

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, DECEMBER 8, 2010, 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, November 10, 2010

D. PUBLIC REMARKS

E. UNFINISHED BUSINESS

F. NEW BUSINESS

1. ZBA CASE NO. 10-12-08-1 RAVEN ENTERPRISES OF LANSING, 310 S. HOWARD STREET, LANSING, MI 48912

DESCRIPTION: 1807 Hamilton Road
TAX PARCEL: 22-377-001
ZONING DISTRICT: RAA (Single Family, Low Density)

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

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

Since the time of the public notice for this case, the applicant has revised the plans for the proposed building addition, which now meets the required side yard setback; therefore a variance is not required and the case will not be heard.

2. ZBA CASE NO. 10-12-08-2 DEBBIE KEYWORTH & FRANK LOFORESE, 2684 MANSFIELD DRIVE, EAST LANSING, MI 48823

DESCRIPTION: 2684 Mansfield Drive
TAX PARCEL: 17-455-003
ZONING DISTRICT: RA (Single Family, Medium Density)

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

- Section 86-502, which states authorized accessory buildings may be erected as part of the principal building or may be connected to it by a roofed-over porch, patio or breezeway, or similar structures, or they may be completely detached. If attached to the principal building, an accessory building shall be made structurally a part of it and shall comply in all respects with the requirements applicable to the principal building. An accessory building not attached and not made a part of the principal building as provided in the preceding statement shall not be nearer than ten feet from another separate structure on the same lot.

The applicant has installed an accessory building (detached carport) on the side of the house and the carport does not meet the required ten (10) foot separation from the house; therefore the applicant is requesting a variance.

3. ZBA CASE NO. 10-12-08-3 CONSUMERS ENERGY, COMPANY, ONE ENERGY PLAZA, JACKSON, MI 49201

DESCRIPTION: 5521 Okemos Road
TAX PARCEL: 09-451-011
ZONING DISTRICT: RR (Rural Residential)

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

- Section 86-471(b)(1), which states all structures and grading activities shall be setback forty (40) feet from the edge of a wetland regulated by the township, the state, or by federal law equal to or greater than two (2) acres in area.
- Section 86-473, which states street trees shall be required along major streets as designated in Section 86-367. Street trees shall also be required along secondary and local streets as part of any multiple-family or non-residential development occurring along such streets.
- Section 86-756(6), which states a parking area including parking spaces and maneuvering lanes, required under this division shall have asphaltic or concrete surfacing in accordance with specifications approved by the township engineer. Such facilities shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or toward buildings. Drainage systems must be approved in writing by the township engineer. The parking shall be surfaced within one year of the date the permit is issued.

The applicant is proposing site improvements to the existing electric Consumers Energy sub-station which include grading in the wetland setback, installing a gravel parking area, and not installing required street trees; therefore the applicant is requesting variances.

4. ZBA CASE NO. 10-12-08-4 PETRICK GROUP, LLC, 627 CHARLESINA DRIVE, ROCHESTER, MI 48306

DESCRIPTION: 4750 S. Hagadorn Road
TAX PARCEL: 20-152-008
ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-404(d)(1) which states bars, taverns, lounges, and brewpubs are allowed as conditional uses provided the property line of such uses shall be a minimum 500 feet from a residential property line and 100 feet from a child care center.

The applicant is proposing a bar at 4750 S. Hagadorn Road (Club on the River) which does not meet the required 500 foot setback from a residential property line; therefore the applicant is requesting a variance.

5. ZBA CASE NO. 10-12-08-5 ARIKE & DELE DAVIES, 4383 HEARTWOOD DRIVE, OKEMOS, MI 28864

DESCRIPTION: 4383 Heartwood
TAX PARCEL: 29-278-044

ZONING DISTRICT: RA (Single Family, Medium Density)

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

- **Section 86-439(c)(4)a.**, which states yard, setback, lot size, type of dwelling unit, height, frontage requirements, and use restrictions are generally waived for the planned unit development, except as noted, provided the spirit and intent of this section, as defined in the purpose clause above, are incorporated with the total development plan. The planning commission may determine that certain setbacks be established within all or a portion of the site and shall determine the suitability of the total development plan in accordance with the purpose and performance section.
- **Section 86-618(1)**, which states non-conforming single-family structures may be altered, expanded, or modernized without prior approval of the zoning board of appeals; provided, that such structural alteration or extension shall not increase the extent of the non-conformity and shall satisfy all other applicable site development regulations.

The applicant intends to add onto a non-conforming house and the proposed addition does not meet the required side yard setback; 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.**

G. OTHER BUSINESS

H. PUBLIC REMARKS

I. BOARD MEMBER COMMENTS

J. ADJOURNMENT

K. POST SCRIPT –Patricia Jackson

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 owners of property located within a 300-foot radius of the property under consideration
4. Comments by other persons
5. Applicant rebuttal
6. ZBA members discuss the case. If necessary, the applicant may be asked to respond to questions from the ZBA members
7. 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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