

CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING AGENDA  
5151 MARSH ROAD, OKEMOS, MI 48864-1198  
(517) 853-4000  
WEDNESDAY, April 22, 2015 6:30 PM  
TOWN HALL ROOM

- A. CALL MEETING TO ORDER
- B. APPROVAL OF AGENDA
- C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES
  - o Wednesday April 8, 2015
- D. UNFINISHED BUSINESS
- E. NEW BUSINESS

1. ZBA CASE NO. 15-04-22-1 JOHN DERENGOSKI, 1637 GREENCREST, EAST LANSING, MI 48823

DESCRIPTION: 6429 E. Reynolds Road  
TAX PARCEL: 02-151-034  
ZONING DISTRICT: RB (Single Family-High Density)

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

- Section 86-618(1) - which states nonconforming single-family structures may be altered, expanded, or modernized without prior approval of the zoning board of appeals, provided, that such alteration or extension shall not increase the area, height, bulk, use, or extent of the structure and shall satisfy all other applicable site development regulations.

The applicant is requesting variances to allow structural alterations to an existing non-conforming single-family dwelling at 6429 East Reynolds.

2. ZBA CASE NO. 15-04-22-2 ERIK AND FELICIA LINDELL, 2349 HASLETT ROAD, EAST LANSING, MI 48823

DESCRIPTION: 2349 Haslett Road  
TAX PARCEL: 09-327-029  
ZONING DISTRICT: RR (Rural Residential)

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

- Section 86-502 – which states an accessory building not attached or made part of the principal building shall not be nearer than ten feet from any other separate structure on the same lot.
- Section 86-565 – which states the no accessory building shall be closer than five feet to any side lot line.

The applicant is requesting variances to replace the existing non-conforming garage and shed with an accessory garage/shed structure proposed to be setback one-foot from the east property line and six feet from the residential dwelling at 2349 Haslett Road.

☞ 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 – BRIAN BEAUCHINE

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.

**CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING MINUTES \*\*\*DRAFT\*\*\*  
5151 MARSH ROAD, OKEMOS MI 48864-1198  
517.853.4000  
WEDNESDAY, April 8, 2015**

**PRESENT:** Members, Jackson, LeGoff, Ohlrogge, Hershiser, Chair Beauchine,  
**ABSENT:** None  
**STAFF:** Martha Wyatt, Associate Planner/Landscape Architect;  
Mark Kieselbach, Director of Community Planning & Development

**A. CALL MEETING TO ORDER**

Chair Beauchine called the meeting to order at 6:30 p.m.

**B. APPROVAL OF AGENDA**

MEMBER OHLROGGE MOVED TO APPROVE THE AGENDA AS WRITTEN  
SECONDED BY MEMBER HERSHISER  
VOICE VOTE: Motion carried unanimously.

**C. CORRECTIONS, APPROVAL, & RATIFICATION OF MINUTES**

Wednesday, March 11, 2015

MEMBER HERSHISER MOVED TO APPROVE THE MINUTES AS WRITTEN  
SECONDED BY MEMBER OHLROGGE  
VOICE VOTE: Motion carried unanimously.

**D. UNFINISHED BUSINESS**

None

**E. NEW BUSINESS**

**1. ZBA CASE NO. 15-04-08-1 MICHIGAN STATE UNIVERSITY FEDERAL CREDIT UNION (MSUFCU), 3777 WEST ROAD, EAST LANSING, MI 48823**

**DESCRIPTION:** 2300 Jolly Road  
**TAX PARCEL:** 33-378-006 & 33-378-007  
**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(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 for additional wall signs and freestanding signs. The first variance is regarding wall signs. Section 86-687(3)a. permits two wall signs for a business with frontage on more than one public street. Per Section 86-687(3)b., a wall sign is permitted up to one square foot in area for each one foot of lineal frontage for the building elevation.

Ms. Wyatt outlined case for discussion.

Greg McKenzie, architect with Daniels & Zermack, representing Michigan State Federal Credit Union (MSUFCU) introduced his associate Leann Dreher, and Erin Bodell, AVP of Facilities for MSUFCU. He explained the need for a total of seven wall signs and two freestanding signs. Two wall signs had been approved and were already installed on the main building. Three wall signs are directional only (Night Deposit, ATM and Employee Entrance). The two remaining wall signs are directional for the north and south sides of the ATM canopy. The ATM sign on the north side of canopy is considered the most important for identification purposes as it is the only signage facing Meridian Crossing Drive. The second freestanding sign would be informational only, listing lobby, drive-thru and ATM hours, along with other services.

Member Hershiser asked if the ATM sign included the MSUFCU logo.

Mr. McKenzie replied in the affirmative.

Member Hershiser expressed two issues of concern. First, the township ordinance does not consider a sign directional if the logo is included. Second, most businesses display their business hours on the front door. Freestanding operational signs are not typical for Meridian Township.

Member Ohlrogge pointed out there would be four logo signs on Jolly Road, two of which were already displayed on the building, noting four signs are excessive. The lighted ATM signs on the north and south of the canopy do not need logos since it is clear the ATMs belong to MSUFCU. The second freestanding sign displaying operational information is also not necessary.

Chair Beauchine indicated after visiting the property, there were only three signs visible at the Jolly Road and Jolly Oak Road intersection. Chair Beauchine understood the concern over the ATM signs on the north and south of the canopy. The ordinance is very specific regarding logos not being part of directional signage. He expressed appreciation for the directional signs, as banks have a fairly unique component since ATM's are used by many people and need to be easily accessible and easy to locate.

Chair Beauchine also summarized the content of a letter ZBA members received from TA Forsberg, Inc., in support of larger signage on the north side of Jolly Road. Chair Beauchine considered the rationale contained in the letter "shenanigans" as there will always be a border, and it is best if it remains the actual Meridian Township border.

Chair Beauchine stated the second freestanding sign to the east facing Meridian Crossing is appropriate to enable people to remain in their vehicles to ascertain hours of operation for the ATM, lobby and drive-through window. He pointed out customers should not have to wander around looking for the night deposit box, so there is a safety risk if signage is not clearly indicated. He concurred with rest of signage. Chair Beauchine stated most businesses have signage in their windows for hours of operation. While acknowledging it was unclear why the east side of the building was chosen for the additional free standing sign, he indicated it may be for traffic patterns going north to easily identify the hours of business. He believed the additional freestanding sign to be appropriate for the Meridian

Crossing branch.

Member LeGoff commented in appreciation of the clarity additional signs provide.

Member Ohlrogge stated the Night Deposit and ATM wall signs on the building are essential for safety purposes. The ATM signs on the north and south of the canopy are functional without the need for more logos.

Member Jackson supported the need for additional signage on the building, and agreed logos on the ATM canopy were unnecessary. The architecture and design of the building are distinctive to MSUFCU identification. She believed an illuminated 24-hour ATM sign was necessary for safety and function. Member Jackson questioned the need for the information contained on the additional freestanding sign.

Member Ohlrogge commented if the logo was removed from the ATM signs on the canopy, there would be room to include the verbiage "open 24 hours."

Member Hershiser stated logos were not necessary on directional signs, and the east freestanding informational sign was not necessary as MSUFCU is predominantly utilized by members.

Chair Beauchine pointed out the need for the second freestanding sign on east side for east-west traffic flow toward Meridian Crossing. The informational sign would be accessible to drivers to quickly inquire about hours of operation without stopping traffic flow. He pointed out the MSUFCU branches each have individual hours, and he would appreciate informational signs to alleviate getting out of the vehicle to determine specific hours of operation for the multiple services offered. He believed it a safety issue to stop people from driving around searching for the information. He asked the applicant to explain the traffic flow at the Meridian Crossing branch.

