



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING  
January 21, 2026 6:30 pm

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1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
  - A. October 15, 2025 Meeting Minutes
  - B. November 19, 2025 Meeting Minutes
4. COMMUNICATIONS
5. UNFINISHED BUSINESS
6. NEW BUSINESS
  - A. **ZBA CASE NO.: 26-01 (2403 Haslett), Konstantinos Marselis, 1289 Creek Pointe, Rochester, MI 48307**  
LOCATION: 2403 Haslett Road  
PARCEL ID: 09-302-011  
ZONING DISTRICT: RR (Rural Residential)  
The variance requested is to two new parcels that are under the minimum lot width of 200 feet at 2403 Haslett Road.
7. OTHER BUSINESS
  - A. 2026 Election of Officers
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

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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  
REGULAR MEETING ZONING BOARD OF APPEALS 2025  
5151 Marsh Road, Okemos MI 48864-1198  
517.853.4000, Township Hall Room  
Wednesday, October 15th, 6:30 pm

PRESENT: Vice-Chair Koenig, Member Trezise, Member Hershiser

ABSENT: Chair Mansour, Member Brooks, Member Benoit

STAFF: Associate Planner Chapman

1. CALL MEETING TO ORDER

Vice-Chair Koenig called the October 15th, 2025, regular meeting for the Meridian Township Zoning Board of Appeals to order at 6:35 pm. Vice-Chair Koenig called the roll of the Board.

2. APPROVAL OF THE AGENDA

**Member Hershiser moved to approve the agenda for the October 15th, 2025, regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Trezise.**

**ROLL CALL VOTE YEAS: Vice-Chair Koenig, Member Hershiser, Member Trezise**  
**NAYS: None**  
**Motion carried: 3-0**

3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES

- A. June 18, 2025 Meeting Minutes
- B. July 16, 2025 Meeting Minutes

**Member Trezise moved to approve the minutes for the June 18, 2025 and July 16, 2025 regular meetings for the Meridian Township Zoning Board of Appeals. Seconded by Member Hershiser.**

**ROLL CALL VOTE YEAS: Vice-Chair Koenig, Member Hershiser, Member Trezise**  
**NAYS: None**  
**Motion carried: 3-0**

4. COMMUNICATIONS

- A. Susan McGillicuddy, 5115 Country Dr., RE: ZBA #25-09

5. UNFINISHED BUSINESS

NONE

6. NEW BUSINESS

A. **ZBA CASE NO.: 25-09 (5130 Country Drive) James & Jana Stewart, 5130 Country Drive, Okemos, MI 48864**

LOCATION: 5130 Country Drive

PARCEL ID: 13-401-001

ZONING DISTRICT: RR (Rural Residential)

The variance requested is to allow an accessory building (garage) to project into the front yard located at 5130 Country Drive.

Associate Planner Chapman gave an overview of the application.

James & Jana Stewart, 5130 Country Dr., provided an overview for the scope of the work.

Vice-Chair Koenig stated that the request meets criteria one.

Vice-Chair Koenig stated that the request meets criteria two.

Vice-Chair Koenig stated that the request meets criteria three.

Vice-Chair Koenig stated that the request meets criteria four.

Vice-Chair Koenig stated that the request meets criteria five.

**Member Trezise moved to grant the variance requested for ZBA Case No. 25-09 (5130 Country), James & Jana Stewart, 5130 Country Drive, Okemos, MI 48864. Seconded by Member Hershiser.**

**ROLL CALL VOTE**

**YEAS: Vice-Chair Koenig, Member Hershiser, Member Trezise**

**NAYS: None**

**Motion carried: 3-0**

7. OTHER BUSINESS

NONE

8. PUBLIC REMARKS

NONE

9. BOARD MEMBER COMMENTS

NONE

10. ADJOURNMENT

**Vice Chair Koenig adjourned the October 15th, 2025 regular meeting for the Meridian Township Zoning Board of Appeals. Approved unanimously.**

Meeting adjourned at 7:04 pm.

CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING ZONING BOARD OF APPEALS 2025  
5151 Marsh Road, Okemos MI 48864-1198  
517.853.4000, Township Hall Room  
Wednesday, November 19th, 6:30 pm

PRESENT: Chair Mansour, Vice-Chair Koenig, Member Brooks, Member Trezise, Member Nahum  
ABSENT: Member Benoit  
STAFF: Associate Planner Chapman

1. CALL MEETING TO ORDER

Chair Mansour called the November 19th, 2025, regular meeting for the Meridian Township Zoning Board of Appeals to order at 6:30 pm. Chair Mansour called the roll of the Board.

