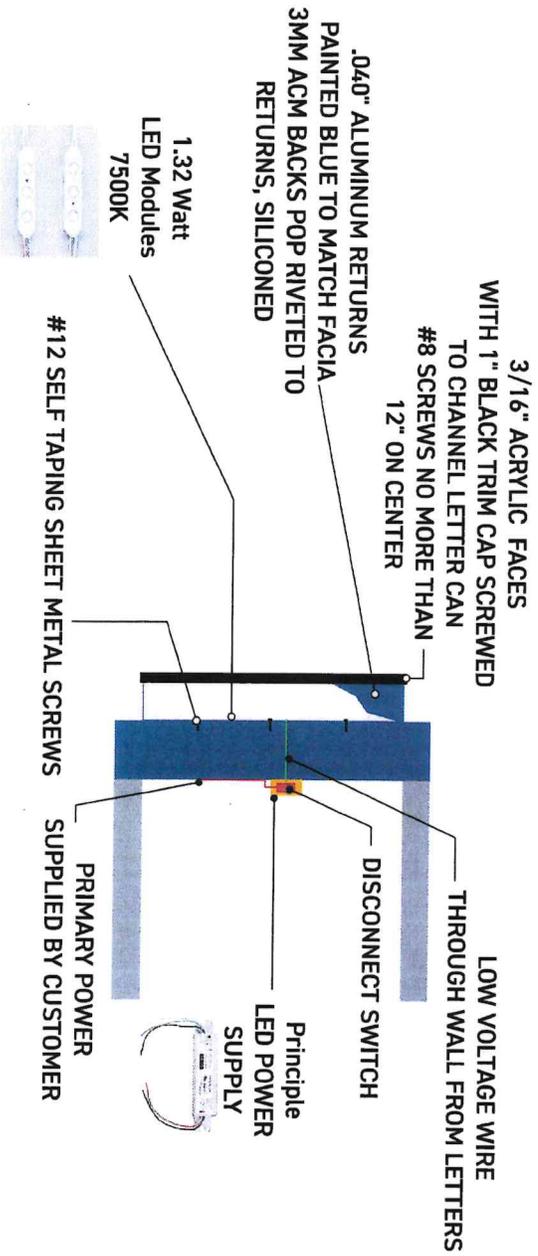
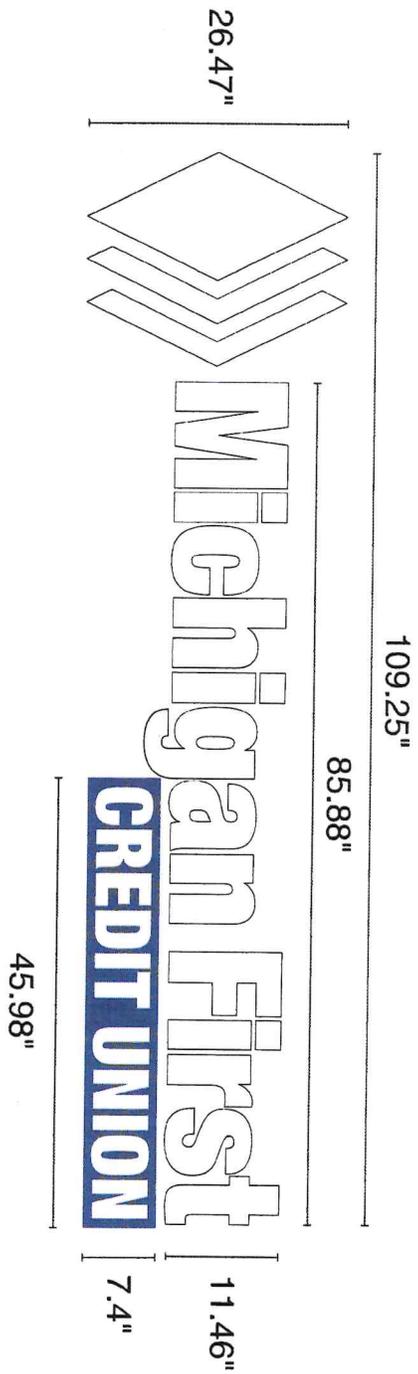


INDIVIDUAL CHANNEL LETTERS
 .040" BLUE TO MATCH BUILDING FACIA RETURNS WITH ACM BACKS
 1" BLACK TRIMCAP, WHITE ACRYLIC FACES
 "CREDIT UNION" TO BE ALUMINUM FABRICATED CCAPSULE
 ROUTED LETTERS OUT OF FACE WITH STUD MOUNTED
 ACRYLIC WHITE FACE FOR LETTERS
 "ONLY LETTER TO BE ILLUMINATED"
 CAN TO BE PAINTED BLUE TO MATCH BUILDING FACIA

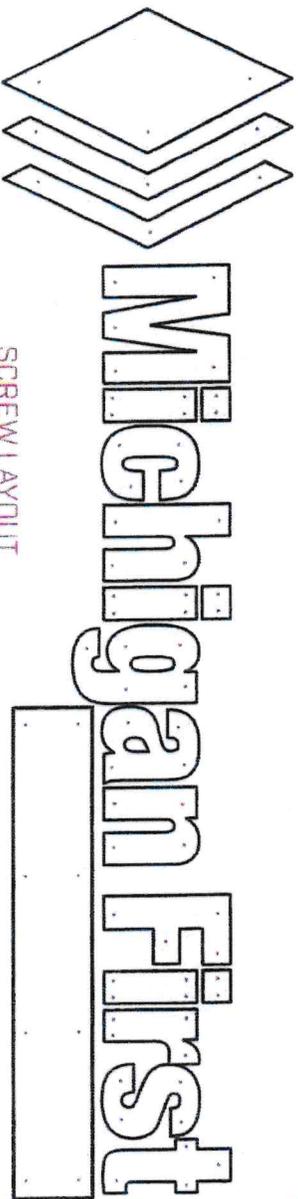
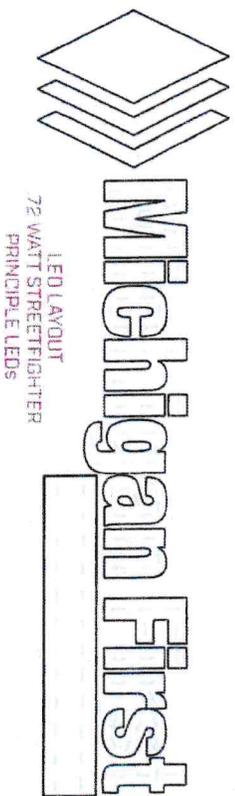
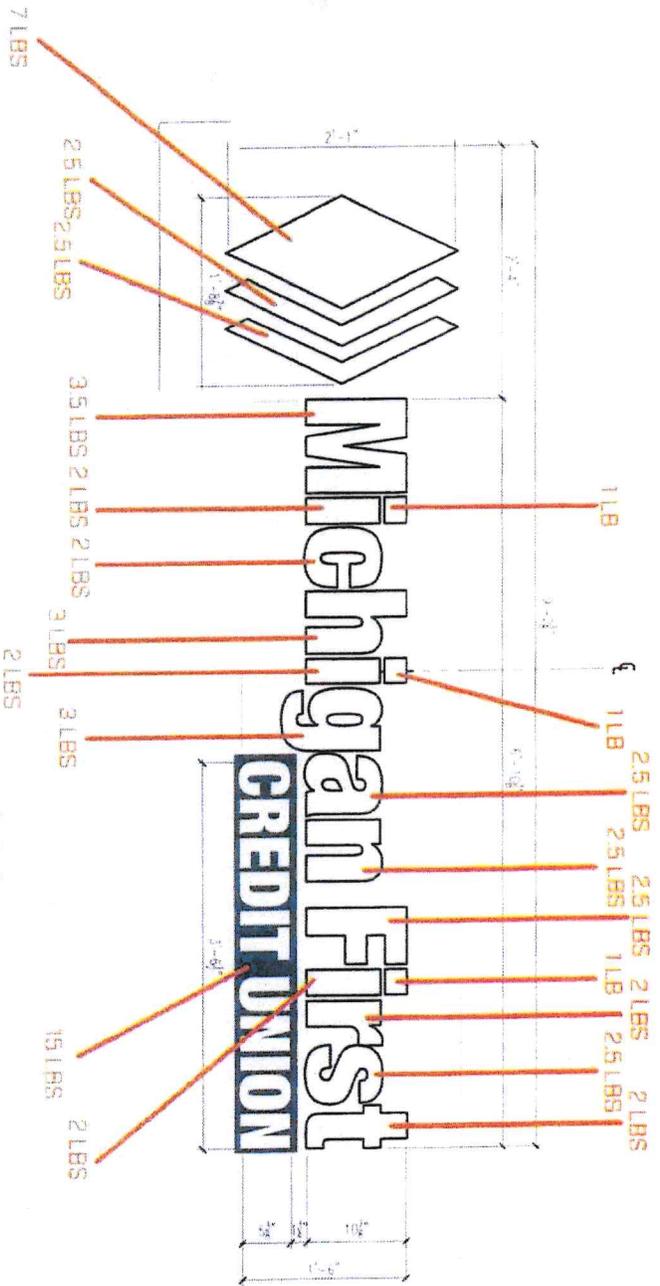
**MFCU
 OKEMOS**

