

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA-REVISED
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, JUNE 24, 2009, 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, June 10, 2009

D. PUBLIC REMARKS

E. UNFINISHED BUSINESS

1. ZBA CASE NO. 09-06-10-3 CHERYL SAVAGE, 1655 HASLETT ROAD, HASLETT, MI 48840

DESCRIPTION: 5135 Times Square Drive
TAX PARCEL: 15-400-029
ZONING DISTRICT: CS (Community Service)

The applicant is requesting a variance from Section 86-687(3)a. of the Code of Ordinances, 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 a wall sign on an elevation, which is not the front façade for the tenant space and the applicant also intends to install a second wall sign on the front façade for the tenant space. The proposed signs do not comply with the sign regulations; and therefore, the applicant is requesting a variance for the proposed signs.

F. NEW BUSINESS

1. ZBA CASE NO. 09-06-24-1 MERIDIAN TOWNSHIP DEPARTMENT OF PUBLIC WORKS AND ENGINEERING, 5151 MARSH ROAD, OKEMOS, MI 48864

DESCRIPTION: East side of Nakoma Drive and south of Indian Hills Golf Course
TAX PARCEL: 21-178-001
ZONING DISTRICT: RA (Single Family-Medium Density)

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

- From 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.
- From Section 86-471(b)(3), which states all structures and grading activities shall be setback fifty (50) feet from the Red Cedar River, as measured from the ordinary high-water mark on the side of the river where the structure is to be located or grading activity is to occur.

- From 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.
- From Section 86-471(c)(2), which states a twenty-five (25) foot natural vegetation strip shall be maintained from the Red Cedar River, as measured from the abutting ordinary high-water mark.

The applicant intends to construct a five (5) foot wide sidewalk and associated grading activities along the east side of Nakoma Drive. The proposed grading activities associated with the construction of the sidewalk will encroach into the setback and natural vegetation strip of a regulated wetland and the Red Cedar River. Therefore, the applicant is requesting variances.

2. ZBA CASE NO. 09-06-24-2 MICHIGAN DEPARTMENT OF TRANSPORTATION, 4701 W. MICHIGAN AVENUE, JACKSON, MI 49201

DESCRIPTION: Grand River Avenue from Wellington Drive to Meridian Road
 ZONING DISTRICT: C-2 (Commercial) and RR (Rural Residential)

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

- From 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.
- From 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 intends to make road improvements to Grand River Avenue between Wellington Drive and Meridian Road. The proposed grading activities associated with the road improvement project will encroach into the setback and natural vegetation strip of a regulated wetland. 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 – 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

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.