



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING  
December 21, 2022 6:30 pm

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1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
  - A. October 19, 2022

4. COMMUNICATIONS
  - A. Brian Winn, 1479 Belvedere RE: ZBA #22-12-21-1

5. UNFINISHED BUSINESS
6. NEW BUSINESS

**A. ZBA CASE NO. 22-12-21-1 (Newman Equity II, LLC), 2502 Lake Lansing Road, Suite C, Lansing, MI 48912**

DESCRIPTION:	Vacant Lots between Central Park Drive and Powell Road, North of Grand River Ave.
TAX PARCEL:	22-252-002, 22-276-009, & 22-252-005
ZONING DISTRICT:	RD (Multiple Family, 8 d/u per acre)

The variance requested is to construct a new road in the wetland setback on three vacant parcels (Tax I.D. # 22-252-002, 22-276-009, 22-252-005) between Central Park Drive and Powell Road.

7. OTHER BUSINESS
  - A. 2023 Meeting Calendar
  - B. 2022 Meridian Township Mater Plan Update
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

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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.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Assistant Planner Keith Chapman, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

**CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS REGULAR MEETING MINUTES \*DRAFT\*  
5151 MARSH ROAD, OKEMOS, MI 48864-1198  
(517) 853-4000  
WEDNESDAY, OCTOBER 19<sup>TH</sup>, 2022  
REGULAR TELEVISED MEETING**

PRESENT: Chair Mansour, Members Deschaine, Koenig  
ABSENT: Vice-Chair Field-Foster, Member Premoe  
STAFF: Assistant Planner Chapman

**1. CALL MEETING TO ORDER**

Chair Mansour called the meeting to order at 6:34 p.m.

Chair Mansour called the roll. Vice-Chair Field Foster and Member Premoe are absent, all others present.

**2. APPROVAL OF AGENDA**

**Member Deschaine moved to approve the agenda as presented. Seconded by Member Koenig.**

ROLE CALL VOTE: YEAS: Members Koenig, Deschaine, Chair Mansour

NAYS: None

Motion carried: 3-0

**3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES**

A. July 20, 2022 Meeting Minutes

**Member Koenig moved to approve the minutes of July 20, 2022. Seconded by Member Deschaine.**

ROLE CALL VOTE: YEAS: Members Koenig, Deschaine, Chair Mansour

NAYS: None

Motion carried: 3-0

B. August 17, 2022 Meeting Minutes

**Chair Mansour noted a correction of the August 17<sup>th</sup>, 2022 Minutes where in public comment it reads, "Chair Mansour Opened Public Remarks" and "Chair Mansour Closed Public Remarks". These should read, "Vice-Chair Field-Foster Opened Public Remarks" and "Vice-Chair Field-Foster Closed Public Remarks".**

**Chair Mansour moved to approve the minutes of August 17, 2022 as amended. Seconded by Member Deschaine.**

ROLE CALL VOTE:

YEAS: Members Deschaine, Member Koenig, Chair Mansour

NAYS: None

Motion carried: 3-0

**4. COMMUNICATIONS**

- A. Bill Breckenfeld, 2191 Hamilton RE: ZBA #22-10-19-1
- B. Chris Antonides, 2211 Hamilton RE: ZBA #22-10-19-1
- C. Rui He, 2198 Hamilton RE: ZBA #22-10-19-1
- D. Gloria Thompson, 2217 Hamilton RE: ZBA #22-10-19-1
- E. Patricia Mckane, 2195 Hamilton RE: ZBA #22-10-19-1

Chair Mansour noted a communication has been received from the Indian Lakes Estates Homeowners Association in regards to ZBA CASE NO. 22-10-19-2.

**5. UNFINISHED BUSINESS-NONE**

**6. NEW BUSINESS**

- A. ZBA CASE NO. 22-10-19-1 (Schultz), Blaine Schultz, 4496 Oakwood Drive, Okemos, MI 48864**

DESCRIPTION: 2205 Hamilton Road

TAX PARCEL: 21-327-006

ZONING DISTRICT: RA (Single Family, Medium density)

The variance requested is to construct a new single-family home that does not meet the front yard setback located at 2205 Hamilton Road.