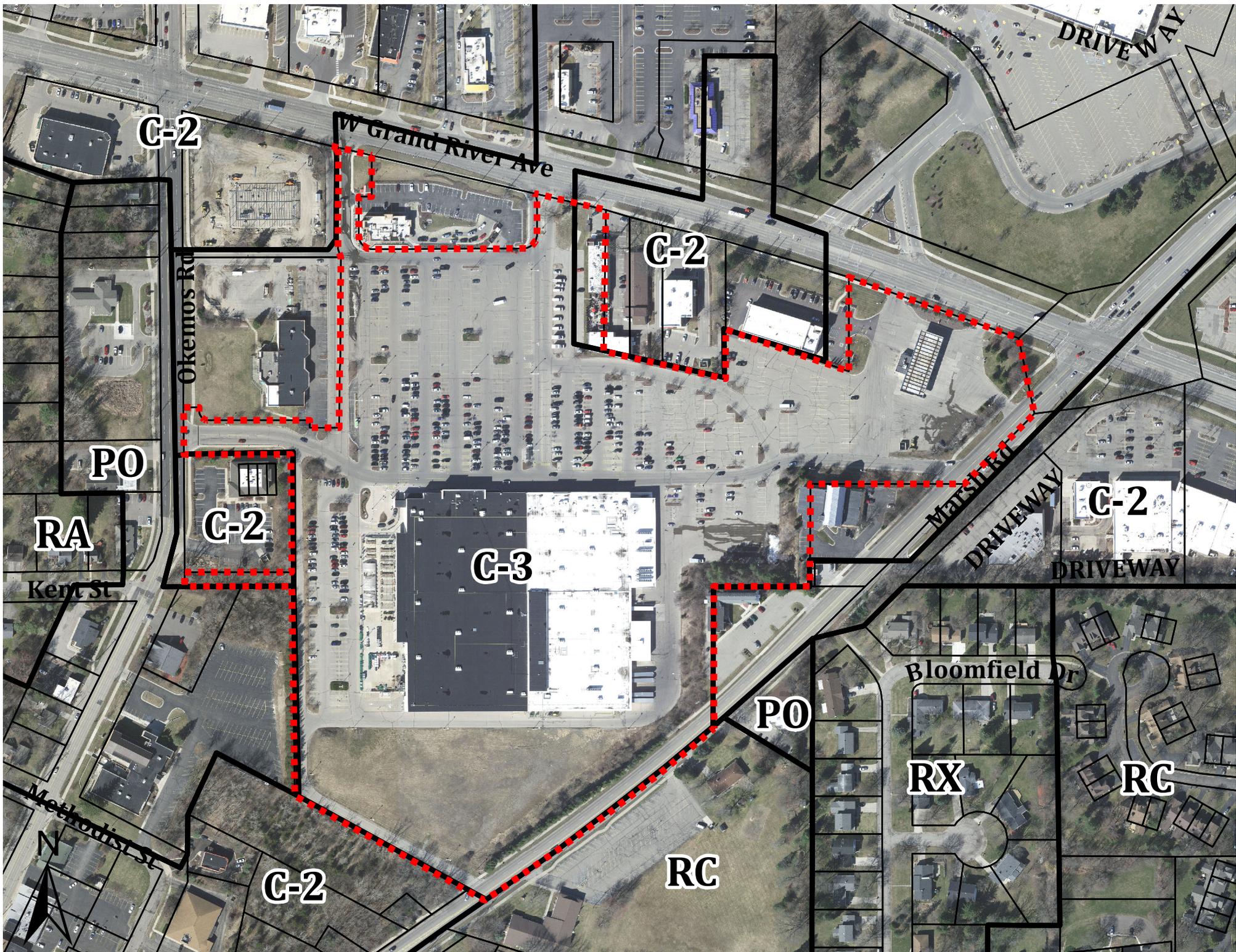
JIFFY SIGNS
 Your Image. Our Mission.
 30777 SCHOOLCRAFT RD.
 LIVONIA, MI 48150
 P 734.266.3350
 E SALES@JIFFYSIGNS.COM

MFCU
OKEMOS




Your magic. Our mission.
30777 SCHODLCRAFT RD.
LYONIA, MI 48150
P 734.286.3350
E SALES@JIFFYSIGNS.COM





C-2

W Grand River Ave

DRIVE WAY

C-2

Okemos Rd

PO

RA

C-2

C-3

C-2

Matson Rd
DRIVEWAY

DRIVEWAY

Kent St

Bloomfield Dr

PO

RX

RC

Methodist St

C-2

RC



To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: July 10, 2023
Re: ZBA Case No. 23-06 (5110 Times Square)

ZBA CASE NO.: 23-06 (5110 Times Square), Massa Multimedia Architecture, 3297 Route 66, Neptune, NJ 07753
DESCRIPTION: 5110 Times Square Drive
TAX PARCEL: 15-400-025
ZONING DISTRICT: CS (Community Service)

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

- Section 86-687, which states one wall sign shall be permitted and may be located flat against the building's front façade or parallel to the front façade on a canopy. For businesses with frontage on more than one public street, two signs may be permitted. In no case shall more than one wall sign be located on a façade and no wall sign shall be located on a rear façade.

The applicant is requesting to install additional wall signs on the front (west) façade at 5110 Times Square Drive.