Mr. McKenzie replied the anticipated primary entrance of traffic would be off Meridian Crossing going toward the west with freestanding sign clearly visible displaying the hours. If logo on south canopy is denied, it is requested to keep the ATM directional sign. The most important is the north canopy ATM sign with logo as it is the only designation of MSUFCU from the north.

Member Jackson indicated foot traffic would make the north side identification imperative.

Mr. McKenzie replied foot traffic was carefully taken into consideration on the site plan with the connection to the fountain and hotel. There is also significant southbound traffic flow on Meridian Crossing to substantiate the need for the north side logo and ATM sign.

Member Hershiser pointed out no other financial institution in the township has a second freestanding sign, and hours of operation are typically posted on the main doorway.

MEMBER HERSHISER MADE A MOTION TO APPROVE THE VARIANCE REQUEST WITH THE CONDITION THERE WILL BE NO LOGOS ON ALL DIRECTIONAL SIGNS AND NOT PERMITTING THE FREESTANDING SIGN ON THE EAST SIDE OF PROPERTY.

SUPPORTED BY MEMBER JACKSON.

Member Ohlrogge asked the applicant if the ATM lanes were one-way north to south.

Mr. McKenzie answered in the affirmative.

Member Ohlrogge stated this distinction shows that the sign on the north side of the canopy is more important. She asked applicant to verify if overhead signs would be present indicating when the Meridian Crossing branch is open.

Mr. McKenzie replied yes, when drive-thru lanes are open, there is an open sign lit above the lanes. He said this is standard for financial institutions.

Member Ohlrogge determined this diminishes the need for the second freestanding sign since the open lane signage is clearly visible. She also asked the applicant which Meridian Crossing branch entrance was expected to have most usage.

Mr. McKenzie replied the highest usage is expected from the Meridian Crossing Drive entrance.

Chair Beauchine was in support of applicant's offer to remove the ATM sign from the south elevation of the canopy, and to keep the ATM sign on the north side of the canopy with a logo. He voiced appreciation for the vantage point of the foot traffic. Chair Beauchine expressed his desire for an amendment which allowed the additional freestanding sign. The menu sign would be easier to see than the overhead open lane signage.

Member Jackson asked Member Hershiser if the motion allowed for the MSUFCU logo on the ATM north canopy sign.

Member Hershiser replied it was not, but he would consider it as part of an amendment.

**Member Jackson made a friendly amendment to include the ATM sign with logo on the north side of the canopy.**

**Member Hershiser accepted the friendly amendment.**

Chair Beauchine summarized the motion before the Zoning Board of Appeals did not include the second freestanding sign. The component of Section 86-687(4)a would be denied and Section 86-687(3)a would be modified to include the ATM sign on the north side of the canopy with a logo. Wall signs on the building would be approved including night deposit, ATM, employee entrance signs, etc.

Mr. McKenzie asked if the ATM sign on the side of the south canopy was approved without logo.

Chair Beauchine answered the ATM sign on the side of the south canopy was not approved at this point.

Member Ohlrogge clarified if the ATM sign on the south side of the canopy was not approved, she would consider adding the MSUFCU logo to the ATM sign on the north side of the canopy.

Member Hershiser restated his motion was intended to approve the variances with the exception of the east freestanding sign and all logos on directional signs with the exception of the ATM sign on the north side of the canopy and eliminating the ATM sign on the south side of the canopy.

**MOTION TO APPROVE ALL VARIANCES RELATED TO SECTION 86-687(3)a REGARDING MULTIPLE WALL SIGNS TO BE ALLOWED WITH THE EXCEPTION OF THE NORTH ATM SIGN WHICH WOULD ALLOW THE MICHIGAN STATE FEDERAL**

CREDIT UNION LOGO ALONG WITH THE REMOVAL OF THE ATM SIGN ON THE SOUTH SIDE OF THE CANOPY IN ITS ENTIRETY. THE SECOND FREESTANDING SIGN WOULD DENY UNDER 86-687(4)a COMMONLY KNOWN AS HOURS OR MENU SIGN.

MEMBER JACKSON SECONDED THE MOTION.

VOICE VOTE: YES: Member Hershiser, Jackson, LeGoff, Ohlrogge  
NO: Chair Beauchine  
Motion carries 4-1.

**2. ZBA CASE NO. 15-04-08-2 MICHIGAN STATE UNIVERSITY FEDERAL CREDIT UNION (MSUFCU), 3777 WEST ROAD, EAST LANSING, MI 48823**

DESCRIPTION: 1775 Central Park Drive  
TAX PARCEL: 15-451-002  
ZONING DISTRICT: CS (Community Service)

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

- Section 85-1.11n. (CS standards), 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, landscaped earth berm, of a combination thereof, as appropriate for the site, no less than three feet in height.

The applicant is requesting a variance from the required 15 foot wide landscaped buffer along the south side of the site, located at 1775 Central Park Drive.

Ms. Wyatt outlined case for discussion.

Greg McKenzie, architect for Daniels & Zermack, representing Michigan State University Federal Credit Union (MSUFCU), introduced associate Leann Dreher, and Erin Bodell, AVP of Facilities at MSUFCU. He explained the need for additional parking with the limited expansion options for this property. The west side of property is bound by a drain easement. The rest of the property is bound by regulated wetlands. The only available option is to encroach 5.6 feet into the setback on the south side. The three new parking spaces will be utilized by staff.

Ms. Bodell stated the facility at Central Park Drive is their busiest branch, reaching 32,500 members within a 5 mile radius. Staff of 23 uses half of the parking on the site. Safety concerns were also noted as reason for the expansion.

Member Hershiser asked Ms. Bodell if MSUFCU owned the property.

Ms. Bodell answered to the affirmative.

MEMBER HERSHISER MOVED TO APPROVE THE VARIANCE REQUEST AS WRITTEN.

MEMBER JACKSON SECONDED THE MOTION.

Member Ohlrogge asked the distance between the Marsh Road (Bath Twp.) and Central Park Drive branches.

Ms. Bodell replied the distance was approximately 3.9 miles, and the distance between the branch at Central Park Drive and the new Meridian Crossing branch is approximately 5 miles.

Member Ohlrogge asked if the new facility would decrease traffic at the Central Park branch.

Ms. Bodell answered traffic did not decrease after opening the Marsh Road branch, although she could not speculate if the trend would continue.

Member Jackson further asked the distance between the Farm Lane branch and Meridian Crossing branch, and if there was a decrease in traffic at the Central Park branch when the Farm Lane branch opened.

Ms. Bodell replied the distance is approximately 6-7 miles, and there was no significant decrease in traffic at the Central Park branch.

Member Jackson asked for clarification regarding the Township owned property to the south of the site not being developed or sold.

Director Kieselbach answered it was land preservation property, and would not be developed or could not be sold without a vote of the citizen.

Member Jackson confirmed land preservation property was more complex than other Township owned property and thereby supported the variance as written.

Chair Beauchine appreciated the creative design approach to add additional parking with the least amount of impact to the property and supported the motion.

Member Jackson inquired if the additional parking would be designated for staff.

Chair Beauchine pointed out that should not be an issue as these parking spaces would be used by employees before business hours.

MOTION TO APPROVE THE VARIANCE AS WRITTEN.