Assistant Planner Chapman outlined the case for discussion.

Applicant Blaine Schultz, 4496 Oakwood Dr., Okemos, MI 48864 further outlined the case for discussion.

Member Deschaine asked why the applicant wishes to build his home so close to the road.

Mr. Schultz replied to keep the house out of the flood plain.

Member Deschaine asked if there was any historical value to the house currently on the property.

Mr. Schultz replied there is not.

**The Zoning Board of Appeals Recessed at 6:47 pm.**

**The Zoning Board of Appeals Resumed at 6:48 pm.**

Chair Mansour read review criteria one from Section 86-221 of the Code of Ordinances which states unique circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.

Chair Mansour stated Criteria one has been met.

Chair Mansour read review criteria two which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.

Chair Mansour stated criteria two has been met.

Chair Mansour read review criteria three which states Granting the variance is the minimum action necessary which would carry out the spirit of this Zoning Ordinance, secure public safety, and provide substantial justice.

Chair Mansour stated criteria three has been met.

Chair Mansour read review criteria four which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

Chair Mansour stated Criteria four has been met.

Chair Mansour read review criteria five which states Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Chair Mansour stated criteria five has been met.

**Chair Mansour moved to grant the variance for ZBA CASE NO. 22-10-19-1 (Schultz), 2205 Hamilton Road. Seconded by Member Deschaine.**

ROLE CALL VOTE:

YEAS: Members Koenig, Deschaine, Chair Mansour

NAYS: None

Motion carried: 3-0

**The Zoning Board of Appeals Recessed at 6:56 pm.**

**The Zoning Board of Appeals Resumed at 6:58 pm.**

**B. ZBA CASE NO. 22-10-19-2 (Smith), Aaron Smith & Jessica Dietrich, 4810 Arapaho Trail, Okemos, MI 48864**

DESCRIPTION: 4810 Arapaho Trail

TAX PARCEL: 20-281-015

ZONING DISTRICT: RAA (Single Family, Low Density)

The variance requested is to construct a new deck in the floodplain located at 4810 Arapaho Trail.

Assistant Planner Chapman outlined the case for discussion. He noted that staff recommends the following conditions if the case is approved:

- Applicant completes all conditions specified in the EGLE Permit
- The deck is constructed with no connection to the residential structure
- The area below the deck may not be enclosed at any point
- The area above the deck may not be enclosed at any point

Chair Mansour asked what requirements EGLE has made of the applicant.

Assistant Planner Chapman replied there are three pages from EGLE and that EGLE will walk through the property to ensure the requirements have been met.

Chair Mansour asked about the applicant's deck being "tied to the home" per the application materials.

Applicant Aaron Smith 4810 Arapaho Trl, Okemos, MI 48864 replied he was unaware of the condition stating the deck is to be constructed with no connection to the residential structure. He stated the deck will only appear to be attached to the home, but will not be bolted on.

Assistant Planner Chapman conveyed to the applicant the biggest part of the permit, is the structure being anchored to prevent lateral movement.

Chair Mansour asked why the applicant needed to build this deck, when he already has two deck areas and a patio shown in his lot survey.

Mr. Smith replied there was previously a three season's room addition that was removed. After removal all that was left was a cement area that wasn't level and unusable. The lower patio area is not fully functional because of mosquitoes and where it is relevant to the creek.

Chair Mansour asked about the second deck area.

Mr. Smith replied he believes that is the three season's room.

Assistant Planner Chapman confirmed the area is a three season's room, and not a deck.

Chair Mansour asked if the circles on the drawing represent the pylons connected the deck to the ground.

Mr. Smith replied that is correct.

Member Deschaine asked for the dimensions of the pylons.

Mr. Smith replied they are 42 inches deep and 14 inches wide.

