



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING  
June 13, 2018 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. Wednesday, May 23, 2018
4. COMMUNICATIONS
5. UNFINISHED BUSINESS
6. NEW BUSINESS

**A. ZBA CASE NO. 18-06-13-1 (VASILAKIS), 5291 BARRINGTON DRIVE, ROCHESTER, MI, 48306**

DESCRIPTION: 3554 Okemos Road  
TAX PARCEL: 33-454-001  
ZONING DISTRICT: C-2 (Commercial)

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

Section 86-687 (3)(a), One wall sign shall be permitted and may be located flat against the building's front facade or parallel to the front facade on a canopy. For businesses with frontage on more than one public street, two signs may be permitted. In no case shall more than one wall sign be located on a facade and no wall sign shall be located on a rear facade.

The applicant is requesting to add a 44 square foot wall sign on the south façade where only one wall sign is permitted on the west façade.

**B. ZBA CASE NO. 18-06-13-2 (ROSTONI), 5949 EDSON STREET, HASLETT, MI, 48840**

DESCRIPTION: 5949 Edson Street  
TAX PARCEL: 10-227-007  
ZONING DISTRICT: RN (Village of Nemoka), Lake Lansing Residential Overlay

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

Section 86-565(1), No accessory building shall project into any front yard.

The applicant is requesting to construct an accessory building that will project 15 feet into the front yard.

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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: Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



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**C. ZBA CASE NO. 18-06-13-3 (SHAFFIER), 1765 NEMOKE TRAIL, HASLETT, MI, 48840**

DESCRIPTION: 1765 Nemoke Trail  
TAX PARCEL: 15-100-011  
ZONING DISTRICT: RC (Multiple Family)

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

Section 86-685 (c)(2), Development entry. A permanent structure, which may be illuminated, may be permitted at each entrance to a development and shall be located at least 10 feet back from the street right-of-way line. Development entry signs shall be no larger than 32 square feet in surface display area. A sign on such structures shall be limited to the name of the development and the telephone number to be called for leasing information.

The applicant has requested to add a second development entry sign for Nemoke Trails Apartments.

7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT
11. POSTSCRIPT – Carol Ohlrogge

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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.

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Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

**CHARTER TOWNSHIP OF MERIDIAN**

**ZONING BOARD OF APPEALS MEETING MINUTES \*\*\*DRAFT\*\*\***

**5151 MARSH ROAD, OKEMOS, MI 48864-1198**

**(517) 853-4000**

**WEDNESDAY, May 23, 2018 6:30 PM**

**TOWN HALL ROOM**

PRESENT: Members Ohlrogge, Lane, Chair Beauchine, Jackson, Rios  
ABSENT: None  
STAFF: Mark Kieselbach, Director of Community Planning and Development and  
Keith Chapman, Assistant Planner

**1. CALL MEETING TO ORDER**

Chair Beauchine called the meeting to order at 6:30 p.m.

**2. APPROVAL OF AGENDA**

MEMBER JACKSON MOVED TO APPROVE THE AGENDA AS WRITTEN.

SECONDED BY MEMBER LANE.

VOICE VOTE: Motion carried unanimously.

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

A. Wednesday, May 9, 2018

MEMBER OHROGGLE MOVED TO APPROVE THE MINUTES OF WEDNESDAY, MAY 9, 2018 AS WRITTEN.

SECONDED BY MEMBER RIOS.

VOICE VOTE: Motion carried unanimously.

**4. COMMUNICATIONS**

None

**5. UNFINISHED BUSINESS**

**6. NEW BUSINESS**

**A. ZBA CASE NO. 18-05-23-1 (GUNASINGAM & ARUNASALAM), 2990 BRIARCLIFF STREET, EAST LANSING, MI, 48823**

DESCRIPTION: 2990 Briarcliff Street  
TAX PARCEL: 20-352-002  
ZONING DISTRICT: RAA (Single Family, Low Density)

The applicant rehabilitated an existing approximately 842 square foot deck with the closest point being six (6) feet from the rear property line at 2990 Briarcliff Drive.

Assistant Planner Chapman outlined the case for discussion.

Chair Beauchine asked the applicant or the applicant's representative if they would like to add anything.

Abhirami Gunasingam, the applicant, 2990 Briarcliff Street, East Lansing stated she had nothing to add, but would be available for questions.

Chair Beauchine opened the floor for public comment and seeing none closed public comment.

Member Lane asked staff if the variance is approved could a condition be added subject to the approval of a building permit.

Assistant Planner Chapman replied yes.

Member Ohlrogge requested to see the survey to determine the building setbacks and questioned if the decks were a part of the original construction to the house.

Director Kieselbach stated a building permit was issued for the house but there is no record for the decks.

Member Jackson asked staff how the rear yard setback is calculated.

Director Kieselbach stated Section 86-563 has an allowance for a rear yard reduction for lots that have a lot depth less than 115 feet. The applicant's lot depth is 103 feet. The difference between 103 feet and 115 feet is 12 feet. One-quarter of 12 feet is three (3) feet. Which means, 30 feet minus three (3) feet is 27 feet for the rear yard setback.

Member Lane stated because the deck never obtained a legal non-conforming status, the deck now requires a variance to remain. Although the deck is existing the Zoning Board of Appeals (ZBA) needs to treat the deck as new construction, which makes the subject property unique.

Member Ohlrogge added the entire deck is non-conforming because the setback line goes through 1/3 of the house, which also makes this an unusual and unique situation.

Member Rios asked Ms. Gunasingam when the house was purchased, were the 2 decks existing, and if she ran a day care from the house.

Abhirami Gunasingam replied yes the decks were original with the house and she started a day care in the fall of 2017.

MEMBER RIOS MOVED TO APPROVE THE REQUEST WITH THE CONDITION THE DECKS RECEIVE A VALID BUILDING PERMIT.

SECONDED BY CHAIR BEAUCHINE.

Member Lane referenced review criteria number one (Section 86-221 of the Code of Ordinances) stating there are several unique circumstances peculiar to the subject property. The building

setback line was established after the house was built, and the non-conforming decks on this odd shaped lot created unique circumstances.

Member Lane read review criteria two which states these special circumstances are not self-created. He agreed the circumstances were not self-created.

Member Lane read review criteria three which states strict interpretation and enforcement of the literal terms and provisions of the Ordinance would result in practical difficulties. He added the deck was originally illegally constructed, but when the applicant repaired the deck they did not expand it. He added if the variance is not granted it would result in a practical difficulty.

Member Lane read review criteria four which states the alleged practical difficulties, which will result from a failure to grant the variance, would unreasonably prevent the owner from using the property for a permitted purpose.

Member Ohlrogge stated the deck has been used by the applicant since they purchased the house, without the variance it would unreasonable to prevent the applicant from using the property for a permitted purpose.

Chair Beauchine stated although the second deck is not in question at this time it still would remain illegal.

Assistant Planner Chapman replied in the future if the applicant decided to rehabilitate or add to the second deck, a variance would be needed to bring the deck into compliance.

Member Jackson asked staff about the safety issues and how code applies to the decks.

Assistant Planner Chapman replied to obtain a building permit the deck would need to be brought up to code.

Member Lane stated the motion is based on the ability to obtain a building permit, if no building permit is obtained the variance would not be allowed.

Chair Beauchine stated he was in favor of the variance since the applicant would need to bring the deck up to code.

Member Lane read review criteria five which states granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice. He stated this criteria had been met.

Member Lane read review criteria six which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. He replied the variance would not affect adjacent land; also there has been no negative feedback from surrounding property owners on the request.

Member Lane read review criteria seven which states the conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable. He commented the variance is not recurrent in nature.

Member Lane read review criteria eight which states granting the variance will be generally consistent with public interest, the purposes and intent of this Zoning Ordinance. He said this criterion has been met assuming a building permit can be obtained.

ROLL CALL TO VOTE: YES: Members, Rios, Ohlrogge, Jackson, Lane, and Chair Beauchine.

NO:

Motion carried unanimously

**B. ZBA CASE NO. 18-05-23-2 (WATERS), 5619 STAR FLOWER DRIVE, HASLETT, MI, 48840**

DESCRIPTION:	5619 Star Flower
TAX PARCEL:	10-352-002
ZONING DISTRICT:	RA (Single Family, Medium Density)

The applicant is requesting to construct a 384 square foot building addition (attached garage) with the closest point being 0.4 feet from the side property line at 5619 Star Flower Drive.

Assistant Planner Chapman outlined the case for discussion.

Chair Beauchine asked the applicant or the applicant's representative if they would like to add anything.

Kerri Waters, the applicant, 5619 Star Flower Drive, Haslett, stated she had received favorable response from her neighbors. She replied in her subdivision 44 of the 66 houses have a 3 car garage and having a garage would secure public safety and allow for parking spaces off the main street. The location of the garage is on the north side of the house and is surrounded by land where construction is not allowed.

Chair Beauchine opened the floor for public comment.

Jane Hallitt, neighbor, 5583 Star Flower Drive, Haslett, expressed concerns over whether or not the new construction actually is within or beyond the property line, and questioned the liability issues during and after construction for the entire subdivision. She added a smaller square foot garage would be sufficient and suggested Ms. Waters purchase property from the subdivision to build on. She also stated that there were other neighbors not in favor of the garage.