In 2000, a variance was granted by the Zoning Board of Appeals, permitting six (6) wall signs for the Walmart store (ZBA Case #00-02-23-3). The permitted wall signs are listed (and numbered) as follows:

WALL SIGNS PERMITTED WITH VARIANCE (ZBA #00-02-23-3)

<u>Sign</u>	<u>Location</u>	<u>Dimensions</u>	<u>Size (sq. ft.)</u>
(#1) WAL*MART	West Elevation Near Front Entrance	37.67' x 5.0'	188.35
(#2) WAL*MART Tire & Lube Express	South End of Building	15.88' x 6.84'	108.62
(#3) Quaker State or Penzoil	South End of Building	5.0' x 6.0'	30.00



<u>Sign</u>	<u>Location</u>	<u>Dimensions</u>	<u>Size (sq. ft.)</u>
(#4) Tires	South End Above Bay Door	0.5' x 0.64'	0.32
(#5) Tires	South End Above Bay Door	0.5' x 0.64'	0.32
(#6) Lube Express	South End	0.5' x 4.48'	2.24
TOTAL SQUARE FEET (6 SIGNS)			329.85 SF

Sign #1 and #2 were installed on the building as described above. The four (4) remaining wall signs (signs #3-#6) approved as part of the variance request in 2000 were not installed. The timeframe of the original sign variance has expired and the variance is considered void; therefore the signs which were not installed as part of the original variance cannot be installed (signs #3, #4, #5, and #6).

In 2014, a variance was granted by the Zoning Board of Appeals, permitting four (4) wall signs for the Walmart store (ZBA Case #14-01-08-1). The existing wall signs are summarized below:

EXISTING WALL SIGNS:

<u>Sign</u>	<u>Location</u>	<u>Dimensions</u>	<u>Size (sq. ft.)</u>
WALMART	West Elevation Near Front Entrance	6' x 6'-6'-6 9/16"	199.54
Auto Center	South End	2'-0" x 15'-3 1/8"	31.47
Tire	South End	1'-0" x 2'-3 3/8"	2.38
Tire	South End	1'-0" x 2'-3 3/8"	2.38
TOTAL SQUARE FEET (4 SIGNS)			235.77

Per Section 86-687(1)(a), one wall sign is allowed on the building's front façade; the size is equivalent to one square foot for each lineal foot of building frontage occupied. The lineal frontage of the Walmart store is approximately 500 feet; thus allowing one (1) wall sign, up to 500 square feet in size.



PROPOSED WALL SIGNS

Sign	Location	Dimensions	Size (sq. ft.)
WALMART	West Elevation Near Front Entrance	6'-6" x 30'-6"	198.26
Pickup	West Elevation	1'-6" x 7'-3 3/4"	14.69
Auto Care	South End	2'-0" x 12'-4 1/2"	24.75
Tire	South End	1'-0" x 2'-4"	2.33
Oil Change	South End	1'-0" x 6'-11"	9.33
Number 1	South End	2'-6" x 2'-6"	4.91
Number 2	South End	2'-6" x 2'-6"	4.91
Number 3	South End	2'-6" x 2'-6"	4.91
TOTAL SQUARE FEET (8 PROPOSED SIGNS)			263.59

The applicant is proposing to install eight new wall signs on the building. Although there were four signs previously approved, their sizes have changed. The applicant is requesting to install four additional wall signs on the west elevation where four are currently located; therefore, the applicant is requesting a variance for four additional wall signs.

In 2018, a variance (ZBA Case #18-08-08-1) was denied allowing the installation of one (1) new wall sign (Michigan First Credit Union) on the west elevation to the south of the main entrance door, approximately 20.65 square feet in size (2'-2 5/8" x 9'-3 1/2").

Attachments

1. Application materials
2. Site location map

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

VARIANCE APPLICATION

A. Applicant _____
Address of Applicant _____

Telephone (Work) _____ Telephone (Home) _____
Fax _____ Email address: _____
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location _____
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) _____

<u>Required Supporting Material</u>	<u>Supporting Material if Applicable</u>
-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)	

Margie Garton Higgins _____
Signature of Applicant Print Name Date

Fee: _____ Received by/Date: _____

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.)

Margie Garton Higgins _____
Signature of Applicant(s) Date

Signature of Applicant(s) Date

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 and these unique circumstances are not self-created.
2. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.
3. Granting the variance is the minimum action necessary which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
4. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
5. Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

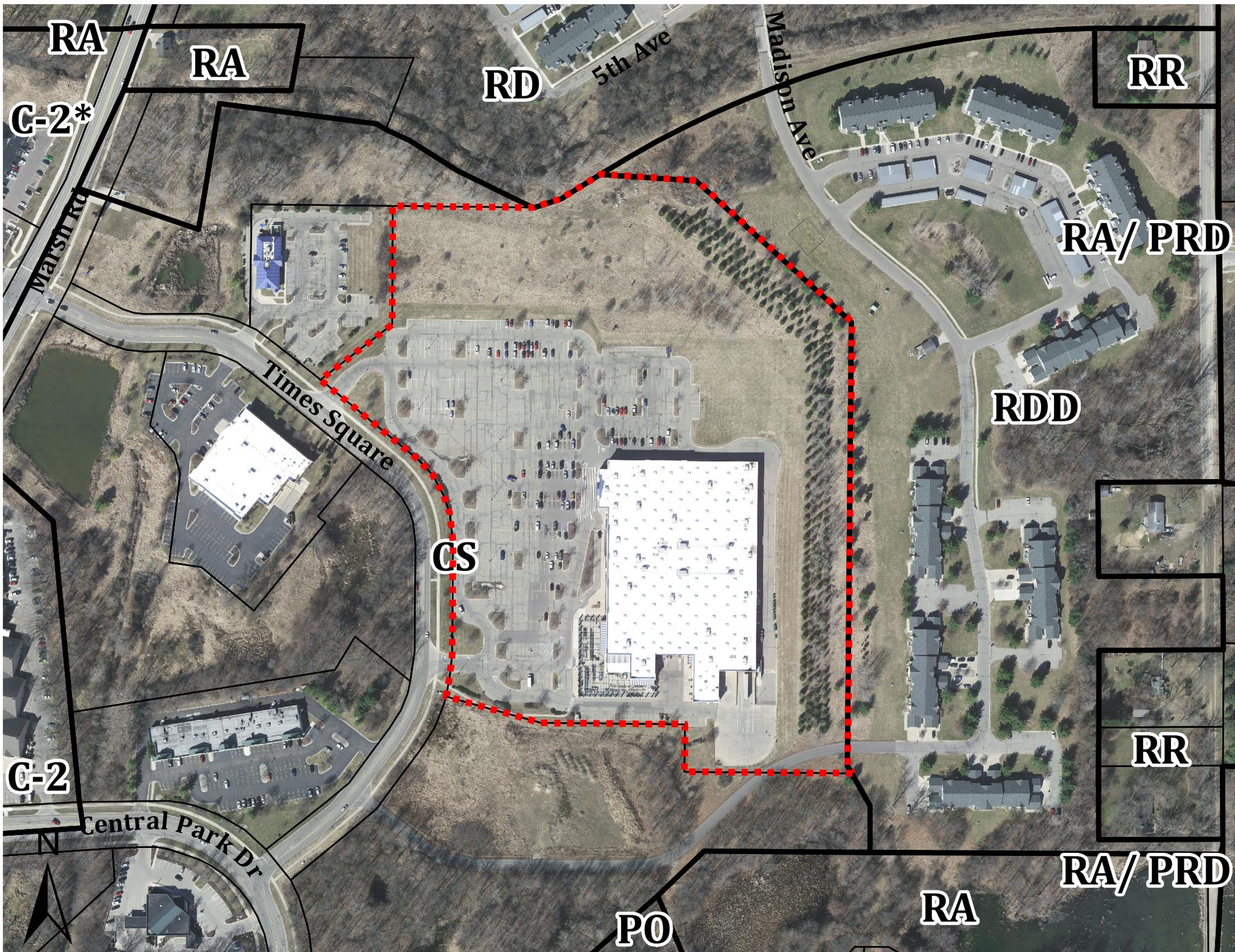
Effect of Variance Approval:

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.