VOICE VOTE: YES: Member Hershiser, Jackson, LeGoff, Ohlrogge, and Chair Beauchine  
NO: None.  
Motion carries 5-0.

**F. OTHER BUSINESS**

None

**G. PUBLIC REMARKS**

None

**H. BOARD MEMBER COMMENTS**

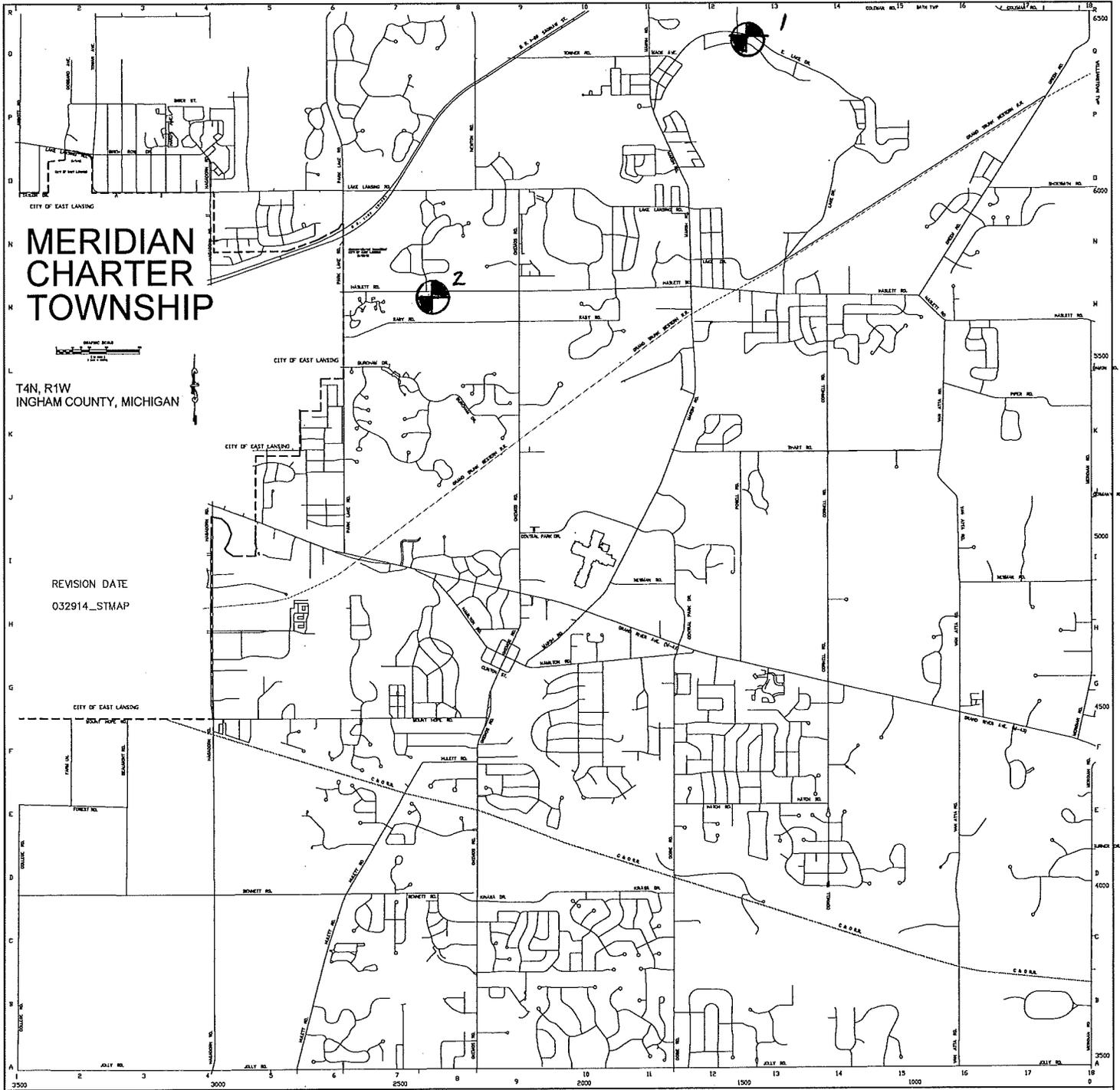
None

**I. ADJOURNMENT**

Chair Beauchine adjourned the meeting at 8:04 p.m.

Respectfully Submitted,

Erin M. Bierly  
Recording Secretary



- 1 ZBA CASE #15-04-22-1 JOHN DERENGOSKI
- 2 ZBA CASE #15-04-22-2 ERIK AND FELICIA LINDELL

## 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.
2. These special circumstances are not self-created.
3. Strict interpretation and enforcement of the literal terms and provisions of the Ordinance would result in practical difficulties.
4. The alleged practical difficulties, which will result from a failure to grant the variance, would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.
5. Granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
7. The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.
8. Granting the variance will be generally consistent with public interest, the purposes and intent of this Zoning Ordinance.

### **Effect of Variance Approval:**

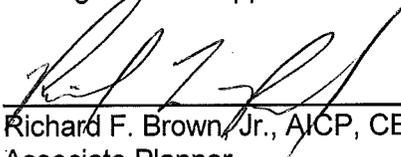
1. Granting a variance shall authorize only the purpose for which it was granted.
2. The effective date of a variance shall be the date of the Zoning Board of Appeals approves such variance.
3. A building permit must be applied for within 24 months of the date of the approval of the variance, and a Certificate 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.

# MEMORANDUM

TO: Zoning Board of Appeals

FROM:   
Richard F. Brown, Jr., AICP, CBSP  
Associate Planner

DATE: April 17, 2015

RE: ZBA Case No. 15-04-22-1

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**ZBA CASE NO.:** 15-04-22-1 JOHN DERENGOSKI, 1637 GREENCREST, EAST LANSING, MI 48823

**DESCRIPTION:** 6429 E. Reynolds Road

**TAX PARCEL:** 02-151-034

**ZONING DISTRICT:** RB (Single Family-High Density)

The applicant (builder for the property owners) is requesting variance from the following section of the Code of Ordinances:

- Section 86-618(1) - which states nonconforming single-family structures may be altered, expanded, or modernized without prior approval of the zoning board of appeals, provided, that such alteration or extension shall not increase the area, height, bulk, use, or extent of the structure and shall satisfy all other applicable site development regulations.

A year ago Timothy and Cynthia Stump proposed replacing the existing roof of their one-story single-family dwelling located at 6429 E. Reynolds Road with a steeper pitched-roof design. In doing so, the project would have allow them to add approximately 432 square feet of useable floor space. The Zoning Board of Appeals approved case #14-04-23-1 without conditions.

Since then, the plan has been refined, the second floor space has been eliminated, and more structural work has been included. The changes include:

- Removal of the entire existing roof and design the new roof with greater pitch.
- Elimination of the previously proposed second story floor space.
- Removal/replacement or shoring up of exterior walls as necessary. Walls on the south (lake) side of the dwelling will be increased from eight to 14 feet in height.
- Convert enclosed porch into living space and replace south facing wall with windows.
- Installation of a dormer on the north (street) side of the dwelling.
- Replacement of the covered front porch – no increase in depth. The new porch will be approximately one foot wider. The total square footage of the front porch increase from 40 sq. ft. to 45 sq. ft.

Due to the existing nonconforming status of the single-family dwelling, which is less than seven feet from the east and west property lines, the revised work plan requires a new variance from Section 86-618(1) of the Zoning Code due to the increases in height, bulk, area, and extent of the structure.