Chair Beauchine asked the applicant if she would like to address Ms. Hallitt's comments.

Ms. Waters added she discussed purchasing land from the subdivision however; the entire plat would have to be amended. She did not see how the construction of garage would be a liability for the subdivision.

Chair Beauchine closed public comment.

Chair Beauchine questioned Ms. Hallitt on her statement of liability.

Ms. Hallitt replied she was looking at the issue of liability for the neighborhood as a whole.

Member Lane stated the variance request did not meet review criteria (Section 86-221 of the Code of Ordinances) three and four.

Member Ohlrogge added there were no unique circumstances that are peculiar to the land or structure that is not applicable to other land or structures in the same zoning district.

Member Ohlrogge read review criteria two which states these special circumstances are not self-created. She stated it was not a self-created situation.

Member Ohlrogge read review criteria five which states granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice. She replied a 3 car garage is not necessarily the minimum action.

Member Ohlrogge read review criteria six which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. She stated having a garage close to the property line could affect adjacent land or the essential character in the vicinity of the property.

Member Ohlrogge read review criteria seven which states the conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable. She stated it would not be recommended the ZBA remove setbacks.

Member Ohlrogge read review criteria eight which states granting the variance will be generally consistent with public interest, the purposes and intent of this Chapter. She stated the Zoning Ordinance keeps the subject property consistent with public interest and intent of the Chapter and a variance is not required.

Chair Beauchine stated of the eight review criteria, the request does not meet review criteria three, four and five.

MEMBER LANE MOVED TO DENY THE REQUEST BASED ON FAILURE TO MEET THE REVIEW CRITERIA (SECTION 86-221 OF THE ZONING ORDINANCE).

SECONDED BY MEMBER JACKSON.

ROLL CALL TO VOTE: YES: Members, Ohlrogge, Jackson, Lane, Rios, and Chair Beauchine.

NO:

Motion carried unanimously

**C. ZBA CASE NO. 18-04-25-1 (SAROKI), 3650 STALLION WAY, COMMERCE, MI, 48382**

DESCRIPTION: 1619 Haslett Road  
TAX PARCEL: 10-430-009  
ZONING DISTRICT: C-2 (Commercial)

Request to appeal the approval of Site Plan Review (SPR #18-03) to redevelop the Haslett Marathon gas station at 1619 Haslett Road.

MEMBER RIOS MOVED TO TAKE ZBA CASE NO. 18-04-25-1 OFF THE TABLE AND TO REHEAR THE CASE.

SECONDED BY MEMBER OHROLLGE.

ROLL CALL TO VOTE: YES: Members, Ohlrogge, Jackson, Lane, Rios, and Chair Beauchine.

NO:

Motion carried unanimously

Mr. William Fahey, Fahey & Schultz, Burzych, Rhodes, PLC Attorneys, representing the Township, 4151 Okemos, MI, indicated the request is not a variance but an appeal on a site plan review performed by Director Kieselbach. The ZBA role is to determine whether or not Director Kieselbach complied with all the applicable requirements of the Zoning Ordinance. This case is somewhat unique because the Township Board approved a Commercial Planned Unit Development (C-PUD). Director Kieselbach took into consideration in this site plan approval the factor's approved by the Township Board in the CPUD.

Chair Beauchine asked if the appellant if he would like to address the ZBA.

Patrick Lennon, Attorney, Honigman Firm, 650 Trade Centre Way Ste. 200, Kalamazoo, representing Stephen Wickens and Shop Town, stated when the original C-PUD notice went out it cited a different site plan than what is presented today. He stated there are seven sections in violation of the Zoning Ordinance which pertain to the appeal from the April 25, 2018 meeting. He added the site plan review fails to meet the ordinance concerning storm water drainage, traffic, access and circulation, parking, compatibility, and the Township failed to properly notice the changed plan.

Stephen Wickens, the appellant, and one of the owners of Shop Town, 2510 Kerry Street, Lansing, stated he received a copy of the original site plan that went to the Planning Commission in March of 2017. He sent an email of concern to staff in 2017 and shared some historical issues that had gone on at the subject site. He reached out to staff in late May of 2017 and again in June. He received notice from staff that the site plans had changed significantly and the new plans enlarged the store by 35% and decreased the parking spaces. He added the C-PUD Ordinance states that reasonable flexibility is supposed to be presented to adjacent property owners and no notice was given.

David E. Pierson, Attorney, McClelland & Anderson, LLP 1305 South Washington Avenue, Suite 102, Lansing, representing Robert Saroki, owner of Haslett Marathon, stated the decision made by the Township Board for the C-PUD was appealable to the Circuit Court a year ago. The conditions of the C-PUD were unchangeable once approved by the Township Board. The conditions were not changed in Director Kieselbach's decision. One issue is that the Director

approved the site plan subject to the Drain Commissioner resolving drainage on the site. The other issue is an old "Black Letter Law" from the Michigan Supreme Court dealing with public right-of-way to use a street or easement. If abandoned for public use the lot owners have a right to use the street or easement in that platted subdivision, with a fee title subject to an easement. The reason access is an issue, is the Township Board and the Road Department wanted more of the driveways closed and took away 3 of the driveways, the C-PUD reduces the number of driveways. The Township Board has the authority to change parking standards under the CPUD and the character and compatibility in downtown Haslett.

Mr. Lennon replied the C-PUD is not our concern; however there are clear review criteria for site plan reviews which apply over and above the C-PUD decisions. He referenced Section 86-156 of the Zoning Ordinance, which are the list of seven sections of criteria in violation of the Zoning Ordinance.

Mr. Fahey stated the ZBA can affirm Director Kieselbachs determinations on the site plan review, reverse his decision, or reverse his decision in part if it is felt he made an error in his approval.

Chair Beauchine closed public comment.

Member Lane stated the role of the ZBA is limited to the site plan review performed by Director Kieselbach. The approval was based on Sections 86-155 and 86-156 of the Zoning Ordinance, and the ZBA is to determine whether or not Director Kieselbach determinations on the site plan review was appropriate based on those sections of the Zoning Ordinance. Looking at the Sections of the approval the drainage system was subject to the approval of the Ingham County Drain Commissioner (ICDC) and the Township Director of Public Works, which were satisfied by the criteria under the zoning ordinance for site plan approval. In terms of traffic, a traffic study is not required for the C-PUD, and Director Kieselbach made it subject to the approval of the Ingham County Road Department (ICRD), which satisfies the review criteria in the ordinance for the site plan review. The joint access issues has not been changed from how it has been used and this also meets the review criteria in the zoning ordinance. The parking and setbacks were consistent with what the Township Board approved for the C-PUD. The ground contamination issue was approved under the condition of meeting the Ground Water Protection Standard of the Michigan Department of Environmental Quality the authority which makes the decisions in this area. He added after reviewing all sections of the Zoning Ordinance, Director Kieselbach acted appropriately within the scope of the authority under the site plan review section of the Zoning Ordinance.

MEMBER LANE MOVED TO AFFIRM THE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT APPROVAL OF SITE PLAN REVIEW (SPR #18-03) TO REDEVELOP THE HASLETT MARATHON GAS STATION AT 1619 HASLETT ROAD.

SECONDED MY MEMBER RIOS.

ROLL CALL TO VOTE: YES: Members, Ohlrogge, Jackson, Lane, Rios, and Chair Beauchine.

NO:

Motion carried unanimously

## 7. OTHER BUSINESS

None

**8. PUBLIC REMARKS**

Chair Beauchine opened the floor for public remarks seeing none he closed public remarks

**9. BOARD MEMBER COMMENTS**

Chair Beauchine welcomed Monique Field-Foster the new ZBA Alternate Member.