2. APPROVAL OF THE AGENDA

**Chair Mansour moved to approve the agenda for the November 19th, 2025, regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Trezise.**

**ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Member Brooks, Member Trezise, Member Nahum**

**NAYS: None**

**Motion carried: 5-0**

3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES

NONE

4. COMMUNICATIONS

- A. Jonathan Burt, 6074 Columbia, RE: ZBA #25-10
- B. Various Neighbors, RE: ZBA #25-10

5. UNFINISHED BUSINESS

NONE

6. NEW BUSINESS

**A. ZBA CASE NO.: 25-10 (6080 Columbia), 6080 Columbia Street, Haslett, MI 48840**

LOCATION: 6080 Columbia Street  
PARCEL ID: 10-279-004  
ZONING DISTRICT: RB (Single Family), Lake Lansing Residential Overlay

The variance requested is to construct a building addition and second story addition to the existing nonconforming single-family dwelling at 6080 Columbia Street.

Associate Planner Chapman gave an overview of the application.

Taylor Teachout, General contractor, provided an overview for the scope of the work.

Lily Gee, 6068 Columbia expressed concerns about the project and impacts on the neighbors.

Teresa Wilborn, 6080 Columbia, the applicant, gave an overview of the work she is planning on doing.

Katie Davis, 6082 Columbia, spoke in opposition to the work being done.

John Ulrich, 6054 Columbia, voiced concern over the egress windows.

Chair Mansour stated that they will handle each variance separately and will first go over the side yard setback nonconforming request.

Chair Mansour stated that the request meets criteria one.

Chair Mansour stated that the request meets criteria two.

Chair Mansour stated that the request meets criteria three.

Chair Mansour stated that the request meets criteria four.

Chair Mansour stated that the request meets criteria five.

**Member Trezise moved to grant the variance from Section 86-442(5)(b) - Side yards requested for ZBA Case No. 25-10 (6080 Columbia), Teresa Wilborn, 6080 Columbia Street, Haslett, MI 48840 . Seconded by Member Nahum.**

**ROLL CALL VOTE**                      **YEAS: Chair Mansour, Vice-Chair Koenig, Member Brooks, Member Nahum, Member Trezise**  
**NAYS: None**

**Motion carried: 5-0**

**Vice Chair Koenig moved to postpone the variance from Section 86-442(4) - Maximum lot coverage requested for ZBA Case No. 25-10 (6080 Columbia), Teresa Wilborn, 6080 Columbia Street, Haslett, MI 48840 . Seconded by Member Trezise.**

**ROLL CALL VOTE**                      **YEAS: Chair Mansour, Vice-Chair Koenig, Member Brooks, Member Nahum, Member Trezise**  
**NAYS: None**

**Motion carried: 5-0**

**B. ZBA CASE NO.: 25-11 (4650 Moore), 4650 Moore Street, Okemos, MI 48864**

DESCRIPTION: 4650 Moore Street

TAX PARCEL: 21-429-003

ZONING DISTRICT: PO (Professional Office)

The variance requested is to install a 16 square foot, 5.6-foot-tall freestanding sign at 4650 Moore Street.

Associate Planner Chapman gave an overview of the application.

Ron Holsworth, the applicant, provided an overview for the scope of the work.

Chair Mansour stated that the request meets criteria one.

Chair Mansour stated that the request meets criteria two.

Chair Mansour stated that the request meets criteria three.

Chair Mansour stated that the request meets criteria four.

Chair Mansour stated that the request meets criteria five.

**Member Trezise moved to grant the variance requested for ZBA Case No. 25-11 (4650 Moore), 4650 Moore Street, Okemos, MI 48864 . Seconded by Member Brooks.**

**ROLL CALL VOTE**

**YEAS: Chair Mansour, Vice-Chair Koenig, Member Brooks, Member Nahum, Member Trezise  
NAYS: None**

**Motion carried: 5-0**

**C. ZBA CASE NO.: 25-12 (4990 Marsh), Bill Carr Signs, 719 W. Twelfth St., Flint, MI 48503**

DESCRIPTION: 4990 Marsh Road

TAX PARCEL: 22-126-007

ZONING DISTRICT: C-2 (Commercial)

The variance requested is to install a second wall sign at 4990 Marsh Road.

Associate Planner Chapman gave an overview of the application.

James Cool, the applicant, provided an overview for the scope of the work.

Chair Mansour stated that the request does not meet criteria one.

Chair Mansour stated that the request does not meet criteria two.

Chair Mansour stated that the request meets criteria three.

Chair Mansour stated that the request meets criteria four.

Chair Mansour stated that the request meets criteria five.

**Member Brooks moved to deny the variance requested for ZBA Case No. 25-12 (4990 Marsh), Bill Carr Signs, 719 W. Twelfth St., Flint, MI 48503. Seconded by Member Trezise.**

**ROLL CALL VOTE**

**YEAS: Chair Mansour, Vice-Chair Koenig, Member Brooks, Member Nahum, Member Trezise  
NAYS: None**

**Motion carried: 5-0**

7. OTHER BUSINESS

A. 2026 Meeting Calendar

**Chair Mansour moved to Approve the 2026 ZBA Meeting Calendar. Seconded by Member Brooks.**

**ROLL CALL VOTE**

**YEAS: Chair Mansour, Vice-Chair Koenig, Member Brooks, Member Nahum, Member Trezise  
NAYS: None**

**Motion carried: 5-0**

8. PUBLIC REMARKS

NONE

9. BOARD MEMBER COMMENTS

NONE

10. ADJOURNMENT

**Chair Mansour adjourned the November 19th, 2025 regular meeting for the Meridian Township Zoning Board of Appeals. Approved unanimously.**

Meeting adjourned at 8:56 pm.