No information has been provided on the proposed use of the required noncombustible materials or treating the structure for a one-hour fire protection rating. The dwelling is less than seven feet from the side lot line on both the east (1.6 feet) and west (4.2 feet).

Section 86-442(f)(5)b1, the Lake Lansing Overlay District states,

*Any portion of a residential dwelling setback less than seven feet from a side lot line shall be built with noncombustible materials or treated with an approved fire retardant with a minimum one-hour fire rating.*

### **Site History**

- The single-family dwelling was constructed in 1946.
- The subject site is zoned RB (Single Family-High Density) and located in the Lake Lansing Overlay District, which requires a 20 foot setback from East Reynolds, a five foot setback from each side lot line provided it is built with non-combustible materials or treated with an approved fire retardant, and a 30 foot rear yard setback.
- The submitted plan shows the existing building to be situated as close as 1.6 feet from the east property line and 4.2 feet from the west property line.
- Previous for this property variances include:
  1. ZBA Case #94-5-25-1, which allowed construction of the freestanding garage on the opposite side of Reynolds Road, but the garage was not built under that variance;
  2. ZBA Case #98-07-08-3, which also allowed construction of a freestanding garage across the road – the garage was built (Building Permit #98-0965); and
  3. ZBA Case #99-01-13-1, which allowed for construction of a new single-family dwelling, but the new dwelling was never built.
  4. ZBA Case #14-04-23-1, which allowed for the replacement and altering of the roof to create usable second story living space of approximately 432 square feet.
- The roof was last replaced (tear-off) in 2010 - Building Permit #10-0423 and new siding was installed under Building Permit #10-0424. The permit does not indicate if the new siding was treated with a fire retardant.

### **Attachments**

1. Site location map and aerial photo
2. Application materials
3. Copies of past variance approvals
4. ZBA case #14-04-23-1 staff report and minutes
5. Survey
6. Building plans

**RR**

**RA**

**Perry Road**

**Lake Drive**

**East Reynolds**

**RB**

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PERRY ROAD

LAKE DRIVE

E. REYNOLDS ROAD

CHARTER TOWNSHIP OF MERIDIAN  
PLANNING DIVISION  
5151 MARSH ROAD, OKEMOS, MI 48864  
(517) 853-4560

VARIANCE APPLICATION

A. Applicant John Derengoski  
Address of Applicant 1637 Greencrest Ave  
East Lansing  
Telephone (Work) 517 204 2023 Telephone (Home) 517 204 2023  
Fax 517 253 8923 Email address: derengoski.builder@msn.com  
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 6429 E Reynolds  
Zoning district \_\_\_\_\_ Parcel number \_\_\_\_\_

- 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)

[Signature]    John Derengoski    3/26/15  
Signature of Applicant    Print Name    Date

Fee: \$150    Received by/Date: [Signature] 3/26/15

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

To: Meridian Township Planning Division

Re: Variance Request at, 6429 E. Reynolds Rd., Haslett, MI

We are asking the Township to consider the following request for a variance at 6429 E. Reynolds Rd. Our intention is to change the pitch and direction of the roof line of our retirement home. This change is essential in order to have a structurally sound, properly pitched roof that will eliminate the years of leaking, due to a shallow pitched roof. Our contractor has pointed out that 2x6 roof rafters on this very shallow pitch are not spaced properly for the snow loads we encounter in our area. By changing the direction of the roof line, we will be able to have a view of the lake from inside the home and thus be able to maximize our enjoyment of the property. We believe that the Township will agree that this is not out of the norm in this area, to allow home owners to make these changes to these older properties, keeping the neighborhood quality, consistent with other projects, past and present.

Respectfully,

Tim and Cindy Stump

6429 E Reynolds

Review Criteria:

1. There are walls and windows that don't conform to the current building regulations that we would like to make aesthetic changes to without having them conform completely to the current standard because to do so would diminish the livability of the rooms. We would like to keep the windows in the master bedroom and re size for egress purposes. The lake side wall would be heightened from approximately 8' to 14' to accommodate a steeper roof pitch in the new roof design
2. These walls that are already part of the existing structure do not conform to current setbacks and were built in the 1950's
3. Strict interpretation of current provisions would eliminate the windows on the sides of the house in most locations and not allow the existing back wall to be as close to the lake.
4. To eliminate the side windows would eliminate the current bedrooms egress and allow light to enter the house only through the lake side of the house. To move the lake side wall that does not conform to the current setbacks would require foundation work that would not only be extremely difficult in the confined lot but also be cost prohibitive to the project.
5. To leave the walls and windows in there current locations allows the interior of the house to be practically used without reducing the size of the space from the already tight 1000 square feet. Granting the variance is in the interest of the general public as it would astatically enhance the property without diminishing the livability for the homes occupants.
6. Granting the variance will have no impact on the adjacent land. The scope of the remodel will be consistent with other remodel projects in the area and be in keeping with the areas general aesthetic.
7. The size and situation of the house on the property are not completely out of the ordinary but are irregular in the respect that some of the walls are slightly closer to the lot line and to the lake than typical.
8. Granting the variance will allow the house to be updated for a more energy efficient and practical home. The remodel will revitalize the interior and exterior of the property in keeping with the spirit of the area and the intent of local ordinance.

# CHARTER TOWNSHIP OF MERIDIAN

Alvin E. House            Supervisor  
Virginia L. White        Clerk  
Thomas L. Minter        Treasurer  
  
Jeffrey H. Minor        Superintendent



Kris Berglund            Trustee  
Carl A. Burch            Trustee  
C. Heidi Grether        Trustee  
Marna Wilson            Trustee

May 26, 1994

Gary and Martha Joy Bauer  
6429 E. Reynolds Rd.  
Haslett, MI 48840

RE: ZBA Case No. 94-5-25-1

Dear Mr. & Mrs. Bauer:

At its meeting of Wednesday, May 25, 1994, the Zoning Board of Appeals voted to approve your request for variances to construct a 26' x 34' detached two-car garage across Reynolds Road from 6229 E. Reynolds. The variances granted are as follows:

- From Section 82-2.2(c) allowing the construction of an accessory structure on a lot not occupied by a principle structure.
- A variance of 15' from Sections 82-5.4(c) and 84-8.5(f) to allow construction of the garage 10' from the street line.
- A variance to allow the structure to exceed the maximum 35% lot coverage by 8%.

The variance is subject to the following condition:

- The garage may only be used as an accessory structure to the residence on Lot 29, Supervisor's Plat No. 1, of the N 1/2 of Sections 2 and 3, T4N, R1W, Meridian Township, Ingham County, Michigan.

The granting of the variance was based on the site plan titled "amended variance request" and information as submitted. Any modification that would affect the intent of the variance would require the approval of the Board.

Gary & Martha Joy Bauer

ZBA Case No. 94-5-25-1

Page 2

Please note that the construction authorized by the variance must begin within one year and be completed within eighteen months from the date of granting. Also be advised that it is still necessary to obtain a building permit prior to commencing construction.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, reading "Gail Oranchak". The signature is written in a cursive style with a large initial "G".