**10. ADJOURNMENT**

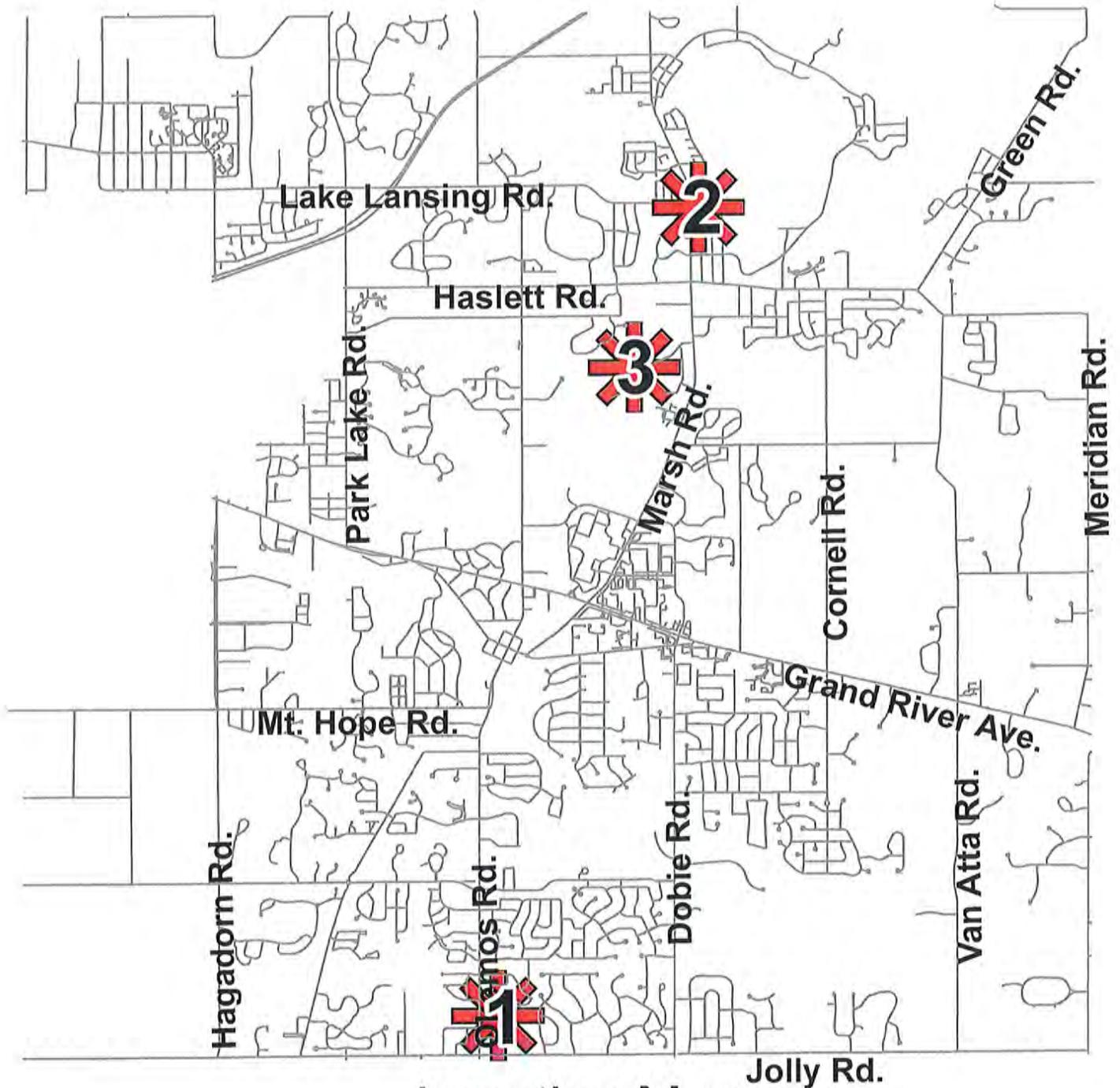
Meeting adjourned at 9:06 p.m.

**11. POST SCRIPT - Member Lane**

Respectfully Submitted,

Rebekah Kelly  
Recording Secretary

# Meridian Township



Location Map

1. ZBA #18-06-13-1 (Vasilakis)
2. ZBA #18-06-13-2 (Rostoni)
3. ZBA #18-06-13-3 (Shaffier)



## 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.
2. These special circumstances are not self-created.
3. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.
4. That the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted purpose.
5. Granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
7. The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.
8. 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:** June 8, 2018  
**Re:** ZBA Case No. 18-06-13-1 (Vasilakis)

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**ZBA CASE NO.:** 18-06-13-1 (Vasilakis), 5291 Barrington Drive, Rochester, MI 48306  
**DESCRIPTION:** 3554 Okemos Road  
**TAX PARCEL:** 33-454-001  
**ZONING DISTRICT:** C-2 (Commercial)

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

- Section 86-687 (3)(a), One wall sign shall be permitted and may be located flat against the building's front facade or parallel to the front facade on a canopy. For businesses with frontage on more than one public street, two signs may be permitted. In no case shall more than one wall sign be located on a facade and no wall sign shall be located on a rear facade.

The applicant is requesting a variance for a proposed 44.5 square foot wall sign on the south building façade at 3554 Okemos Road. Based on the materials submitted by the applicant the proposed wall sign is 75 inches tall by 85.5 inches wide (6.25 feet tall by 7.13 feet wide). Section 86-687 (3)(b) allows wall signs to be one square foot in size for each lineal foot of building frontage occupied. The south façade of the building has 83 feet of lineal frontage, which allows for an 83 square foot wall sign.

The applicant intends to install a wall sign on the south façade of the existing building facing Hampton Place. Section 86-687 (4)(g) permits one wall sign against the front façade and two wall signs for businesses with frontage on more than one public street. The proposed sign is shown on the front façade of Hampton Place. Hampton Place is a private drive and not a public street. A variance is needed to allow a second wall sign on the south façade where only one wall sign is permitted on the west façade.

#### **Attachments**

1. Application materials
2. Site location map
3. Site Photos

G:\COMMUN PLNG & DEV\PLNG\ZBA\2018 ZBA\ZBA 18-06-13\ZBA 18-06-13-1 (Vasilakis)\STAFF REPORT VASILAKIS

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

RECEIVED

APR 30 2018

VARIANCE APPLICATION

- A. Applicant Lucky Vasilakis  
Address of Applicant 5271 BARRINGTON DR.  
ROCHESTER MI 48306  
Telephone (Work) 248-379-2106 Telephone (Home) \_\_\_\_\_  
Fax \_\_\_\_\_ Email address: SEOS117@COMCAST.NET  
Interest in property (circle one):  Owner  Tenant  Option  Other
- B. Site address/location 3554 OKEMOS RD. OKEMOS MI 48864-3926  
Zoning district \_\_\_\_\_ Parcel number \_\_\_\_\_
- 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)

X [Signature] Lucky Vasilakis 4-27-18  
Signature of Applicant Print Name Date

Fee: \$200 Received by/Date: Nita Memon 4.30.18

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.)

X [Signature] \_\_\_\_\_  
Signature of Applicant(s) Date  
Randy W. Egan \_\_\_\_\_  
Signature of Applicant(s) Date

To whom it may concern

We are requesting a sign variance for Lucky's Steakhouse at 3554 Okemos Rd. We are allotted 88 to 90 square feet of signage on the building front. The standard size that we have used at other locations is 44.53 square feet of sign. The entry door is off the southwest corner of the building and we would like to balance it out with one on the building front and one on the south side of the building.

On the Okemos Road side we are 112 ft. from the curb to the building front sign. There are a number of obstructions between the curb and the building front sign.

On the south side of the building we are 125 ft. from the curb to the proposed sign location. This area of the building is about 70 to 80% open view along the private street side. There is a number of businesses, a strip mall, Hampton Inn and a McLaren Health Center. By putting a sign on this side of the building it would let this traffic know what type of business is in this building.

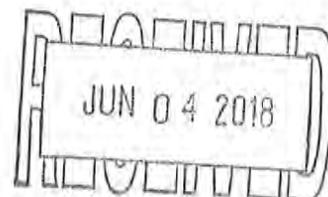
The signs are custom fabricated from .125 aluminum routed faces with a 3" .090 aluminum letter sides, formed, welded and custom painted to match existing logo. The signs are non-lit and lighted from overhead and from the canopy under the sign shining towards the building and the signs, not towards the traffic.

Lucky Vasilakis from Lucky's Steakhouse and Randy Evans from Midthumb Signs & Lighting Service would like to thank you for the opportunity to present this explanation for the variance to you!

Thank you,

Randy Evans  
Midthumb Signs & Lighting Service Inc.  
8342 Wilcox Rd  
Brown City, MI 48416

Ph. 810-614-5242 Fax 810-346-3930



# SIDE

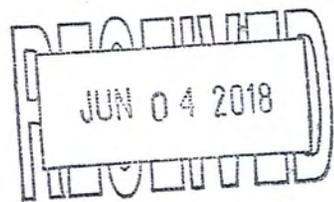


**SIGN SIZE:**

**75" height**

**85".5" width**

**44.5 SQ. FT.**



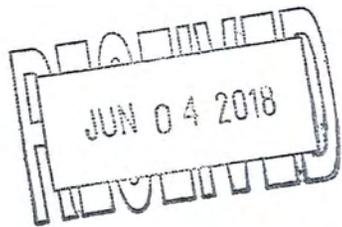
# FRONT

**SIGN SIZE:**

**75" height**

**85".5" width**

**44.5 SQ. FT.**



**DESIGN CRITERIA**

UNIT 1 LOT AREA = 2.20 ACRES  
 GROSS FLOOR AREA = 6,807-SF  
 USABLE FLOOR AREA = 4,441-SF  
 TOTAL SEATING = 236-SEATS  
 CURRENT ZONING = C-2

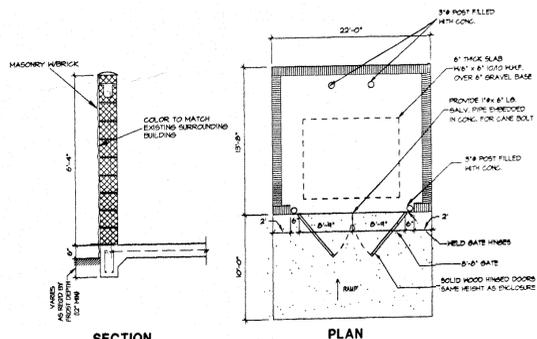
**PARKING REQUIRED**  
 1-SPACE 75-SF OF USEABLE FLOOR AREA  
 + 1-SPACE FOR EACH 4 SEATS OR  
 37.5-SF USABLE FLOOR AREA = 119 SPACES  
 (4441-SF / 15-SF) + (236-SEATS / 4) = 119-SPACES  
 (4441-SF / 37.5-SF) = 119-SPACES