Chair Mansour read review criteria one from Section 86-221 of the Code of Ordinances which states unique circumstances exist that are peculiar to the land or structure, that are

not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created

Chair Mansour stated Criteria one has been met.

Chair Mansour read review criteria two which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.

Chair Mansour stated criteria two has been met.

Chair Mansour read review criteria three which states Granting the variance is the minimum action necessary which would carry out the spirit of this Zoning Ordinance, secure public safety, and provide substantial justice.

Chair Mansour stated criteria three has been met.

Chair Mansour read review criteria four which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

Chair Mansour stated Criteria four has been met.

Chair Mansour read review criteria five which states Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Chair Mansour stated criteria five has been met.

Chair Mansour read criteria one from Section 86-436(r) which states No variance shall be granted for the development of new structures, the substantial improvement or relocation of old structures, or development of any kind within the floodway area when such development, construction, improvement, or relocation would cause any increase in flood levels associated with the base flood elevation.

Chair Mansour stated this criteria has been met.

Chair Mansour read criteria two from Section 86-436(r) which states:

- a) A sufficient cause for granting the variance must be shown.
- b) A determination that failure to grant the variance would result in a practical difficulty to the applicant.
- c) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense or will not create nuisances, cause fraud on or victimization of the public or conflict with this chapter.
- d) A determination that the variance is the minimum necessary to afford relief.

Chair Mansour stated these criteria have all been met.

**Chair Mansour moved to approve variance ZBA CASE NO. 22-10-19-2 (Smith), 4810 Arapaho Trail, Okemos, MI 48864 with the understanding the applicant will meet all EGLE and Township Engineer conditions. Seconded by Member Deschaine.**

ROLE CALL VOTE:

YEAS: Members Koenig, Deschaine, Chair Mansour

NAYS: None

Motion carried: 3-0

**7. OTHER BUSINESS -NONE**

**8. PUBLIC REMARKS**

Chair Mansour opened the floor for public remarks at 7:24 pm.

NONE

Chair Mansour closed public remarks at 7:24 pm.

**9. BOARD MEMBER COMMENTS-NONE**

**10. ADJOURNMENT**

**Member Deschaine moved to Adjourn. Seconded by Member Koenig.**

**The Zoning Board of Appeals Adjourned at 7:24 pm.**

## Keith Chapman

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**From:** Winn, Brian <winnb@msu.edu>  
**Sent:** Monday, December 12, 2022 1:52 PM  
**To:** Keith Chapman  
**Subject:** Re: Zoning Board of Appeals @22-12-21-1

Hi Keith,

Thanks for sending the information. This is really helpful for me to understand the scope of the overall project.

In terms of the variance request, I do not have any issue with it.

Best wishes,  
Brian Winn  
517-402-2185

> On Dec 8, 2022, at 9:07 AM, Keith Chapman <chapman@meridian.mi.us> wrote:

>

> Hi Brian,

>

> I have attached the materials for you to review. Please feel free to let me know if you have any questions or would like to provide a statement to the Zoning Board of Appeals members.

>

> Sincerely,

>

> Keith Chapman

>

> -----Original Message-----

> From: Winn, Brian <winnb@msu.edu>

> Sent: Wednesday, December 7, 2022 1:33 PM

> To: Keith Chapman <chapman@meridian.mi.us>

> Subject: Zoning Board of Appeals @22-12-21-1

>

> Hi Keith,

>

> I live in Central Park Estates and my property borders the new development. I received your letter about the appeals and would like to receive more information about their request. Unfortunately, I will not be able to make the public hearing on December 21st due to travel. Is the plan something that could be emailed to me?

>

> Best wishes,

> Brian Winn

> 517-402-2185

> <ZBA APPLICATION GRAND RESERVE 11-21-22.pdf><Site Plan layout.pdf>

## VARIANCE APPLICATION SUPPLEMENT

**A variance will be granted, if the following Review Criteria are met:**

- (1) Unique circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.
- (2) Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.
- (3) Granting the variance is the minimum action necessary which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
- (4) Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
- (5) Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.