Gail Oranchak  
Associate Planner

cc: Building Department

GLO/bauer.zba/hld

# CHARTER TOWNSHIP OF MERIDIAN

Bruce A. Little            Supervisor  
Mary M.G. Helmbrecht   Clerk  
Thomas E. Klunzinger   Treasurer  
Gerald J. Richards      Manager



Bill McCullough        Trustee  
Susan McGillicuddy    Trustee  
Kirk K. Squiers        Trustee  
Andrew J. Such         Trustee

July 13, 1998

Martha Joy-Bauer  
6429 East Reynolds Road  
Haslett, MI 48840

RE:    ZBA Case No. 98-07-08-3  
       (6429 East Reynolds Road)

Dear Ms. Joy-Bauer:

At its regular meeting on July 8, 1998, the Zoning Board of Appeals voted to approve your variance request from Section 82-2.2(c), Section 82-5.4(e-1), and Section 84-4.5(f), which allows the construction of a twenty-four (24) foot by twenty-six (26) foot detached garage. The detached garage is permitted on a parcel without a principal building and is allowed to be located twelve (12) feet from the Reynolds Road right-of-way. Approval of the variance was subject to the following condition:

- The detached garage may only be used as an accessory structure to the existing residence, located on Lot 29, Supervisor's Plat No. 1

The granting of the variance was based on information submitted by the applicant. Any modification that would affect the intent of the variance would require the approval of the Board.

If you have any questions, please feel free to contact me at (517) 349-1200 ext 362.

Sincerely,

Troy Langer  
Assistant Planner

cc:    Building Division

TL\PLANNING\ZBA\LETTER.452

PARCEL #  
22-151-034

# CHARTER TOWNSHIP OF MERIDIAN

Bruce A. Little            Supervisor  
Mary M.G. Helmbrecht    Clerk  
Thomas E. Klunzinger    Treasurer  
Gerald J. Richards       Manager



Bill McCullough            Trustee  
Susan McGillicuddy       Trustee  
Kirk K. Squiers            Trustee  
Andrew J. Such             Trustee

January 14, 2000

Gary and Martha Bauer  
6429 East Reynolds Road  
Haslett, MI 48840

**RE:    ZBA Case No. 99-01-13-1  
       (6429 East Reynolds Road)**

Dear Mr. & Mrs. Bauer:

At its regular meeting on January 12, 2000, the Zoning Board of Appeals voted to grant a one (1) year extension, from Section 82-2(h-5d) of the Code of Ordinances, for your previously approved variance, which was originally granted on January 13, 1999.

The Zoning Board of Appeals approval granted a variance from the following sections of the Code of Ordinances:

- From Section 82-5.4(d), which limits the lot coverage of a parcel to a maximum of thirty-five percent (35%). The proposed single family house covers approximately thirty-nine percent (39%). Therefore, the Zoning Board of Appeals granted a four percent (4%) variance for the proposed house.
- From Section 82-5.4(e-1), which requires a twenty-five-- (25) foot setback from the Reynolds Road right-of-way. The proposed single family house is located seventeen and one-half (17½) feet from the Reynolds Road right-of-way line. Therefore, the Zoning Board of Appeals granted a seven and one-half (7½) foot variance for the proposed house.
- From Section 82-5.4(e-2), which requires a side yard setback of seven (7) feet. The proposed house is located five (5) feet from both side property lines. Therefore, the Zoning Board of Appeals granted a two- (2) foot variance on both sides of the proposed house.

The granting of the variance was based on the site plan and information as submitted. Any modification that would affect the intent of the variance would require the approval of the Zoning Board of Appeals.

Gary and Martha Bauer  
January 14, 2000  
Page 2

Please note that the construction authorized by the variance must begin within one (1) year and be completed within eighteen (18) months from the date of granting.

If you have any questions, please feel free to contact me at (517) 349-1200, ext. 362.

Sincerely,



Troy D. Langer  
Associate Planner

cc: Building Division  
Site Plan Review File

TL\PLANNING\ZBA\LETTER.797

# MEMORANDUM

TO: Zoning Board of Appeals

FROM:   
Richard F. Brown, Jr., AICP, CBSP  
Associate Planner

DATE: April 18, 2014

RE: ZBA Case No. 14-04-23-1

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**ZBA CASE NO.:** 14-04-23-1 TIMOTHY & CYNTHIA STUMP, 181 CINNABAR CIRCLE, WILLIAMSTON, MI 48895

**DESCRIPTION:** 6429 E. Reynolds Road

**TAX PARCEL:** 02-151-034

**ZONING DISTRICT:** RB (Single Family-High Density)

The applicants are requesting variance from the following section of the Code of Ordinances:

- Section 86-618(1) - which states nonconforming single-family structures may be altered, expanded, or modernized without prior approval of the zoning board of appeals, provided, that such alteration or extension shall not increase the area, height, bulk, use, or extent of the structure and shall satisfy all other applicable site development regulations.

Timothy and Cynthia Stump are proposing to replace the existing roof of their one-story single-family dwelling located at 6429 E. Reynolds Road. While the roof was totally replaced in 2010, this past winter's snow loads have caused the need for it to be replaced again. The applicant's intend to replace the existing shallow pitched-roof with a steeper pitched-roof design. In doing so, the project will allow them to add approximately 432 square feet of useable second-story floor space.

The proposed roof will maintain all existing setbacks. Due to the existing nonconforming status of the single-family dwelling, being less than seven feet from the east and west property lines, the addition of second story useable floor space triggers the need for a variance from Section 86-618(1) of the Zoning Code as an increase in height, bulk, and extent of the structure.

## Site History

- The single-family dwelling was constructed in 1946.
- The subject site is zoned RB (Single Family-High Density) and located in the Lake Lansing Overlay District, which requires a 20 foot setback from East Reynolds, a five foot setback from each side lot line provided it is built with non-combustible materials or treated with an approved fire retardant, and a 30 foot rear yard setback.
- The submitted plan shows the existing building to be situated as close as 1.53 feet from the east property line and 5 feet from the west property line.

ZBA Case No. 14-04-23-1

April 18, 2014

Page 2

- The second story will occupy a total of 720 square feet, of which, due to ceiling heights, approximately 432 square feet will be useable.
- Previous for this property variances include:
  1. ZBA Case #94-5-25-1, which allowed construction of the freestanding garage on the opposite side of Reynolds Road, but the garage was not built under that variance;
  2. ZBA Case #98-07-08-3, which also allowed construction of a freestanding garage across the road – the garage was built (Building Permit #98-0965); and
  3. ZBA Case #99-01-13-1, which allowed for construction of a new single-family dwelling, but the new dwelling was never built.
- The roof was last replaced (tear-off) in 2010 - Building Permit #10-0423 and new siding was installed under Building Permit #10-0424. The permit does not indicate if the new siding was treated with an fire retardant.

**Attachments**

1. Site location map and aerial photo
2. Application
3. Submittals from the applicant
4. Copies of past variance approvals

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MEMBER HERSHISER AMENDED HIS MOTION TO STATE THE VARIANCES ARE CONDITIONED REQUIRING SITE PLAN REVIEW AND THE ADDITION OF A TREE IF POSSIBLE.

CHAIR BEAUCHINE SECONDED THE AMENDED MOTION

VOICE VOTE: YES: Member Hershiser, Ohlrogge, and Chair Beauchine  
NO: None  
Motion carries 3-0.

**E. NEW BUSINESS**

**1. ZBA CASE NO. 14-04-23-1 TIMOTHY & CYNTHIA STUMP, 181 CINNABAR CIRCLE, WILLIAMSTON, MI 48895.**

DESCRIPTION: 6429 E. Reynolds Road  
TAX PARCEL: 02-151-034  
ZONING DISTRICT: RB (Single Family-High Density)

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

Section 86-618(1), which states nonconforming single-family structures may be altered, expanded, or modernized without prior approval of the zoning board of appeals, provided, that such alteration, or extension shall not increase the area, height, bulk, use, or extent of the structure and shall satisfy all other applicable site development regulations.

