

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, MARCH 11, 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

Wednesday, February 25, 2009

D. PUBLIC REMARKS

E. UNFINISHED BUSINESS

F. NEW BUSINESS

1. ZBA CASE NO. 09-03-11-1 BOB ANDERS (VERIZON WIRELESS), 27009 TIMBER TRAIL, DEARBORN HEIGHTS, MI 48127

DESCRIPTION: 2379 Club Meridian Drive
TAX PARCEL: 33-100-001
ZONING DISTRICT: RD (Single Family, Low Density)

The applicant is requesting a variance from Section 86-471(b)(1) of the Code of Ordinances, which states all structures and grading activities shall be setback forty (40) feet from the edge of a wetland greater than two (2) acres in area.

The applicant intends to install a mechanical unit to serve an existing wireless communication tower and the proposed unit is located within the setback area of a regulated wetland. Therefore, the applicant is requesting a variance for the proposed work.

2. ZBA CASE NO. 09-03-11-2 GABE SCHUCHMAN (MERIDIAN RETAIL MANAGEMENT, LLC), 8101 RICHARDSON ROAD, SUITE 102, COMMERCE TOWNSHIP, MI 48340

DESCRIPTION: 2100 Grand River Avenue
TAX PARCEL: 21-205-020, -021, -026, & -028
ZONING DISTRICT: C-2 (Commercial District)

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

- From Section 86-441(e)(9), which states the minimum driveway spacing from the Okemos Road – Grand River Avenue intersection shall be three hundred (300) feet.
- From Section 86-756(11), which states where a parking area, or its associated internal access or service drives, adjoins a public street, except parking areas on individual residential driveways, a landscaped buffer at least twenty (20) feet wide shall be provided between the parking area and the adjacent right-of-way, as measured from the back of the parking lot curb to the right-of-way line.

The applicant intends to raze the existing gasoline station and construct a commercial building addition and associated off-street parking area on the site. The proposed addition and off-street

parking area does not comply with requirements of the Code of Ordinances. Therefore, the applicant is requesting a variance for the proposed development.

- ☛ **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 – PATRICIA JACKSON

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.