**PARKING PROVIDED**  
 HANDICAP PARKING = 5 SPACES  
 STANDARD PARKING = 124 SPACES  
 TOTAL PARKING PROVIDED = 129 SPACES

BUILDING SETBACKS	REQUIRED	PROVIDED
OKEMOS ROAD SETBACK	= 105'	= 105'
SOUTH SIDE SETBACK	= 15'	= 87.04'
NORTH SIDE YARD SETBACK	= 15'	= 95.14'
EAST REAR YARD SETBACK	= 15'	= 141.00'

**GENERAL NOTES:**

- ALL LIGHTS SHALL MATCH EXISTING LIGHT FIXTURE, POLES, AND BASES ON-SITE. CONTRACTOR SHALL VERIFY TYPE AND STYLE OF POLES, AND FIXTURES PRIOR TO THE START OF CONSTRUCTION. LIGHTS SHALL BE SQUARE, ARM-MOUNTED, CUT-OFF TYPE LUMINAIRE W/400 WATT METAL HALIDE LAMP WITH VERTICAL REFLECTOR. ALL LIGHTING SHALL BE DIRECTED AWAY FROM ADJOINING PARCELS (TYP).
- REFER TO UTILITY PLANS FOR STORM SEWER, SANITARY SEWER, WATERMANS, AND BUILDING CONNECTION LOCATIONS, SIZES, AND INVERTS.
- CONTRACTOR TO COMPLY WITH MERIDIAN TOWNSHIP AND INGHAM COUNTY ROAD COMMISSION REQUIREMENTS FOR ALL WORK PERFORMED WITHIN OKEMOS ROAD RIGHT OF WAY. CONTRACTOR TO OBTAIN PERMIT FROM THE MERIDIAN TOWNSHIP PUBLIC SERVICE DEPT AND THE INGHAM COUNTY ROAD COMMISSION PRIOR TO THE START OF CONSTRUCTION.
- REFER LANDSCAPE PLAN FOR ALL PLANTINGS, BERMING, LANDSCAPE DETAILS, AND MATERIALS (TYP).
- ALL PARKING AREAS AND LANDSCAPE ISLANDS TO HAVE 18" CURB AND GUTTER (TYP).
- GENERAL CONTRACTOR TO COORDINATE AND INSTALL UNDERGROUND ELECTRICAL CONDUIT TO PARKING LOT UTILITIES, PYLON OR MONUMENT SIGNS, AND DIRECTIONAL SIGNS. GENERAL CONTRACTOR TO PROVIDE A UNIT PRICE FOR INSTALLATION OF IRRIGATION SYSTEMS. EXACT QUANTITY AND LOCATION TO BE DETERMINED PRIOR TO THE START OF CONSTRUCTION. WITNESS THE LOCATION OF EACH SLEEVE.
- ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- PAVEMENT STRIPING SHALL BE MDOT FAST DRY PAVEMENT MARKING. ALL ARROWS, STOP BARS, AND LANE LINES (4" WIDE SINGLE LINE) BETWEEN TURN LANES AND LANES IN THE SAME DIRECTION OF TRAVEL SHALL BE WHITE. LINES SEPARATING OPPOSITE DIRECTIONS OF TRAVEL SHALL BE 4" WIDE DOUBLE YELLOW. BARRIER-FREE SPACE MARKINGS AND HATCHING SHOULD BE BLUE AND ALL OTHER MARKING MAY BE EITHER WHITE OR YELLOW. ALL PEDESTRIAN CROSS WALKS SHALL BE STRIPED WITH 12" WIDE WHITE DIAGONAL LINES AT 45° ANGLES SPACED 24" APART (TYP).

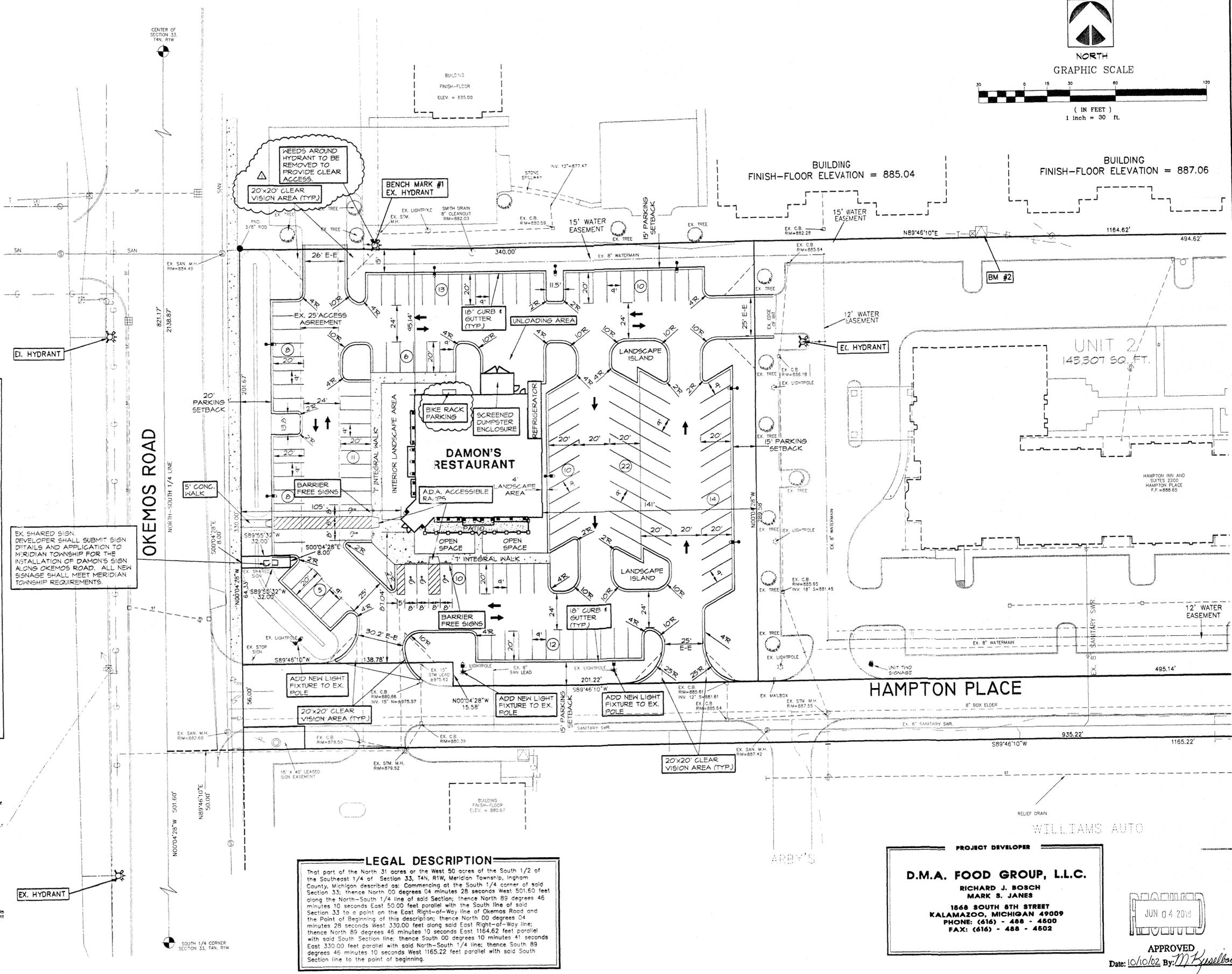
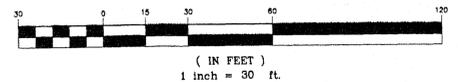


**DUMPSTER DETAIL**  
 NO SCALE

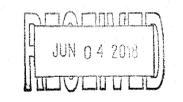
**LEGAL DESCRIPTION**  
 That part of the North 31 acres or the West 50 acres of the South 1/2 of the Southeast 1/4 of Section 33, T4N, R1W, Meridian Township, Ingham County, Michigan described as: Commencing at the South 1/4 corner of said Section 33; thence North 00 degrees 04 minutes 28 seconds West 501.60 feet along the North-South 1/4 line of said Section; thence North 89 degrees 46 minutes 10 seconds East 500.00 feet parallel with the South line of said Section 33 to a point on the East Right-of-Way line of Okemos Road and the Point of Beginning of this description; thence North 00 degrees 04 minutes 28 seconds West 330.00 feet along said East Right-of-Way line; thence North 89 degrees 46 minutes 10 seconds East 1164.62 feet parallel with said South Section line; thence South 00 degrees 10 minutes 41 seconds East 330.00 feet parallel with said North-South 1/4 line; thence South 89 degrees 46 minutes 10 seconds West 1165.22 feet parallel with said South Section line to the point of beginning.