Chair Beauchine asked the applicants if they wanted to proceed with only 4 board members.

Mr. and Mrs. Stump, the owners, said they would like to proceed with the case.

Mr. Brown outlined the case for discussion.

Mr. Kevin Palmiter, 3641 E. Arbutus Drive, Okemos, representing the applicant, stated the variance is needed to improve the slope of the roof to address the issue of snow load during the winter. He explained there was damage to the roof from the snow load this past winter and the owners need a functional roof.

Member Hershiser said the case meets a majority of the Review Criteria as outlined in Section 86-221 and stated he would support the variance.

Member Ohlrogge commented the applicant did a thorough job of explaining why their project meets the review criteria, she agreed with their interpretation as outlined in the packet.

MEMBER HERSHIER MOVED TO APPROVE THE VARIANCE.

SECONDED BY MEMBER DESCHAIINE

VOICE VOTE: YES: Member Hershiser, Deschaine, Ohlrogge, and Chair Beauchine  
NO: None  
Motion carries 4-0

**F. OTHER BUSINESS**

None

**G. PUBLIC REMARKS**

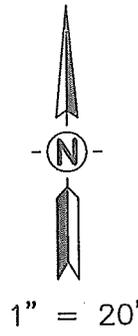
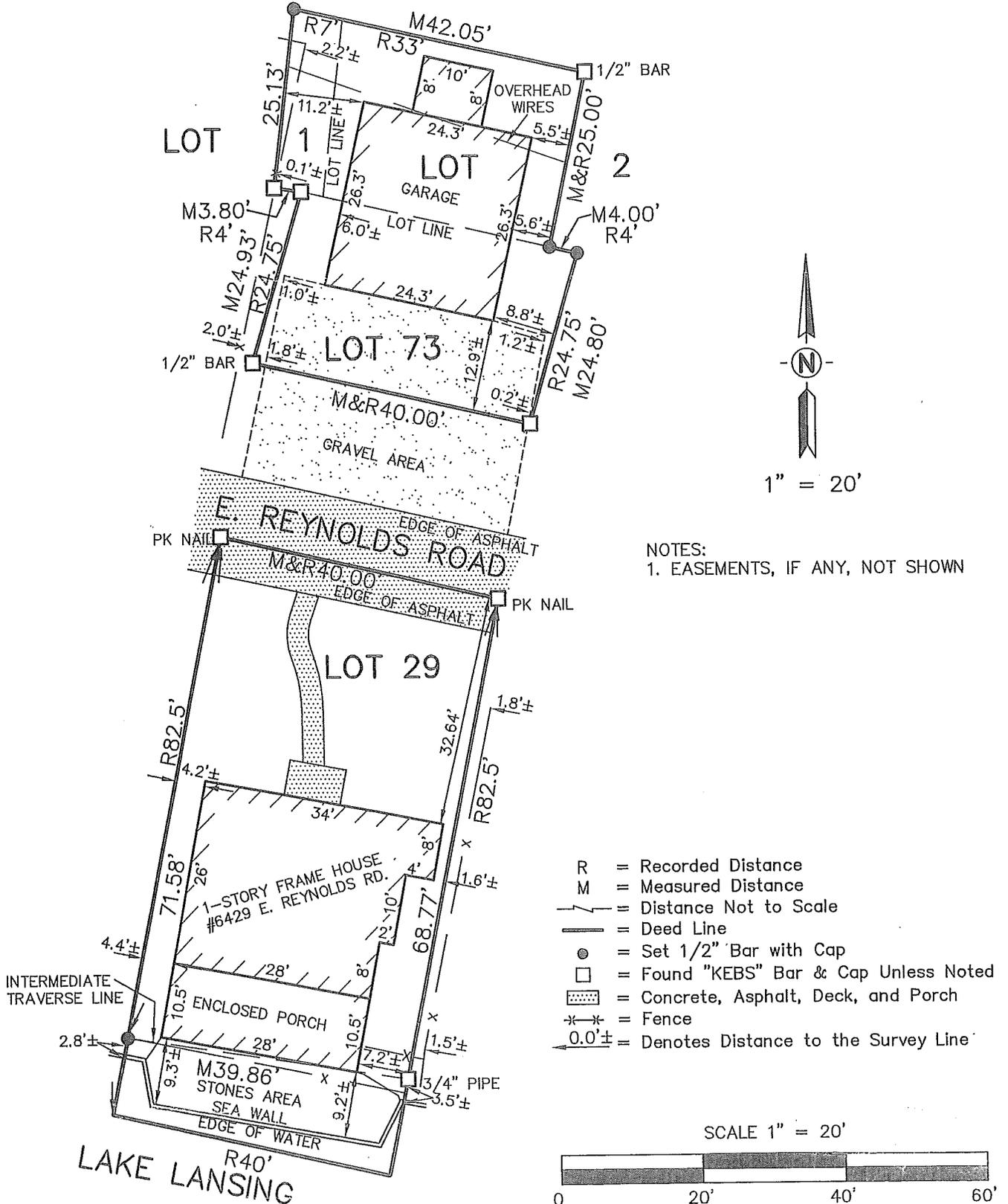
None

# LOT SURVEY

For:  
 KP Construction and Remodeling, LLC  
 3641 E. Arbutus Drive  
 Okemos, MI 48864

Survey Address:  
 6429 E. Reynolds Road  
 Haslett, MI 48840  
 ID: 33-02-02-02-151-034

Legal Description (as provided): Lots 29 and 73, Supervisor's Plat No. 1 of Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 6 of Plats, Page 37, Ingham County Records. ALSO, the Easterly 7 feet of the Southerly 25 feet of Lot 1 and the Westerly 33 feet of the Southerly 25 feet of Lot 2 of Perry Road Addition, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 14 of Plats, Page 32, Ingham County Records.



NOTES:  
 1. EASEMENTS, IF ANY, NOT SHOWN

- R = Recorded Distance
- M = Measured Distance
- = Distance Not to Scale
- = Deed Line
- = Set 1/2" Bar with Cap
- = Found "KEBS" Bar & Cap Unless Noted
- ▨ = Concrete, Asphalt, Deck, and Porch
- \* \* = Fence
- ← 0.0'± = Denotes Distance to the Survey Line

SCALE 1" = 20'



# MEMORANDUM

TO: Zoning Board of Appeals

FROM:

  
Richard F. Brown, Jr., AICP, CBSP  
Associate Planner

DATE: April 17, 2015

RE: ZBA Case No. 15-04-22-2

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ZBA CASE NO.: 15-04-22-2 ERIK AND FELICIA LINDELL, 2349 HASLETT ROAD, EAST LANSING, MI 48823

DESCRIPTION: 2349 Haslett Road  
TAX PARCEL: 09-327-029  
ZONING DISTRICT: RR (Rural Residential)

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

- Section 86-502 – which states an accessory building not attached or made part of the principal building shall not be nearer than ten feet from any other separate structure on the same lot.
- Section 86-565 – which states the no accessory building shall be closer than five feet to any side lot line.

The applicant is requesting variances to replace the existing non-conforming garage and non-conforming storage shed. The existing approximate 420 square foot garage is situated across the east property line and encroaches one foot into the yard of 2343 Haslett Road. The existing 192 square foot shed also encroaches approximately 0.9 feet onto the adjacent property.

