

CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING ZONING BOARD OF APPEALS 2025  
5151 Marsh Road, Okemos MI 48864-1198  
517.853.4000, Township Hall Room  
Wednesday, January 15, 6:30 pm

PRESENT: Chair Mansour, Vice-Chair Koenig, Member Brooks, Member Trezise

ABSENT: None

STAFF: Associate Planner Chapman

1. CALL MEETING TO ORDER

Chair Mansour called the January 15<sup>th</sup>, 2025, regular meeting for the Meridian Township Zoning Board of Appeals to order at 6:30 pm. Chair Mansour called the roll of the Board. All members present.

2. APPROVAL OF THE AGENDA

**Chair Mansour moved to approve the agenda for the January 15<sup>th</sup>, 2025, regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Trezise.**

**ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Members Brooks, Trezise**  
**NAYS: None**  
**Motion carried: 4-0**

3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES

**Member Trezise moved to approve the minutes from the December 18<sup>th</sup>, 2024, regular meeting for the Meridian Township Zoning Board of Appeals with correction. Seconded by Member Brooks.**

**ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Members Brooks, Trezise**  
**NAYS: None**  
**Motion carried: 4-0**

4. COMMUNICATIONS

NONE

5. UNFINISHED BUSINESS

A. **ZBA CASE NO. 24-11 (Grand Reserve), Mayberry Homes, 1650 Kendale Blvd. #200, East Lansing MI 48823**

LOCATION: 4700 Everwood Lane & 1542, 1536, 1518, 1516 Woodland Way  
PARCEL ID: 22-276-010  
ZONING DISTRICT: RD (Multiple Family, 8 d/u per acre)

The variances requested are to allow decks to encroach into the wetland setback.

**Member Trezise moved to remove from table ZBA Case No. 24-11 (Grand Reserve) to open it back up for discussion. Seconded by Vice-chair Koenig**

**ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Members Brooks, Trezise**

**NAYS: None**

Associate Planner Chapman outlined the discussion that has occurred to date.

Joe Schroeder, applicant, provided an explanation for the request. He added that his company would be willing to hand dig the posts in the buffer area.

Raji Uppal, project manager for the applicant, provided some background information for the project. He noted that the project has been a multi-year project and some regulations have changed as time has passed.

Chair Mansour asked if any adjustments had been made to the application since the last time it was presented, noting that the case had been tabled to allow the applicants to make adjustments. The applicant indicated that they had not, but provided more information about the request.

Member Trezise noted that the original site plan was approved with the decks on the sides of the buildings which makes it difficult to apply the review criteria to this variance request.

Chair Mansour made suggestions that could be made to the plans without variances being necessary.

Vice-chair Koenig recommended that the developer revise the site plan to make it consistent with the developer's verbal comments. Trustee Trezise concurred, noting that an updated site plan would make it easier to make sure all of the variances can be addressed at the same time.

After discussing the criteria, Chair Mansour indicated that she would like to see that the applicant has taken action based on the Zoning Board's recommendations before the Zoning Board takes action.

Chair Mansour summarized the recommendations, stating fewer incursions would make this more palatable. Other members concurred.

**Vice-Chair Koenig moved to postpone ZBA Case No. 24-11 (Grand Reserve) until the next meeting. Seconded by Member Trezise.**

**ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Members Brooks, Trezise**

**NAYS: None**

**Motion carried: 4-0**

6. NEW BUSINESS

A. **ZBA CASE NO. 25-01 (Playmakers Inc.), 2299 West Grand River Avenue, Okemos, MI 48864**

LOCATION: 5691 & 5707 & Unaddressed property on School St.

PARCEL ID: 10-432-004, -005, -006

ZONING DISTRICT: C-2 (Commercial)

The variance requested is to extend the existing off-street and delivery area on a subject site consisting of three properties on School Street.

Associate Planner Chapman outlined the request.

Andy Marsh, applicant, provided more information and background about the variance request, noting that safety is the biggest concern with the current delivery area.

Vice-chair Koenig asked if the semi-trucks would be turning around. Mr. Marsh explained the traffic pattern.

Associate Planner Chapman noted an error and stated that the buffer would be 9.8 feet not zero, making the variance request 10.2 feet.

Member Trezise asked for an explanation of the setback with regards to the drive. Associate Planner Chapman stated that the proposed new pavement to the south of the drive would ordinarily require a 20' parking lot buffer.

Member Brooks asked how the variance would affect the sidewalk. Associate Planner Chapman stated that the proposed drive would not affect the sidewalk.

Chair Mansour stated that the request meets criteria one.

Chair Mansour stated that the request meets criteria two.

Chair Mansour stated that the request meets criteria three.

Chair Mansour stated that the request meets criteria four.

Chair Mansour stated that the request meets criteria five.

**Chair Mansour moved to approve ZBA Case No. 25-01 (Playmakers Inc.) at 10.2 foot variance as noted by staff. Seconded by Member Trezise.**

**ROLL CALL VOTE      YEAS: Chair Mansour, Vice-Chair Koenig, Members Brooks, Trezise**

**NAYS: None**

**Motion carried: 4-0**

7. OTHER BUSINESS

A. Election of 2025 Officers

Vice-chair Koenig moved to nominate Member Mansour to be Chair for the 2025 Zoning Year. Supported by Member Trezise. Chair Mansour accepted.

**ROLL CALL VOTE**      **YEAS: Chair Mansour, Vice-Chair Koenig, Members Brooks, Trezise**

**NAYS: None**

**Motion carried: 4-0**

Member Trezise moved to nominate Member Koenig to be Vice-Chair for the 2025 Zoning Year. Supported by Member Brooks. Vice-Chair Koenig accepted.

**ROLL CALL VOTE**      **YEAS: Chair Mansour, Vice-Chair Koenig, Members Brooks, Trezise**

**NAYS: None**

**Motion carried: 4-0**

8. PUBLIC REMARKS

NONE

9. BOARD MEMBER COMMENTS

Member Trezise thanked Members for their thoughtful discussion. Chair Mansour concurred.

Vice-Chair Koenig complimented Chair Mansour on her conduct of meetings and moderating discussions.

10. ADJOURNMENT

**Chair Mansour adjourned the January 15<sup>th</sup>, 2025 regular meeting for the Meridian Township Zoning Board of Appeals. Approved unanimously.**

Meeting adjourned at 8:28 pm.