

CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING AGENDA  
5151 MARSH ROAD, OKEMOS, MI 48864-1198  
(517) 853-4000  
WEDNESDAY, JULY 8, 2015 6:30 PM  
TOWN HALL ROOM

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- o Wednesday June 24, 2015

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. ZBA CASE NO. 15-07-08-1, HIGGINS ELECTRIC SIGN COMPANY, 4100-A HUNSACKER STREET, EAST LANSING, MI 48823

DESCRIPTION:	2049 Grand River Avenue
TAX PARCEL:	21-276-006
ZONING DISTRICT:	C-2 (Commercial)

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

- Section 86-687(3)a., 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.
- Section 86-687(3)c., which states in the case of multitenant structures, one wall sign shall be permitted for each tenant having an individual means of public access up to a size equivalent to one square foot for each one lineal foot of building frontage occupied.
- Section 86-687(4)a., which states one freestanding sign per parcel shall be permitted, except a site with 500 feet or more of contiguous frontage on one street and more than one point of access on that street may have one additional freestanding sign. If two freestanding signs are located on a site based on this provision, a minimum 250 feet shall separate the two signs.

The applicant is requesting variances to allow two wall signs on the front façade; install a wall sign on the front façade that exceeds the allowed square footage; install a wall sign on a side of the building that is not the front façade and public access is not provided; and install a second freestanding sign, for the Jimmy John's restaurant, to be located in the proposed multi-tenant retail building, at 2049 Grand River Avenue, Okemos, MI.

**2. ZBA CASE NO. 15-07-08-2, K & H PROPERTIES, L. C., 3782 THISTLEWOOD, OKEMOS, MI 48864**

DESCRIPTION: 2356 Science Parkway  
TAX PARCEL: 28-176-033  
ZONING DISTRICT: RP (Research Park)

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

- Section 86-434(f)(5)b., which states the rear or side yard setback is ten percent of the width and depth respectively of the lot, but need not exceed 40 feet each nor shall they be less than ten feet.

The applicant is requesting a variance to allow an existing structure (enclosed walkway) to be located zero feet from the side (east) lot line and the required setback is 40 feet, at 2356 Science Parkway, Okemos, MI.

**3. ZBA CASE NO. 15-07-08-3, BIG RAY'S EXPRESS LUBE, 2700 E. GRAND RIVER AVENUE, SUITE 1, EAST LANSING, MI 48823**

DESCRIPTION: 2700 E. Grand River Avenue, Suite 1  
TAX PARCEL: 17-460-003  
ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-687(4)a which states which states one freestanding sign per parcel shall be permitted, except on a site with 500 feet or more of contiguous frontage on one street and more than one point of access on that street may have one additional freestanding sign. If two freestanding signs are located on a site based on this provision, a minimum of 250 feet shall separate the signs.

The applicant is requesting a variance to allow a second freestanding sign at 2700 E. Grand River Avenue, East Lansing, MI.

- ☛ 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 – CAROL OHLROGGE**

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.

BRET DREYFUS  
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 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.

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