**To:** Zoning Board of Appeals  
**From:** Keith Chapman, Assistant Planner  
**Date:** December 14, 2022  
**Re:** ZBA Case No. #22-12-21-1 (Newton Equity II, LLC)

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**ZBA CASE NO.:** 22-12-21-1 (Newton Equity II, LLC), 2502 Lake Lansing Road, Suite C, Lansing, MI 48912  
**LOCATION:** Vacant Lots between Central Park Drive and Powell Road, North of Grand River Ave.  
**PARCEL ID:** 22-252-002, 22-276-009, & 22-252-005  
**ZONING DISTRICT:** RD (Multiple Family, 8 d/u per acre)

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

- Section 86-471(b)(1), all structures and grading activities shall be setback from the edge of a water feature as follows: Wetlands regulated by the Township, the state, or by federal law equal to or greater than two acres in area; 40 feet.
- Section 86-471(c)(1), to minimize erosion, stabilize streambanks and wetland edges, protect water quality, and preserve fish and wildlife habitat, a natural vegetation strip shall be maintained from the edge of a water feature as follows: Wetlands regulated by the Township, the state, or by federal law; 20 feet.

Newton Equity II, LLC, the applicant, has requested a variance to allow for a road to be constructed within the wetland setback located on three vacant parcels north of Grand River Avenue and between Central Park Drive and Powell Road. The applicant is proposing to construct a 115-unit residential development, consisting of 60 duplexes and 55 single-family homes. In November the Planning Commission approved a special use permit to allow single-family residential in the RD district. In December the Township Board approve a special use permit for projects greater than 25,000 square feet. The approximate 32.2-acre site is zoned RD (Multiple Family, 8 d/u per acre).

Wetlands on the site were delineated by Voice Environmental Group LLC in 2018. The wetland delineation was updated by Voice Environmental Group LLC in August 2022. A total of nine wetlands are located on the subject property, three of which are regulated by Meridian Township. A fourth wetland, Wetland F, is shown as potentially subject to regulation by the Township. Because the wetland is greater than five acres in size it is regulated by both the State of Michigan and the Township. The impacted wetland buffer for the construction of the road is adjacent to the wetland labeled as Wetland E on the attached plan. Wetland E is 3.15 acres in size and is subject to State and Township regulations. There are no direct wetland impacts proposed.

**ZBA Case No. 22-12-21-1 (Newman Equity II, LLC)**  
**Zoning Board of Appeals (December 21, 2022)**  
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The Zoning Ordinance specifies activities that are prohibited within the 20 foot and 40-foot wetland setbacks. The 40-foot wetland setback prohibits any structures or grading. Within the 20-foot wetland setback trees, shrubs, and ground cover may be selectively pruned or removed to provide reasonable private access or views to water features, to remove potentially hazardous or nuisance exotic vegetation, and to improve or protect wildlife habitat. Such pruning and removal activities are subject to the following: 1. No more than 10% of the length of the strip shall be clear cut or mowed to the depth of the strip. 2. Pathways accessing water features shall not exceed 10 feet in width. 3. A live root system shall be maintained to provide for streambank stabilization and erosion control.

At the closest point the grading for the road would be located 0' from the wetland boundary, encroaching 20' into the 20-foot natural vegetation strip and 40' into the 40-foot wetland setback. The applicant is requesting a 20' variance for the construction of the road within the 20-foot natural vegetation strip and a 40' variance for the construction of the road within the 40-foot wetland setback.