**NORTH**  
 GRAPHIC SCALE



**PROJECT DEVELOPER**  
**D.M.A. FOOD GROUP, L.L.C.**  
 RICHARD J. BOSCH  
 MARK S. JAMES  
 1668 SOUTH 8TH STREET  
 KALAMAZOO, MICHIGAN 49009  
 PHONE: (616) - 488 - 4600  
 FAX: (616) - 488 - 4602



**APPROVED**  
 Date: 10/10/02 By: M. S. James

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By	Date	Revisions	CAD	Drawn	Designed	MAD
MD	9/30/02	REVISED PER MERIDIAN TWP'S 9-11-02 REVIEW COMMENTS.	X	JDH	MAD	
				MAD		
				WOU		

**SITE PLAN**  
 FOR  
**NEW DAMON'S RESTAURANT**  
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

**Bartow & King Engineers**  
 1616 Tech Drive, Bay City, Michigan 48706  
 Tel. (989) 684-8850  
 Fax. (989) 684-8404

Date: **SEPT., 2002**  
 Sheet Number: **4 of 13**



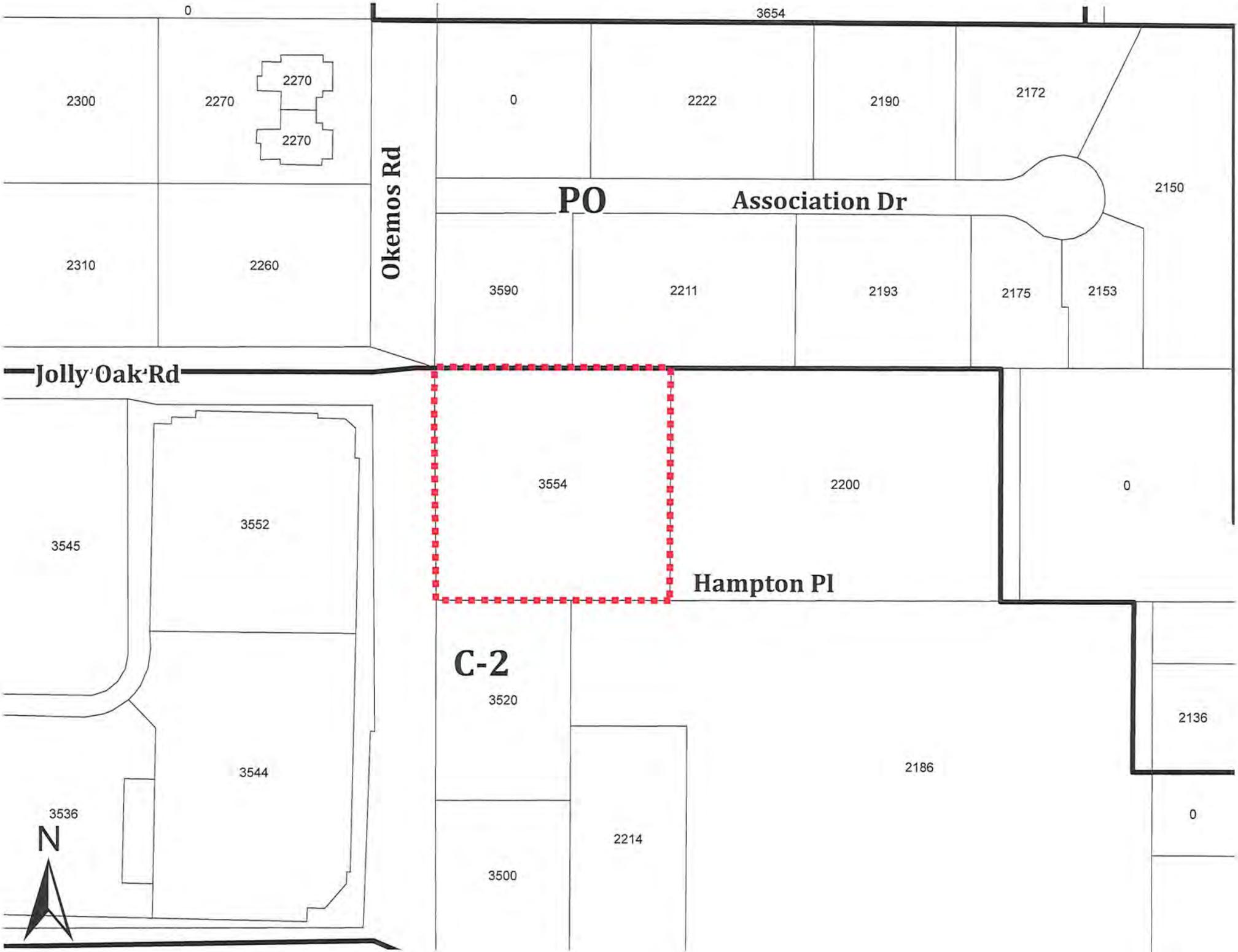
Okemos Rd

Association Dr

Jolly Oak Rd

Hampton Pl











**To: Zoning Board of Appeals**  
**From: Keith Chapman, Assistant Planner**  
**Date: June 8, 2018**  
**Re: ZBA Case No. 18-06-13-2 (Rostoni)**

---

**ZBA CASE NO.:** **18-06-13-2 (Rostoni), 5949 Edson Street, Haslett, MI 48840**  
**DESCRIPTION:** 5949 Edson Street  
**TAX PARCEL:** 10-227-007  
**ZONING DISTRICT:** RN (Village of Nemoka Mixed Residential), Lake Lansing Residential Overlay

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

- Section 86-565(1), No accessory building shall project into any front yard.

The applicant has requested a variance to allow an accessory building (carport) to project into the front yard located at 5949 Edson Street. The approximate 0.2 acre site is zoned RN (Village of Nemoka Mixed Residential) and is located in the Lake Lansing Residential Overlay district.

The submitted site plan shows the proposed carport that is 18 feet by 22.5 feet for a total of 405 square feet located in the front yard of the single family house with an attached garage. The 1588 square foot single family home was constructed in 1931. The gravel drive as shown on the site plan off of Edson is no longer in existence. The carport is proposed to extend 7.5 feet into the Lake Lansing Road right-of-way. The applicant has indicated that he has received verbal confirmation from the Ingham County Road Department (ICRD) on allowing the structure in the right-of-way. The Zoning Board of Appeals (ZBA) only has jurisdiction over what is located on the property and not in the right-of-way. There is 15 feet by 18 feet that is located on the property for a total of 270 square feet and 7.5 feet by 18 feet for a total of 135 square feet will be located in the right-of-way.

The Zoning Ordinance does not allow for accessory buildings to project into the front yard. The building is located 0 feet from the street right-of-way of Lake Lansing Road and 6 feet from the west property line. The garage will project 15 feet in front of the principal structure, requiring a 15 foot variance.

If the Zoning Board of Appeals decides to approve the request, the staff recommends the following condition:

- The applicant receives written approval from the Ingham County Road Department (ICRD) for the carport to be located within the Lake Lansing Road right-of-way.

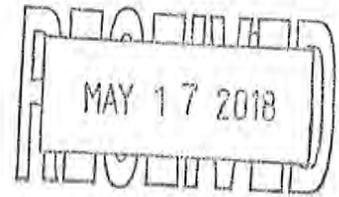
**Zoning Board of Appeals**  
**June 13, 2018**  
**RE: ZBA Case No. 18-06-13-2 (Rostoni)**  
**Page 2**

**Attachments**

1. Application material
2. Site location map
3. Site Photos

G:\COMMUN PLNG & DEV\PLNG\ZBA\2018 ZBA\ZBA 18-06-13\ZBA 18-06-13-2 (Rostoni)\STAFF REPORT ROSTONI

## Variance Application Supplement



### Narrative:

We have resided at this residence for a period of 21 years. We will be paying off our house in the next 2 years. We have two children, one in middle school and one in high school. Based on these dynamics, we plan on staying in our house long term. As part of our long term plan, we would like to install a shelter to store some boats we have in our possession. The house was constructed in 1931 and has limited space. We have a one car garage that is irregular in size (13 foot wide by 19 foot long). We currently have three drivers with a total of three vehicles (with another driver expected in 4 more years). We also currently own a pontoon boat, sail boat and small jet boat. The one car garage houses a wood sailboat I have built from scratch that is nearing completion. I will be gifted a 16 foot historic wood boat in the near future ( a couple years) that has been in our family since 1952. At that time, I will be selling the other boats, but likely will keep the pontoon boat and the sailboat I have constructed along with the wood boat. It is unlikely that any of the boats will fit in the garage. With that said, we would then have 4 cars and three boats and a one car garage.

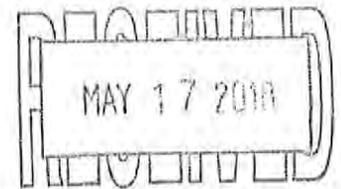
The property is a corner lot. The back yard is fenced in and rather small. There is a small pole barn present in the back yard (not big enough for any boat). Currently, we have a concrete driveway that can house 4 vehicles. We have a gravel drive adjoining the concrete drive that currently houses two boats and one vehicle. There are no other areas to house a vehicle or boat. Again, my goal is to provide a reasonable shelter (from sun, rain, snow, ice) for two boats (one I constructed and another a historic wood boat).

