

**CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING AGENDA  
5151 MARSH ROAD, OKEMOS, MI 48864-1198  
(517) 853-4000  
WEDNESDAY, JUNE 24, 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 10, 2015

**D. UNFINISHED BUSINESS**

**E. NEW BUSINESS**

**1. ZBA CASE NO. 15-06-24-1, MF OKEMOS, LLC, 2165 LOUISA DRIVE, BELLEAIR BEACH, FL 33786**

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 86-402(17), which states the maximum percentage of impervious surface permitted on a site shall be 70 percent. Impervious surfaces shall include all land covered with paving and buildings. The impervious surface ratio is calculated by dividing the total impervious surface by the gross area of the site. The following areas shall be counted as pervious surfaces: required perimeter landscaped buffers; fifty percent of onsite detention and retention basins above design level, if designed as an integral part of the site landscaping, providing that the side slope of such basins shall not be steeper than 4:1 (horizontal:vertical); parking lot islands and medians that are 20 feet or greater in each dimension and used for landscape plantings.
- Section 86-721, which states every building housing a retail use and having over 500 square feet of gross floor area shall be provided with at least one truck standing, loading, and unloading space on the premises not less than 12 feet in width, 25 feet in length, and 14 feet in height.
- Section 86-755, which outlines the off-street parking standards, and requires 5 to 5.5 parking spaces per 1,000 square feet of gross floor area for a retail use.
- Section 86-756(14), which states where a parking area, or its associated internal access or service drives, adjoins the same or any other nonresidential district, a landscaped buffer, at least 15 feet wide, shall be provided between the parking area and the property line. A vertical screen shall be erected consisting of a masonry wall, plant material, a landscaped berm, or a combination thereof, as appropriate for the site, no less than three feet in height.

The applicant is requesting variances to provide less than the required number of off-street parking spaces; provide landscaped buffers (east and west sides of site) that do not meet the required 15 foot width; exceed the maximum allowed impervious surface coverage of the site; and eliminate a loading/unloading space for the proposed multi-tenant retail building, to be located at 2049 Grand River Avenue.

- ☛ 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 – JIM HERSHISER

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.