**Attachments**

1. Variance application
2. Site location map

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING DIVISION  
5151 MARSH ROAD, OKEMOS, MI 48864  
(517) 853-4560**

**VARIANCE APPLICATION**

A. Applicant Newton Equity II, L.L.C.  
Address of Applicant 2502 Lake Lansing Road, Suite C, Lansing, MI 48912  
2502 Lake Lansing Road, Suite C, Lansing, MI 48912  
Telephone (Work) 517-371-5300 Telephone (Home) \_\_\_\_\_  
Fax 517-371-5356 Email address: cmikesell@dtmgt.com  
Interest in property (circle one):  Owner  Tenant  Option  Other

B. Site address/location NO ADDRESS, N. GRAND RIVER AVE. BETWEEN CENTRAL PARK DRIVE AND POWELL ROAD, MERIDIAN TWP., MICHIGAN 48864  
Zoning district RD - Multiple Family Parcel number 22-252-002, 22-276-009, 22-252-005

C. Nature of request (Please check all that apply):  
 Request for variance(s)  
 Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances  
 Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) \_\_\_\_\_

D. Required Supporting Material                      Supporting Material if Applicable  
-Property survey    -Architectural sketches  
-Legal description    -Other  
-Proof of property ownership or approval letter from owner  
-Site plan to scale  
-Written statement, which demonstrates how all the review criteria will be met (See next page)

Ronald Uppal    Ronald Uppal    11/11/2022  
Signature of Applicant    Print Name    Date

Fee: \_\_\_\_\_ Received by/Date: \_\_\_\_\_

*I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)*

Ronald Uppal    11/11/2022  
Signature of Applicant(s)    Date

\_\_\_\_\_  
Signature of Applicant(s)    Date

## VARIANCE APPLICATION SUPPLEMENT

A variance will be granted, if the following Review Criteria are met:

1. Unique circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.

*The subject property has regulated wetland areas and the Developer is trying to preserve all of them without any disturbance. When the original re-zoning approval was granted by the Township Board in February, 2021, Board members stressed the importance of utilizing best efforts to avoid any wetland mitigation, which is an option available to us. There are approximately 5 acres of total regulated wetlands within our property boundary. The largest wetland area on the site labeled Wetland 'E' is approximately 3.16-acres. Per Section 86-471(b)(1) of the Township zoning ordinance, a 40-foot wide grading setback from the wetland boundary is required. This Wetland "E" is within 57-feet of the Southwest property corner of the site, leaving only 17-feet of width to install required roads and utilities. This is not enough width to install infrastructure needed to properly service most of the developable land on this property. The wetlands create physical and design challenges for project infrastructure. A small portion of our road network crosses through the Township's required 40-foot grading setback. There are no residential units within that section of road and by adhering to our proposed layout, we will not impact any existing wetlands, and in granting this variance, the ZBA would help satisfy the wishes of the Board and provide approval for a much less invasive alternative; allowing a small portion of road to pass through a wetland grading setback.*

2. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.

*The Developer has the right under Township, State, and Federal laws and regulations to obtain a wetland permit to fill a portion of the wetlands to gain reasonable access to the rest of the site. Wetland setback encroachments are typically covered under municipal wetland permits but as no wetland disturbance is proposed, and no wetland permit is required, a setback variance is needed to make this request lawful under the Township ordinances. If the setback variance is not approved, the Developer will be forced to obtain a wetland disturbance permit for this area of the site.*

3. Granting the variance is the minimum action necessary which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.

*The intent of the Township's wetland ordinance and grading setback is to protect the wetlands. What we are proposing meets that intent, and the road design enhances public safety.*

4. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

*The variance would have no impact on adjacent land or the essential character in the vicinity. The variance would simply provide for a non-invasive option to deal with a development challenge within the boundaries of a defined piece of property and would have no impact on surrounding properties. We are providing a residential community that is consistent with surrounding zonings and the intent of the Meridian Township Master Land Use Plan.*

5. Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

*It is in the public's best interest that the entire development and its associated traffic, utility services, public services and public safety (i.e. fire, police, trash pickup, school buses) have access to Central Park, and not solely Powell Road.*

