

CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING PLANNING COMMISSION 2023  
5151 Marsh Road, Okemos MI 48864-1198  
517.853.4000, Township Hall Room  
Wednesday, September 20th, 2023, 6:30 pm

PRESENT: Chair Mansour, Vice-Chair Koenig, Member Deschaine, Bennett, Trezise

ABSENT: Member Field-Foster

STAFF: Assistant Planner Chapman

1. CALL MEETING TO ORDER

Chair Mansour called the September 20<sup>th</sup>, 2023 regular meeting for the Meridian Township Zoning Board of Appeals to order at 6:31pm. Chair Mansour called the roll of the Board. All board members present except for Member Field-Foster.

2. APPROVAL OF THE AGENDA

**Member Trezise moved to approve the agenda for the August 16<sup>th</sup>, 2023 regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Chair Mansour.**

**VOICE VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Member Deschaine, Bennett, Trezise**

**NAYS: None**

**Motion carried: 5-0**

3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES

**Chair Mansour moved to approve the minutes from the August 16<sup>th</sup>, 2023 regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Trezise.**

**VOICE VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Member Deschaine, Bennett, Trezise**

**NAYS: None**

**Motion carried: 5-0**

4. COMMUNICATIONS

- A. Angela Rojas-Dedenbach, 6343 Quail St. RE: ZBA #23-08
- B. Tony Schmidt, 6200 W. Reynolds Rd. RE ZBA #23-09
- C. Ronald Rowe, 6247 E. Lake Dr. RE ZBA #23-09

5. UNFINISHED BUSINESS  
NONE

A. NEW BUSINESS

**ZBA CASE NO. 23-08 (6329 Milenz), Craig Skcozylas, 6329 Milenz Street, Haslett, MI 48840**

DESCRIPTION: 6329 Milenz St. & vacant lot  
TAX PARCEL: 02-177-001 & 02-152-004  
ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing  
Residential Overlay

The variance requested is to allow for a single-family home to be constructed within the wetland setback located at 6329 Milenz Street and a vacant lot (Tax ID #02-152-004).

Assistant Planner Chapman outlined the case to the Board.

Applicant Craig Skcozylas (6329 Milenz) appeared before the Board and spoke on the case. He spoke on the orientation of the house and improving the site.

Rod Arndts (6353 E. Reynolds) spoke about dumping that has occurred on the property and vehicles that are parked by the owner and concerns about how the wetlands have been treated.

Chair Mansour stated that we cannot deal with this issue tonight as the ZBA does not have jurisdiction over this matter.

Member Bennett asked about how the plans were altered.

Applicant Skcozylas stated that they have done everything they could to build the house they wanted with a view while avoiding the wetland boundary.

Member Koenig asked about how the portion of the building in the setback will be built. And what the applicant is doing to minimize the impact on the wetland setback

Applicant Skcozylas stated that there will be a full basement and he moved the footprint to minimize the number of variances.

Member Deschaine asked about the dumping that has been taking place on the property.

Applicant Skcozylas stated that he placed rock on the property for building the house and has since moved them because they were being stolen and also stated that people were dumping yard waste on the property.

Member Trezise stated that the sight line of the property is not more important than the wetland setback.

Chair Mansour asked what the plan was for the existing cottage.

Applicant Skcozylas stated that the property will be divided.

Member Trezise asked about the size of the garage being so large.

Applicant Skcozylas stated that he has a lot of stuff that he cannot store outside.

Member Trezise stated that if he shrunk the garage then he could shift out of the wetland setback.

Applicant Skcozylas stated that they would lose the view.

Denise Sherman (1167 Woodside) stated that where they are proposing to build is up on a hill and would not encroach into the wetland.

Chair Mansour read review criteria one from Section 86-221 of the Code of Ordinances which states 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.

Chair Mansour and the Board stated Criteria one has been met.

Chair Mansour read review criteria two which states 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.

Chair Mansour stated that this is where she struggles to meet because she's not sure that it is a practical difficulty to have a large home and garage that has a nice view of Lake Lansing.

Chair Mansour read review criteria three which states 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.

Chair Mansour stated that she wasn't sure that we are at the minimum action.

Chair Mansour read review criteria four which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

Chair Mansour stated that we have to decide if it would have an adverse effect on the area.

Chair Mansour read review criteria five which states Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Chair Mansour stated she wasn't sure that this criteria had been met.

Member Deschaine stated that the owners on Lake Lansing pay a special assessment and deserve a view. He also stated that he wishes to see the property closer because of the topography and condition of the wetland.

Carla Skcozylas (2320 Thornwood, Holt, MI) stated that she recommends going to see the property.

Chair Mansour stated she would like to see the site to see if it affects the practical difficulty, minimum action, and adverse effect. She suggests that we table to visit the site.

**Chair Mansour moved to table the ZBA Case No. 23-08 (6329 Milenz). Seconded by Member Deschaine.**

**ROLL CALL VOTE      YEAS: Chair Mansour, Vice-Chair Koenig, Member Deschaine, Bennett, Trezise**

**NAYS: None**

**Motion carried: 5-0**

**B. ZBA CASE NO. 23-09 (6261 E. Lake), Gary & Suzette Tyler, 6261 E. Lake Drive, Haslett, MI 48840**

DESCRIPTION:                      6261 E. Lake Drive  
TAX PARCEL:                        02-179-020  
ZONING DISTRICT:                RB (Single Family, High Density), Lake Lansing Residential Overlay District

The variance requested is to allow an accessory building (garage) to project into the front yard located at 6261 E. Lake Drive.

Assistant Planner Chapman outlined the case for discussion.

Gary Tyler (6261 E. Lake Drive) stated that he wishes to move his neighbor's garage to his property with little storage. He does not want to cut down anymore trees to place the garage.

Member Deschaine asked if the neighbor could build a new garage because he already has a variance.

Applicant Tyler stated that he wished to build an attached garage.

Chair Mansour asked about the structure built over the property line.

Applicant Tyler stated that it was an old garage that had been demolished.

Member Trezise asked about the existing shed on the property.

Applicant Tyler stated that it will be demolished.

Chair Mansour read review criteria one from Section 86-221 of the Code of Ordinances which states 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.

Chair Mansour and the Board stated Criteria one has been met.

Chair Mansour read review criteria two which states 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.

Chair Mansour and the Board stated criteria two has been met.

Chair Mansour read review criteria three which states 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.

Chair Mansour and the Board criteria three has been met.

Chair Mansour read review criteria four which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

Chair Mansour and the Board Criteria four has been met.

Chair Mansour read review criteria five which states Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Chair Mansour and the Board stated criteria five has been met.

**Member Trezise moved to approve the ZBA Case No. 23-09 (6261 E. Lake). Seconded by Member Deschaine.**

**ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Member Deschaine, Bennett, Trezise**

**NAYS: None**

**Motion carried: 5-0**

6. OTHER BUSINESS  
NONE

7. PUBLIC REMARKS  
NONE

8. BOARD MEMBER COMMENTS  
NONE

9. ADJOURNMENT

**Chair Mansour adjourned the September 20<sup>th</sup>, 2023 regular meeting for the Meridian Township Zoning Board of Appeals. Approved unanimously.**

Meeting adjourned at 7:34pm.