1. With the additional signage for Walmart, it would help direct the customers to specific locations. The Pick-up sign would direct on-line customers who are picking up orders via vehicle pick-up.
2. Enforcement of the chapter would not help the public from being directed to specific departments.
3. Granting the variance is the minimum action which would carry out the spirit of the Zoning Ordinance for the good of the community in possibly more customers with the aid of the signs.
4. Granting the variance will not adversely affect adjacent land or the essential character in the property's vicinity.
5. Granting the variance will be consistent with public interest and the purpose of the sign chapter for the ease of finding the departments for customers in Walmart.



RA

RA

RD

RR

C-2*

5th Ave

Madison Ave

RA/ PRD

Marsh Rd

Times Square

RDD

CS

RR

C-2

Central Park Dr

RA/ PRD

PO

RA



To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: July 12, 2023
Re: ZBA Case No. #23-07 (Knob Hill Apartments, LLC)

ZBA CASE NO.: 23-07 (Knob Hill Apartments, LLC), 2502 Lake Lansing Road, Suite C, Lansing, MI 48912
LOCATION: 2300 Knob Hill Drive
PARCEL ID: 33-100-005
ZONING DISTRICT: RC (Multiple Family, 14 d/u per acre)

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

- Section 86-376(4)(4)(i), Any single-family detached dwelling, two-family dwelling, or multiple-family structure containing three or more units shall not be located closer than 20 feet to any street, access road, driveway, or parking area.

Knob Hill Apartments, LLC, the applicant, has requested a variance to allow for the construction of an apartment building located at 2300 Knob Hill Drive. The applicant is proposing to construct a 41-unit apartment building to replace the two buildings that were destroyed by fire in December of 2022. Staff worked with the applicant to come up with the most viable option that requires the least number of variances. The previous building was constructed in 1970 when there were different Ordinance requirements.

Section 86-376(4)(4)(i) requires that any multiple family building be 20 feet from the parking area. At the closest point the proposed building would be located 8 feet from the parking lot, encroaching 12 feet into the 20-foot building setback.

Attachments

1. Variance application
2. Site location map

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

VARIANCE APPLICATION

A. Applicant Knob Hill Apartments, LLC
Address of Applicant 2502 Lake Lansing Rd., Ste. C, Lansing, MI 48912
2502 Lake Lansing Rd., Ste. C, Lansing, MI 48912
Telephone (Work) 517-371-5300 Telephone (Home) 517-610-4064
Fax _____ Email address: gcislo@dtmngl.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 2300 Knob Hill Dr., Okemos, MI
Zoning district RC 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)

x [Signature] Ronald Uppal 7-5-23
Signature of Applicant Print Name Date

Fee: \$350.00 Received by/Date: _____

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.)

x [Signature] 7-5-23
Signature of Applicant(s) Date

Signature of Applicant(s) Date

From: [Greg Cislo](#)
To: [Keith Chapman](#); [Tim Schmitt](#)
Subject: Knob Hill - 5 Questions
Date: Friday, July 14, 2023 10:28:20 AM
Attachments: [image002.png](#)
[image004.png](#)
[image006.png](#)

Gentlemen,

Sorry for the delay. Let me know if you require any additional information.

- 1) In December 2022 two Knob Hill apartment buildings, built in the late 1960's, burned to the ground. DTN is requesting to replace the two buildings that burnt down with one new building. Due to changes in building and accessibility codes, the new building has to be larger than the two original buildings. The replacement building will be fully accessible with elevator access to each floor. Many of our older Knob Hill residents expressed a need for modern accessible building, and the new building will meet that need.
- 2) The current parking lot set-back requirement doesn't allow for construction of the new building to meet modern codes. We need to be closer to the parking lot in order to add the width to the building to meet fair housing requirements of the building construction. All corridors, door openings, kitchens, bathrooms, etc. are required to be wider to accommodate the Fair Housing requirements that didn't exist when the original buildings were first constructed.
- 3) Granting the variance will allow DTN to rebuild on the footprint of the two original buildings. Additionally we are bringing back the residences lost to the fire.
- 4) The adjoining properties will not be affected. The replacement building will look similar to the existing Knob Hill apartment buildings. The new building will be built on the footprint of the two previous buildings.
- 5) Approval of the variance will allow DTN to rebuild the buildings that were demolished by fire. There is no change to the use or look of the property. Construction of the new building will bring back the housing to Meridian Twp. that was lost last December.

Regards,

Greg Cislo
Vice President of Construction

DTN MANAGEMENT COMPANY

2502 Lake Lansing Road, Suite C, Lansing, MI 48912
www.dtnmgt.com Office: [517.371.5300](tel:517.371.5300) Mobile: 517-610-4064 Email: gcislo@dtmgt.com

It's official, we're certified as a Great Place to Work.

Join our team www.dtnmgt.com/jobs

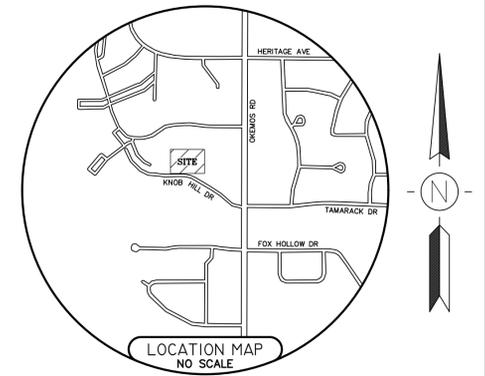
APPLICANT/OWNER:
DTN MANAGEMENT COMPANY
2502 LAKE LANSING ROAD
LANSING, MI. 48912
PH: (517) 371-5300

ENGINEER/SURVEYOR:
KEBS, Inc.
2116 HASLETT RD.
HASLETT, MI. 48840
PH: (517) 339-1014

KNOB HILL APARTMENTS

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

ZONED: PO



TAX ID: 33-100-05

ADDRESS: 2300 KNOB HILL
OKEMOS, MI 48864

SITE DATA

PROPOSED USE: RE-CONSTRUCTION OF (2) APARTMENT BUILDINGS THAT BURNED DOWN. UPDATE SIDEWALKS AND SITE TO MATCH NEW BUILDING LAYOUT.