**Effect of Variance Approval:**

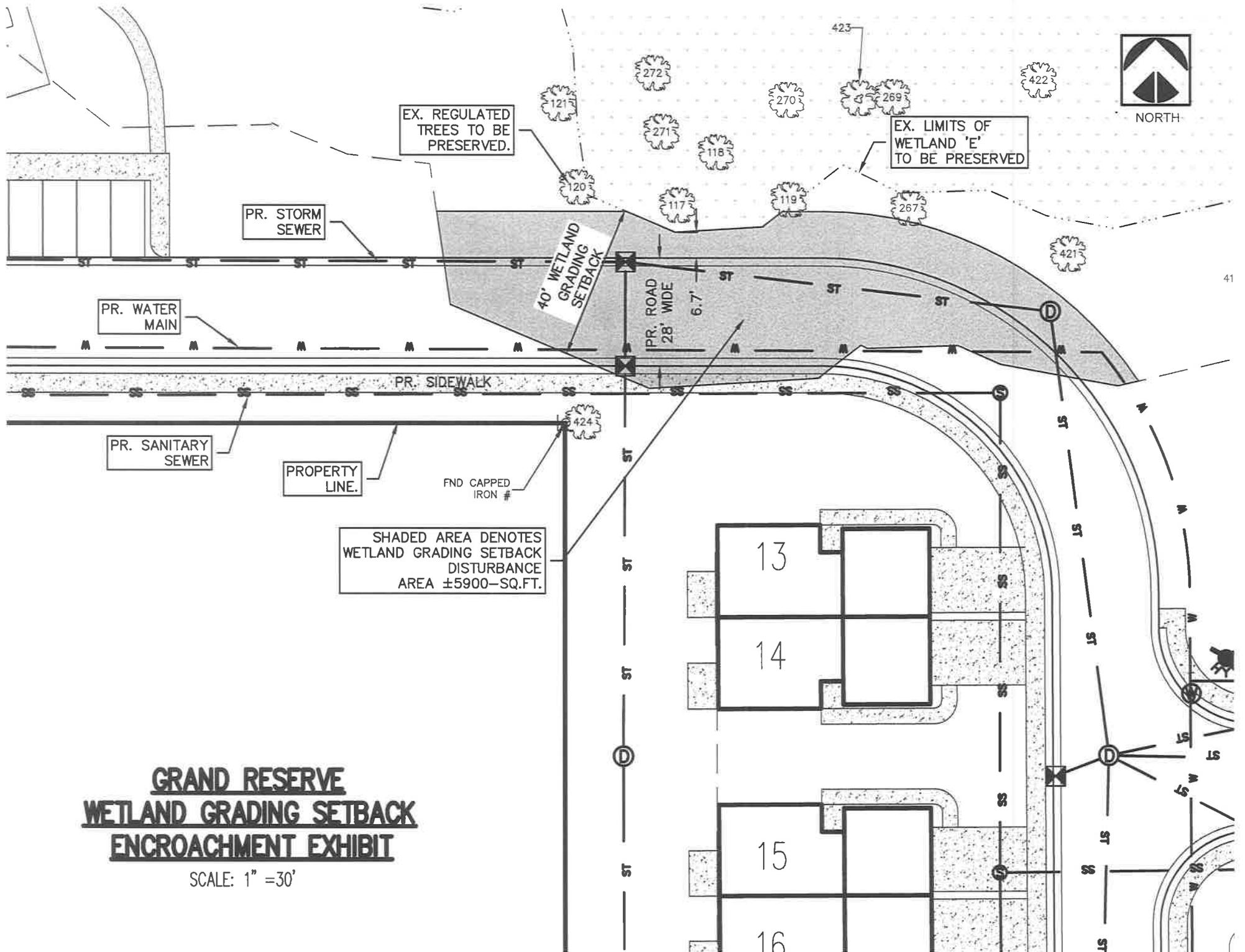
1. Granting a variance shall authorize only the purpose for which it was granted.
2. The effective date of a variance shall be the date of the Zoning Board of Appeals approves such variance.
3. A building permit must be applied for within 24 months of the date of the approval of the variance, and a Certificate of occupancy must be issued within 18 months of the date the building permit was issued, otherwise the variance shall be null and void.

