

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, AUGUST 8, 2012, 6:30 PM
TOWN HALL ROOM, OPEN TO PUBLIC

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- o Wednesday July 25, 2012

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. ZBA CASE NO. 12-08-08-1 SPARROW HOSPITAL, 1322 E. MICHIGAN AVENUE, LANSING, MI 48912

DESCRIPTION: 1650 Haslett Road
TAX PARCEL: 10-403-003
ZONING DISTRICT: PO (Professional Office)

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

- **Section 86-686(3)b.**, which states the surface display area of the freestanding sign conveying the business carried on the premises shall not exceed 25 square feet per side. An additional three square feet of surface display area of the freestanding sign shall be set aside to accommodate the street number of the structure. The street number shall be placed on the sign in accordance with chapter 14, article V of the Code of Ordinances.

The applicant is requesting to add additional signage to an existing free-standing sign which will exceed the maximum allowed square footage of 25 square feet for a free-standing sign; therefore the applicant is requesting a variance.

2. ZBA CASE NO. 12-08-08-2 J & H FAMILY STORES, 2696 CHICAGO DRIVE SW, WYOMING, MI 49519

DESCRIPTION: 3010 Lake Lansing Road
TAX PARCEL: 06-477-015
ZONING DISTRICT: C-2 (Commercial)

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

- **Section 86-404(e)(13)b.5.**, which states setbacks for vehicle fueling stations, and similar equipment, shall be a minimum of 20 feet from any right-of-way lines as specified in the Master Plan for Major Streets and Highways, Meridian Township, Ingham County, Michigan. Gasoline pump islands and similar equipment shall be a minimum of 25 feet from a side or rear property line.
- **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 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 to locate an air/vacuum machine and trash receptacle unit which does not meet the required front yard or side yard setbacks; install a wall sign on a multi-tenant building and a portion of the wall sign encroaches into the adjacent tenant space; and install a second freestanding sign (pre-sell menu board); 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.

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.

MARY M.G. HELMBRECHT, CMC
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.