TOTAL SITE AREA = 635,770 SF = 14.59 ACRES
ZONING: RC (MULTIPLE FAMILY)

BUILDING SETBACKS

FRONT - 25 FEET
SIDES - 25 FEET
REAR - 40 FEET

PROPOSED BUILDING/UNIT DATA

PROPOSED BUILDING AREA
1ST FLOOR AREA: 18,593 S.F.
2ND FLOOR AREA: 17,456 S.F.
3RD FLOOR AREA: 17,456 S.F.
TOTAL GROSS FLOOR AREA: 53,505 S.F.

UNIT BREAKDOWN:

1 BEDROOM: 9 UNITS
2 BEDROOM: 6 UNITS
3 BEDROOM: 24 UNITS
TOTAL UNITS: 39 UNITS

MAXIMUM BUILDING HEIGHT = 35 FT.

EXISTING BUILDING UNITS:

=192 UNITS

TOTAL UNITS = 192 (EX.) + 39 (PROP.) = 231 UNITS

PARKING

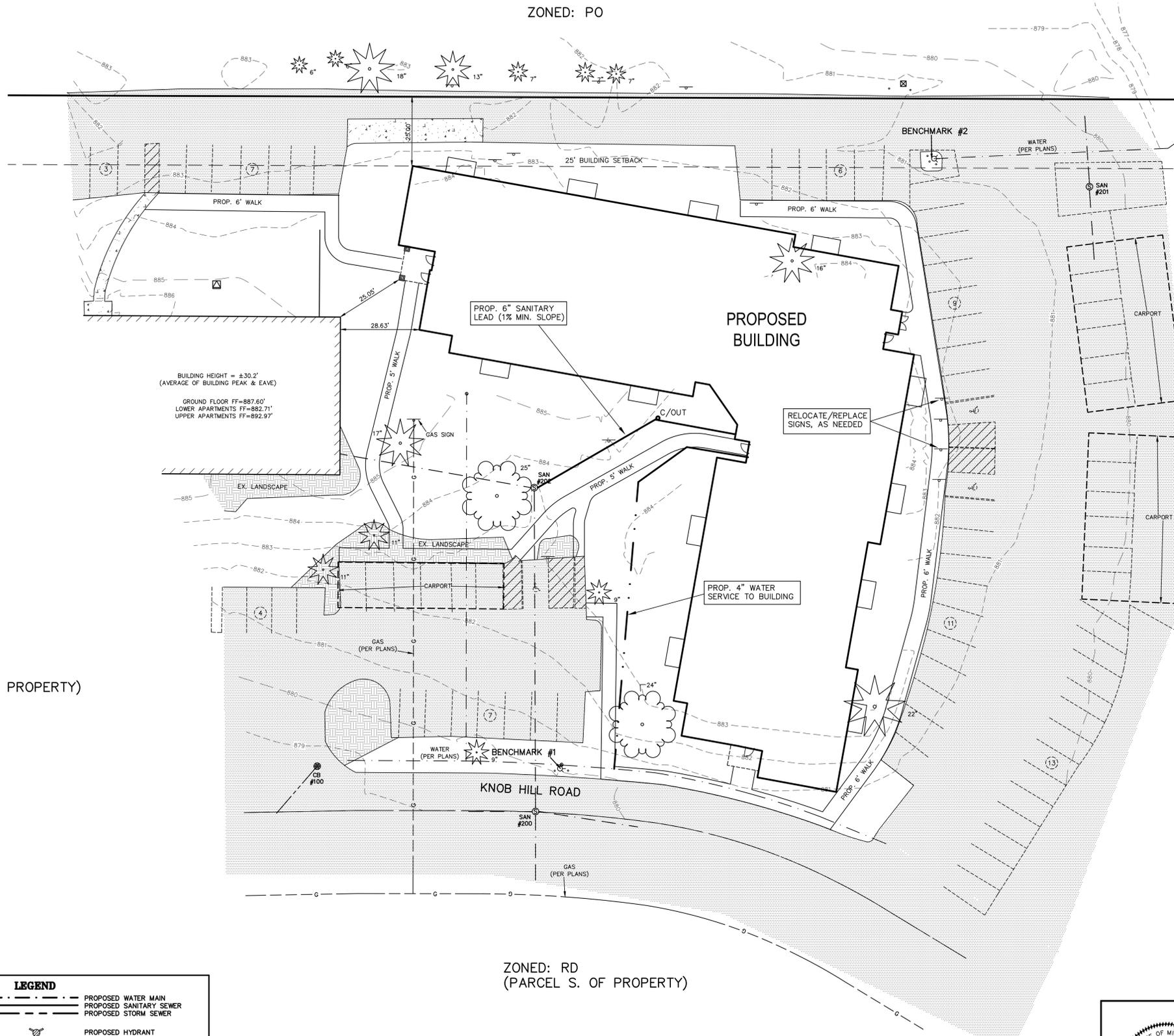
231 UNITS X 2 SPACES/UNIT = 462 SPACES
EXISTING PARKING TOTAL = ±462 SPACES

UTILITIES

WATER:
CITY PUBLIC WATER MAIN
SANITARY:
CITY PUBLIC SANITARY
STORM:
ON-SITE RETENTION BASIN
TRASH:
STREET PICK-UP
ELECTRICAL SERVICE:
3 PHASE - 200 AMP

NOTES

- LOCATE UTILITIES PRIOR TO INSTALLATION (COORDINATE W/ ENGINEER)
- AS-BUILT UTILITY LOCATIONS & ELEVATIONS MUST BE DELIVERED TO THE CITY ENGINEER UPON COMPLETION OF THE PROJECT



ZONED: RD
(PARCEL W. OF PROPERTY)

ZONED: RD
(PARCEL S. OF PROPERTY)

EX. LEGEND

● = SET 1/2" BAR WITH CAP	⊙ = SANITARY MANHOLE
□ = FOUND IRON AS NOTED	⊕ = DRAINAGE MANHOLE
— = DEED LINE	⊖ = ELECTRIC MANHOLE
— = DISTANCE NOT TO SCALE	⊗ = TELEPHONE MANHOLE
— = FENCE	⊘ = CATCHBASIN
— = ASPHALT	⊙ = SANITARY CLEANOUT
— = CONCRETE	⊙ = FIRE HYDRANT
— = GRAVEL	⊙ = VALVE
— = EXISTING SPOT ELEVATION	⊙ = UTILITY POLE
— = EXISTING CONTOUR ELEVATION	⊙ = LIGHT POLE
— = SANITARY SEWER	⊙ = GUY POLE
— = STORM SEWER	⊙ = GUY WIRE
— = WATER LINE	⊙ = UTILITY PEDESTAL
— = GAS LINE	⊙ = TRANSFORMER
— = UNDERGROUND TELEPHONE	⊙ = HANDHOLE
— = UNDERGROUND TELEVISION	⊙ = ELECTRIC METER
— = UNDERGROUND ELECTRIC	⊙ = GAS METER
— = OVERHEAD WIRES	⊙ = WATER METER
— = EDGE OF WOODS	⊙ = SOIL BORING
— = DECIDUOUS TREE	⊙ = SIGN
— = CONIFEROUS TREE	⊙ = POST
— = BUSH	⊙ = AIR CONDITIONING UNIT

