

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, SEPTEMBER 12, 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 August 22, 2012

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. ZBA CASE NO. 12-09-12-1 GRAFF CHEVROLET OKEMOS, 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 variances from the following sections 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.
- Section 86-687(4)a., which states one freestanding sign per parcel shall be permitted, except a site with 500 feet or more of contiguous frontage on one street and more than one point of access on that street may have one additional freestanding sign. If two freestanding signs are located on a site based on this provision, a minimum 250 feet shall separate the two signs.

The applicant is requesting to install an additional wall sign on the west façade which is not the front façade and install a second freestanding sign (directional sign) at Graff Chevrolet and one freestanding sign exists; therefore the applicant is requesting variances.

2. ZBA CASE NO. 12-09-12-2 B. JUNE YOUATT, 2480 RABY ROAD, EAST LANSING, MI 48823

DESCRIPTION:	2480 Raby Road
TAX PARCEL:	09-302-009
ZONING DISTRICT:	RR (Rural Residential)

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

- Section 86-368(d)(2), which states the minimum lot width is 200 feet.

The applicant is requesting to partition a metes and bounds parcel into 2 parcels and the parent parcel does not have the required 200 feet of frontage on a public street (Raby Road); therefore the applicant is requesting a variance.

3. ZBA CASE NO. 12-09-12-3 MARK FINK, PO BOX 160, HASLETT, MI 48840

DESCRIPTION: 5965 Marsh Road
TAX PARCEL: 10-205-028
ZONING DISTRICT: C-1 (Commercial)

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

- Section 86-618(2), which states nonconforming structures, other than single-family structures, may be altered, expanded, or modernized without prior approval of the zoning board of appeals; provided, that structural alterations or extensions shall not increase the area, height, bulk, use, or extent of the structure and shall satisfy all other applicable site development regulations.

The applicant is requesting to add onto a non-conforming building (The Watershed) by installing a pitched roof and adding bulk and height; therefore the applicant is requesting a variance.

4. ZBA CASE NO. 12-09-12-4 JASON HAYWOOD, 5460 SNOW AVENUE SE, ALTO, MI 49302

DESCRIPTION: 1485 Belvedere Avenue
TAX PARCEL: 22-229-022
ZONING DISTRICT: RA (Single Family, Low Density)

The applicant is requesting a variance from the following section 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.

The applicant is requesting to install an in-ground pool, patio areas, slide, and fencing which encroach into the structure and grading setback of a regulated wetland; 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 –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 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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