We are proposing to have a carport structure put onto the gravel part of the drive. More specifically, the carport would simply consist of vertical metal structural members and a metal roof. There would be no sides panels. The structure would be located between a driveway and the edge of the property which contains 15 foot high shrubs. *The structure would be a proposed 18 foot wide, 22.5 feet long and a side height of 7.5 feet high and a total (peak) height of 9.9'. The structure is rated for 90 mph wind and 40lb snow load and has a 40 year warranty.* It would provide a natural transition off the driveway and will not be a visual encumbrance of the house or significant property features nor would be visible by our adjoining neighbor.

I have attached a spec sheet and photo of a carport we would be considering. I've also attached a site survey, some photos of the property as well as the Variance Application and associated fees.

I've also included a detailed response to the variance application supplement further below:

- 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.** As indicated in the narrative above, it is a corner lot, structures were constructed in 1931 and are an irregular (small) size, and the property is limited to a one car garage.
- 2. These special circumstances are not self-created:** Correct. It should be noted that the driveway used to exist where the current shrub line is located in the backyard, therefore



the original use and configuration of the property, driveway, etc. has changed significantly many years prior to our occupancy.

3. **Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.** The language in this statement is hard to interpret. As stated above, the difficulty that would arise if we are not allowed to construct the carport structure is that we have 4 occupants, soon to be 4 vehicles, and we have recreational boats and only one car garage. Our desire is to protect our historic wood boat and our self constructed sailboat from the elements.
4. **That the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted purpose.** The language in this statement is hard to interpret. The property is "useable" as is, but is a major encumbrance to only have a one car (irregular sized) garage. Therefore, we have no protection from sun, hail, precipitation, ice, etc. for any vehicles or boats in our possession.
5. **Granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of the zoning ordinance, secure public safety, and provide substantial justice.** The proposed carport location would not be a safety concern or a visual encumbrance of any kind as it will be on a gravel drive and bounded by our concrete driveway on one side, a 6 foot fence followed by our backyard to the rear, and 15 foot high shrubbery on the other side (toward the neighbors drive) and it will sit back approximately 15 feet from the road. The shrubs (which are maintained and owned by us) offer wind protection from the west.
6. **Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.** Correct. It will be a natural transition from the driveway to an adjoining gravel drive with a fence behind and tall shrubs on the other side. It will not be very visible except from the road side view. Our neighbor immediately joining our property has not expressed any concern for our planned carport.
7. **The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.** We have noticed a property on the west side of the lake with a carport over a gravel drive as a solution to limited space. We are in mixed residential (high rental use) and bar/restaurant and retail area and feel that the carport would not be inconsistent with any characteristic of the surrounding neighborhood. We would also maintain the structure to keep it visually appealing.
8. **Granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter.** Yes, we will be maintaining this proposed structure and the rest of the property and buildings in a manner consistent with the characteristics of the surrounding neighborhood. I would like to point out that we maintain our property and structures in a way that exceeds the neighborhood characteristics (especially considering the high number of ill maintained rental units). In other words, we would not do anything to our property that would be a visual encumbrance as we have worked hard to consistently improve our house and yard and have high curb appeal.

Please review the attachments that accompany this application. I'd like to humbly respect the opportunity to provide additional details, information or answer any additional questions if it will make this application more complete or more clear in effort to make your decision making easier. Please note that we have not selected an actual carport at this time and are awaiting approval for the variance upon final selection. I have included a photo and spec sheet of the proposed carport.

Thank you for your time, guidance and consideration with this project. Please feel free to contact me anytime for any questions, comments or additionally recommended information.

Jeff Rostoni  
517-490-1304  
[jrostoni@yahoo.com](mailto:jrostoni@yahoo.com)