LEGEND

— = PROPOSED WATER MAIN	⊙ = PROPOSED HYDRANT
— = PROPOSED SANITARY SEWER	⊙ = PROPOSED GATE VALVE
— = PROPOSED STORM SEWER	⊙ = PROPOSED SAN. M.H.
⊙ = PROPOSED WATER METER	⊙ = PROPOSED STORM M.H.
⊙ = PROPOSED GAS METER	⊙ = PROPOSED C.B.
⊙ = PROPOSED SOIL BORING	⊙ = PROPOSED GRADES
⊙ = PROPOSED TOP OF CURB ELEV.	⊙ = PROPOSED FIRST FLOOR ELEV.
⊙ = PROPOSED TOP OF GROUND ELEV.	⊙ = PROPOSED TOP OF PAVT ELEV.
⊙ = PROPOSED TOP OF WALK ELEV.	⊙ = DENOTES S.E.S.C. KEYING SYSTEM



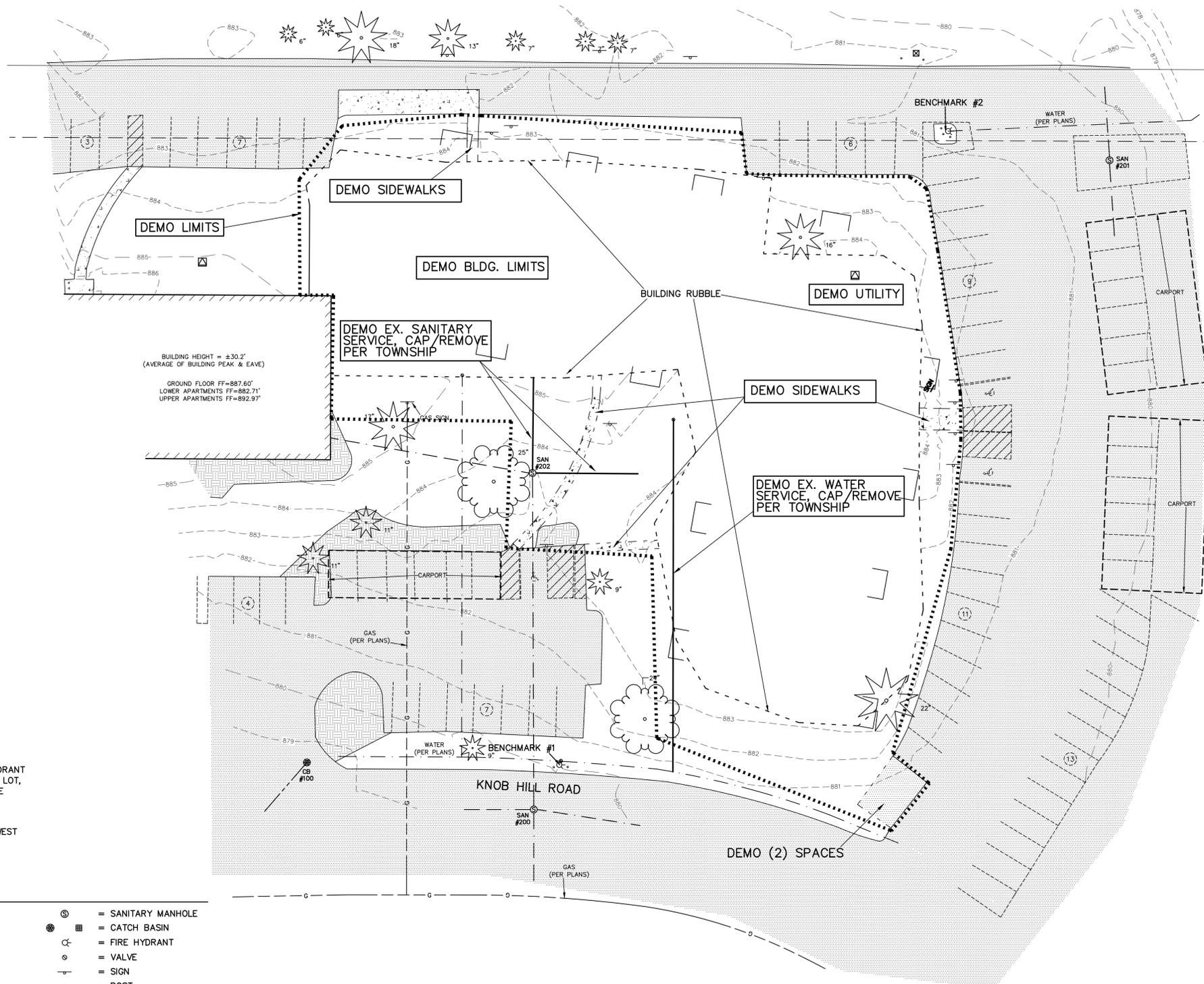
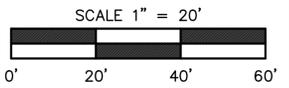
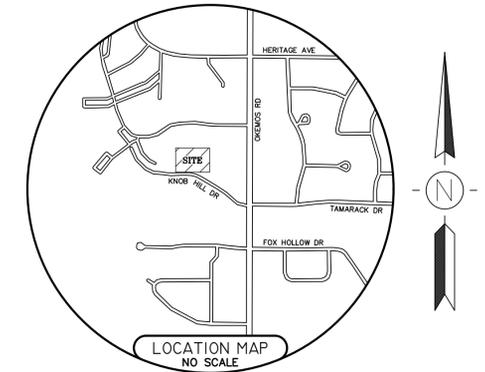
SHEET INDEX

1. SITE, UTILITY & DIMENSIONING PLAN
2. EXISTING CONDITIONS & DEMO PLAN
3. OVERALL BOUNDARY SURVEY

	REVISIONS 3-22-23 PRELIMINARY SITE PLAN 4-12-23 PRELIMINARY SITE PLAN 4-19-23 SITE PLAN SUBMITTAL 6-5-23 SITE PLAN SUBMITTAL	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800
	KNOB HILL APARTMENTS SITE, UTILITY & DIMENSIONING PLAN	
SCALE: 1" = 20' DATE: GAP AUTHORIZED BY: DTN	DESIGNER: GAP PROJECT MGR. GAP SHEET 1 OF 3 JOB #: E-100778	APPROVED BY: GAP SHEET 1 OF 3 JOB #: E-100778

KNOB HILL APARTMENTS

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



BUILDING HEIGHT = ±30.2'
(AVERAGE OF BUILDING PEAK & EAVE)
GROUND FLOOR FF=887.60'
LOWER APARTMENTS FF=882.71'
UPPER APARTMENTS FF=892.97'

SEWER INVENTORIES

- CATCH BASIN #100
RIM - 878.33
8" PVC SW - 875.17
- SANITARY MANHOLE #200
RIM - 879.51
10" PVC N - 868.61
10" PVC E - 868.54
10" PVC S - 869.06
10" PVC W - 868.71
- SANITARY MANHOLE #201
RIM - 880.56
10" PVC N - 868.45
10" PVC S - 868.41
- SANITARY MANHOLE #202
RIM - 882.94
8" PVC N - 876.99
8" PVC E - 876.96
10" PVC S - 876.81
8" PVC W - 876.95

BENCHMARKS

- BENCHMARK #1 ELEV. = 882.11 (NAVD88)
TOP OF NORTHWEST FLANGE BOLT OF FIRE HYDRANT
±8' SOUTH OF EDGE OF ASPHALT OF PARKING LOT,
±18' NORTH OF CENTER OF SANITARY MANHOLE
- BENCHMARK #2 ELEV. = 881.80 (NAVD88)
TOP OF WEST FLANGE BOLT OF FIRE HYDRANT
±21' SOUTH OF 10" WOOD POST, ±58' NORTHWEST
OF CENTER OF SANITARY MANHOLE

