

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, OCTOBER 24, 2012, 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 September 26, 2012

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. ZBA CASE NO. 12-10-24-1 SOLEIL CAMPBELL & MICHAEL KECK, 2027 PAWNEE TRAIL, OKEMOS, MI 48864

DESCRIPTION: 2027 Pawnee Trail
TAX PARCEL: 21-479-004
ZONING DISTRICT: RAA (Single Family, Low Density)

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

- Section 86-565(3), which states no accessory building shall be closer than five feet to any lot line.

The applicant is requesting to construct a detached shed which does not meet the required side yard setback; therefore the applicant is requesting a variance.

2. ZBA CASE NO. 12-10-24-2 G.S. FEDEWA BUILDERS, 5570 OKEMOS ROAD, EAST LANSING, MI 48823

DESCRIPTION: 2152 Isaac Lane
TAX PARCEL: 04-454-007
ZONING DISTRICT: RAA (Single Family, Low Density)

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

- Section 86-471(b)(2), which states all structures and grading activities shall be setback 20 feet from the edge of a wetland regulated by the township, the state, or by federal law equal to or greater than one-quarter acre in area but less than two acres in area.
- Section 86-471(c)(1), which states a twenty (20) foot natural vegetation strip shall be maintained from the edge of a wetland regulated by the township, the state, or by federal law.

The applicant is requesting to grade and place fill in the setback and natural vegetation strip of a regulated wetland; therefore the applicant is requesting variances.

3. ZBA CASE NO. 12-10-24-3 ANDY MANNI, 4149 LUFF COURT, OKEMOS, MI 48864

DESCRIPTION: 4149 Luff Court
TAX PARCEL: 26-306-001
ZONING DISTRICT: RAA (Single Family, Low Density)

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

- Section 86-372(d)(5)a., which states the front yard shall be in accordance with the setback requirements of Section 86-367 for the type of street upon which the lots fronts. Luff Court is classified as a Local street and has a required setback of 25 feet from the street right-of-way line.

The applicant is requesting to construct an addition to the existing house and the addition does not meet the required front yard setback from street right-of-way of Luff Court; therefore the applicant is requesting a variance.

4. ZBA CASE NO. 12-10-24-4 STEVEN & MONIQUE POLLOK, 1904 ONEIDA DRIVE OKEMOS, MI 48864

DESCRIPTION: 1904 Oneida Drive
TAX PARCEL: 22-356-010
ZONING DISTRICT: RAA (Single Family, Low Density)

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

- Section 86-502, which states an accessory building not attached and not made part of the principal building shall not be nearer than ten feet from any other separate structure on the same lot.

The applicant is requesting to construct an addition to the existing house and the addition does not meet the required setback from an accessory building (in-ground swimming pool); therefore the applicant is requesting a variance.

☞ 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.

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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