

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, JULY 8, 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 24, 2009

D. PUBLIC REMARKS

E. UNFINISHED BUSINESS

F. NEW BUSINESS

1. ZBA CASE NO. 09-07-08-1 LOUIS J. EYDE AND GEORGE F. EYDE LTD. FAMILY PARTNERSHIPS, 4660 S. HAGADORN RD., EAST LANSING MI 48823

DESCRIPTION:	East and west side of Giesboro Lane, Georgetown subdivision
TAX PARCEL:	14-300-007
ZONING DISTRICT:	RA (Single Family-Medium Density)/PRD (Planned Residential Development)

The applicant is requesting variances from the following Sections 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.
- 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 install a 12 inch culvert under Giesboro Lane to serve as an equalization pipe between two (2) regulated wetlands. The proposed grading activities associated with the installation of the culvert will encroach into the setback and natural vegetation strip of regulated wetlands. Therefore, the applicant is requesting variances.

2. ZBA CASE NO. 09-07-08-2 DAVE SAIDO, 4160 COMMERCE DRIVE, FLUSHING, MI 48433

DESCRIPTION:	2085 W. Grand River Avenue
TAX PARCEL:	21-276-007
ZONING DISTRICT:	C-2 (Commercial)

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

- Section 86-687(3)e., which states signs shall not project above the roof line or cornice.

The applicant intends to install a wall sign on the building, which would be located above the roof line of the building. Therefore, the applicant is requesting a variance for the proposed wall sign.

3. ZBA CASE NO. 09-07-08-3 LAURIE ALFORD, 2310 MT. HOPE ROAD, OKEMOS, MI 48864

DESCRIPTION: 2310 Mt. Hope Road
TAX PARCEL: 21-381-004
ZONING DISTRICT: RAA (Single Family-Low Density)

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

- Section 86-618(1), which states non-conforming single-family structures may be altered, expanded, or modernized without prior approval of the zoning board of appeals; provided, that such structural alteration or extension shall not increase the extent of the nonconformity and shall satisfy all other applicable site development regulations.

The applicant intends to add onto a non-conforming single-family structure. Therefore, the applicant is requesting a variance for the proposed addition.

- ☛ **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 – Carol Ohlrogge

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.