LEGEND

- = DEED LINE
- ⊙ = SANITARY MANHOLE
- [Hatched] = ASPHALT
- [Grid] = CATCH BASIN
- [Dotted] = CONCRETE
- ⊕ = FIRE HYDRANT
- [Stippled] = LANDSCAPING
- ⊙ = VALVE
- = EXISTING CONTOUR ELEVATION
- - - = SIGN
- - - = BUILDING OVERHANG
- - - = POST
- - - = SANITARY SEWER
- - - = UTILITY PEDESTAL
- - - = STORM SEWER
- - - = TRANSFORMER
- - - = WATER LINE
- - - = GAS LINE
- (Tree) = DECIDUOUS TREE
- (Tree) = CONIFEROUS TREE

SURVEYOR'S NOTES:

1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in January 2023.
2. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the nearest National Geodetic Survey C.O.R.S. station.
3. All dimensions shown are as-measured unless otherwise noted.
4. All elevations are North American Vertical Datum of 1988 (NAVD88).
5. All dimensions are in feet and decimals thereof.
6. No building tie dimensions are to be used for establishing the property lines.
7. Easements, if any, not shown hereon.
8. By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "X", areas outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the Charter Township of Meridian, Ingham County, Michigan, Community Panel No. 260093 C0158D, dated August 16, 2011.
9. Utility information as shown was obtained from available public records and from supporting field observations, where possible, and is subject to verification in the field by the appropriate authorities prior to use for construction. MISS DIG was not contacted to mark utilities on site.
10. Wetlands, if any, not shown hereon.

DEMOLITION NOTES:

A DEMOLITION PERMIT IS REQUIRED, CONTRACTOR SHALL APPLY FOR AND RECEIVE PRIOR TO ANY DEMOLITION.

ALL UTILITIES MUST BE PROPERLY SHUT OFF/CAPPED AND/OR REMOVED PRIOR TO STARTING, VERIFY WITH UTILITY COMPANIES AND WITH MERIDIAN TOWNSHIP BUILDING AND ENGINEERING DEPARTMENTS.

ALL EX. STRUCTURES AND ANY FOUNDATIONS SHALL BE REMOVED FROM THE SITE.

DEMOLITION CONTRACTOR SHALL REVIEW ALL ENVIRONMENTAL REPORTS AND DISPOSE OF ALL EXISTING AND REMOVED MATERIALS AS REQUIRED BY ENVIRONMENTAL REPORT AND RECOMMENDATIONS.

CONTRACTOR IS RESPONSIBLE FOR COMPLETE DEMOLITION OF ALL ITEMS WITHIN DEMOLITION LIMITS, INCLUDING ITEMS THAT MAY NOT BE SPECIFICALLY SHOWN. IF CONTRACTOR HAS ANY DEMOLITION QUESTIONS THEY SHALL BE REQUESTED TO OWNER/ARCHITECT/ENGINEER PRIOR TO STARTING WORK.

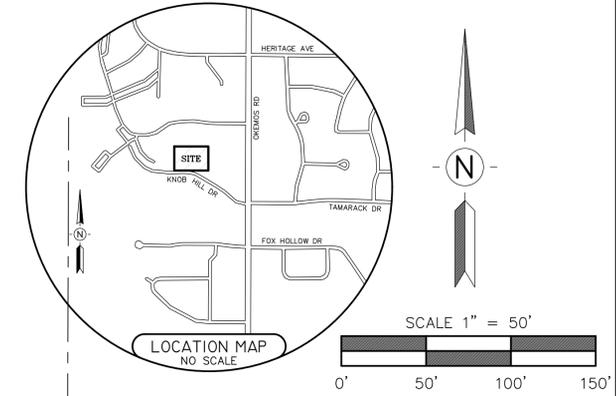
<p>REVISIONS</p> <p>3-22-23 PRELIMINARY SITE PLAN</p> <p>4-19-23 SITE PLAN SUBMITTAL</p> <p>6-5-23 SITE PLAN SUBMITTAL</p>	<p>KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS</p> <p>2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-338-1014 FAX. 517-338-8047</p> <p>Marshall Office Ph. 269-781-9800</p>	<p>KNOB HILL APARTMENTS EXISTING CONDITIONS & DEMO PLAN</p>
<p>SCALE: 1" = 20'</p> <p>DATE: GAP</p> <p>AUTHORIZED BY: DTN</p>	<p>DESIGNER: GAP</p> <p>PROJECT MGR. GAP</p>	<p>APPROVED BY: GAP</p> <p>SHEET 2 OF 3</p> <p>JOB #: E-100778</p>

EXISTING CONDITIONS PLAN

2300 & 2314 KNOB HILL DRIVE, OKEMOS, MI 48864"