The applicant proposes to remove both non-conforming accessory structures and is requesting variances to allow a single 600 square foot accessory building which will serve as both a garage (400 square feet) and storage building (200 square feet). The new structure be located one foot from the east property line and six feet from the existing single-family dwelling. The following is a summary of the variance for the setback from Section 86-502:

| Proposed Setback | Required Setback | Variance Requested |
|------------------|------------------|--------------------|
| 6 feet           | 10 feet          | 4 feet             |

Below is a summary of the variance requested from Section 86-565:

| Proposed Side Yard | Required Side yard | Variance Requested |
|--------------------|--------------------|--------------------|
| 1 foot             | 5 feet             | 4 feet             |

**Site History**

- The approximate 2,542 square foot single-family dwelling was constructed in 1949.
- The subject site occupies 1.423 acres, is 100 feet in width, and is zoned RR (Rural Residential). RR zoning requires a 20 foot side yards.
- No building permits are on file for the garage or the accessory storage shed.
- The existing garage and storage shed were constructed in the early 1950s and are situated approximately seven feet apart.
- A previous variance request in 1997 for the dwelling was withdrawn as it was determined a variance was not necessary.

**Attachments**

1. Site location map and aerial photo
2. Application materials
3. Communications from residents of 2343 Haslett Road
4. Survey





**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING DIVISION  
5151 MARSH ROAD, OKEMOS, MI 48864  
(517) 853-4560**

**VARIANCE APPLICATION**

A. Applicant ERIK + FELICIA LINDELL  
 Address of Applicant 2349 HASLETT RD.  
EAST LANSING, MI 48823  
 Telephone (Work) ERIK 712-1936 Telephone (Home) 339-4649  
 Fax \_\_\_\_\_ Email address: e.lindell@shahenchevrolet.com  
 Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 2349 HASLETT RD  
 Zoning district MERIDIAN Parcel number \_\_\_\_\_

- 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)

[Signature]                      ERIK LINDELL                      3/26/15  
 Signature of Applicant                      Print Name                      Date

Fee: \$150                      Received by/Date: [Signature]

*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]                      3/29/15  
 Signature of Applicant(s)                      Date

[Signature]                      3/29/15  
 Signature of Applicant(s)                      Date

The garage/shed will reside in primarily the same footprint (600sq.ft.), and will allow us to move "said" structures off of our neighbor's property. Therefore, rebuilding this structure will not expand or increase the nature of the non-conformity.

The Bryan survey which designates that the garage and shed is on our east side neighbor's property was conducted after purchase of the property. An attempt was made after the survey to purchase property from our east side neighbors that the garage and shed reside on. At that time and still, our east side neighbors prefer not to sell.

In order to conform we would have to put the garage in the back which would require removal of trees and ruin our expansive view of a unique secluded woodland. This view of the backyard is the number one reason the property was purchased. We do not want to destroy the uniqueness of the property.

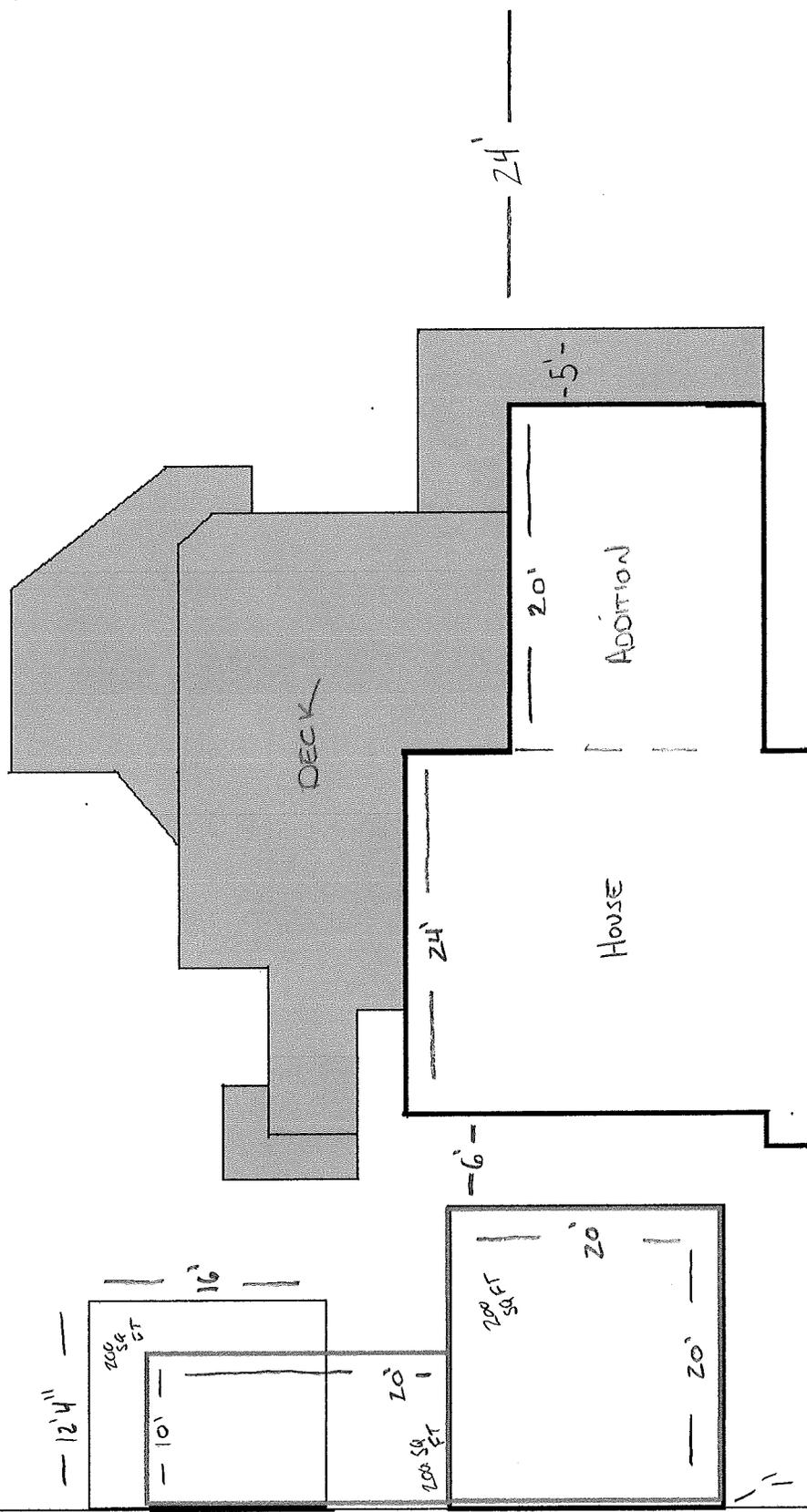
Thus, relocation of the garage/shed would constitute a practical difficulty due to the features of the land. This practical difficulty was not created by us.

## VARINACE APPLICATION SUPPLEMENT

1. Unique circumstances exist because the house was built in 1949; the garage and shed were built shortly after, prior to zoning.
2. These circumstances existed prior to purchase of the property.
3. Strict interpretation and enforcement of the literal terms and provisions would prevent having a garage.
4. Coming into conformity would eliminate our garage unless variance is granted.
5. Granting the variance would be in the public's best interest.
6. Granting the variance will have a positive effect on the adjacent land.
7. The conditions pertaining to the land or structure are not so general or recurrent in nature because structures were placed on property before zoning.
8. Granting the variance will increase property values, appearance, and tax revenue.

Both structures in question lie on the neighbor's property, granting of variance will allow us to move structures off of their property and on to ours.