**Attachments:**

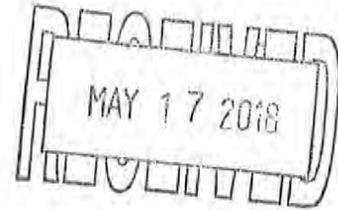
**Variance Application**

**Aerial Photograph**

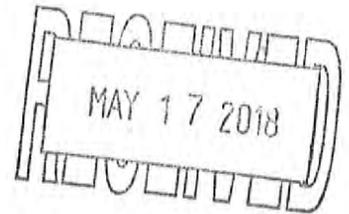
**Site Survey**

**Photographs**

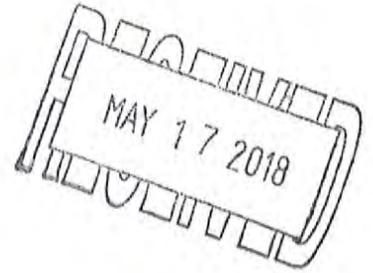
**Product Spec Sheet**



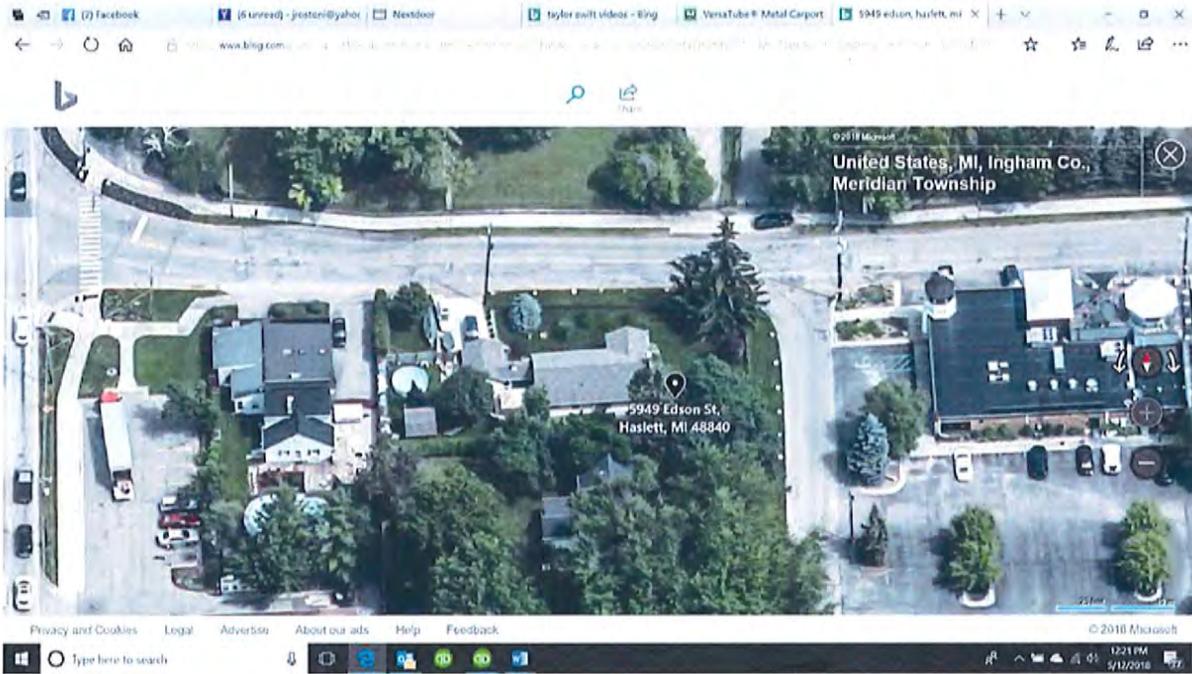
Variance Application





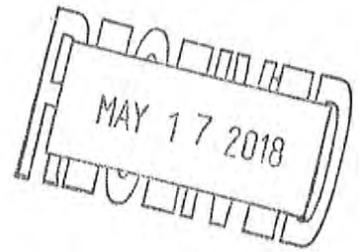


Aerial Photograph



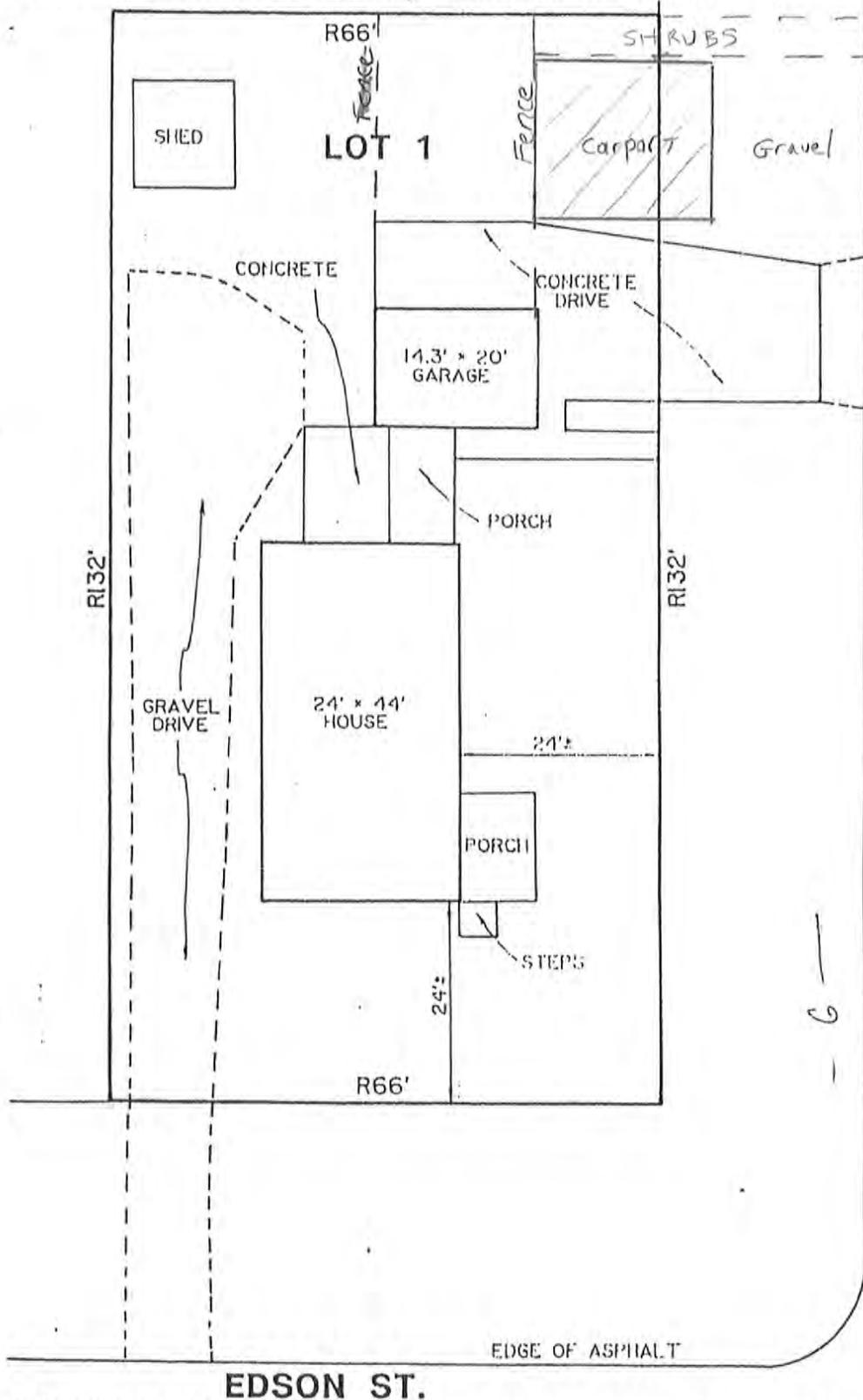
RECORDED  
MAY 17 2016

**Site Survey**



LEGAL DESCRIPTION (as provided):

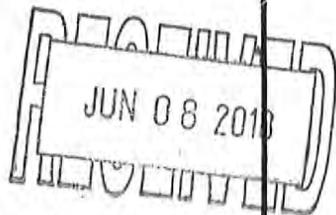
Lot 1, Block No. 4, Plat of the Village of Ncmoka, in Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan.



NORTH

1" = 20'

LAKE LANSING RD.

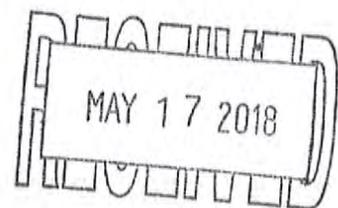


Report is intended solely for mortgage purposes and no property lines were monumented. No dimensions hereon are to be used to establish property lines or in the building of structures or fences. I hereby certify that we have inspected the above described parcel of land and that all visible encroachments of a permanent nature upon said parcel are as shown on this report. Said parcel and or lot subject to all easements and restrictions on record.

- Recorded Distance
- Measured Distance

BRYAN LAND SURVEYS. P.C.

Photos





General view of the property (house to the left, drive way to the right, gravel drive further right followed by shrubs then neighbor's drive.



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MAY 17 2018

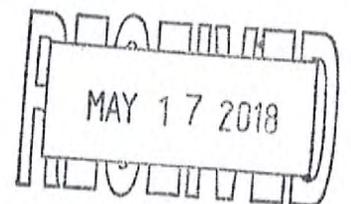
Closer view of the proposed carport location.



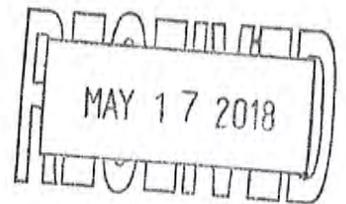
View of neighbor's driveway on other side of proposed carport location.



View toward driveway.



**Product Spec Sheet**





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Model Number: 18225075ShelterGalvanized | Variation: Galvanized Roof Steel



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Galvanized Roof Steel  
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Galvanized Roof Steel

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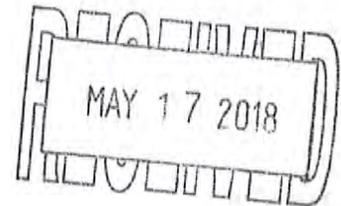
**18'W x 22.5'L x 7.5'H Storage Shelter Frame** \$1,479.80  
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**Pro-Grip #12 x 1" Teks Hex Drive Galvanized Self-Drilling Screw - 1 lb** \$33.96  
 Galvanized 4 Qty  
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**Precut Pro-Rib Steel Panel** \$148.47  
 Galvanized Roof Steel 7 Qty  
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 [Specifications](#)

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### Optional Accessories



Versatube® 18' W x 7.5' H Back Enclosure Frame

**\$282.80**

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Versatube® 18' W x 7.5' H Front Enclosure Frame

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## Description & Documents

Protect your car, boat, SUV, or other valuable equipment from the outdoor elements with a safe and secure USA-made steel storage shelter from Versatube®. Our steel frame kits assemble quick and easy by utilizing our patented "Slip Fit" frame connections. No cutting, welding, or heavy equipment is required. Simply use the tools and step-by-step instructions to ensure easy, simple setup. Why take a chance on a temporary or tarp shelter to protect your prized possessions when you can have an attractive, all-steel shelter for a lifetime of protection? Engineered with American steel, the triple galvanized, high-strength, 2" x 3" 15 ga. frame offers durability and superior rust protection. Capable of meeting local wind and snow loads, this shelter stands the test of time. Compare and see for yourself that quality and durability are more affordable over the life of the product. Ground anchors are included. See the attached PDF for a list of suggested materials or visit our Building Materials desk for friendly assistance.

- Frame engineered for 40 lb. ground/28 lb. roof snow load
- Roof coverage is 23' 10" and frame length is 22.5' with 4.5' on center spacing of side posts
- The galvanized 2" x 3" steel frame offers durability and superior rust protection
- Side wall height is 7' 6", peak height is 9' 9"
- Roof pitch is 3:12
- Roof sheeting will come down the sides approximately 19"
- Wind load is 90 MPH when anchored per instructions
- Pro-Rib® steel with a limited 40-year paint warranty
- Assembly video represents only one size and is intended as a general outline of how to assemble Versatube® frames

Dimensions: 18'W x 22.5'L x 7.5'H Frame Size

Brand Name: VersaTube



[Installation Instructions](#)  
[Technical Specifications](#)

To read PDF files, you need the Adobe Acrobat Reader 6.0 or higher. If you don't have it, [click here](#) and download it for free from Adobe's site.

## Specifications

Product Type: Carport & Shelter

Cover Material: Pro-Rib Steel Panel

Frame Material: Galvanized Steel

Peak Height: 9.75 foot

Overall Length: 24 foot

Overall Width: 18 foot

Overall Height: 9' 9" inch

Maximum Ground Snow Load: 40 pound per square foot

Maximum Roof Snow Load: 28 pound per square foot

Maximum Wind Resistance: 90 miles per hour

Roof Pitch: 3/12

Sidewall Height: 7' 5"

Number of Frame Legs: 12

Includes: 30' Rebar ground anchors, All necessary frame components, All necessary roof/side steel panels, Assembly instructions / parts list, Butyl caulk tape for sealing roof steel seams, Matching Roof Color Self Tapping Screws with Washer, Vinyl Trim For Protecting Roof Steel Ends

Roof/Cover Color: Galvanized

Roof Material: Steel (Sold Separately)

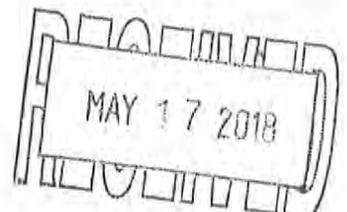
Manufacturer Warranty: Roof Steel- 40, Frame- 20 year