FOR: DTN MANAGEMENT COMPANY

WESTERLY RIG
OKEMOS

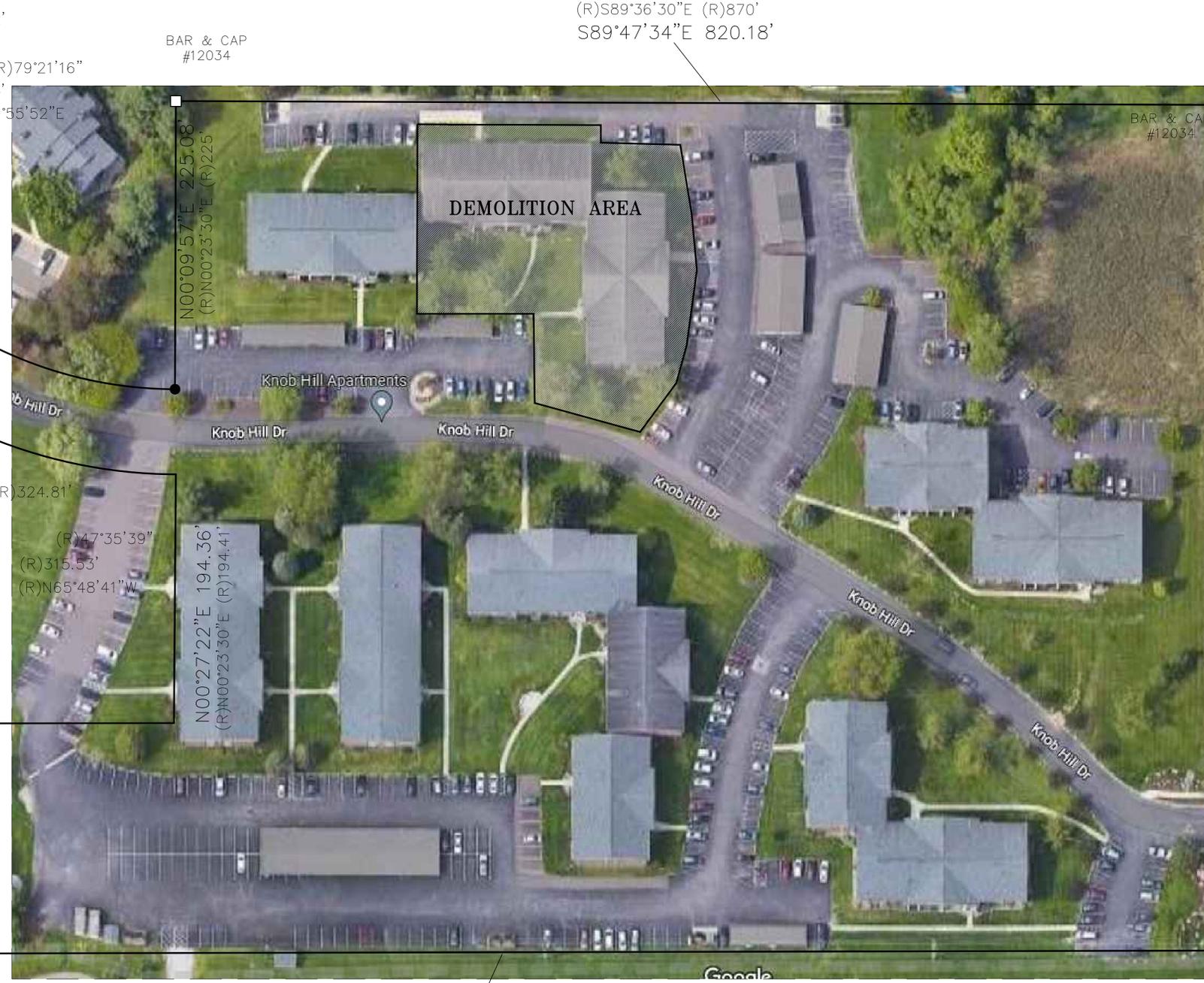


L=450.32' (R)450.12'
R=(R&M)325.00
DELTA=79°23'20" (R)79°21'16"
CHD=415.15' (R)415'
S50°07'34"E (R)S49°55'52"E

L=324.65'
R=(R&M)391.00
DELTA=47°34'21"
CHD=315.40'
N66°02'56"W

(R)S89°56'30"E (R)180'
N89°54'29"E 179.91'

(R)N00°23'30"E (R)180'
N00°11'08"E 179.73'



(R)S89°36'30"E (R)870'
S89°47'34"E 820.18'

S89°52'02"W 999.95'
(R)N89°56'30"W (R)1050.01'

BAR & CAP
#12034

50.00'

660.66'

EXCEPTION

OKEMOS ROAD

(PUBLIC - 100' WIDE R.O.W.)

50.00'

(R)S00°23'30"W (R)660.35' (M)S00°11'46"W (M)660.37'

NORTH-SOUTH 1/4 LINE SECTION 33

S00°11'46"W 2640.15'

SURVEYOR'S NOTES:

- This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in January 2023.
- All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the nearest National Geodetic Survey C.O.R.S. station.
- All dimensions shown are as-measured unless otherwise noted.
- All elevations are North American Vertical Datum of 1988 (NAVD88).
- All dimensions are in feet and decimals thereof.
- No building tie dimensions are to be used for establishing the property lines.
- Easements, if any, not shown hereon.
- By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "X", areas outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the Charter Township of Meridian, Ingham County, Michigan, Community Panel No. 260093 C0158D, dated August 16, 2011.
- Utility information as shown was obtained from available public records and from supporting field observations, where possible, and is subject to verification in the field by the appropriate authorities prior to use for construction. MISS DIG was not contacted to mark utilities on site.
- Wetlands, if any, not shown hereon.

LEGAL DESCRIPTION:
(As provided)

TAX ID: 33-02-02-33-100-005
BEG. AT NE COR. OF NW 1/4 OF SEC 33, S 0 DEG 23' 30" W ALONG E LINE OF NW 1/4 OF SEC. 33, 1815 FT. FOR PT. OF BEG., TH S 0 DEG 23' 30" W ALONG E LINE OF NW 1/4 660.35 FT TO PT. ON LINE THAT IS 165 FT N'LY OF & PLL. WITH S LINE OF SAID NW 1/4 TH. N 89 DEG 56' 30" W ALONG LINE 165 FT N'LY OF & PLL. WITH S LINE OF SAID NW 1/4 1050.01 FT, N 0 DEG 23' 30" E 180 FT, S 89 DEG 56' 30" E 180 FT, N 0 DEG 23' 30" E 194.41 FT. TH. ON CURVE TO RT. HAVING RADIUS. OF 391 FT. SUBTENDING AN ANGLE OF 47 DEG 35' 39", A CHORD BEARING N 65 DEG 48' 41" W A DISTANCE OF 315.53 FT. FOR AN ARC DISTANCE OF 324.81 FT, S 52 DEG 44' 46" W 149.92 FT, N 37 DEG 15' 14" W 180 FT, N 52 DEG 44' 46" E 250 FT TO PT. ON CURVE HAVING A RADIUS OF 325 FT, TH ON A CURVE TO LEFT WITH RADIUS OF 325 FT SUBTENDING ANGLE OF 79 DEG 21' 16", THE CHORD WHICH BEAR S 49 DEG 55' 52" E 415 FT, AN ARC DISTANCE OF 450.12 FT TO PT. OF TANGENCY TH N 0 DEG 23' 30" E 225 FT, S 89 DEG 36' 30" E 870 FT. TO BEG., SEC. 33, T4N1W.

WITNESSES TO SECTION CORNERS:

- North 1/4 corner, Section 33, T4N, R1W, Liber 9, Page 507
Found remon bar & cap #30090 in mon box
Northeast corner of catch basin, S37°W, 60.72'
Northwest corner of catch basin, S36°E, 60.14'
Top center of hydrant, N42°E, 63.08'
Found nail & tag in South side of utility pole, N53°W, 53.21'
- Center of Section, Section 33, T4N, R1W, Liber 9, Page 509
Found nail & tag in South side of utility pole, S75°W, 33.23'
Found nail & tag in North side of utility pole, N62°E, 52.88'
Found nail & tag in West side of utility pole, N24°E, 115.13'
Found nail & tag in Northeast side of utility pole, N26°W, 116.59'
- West 1/4 corner, Section 33, T4N, R1W, Liber 8, Page 250
Found Remon bar and cap inside 3" steel post in concrete base, ±1' above grade
Found nail and tag #18989, West side power pole, N04°E, 160.00'
Found nail and tag, East side 18" oak, S13°W, 61.65'
Found nail and tag #32334, West side 18" hawthorn, S15°E, 56.22'
Southwest leg of power transmission tower, N80°E, 210.25'

LEGEND

- (M) = MEASURED DIMENSION
- (R) = RECORDED DIMENSION
- = SET 1/2" BAR WITH CAP UNLESS NOTED
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE

REVISIONS	COMMENTS	KEBS, INC. ENGINEERING AND LAND SURVEYING	
01/13/2023	ORIGINAL	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047 WWW.KEBS.COM	
4/19/2023	SITE PLAN	Marshall Office - Ph. 269-781-9800	
6/5/2023	SITE PLAN	DRAWN BY AN	SECTION 33, T4N, R1W
		FIELD WORK BY AE	JOB NUMBER:
		SHEET 3 OF 3	100778.BND









Club Meridian Dr

PO

Club Meridian Dr

Club Meridian Dr

RD

Knob Hill Dr

Knob Hill Dr

Knob Hill Dr

RC

Knob Hill Dr

Uremos Rd

RA

Tamarack Dr

RX

N

42*