

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, JUNE 22, 2011, 6:30 PM
TOWN HALL ROOM, OPEN TO PUBLIC

A. CALL MEETING TO ORDER

- Appointment of Chairperson Pro-Tem

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- Wednesday, May 25, 2011

D. UNFINISHED BUSINESS

1. ZBA CASE NO. 11-03-23-1 GRAFF CHEVROLET, 1748 GRAND RIVER AVENUE, OKEMOS, MI 48864

DESCRIPTION: 1748 Grand River Avenue
TAX PARCEL: 22-176-020
ZONING DISTRICT: C-3 (Commercial)

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

- **Section 86-687(3)a., which states one (1) 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 (1) public street, two (2) signs may be permitted. In no case shall more than one (1) wall sign be located on a façade and no wall sign shall be located on a rear façade.**

The applicant intends to install an additional wall sign on the front facade and one (1) wall sign on the west façade which is not a front façade at Graff Chevrolet located at 1748 Grand River Avenue; therefore the applicant is requesting a variance.

The case was originally heard at the March 23, 2011 regular meeting of the Zoning Board of Appeals. The discussion was tabled by the Board until the applicant could find out what alternatives are available to Graff regarding the wall signs. The applicant has modified the variance request and the case is scheduled for discussion.

E. NEW BUSINESS

1. ZBA CASE NO. 11-06-22-1 JEFF AND CINDY SUEHR, 2010 RABY ROAD, HASLETT, MI 48840

DESCRIPTION: 5130 Okemos Road
TAX PARCEL: 16-400-013
ZONING DISTRICT: RAAA (Single Family, Low Density)

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

- **Section 86-506, which states no fence, wall, or screen shall be erected higher than six feet, as measured from the ground upon which it sits to its highest point. Altering the existing grade, such as but not limited to mounding or terracing of land shall not be permitted to increase the height of the fence, wall, or screen, unless the combined height of such grading, mounding, or terracing together with the fence, wall, or screen is six feet or less above the ground upon which it sits.**

The applicant has installed a fence which exceeds the maximum allowed height; therefore the applicant is requesting a variance.

2. ZBA CASE NO. 11-06-22-2 LANDSCAPE ARCHITECTS AND PLANNERS, INC., 809 CENTER STREET SUITE 1, LANSING, MI 48906

DESCRIPTION: 4663 Ardmore Street
TAX PARCEL: 21-408-009
ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-687, which states a free-standing sign shall be located in the front yard with the leading edge at least ten feet back of the street right-of-way line.
- Section 86-756(11), which states where a parking area, or its associated internal access or service drives, adjoins a public street, except parking areas on individual residential driveways, a landscaped buffer at least 20 feet wide shall be provided between the parking area and the adjacent right-of-way, as measured from the back of the parking lot curb to the right-of-way line. A vertical screen, consisting of a masonry wall, plant material, a landscaped earth berm, or a combination thereof, as appropriate for the site, no less than three feet in height, shall be provided to screen the parking area from view along the entire length of this buffer strip.

The applicant is proposing landscape improvements at 4663 Ardmore Street (Douglas J Salon) in the landscaped buffer between the parking area and the road right-of-way of Hamilton Road and Ardmore Street. The landscaped buffers are less than the required width of twenty (20) feet on both streets. The applicant is also proposing to install a free-standing sign which does not meet the required setback from the road right-of-way of Hamilton Road; 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 –LYNN OCHBERG

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

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.

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