

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION 2023
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
Wednesday, August 16th, 2023, 6:30 pm

PRESENT: Vice-Chair Koenig, Member Deschaine, Field-Foster, Trezise

ABSENT: Chair Mansour

STAFF: Director of Community Planning and Development Schmitt

1. CALL MEETING TO ORDER

Vice-Chair Koenig called the August 16th, 2023 regular meeting for the Meridian Township Zoning Board of Appeals to order at 6:35pm. Vice-Chair Koenig called the roll of the Board. All board members present except for Chair Mansour.

2. APPROVAL OF THE AGENDA

Member Trezise moved to approve the agenda for the August 16th, 2023 regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Deschaine.

VOICE VOTE YEAS: Vice-Chair Koenig, Members Deschaine, Field-Foster, Trezise

NAYS: None

Motion carried: 4-0

3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES

Member Field-Foster moved to approve the minutes from the July 19th, 2023 regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Deschaine.

VOICE VOTE YEAS: Vice-Chair Koenig, Members Deschaine, Field-Foster, Trezise

NAYS: None

Motion carried: 4-0

4. COMMUNICATIONS

NONE

5. UNFINISHED BUSINESS

A. **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.

Member Deschaine moved to remove ZBA Case No. 23-07 from the table and act upon it during the August 16th, 2023 meeting. Seconded by Member Field-Foster.

VOICE VOTE YEAS: Vice-Chair Koenig, Members Deschaine, Field-Foster, Trezise

NAYS: None

Motion carried: 4-0

Director Schmitt outlined the case to the Board.

Member Deschaine inquired if there have been cases where buildings have caught fire due to car fires, and if the proposed parking lot would be too close to the buildings.

Director Schmitt stated that not to his knowledge, and this is fairly standard for these structures.

Vice-Chair Koenig inquired if there were any other buildings within the 20ft set-back.

Director Schmitt stated that part of the development complies, while a part doesn't. He noted mostly around the edges of the lot are the non-compliance spots.

Vice-Chair Koenig 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.

Vice-Chair Koenig and the Board stated Criteria one has been met.

Applicant Greg Sislo (4010 Sneaky Lane, Holt, MI) appeared before the Board and spoke on the case. He spoke on the improvements they are making to better assist the residents.

Member Field-Foster inquired about parking lot space.

Applicant Sislo stated that there are plenty of spaces, and they are also adding 40 EV charging stations.

Vice-Chair Koenig 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.

Vice-Chair Koenig and the Board stated criteria two has been met.

Vice-Chair Koenig 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.

Vice-Chair Koenig and the Board criteria three has been met.

Vice-Chair Koenig 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.

Vice-Chair Koenig and the Board Criteria four has been met.

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

Vice-Chair Koenig and the Board stated criteria five has been met.

**Member Deschaine moved to approve the ZBA Case No. 23-07 (Knob Hill Apartments, LLC).
Seconded by Member Field-Foster.**

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

NAYS: None

Motion carried: 4-0

6. NEW BUSINESS
NONE

7. OTHER BUSINESS
NONE

8. PUBLIC REMARKS
NONE

9. BOARD MEMBER COMMENTS
NONE

10. ADJOURNMENT

Vice-Chair Koenig adjourned the August 16th, 2023 regular meeting for the Meridian Township Zoning Board of Appeals. Approved unanimously.

Meeting adjourned at 7:00pm.