**Reapplication:**

1. No application for a variance, which has been denied wholly or in part by the Zoning Board of Appeals, shall be resubmitted until the expiration of one (1) year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions found by the Zoning Board of Appeals to be sufficient to justify consideration.



NORTH



**GRAND RESERVE  
WETLAND GRADING SETBACK  
ENCROACHMENT EXHIBIT**

SCALE: 1" = 30'







**To: Zoning Board of Appeals**  
**From: Keith Chapman, Assistant Planner**  
**Date: December 9, 2022**  
**Re: 2023 Meeting Schedule**

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Following is the list of proposed Zoning Board of Appeals meeting dates for 2023. This schedule reflects the declining caseload that has taken place over recent years. No special or work session meetings are planned but may be added by the Zoning Board of Appeals during the year if warranted.

The Zoning Board of Appeals will meet on the third Wednesday of each month.

**2023 MEETING CALENDAR**

January	18 - regular meeting
February	15 - regular meeting
March	15 - regular meeting
April	19 - regular meeting
May	17 - regular meeting
June	21 - regular meeting
July	19 - regular meeting
August	16 - regular meeting
September	20 - regular meeting
October	18 - regular meeting
November	15 - regular meeting
December	20 - regular meeting

**2023 Meeting Schedule**  
**Zoning Board of Appeals (December 21, 2022)**  
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A resolution is provided to adopt the above meeting schedule.

- **Motion to adopt the resolution approving the 2023 Zoning Board of Appeals Meeting Schedule.**

Attachment

1. Resolution to approve 2023 Zoning Board of Appeals Meeting Schedule



**Zoning Board of Appeals Meeting Dates  
2023 Meeting Schedule**

**RESOLUTION**

At a regular meeting of the Zoning Board of Appeals of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 21st day of December, 2022 at 6:30 p.m., Local Time.

PRESENT: \_\_\_\_\_

\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, Public Act 267 of the Public Acts of 1976 requires the publication of the meeting schedule of every municipal board at least once a year; and

WHEREAS, Zoning Board of Appeals desires to announce the time, date, and place of all regular meetings of the Zoning Board of Appeals, pursuant to the provisions of Act 267 of the Public Act of 1976;

WHEREAS, it is the desire of the Zoning Board of Appeals to maintain a meeting schedule, which is the third Wednesday of each month.

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING BOARD OF APPEALS OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

1. The Zoning Board of Appeals will meet in regular session in the Town Hall Room, Meridian Municipal Building, 5151 Marsh Road, Okemos, MI, 48864, unless noticed or posted otherwise, at 6:30 p.m. on the third Wednesday of each month.
  
2. The specific dates for meetings are as follows:

January	18 - regular meeting
February	15 - regular meeting
March	15- regular meeting
April	19 - regular meeting
May	17 - regular meeting
June	21- regular meeting
July	19- regular meeting
August	16 - regular meeting
September	20 - regular meeting





**To: Zoning Board of Appeals**

**From: Keith Chapman, Assistant Planner**

**Date: December 15, 2022**

**Re: 2022 Master Plan Update**

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In August, the Planning Commission asked Staff to issue the Notice of Intent to Plan for the 2022 Master Plan Update. This is an update to the 2017 Plan, which was a comprehensive update to the long-range planning in the Township. Prior to that, the plan had not been updated since 2005. The update was formally launched with a public hearing held at the October 24<sup>th</sup> Planning Commission meeting.

Planning Staff is letting the ZBA know about the 2022 Master Plan update now. Communications Staff has created a website for the Master Plan, which includes a Master Plan Feedback Form and can be found at

<https://www.meridian.mi.us/about-us/departments/community-planning-development/master-plan>.

The Planning Commission welcomes the input of the ZBA to help guide the goals and objectives for the next five years and all comments are welcome at this time.