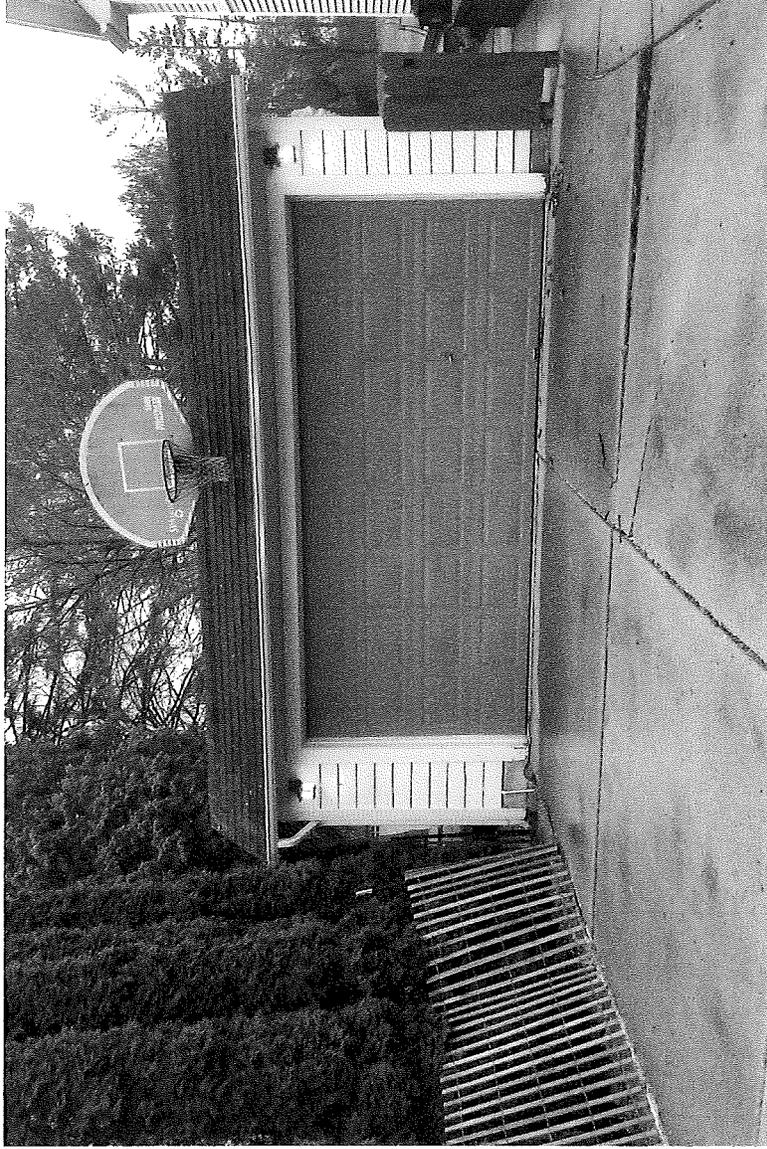
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APR 17 2015



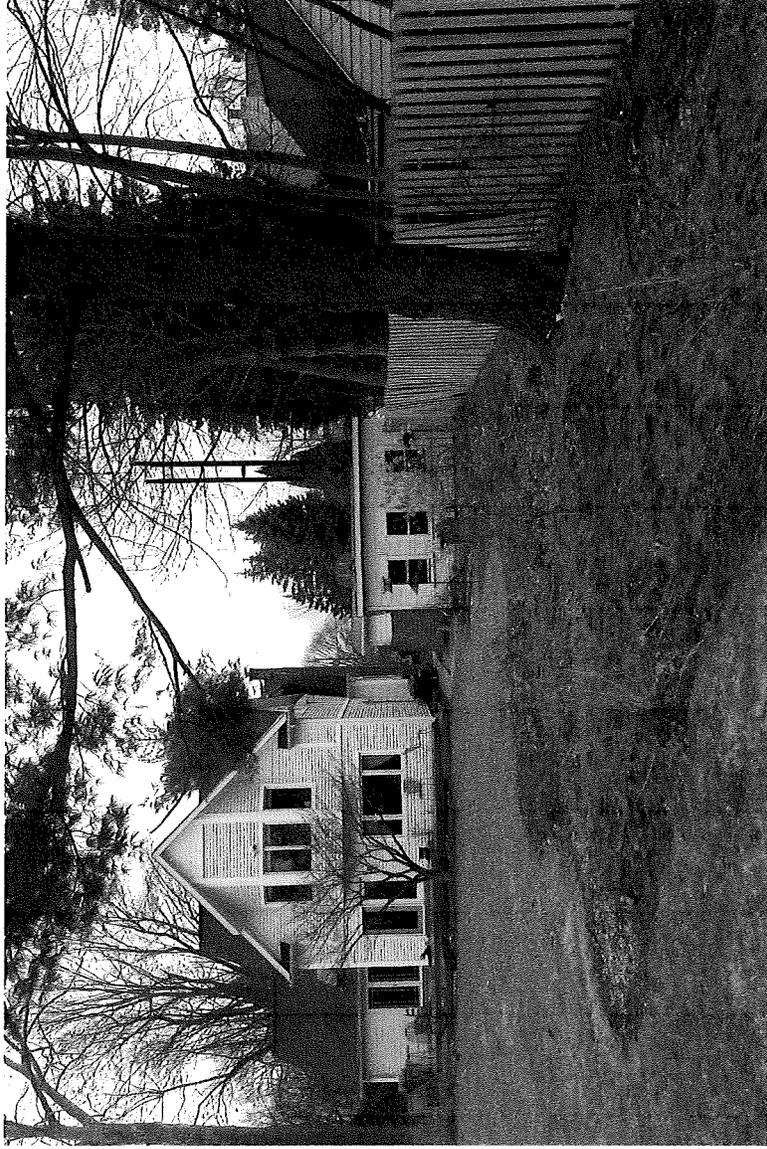
View From Front



GARAGE



VIEW FROM BACK OF HOUSE



VIEW FROM BACK OF HOUSE



VIEW FROM EAST SIDE NEIGHBORS YALO



March 29, 2015

To Whom It May Concern,

We, the owners of the property at 2343 Haslett Rd which is adjacent on the East side to the property at 2349 Haslett Rd, have been informed by the owners of the property at 2349 Haslett Rd of their desire to erect a new garage and utility shed. Those structures will lie on the line between our two properties. Replacing these structures will be an improvement to our property as well. We are in agreement with their intention and have no issues with it.

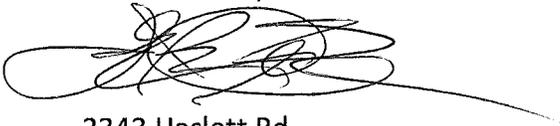
Please consider this letter a statement of our support and permission.

Sincerely,

Natalie A. Schoch



John B. Coffey



2343 Haslett Rd  
East Lansing, MI 48812  
517-203-2089

# MORTGAGE REPORT

FOR:  
Old Kent Bank  
P.O. Box 40111  
Lansing, Michigan 48901

BUYERS:  
Marc P. & Felicia L. Mallory  
2349 Haslett Road  
East Lansing, Michigan

LEGAL DESCRIPTION (as provided): Lot 24 and the East 200 feet of Lot 27, Plat of Smith's Subdivision of a part of the South 1/2 of Section 9, T4N, R1W, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 11, Page 7, Ingham County Records.

The above described Lot does not lie within the 100 year Flood Boundary as established by the National Flood Insurance Program.