## 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, Associate Planner  
**Date:** January 15, 2026  
**Re:** ZBA Case No. #26-01 (2403 Haslett)

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**ZBA CASE NO.:** 26-01 (2403 Haslett), Konstantinos Marselis, 1289 Creek Pointe, Rochester, MI 48307  
**LOCATION:** 2403 Haslett Road  
**PARCEL ID:** 09-302-011  
**ZONING DISTRICT:** RR (Rural Residential)

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

- Section 86-368 (d)(2), Minimum interior lot width. 200 feet.

Konstantinos Marselis, the applicant, has requested a variance to create two new parcels that are under the minimum lot width of 200 feet at 2403 Haslett Road. The approximate 1.96-acre site is zoned RR (Rural Residential). The submitted survey shows a 1,470 square foot, one-story, single-family home constructed in 1980 currently occupies the lot and is proposed to be demolished.

The proposal is to create two equal parcels that have 117.25 feet of lot width. The applicant is requesting an 82.75-foot variance for the creation of both parcels.

#### **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 Konstantinos Marselis  
Address of Applicant 1289 Creek Pointe, Rochester, MI 48307  
1289 Creek Pointe, Rochester, MI 48307  
Telephone (Work) 248.321.0203 Telephone (Home) \_\_\_\_\_  
Fax \_\_\_\_\_ Email address: Kosta@bluefoxbrands.com  
Interest in property (circle one):  Owner  Tenant  Option  Other

B. Site address/location 2403 HASLETT RD EAST LANSING, MI 48823  
Zoning district Meridian Parcel number 33-02-02-09-302-011

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)

Konstantinos Marselis                      Konstantinos Marselis                      08/26/2025  
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.)*

\_\_\_\_\_  
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.

August 26, 2025

CHARTER TOWNSHIP OF MERIDIAN  
PLANNING DIVISION  
5151 MARSH ROAD, OKEMOS, MI 48864

Konstantinos Marselis  
1289 Creek Pointe, Rochester, MI 48307  
Owner of: 2403 Haslett LLC

Regarding: 2403 HASLETT RD EAST LANSING, MI 48823 Parcel Number: 33-02-02-09-302-011 Legal Description: M9-14 COM. AT W 1/4 COR SEC 9-S ALG W LINE SD SEC 395.35 FT TO C/L HASLETT RD-N 89 DEG 42'30"E ALG SD C/L 967.95 FT-S 00 DEG 06'02"W 50 FT TO S R/W LINE HASLETT RD FOR POB-N 89 DEG 42'30"E 234.5 FT ALG SD R/W LN-S 00 DEG 06'22"W 412.94 FT-S 89 DEG 38'35"W 234.42 FT- N 00 DEG 06'02"E 413.21 FT TO PT OF BEG SEC 9 T4NR1W 2.22 A M/L

To whom this may concern,

I am writing to formally submit a request for a variance regarding the property I have recently purchased, listed above. The existing structure on the property has been vacant for five years and has suffered significant neglect, resulting in numerous code violations and substantial disrepair. After careful consideration and consultation, we have determined that the most viable and community-positive option is to demolish the current home and construct two new single-family residences.

The existing parcel is approximately **1.98 acres**, with a frontage of **234'-5"**, and a depth of **413'-2"**. We are proposing to **split the parcel into two separate lots**, each measuring approximately **0.98 acres**. This request is consistent with the lot sizes of neighboring properties and complies with current township setback requirements, pending the variance approval.

Attached is a **survey prepared by a licensed architect**, reflecting current lot. We are requesting to split it equally into two separate parcels. We have also included two preliminary house sketches. Should our variance request be approved, we will proceed with the development of two new homes:

- One **two-story residence**, and

One **single-story ranch-style residence**, each with a minimum living space of **2,300 square feet** and designed to conform to the revised setback requirements.

Additionally, the property currently includes a **circular dirt driveway** with **two existing curb cuts** on Haslett Road, which we intend to utilize for the two new paved lot access points.

Our intention is not only to make a sound financial investment but to also contribute positively to the surrounding neighborhood by replacing a long-vacant and distressed property with two thoughtfully designed, code-compliant, and aesthetically pleasing homes. This proposal will not adversely affect adjacent lands. We will confidently begin construction as soon as all permits have been approved & well within the permit application deadline post variance approval.

We respectfully request guidance on any additional requirements, documentation, or processes necessary to move forward with this request. We are committed to complying with all relevant township regulations and collaborating with the appropriate departments to ensure a successful outcome.

Thank you for your time and consideration. We look forward to your response and to contributing to the continued improvement of the community.

Sincerely,

*Konstantinos Marselis*

Konstantinos Marselis





