Assembly Details: Assembly Required

Weight: 657 pounds

Frame Color/Finish: Galvanized Steel

Guests Who Viewed This Item Also Viewed These



<
>

			
2' x 3' x 2' Height extension	12'W x 18'L x 6'H Carport Frame	Versatube 12'W x 18'L x 7'H Steel Shelter Frame	Grip Fast® #12 x 1" White Hex Head Self-Drilling Screw - 1 lb. Box
<b>\$15.44</b>	<b>\$669.00</b>	<b>\$699.00</b> <small>You Save: \$50.00 After Sale Price</small>	<b>\$5.29</b>
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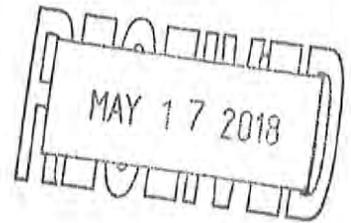
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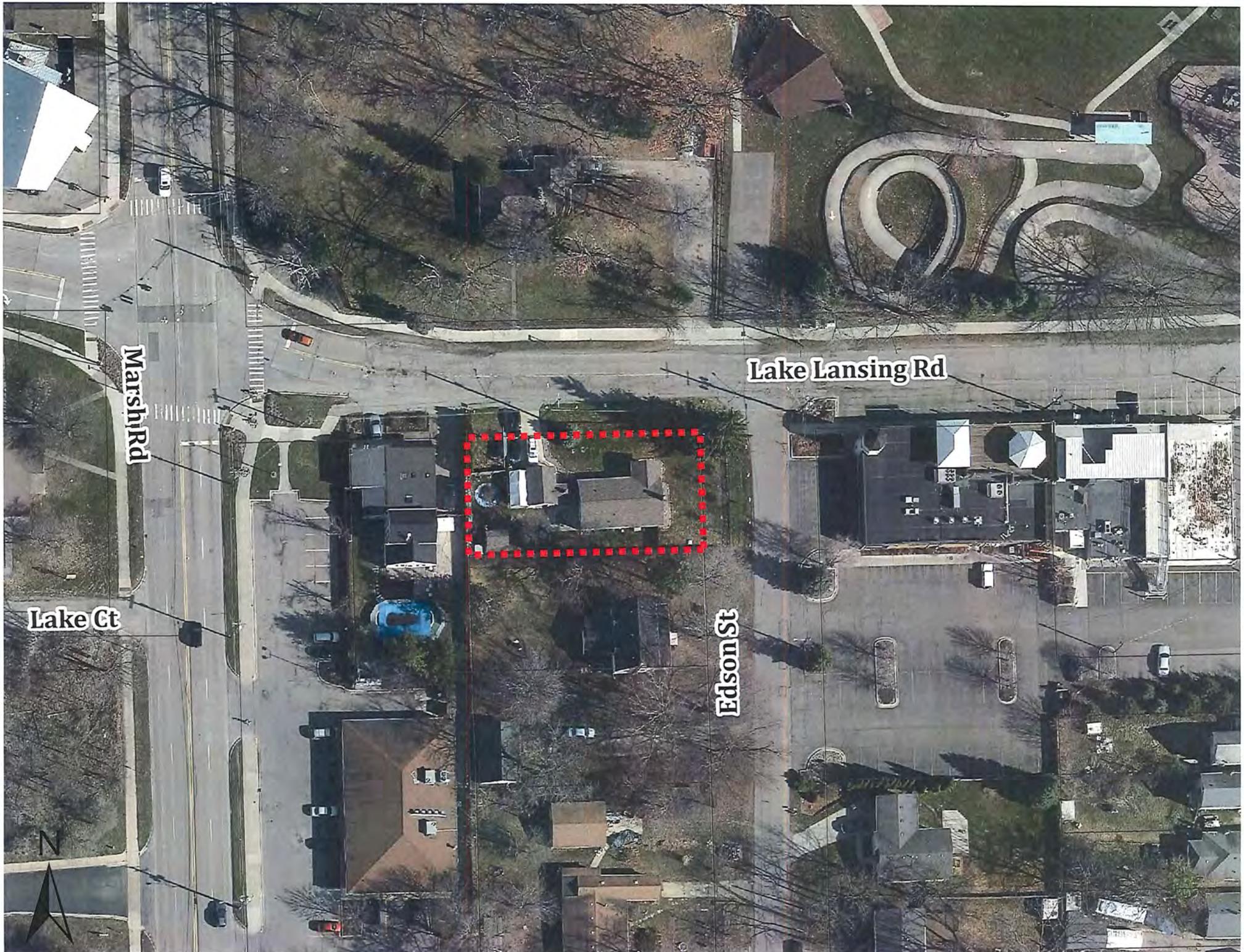
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Marsh Rd

Lake Lansing Rd

Lake Ct

Edson St













**To:** Zoning Board of Appeals  
**From:** Keith Chapman, Assistant Planner  
**Date:** June 8, 2018  
**Re:** ZBA Case No. 18-06-13-3 (Shaffier)

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**ZBA CASE NO.:** 18-06-13-3 (Shaffier), 1765 Nemoke Trail, Haslett, MI 48840  
**DESCRIPTION:** 1765 Nemoke Trail  
**TAX PARCEL:** 15-100-011  
**ZONING DISTRICT:** RC (Multiple Family)

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

- Section 86-685 (c)(2), Development entry. A permanent structure, which may be illuminated, may be permitted at each entrance to a development and shall be located at least 10 feet back from the street right-of-way line. Development entry signs shall be no larger than 32 square feet in surface display area. A sign on such structures shall be limited to the name of the development and the telephone number to be called for leasing information.

The applicant is requesting a variance for a proposed 17.06 square foot development entry sign 10 feet from the front property line at 1765 Nemoke Trail. Based on the materials submitted by the applicant the proposed freestanding sign is 32.7 inches tall by 75 inches wide (2.73 feet tall by 6.25 feet wide). Section 86-685 (c)(2) requires development entry signs to be no larger than 32 square feet and to be located 10 feet from the street right-of-way line. The sign is proposed to be 17.06 square feet and 10 feet from the street right-of-way line. The proposed sign will display Nemoke Trails Apartments of Haslett.

The applicant removed an existing damaged freestanding sign from the grass area along Nemoke Trail in front of the clubhouse/office. There is no record that this existing sign received a building permit. New signs are required to obtain a building permit. Section 86-685 (c)(2) allows for a development entry sign at each entrance of the development. There is a 24 square foot development entry sign located on Nemoke Trail at the entrance off of Marsh Road near the Maple Ridge Road intersection. This existing sign will remain. The proposed sign would be the second development entry sign located on Nemoke Trail, requiring a variance to allow two development entry signs on Nemoke Trail.

#### **Attachments**

1. Application materials
2. Site location map
3. Site Photos

G:\COMMUN PLNG & DEV\PLNG\ZBA\2018 ZBA\ZBA 18-06-13\ZBA 18-06-13-3 (Shaffier)\STAFF REPORT SHAFFIER

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

VARIANCE APPLICATION

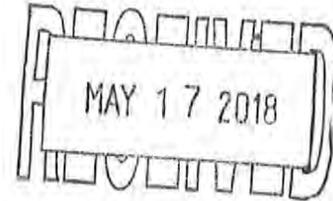
A. Applicant Ashley Shaffier c/o Nemoke Trails Apartment Address of Applicant  
1765 Nemoke Trails  
Hasle H, MI 48840 Telephone (Work)  
517 349 2614 Telephone (Home) \_\_\_\_\_ Fax 517 319 8563 Email  
address: \_\_\_\_\_ Interest in property (circle one): Owner  
Tenant Option Other

B. Site address/location 1765 Nemoke Trail Zoning district  
Parcel number \_\_\_\_\_

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) 86-685 C

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)



Ashley Shaffier  
Signature of Applicant

Ashley Shaffier  
Print Name

5/11/2018  
Date

Fee: \$200

Received by/Date: [Signature] 5/17/18

*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.)*

Ashley Shaffier  
Signature of Applicant(s)

5/11/2018  
Date

Signature of Applicant(s)

Date

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.

Each multi-family housing site is allowed one sign with their name at the entrance. For Nemoke Trails Apartments this is located in front of 1680 Nemoke Trail. However, this sign cannot be seen if customers use Maple Ridge Rd. or the Nemoke Trails walking/bike path to get to the property.

2. These special circumstances are not self-created.

The circumstances are created based on the location of roadways, walking trails and buildings.

3. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.

Only allowing the sign located in front of 1680 would limit customers coming from Maple Ridge and/or the Nemoke Trails in identifying the property as Nemoke Trails Apartments. It is important when leasing that potential residents be able to identify Nemoke Trails Apartments. They need to know what buildings are part of the community, as they are joining a whole community when they rent from us. It is also important for those we do business with to be able to identify the grounds and leasing office. With other apartment communities and condo associations in the near proximity, it is vital to our business that potential and existing customers, as well as vendors, and the community be able to clearly know where all of Nemoke Trails Apartments is located.

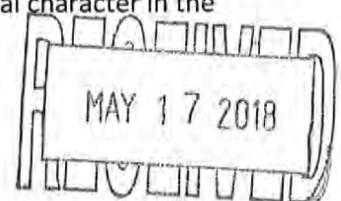
4. That the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted purpose.

If potential customers are unable to find Nemoke Trails Apartments or are deterred from renting due to lack of identification, it would inhibit Nemoke Trails Apartments from renting apartments to the maximum capacity, which is imperative to our business.

5. Granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.

A sign clearly stating Nemoke Trails Apartment name, at a size that is large enough to read from a distance, is the only way to properly identify the Nemoke Trails Apartment grounds to those who may wish to do business with Nemoke Trails Apartments. Replacing the sign in front of the clubhouse would allow for business identification from the Nemoke Trails and Maple Ridge Rd., rather than attempting to find adequate space to place multiple signs.

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



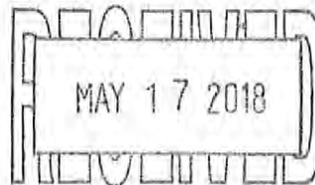
A similar sign in size and text, has been located in front of the Nemoke Trails office for several years with no complaint from other citizens or businesses. This sign does not alter the character of the neighborhood nor does it impair vision for drivers or create any known hazard or hindrance for citizens.

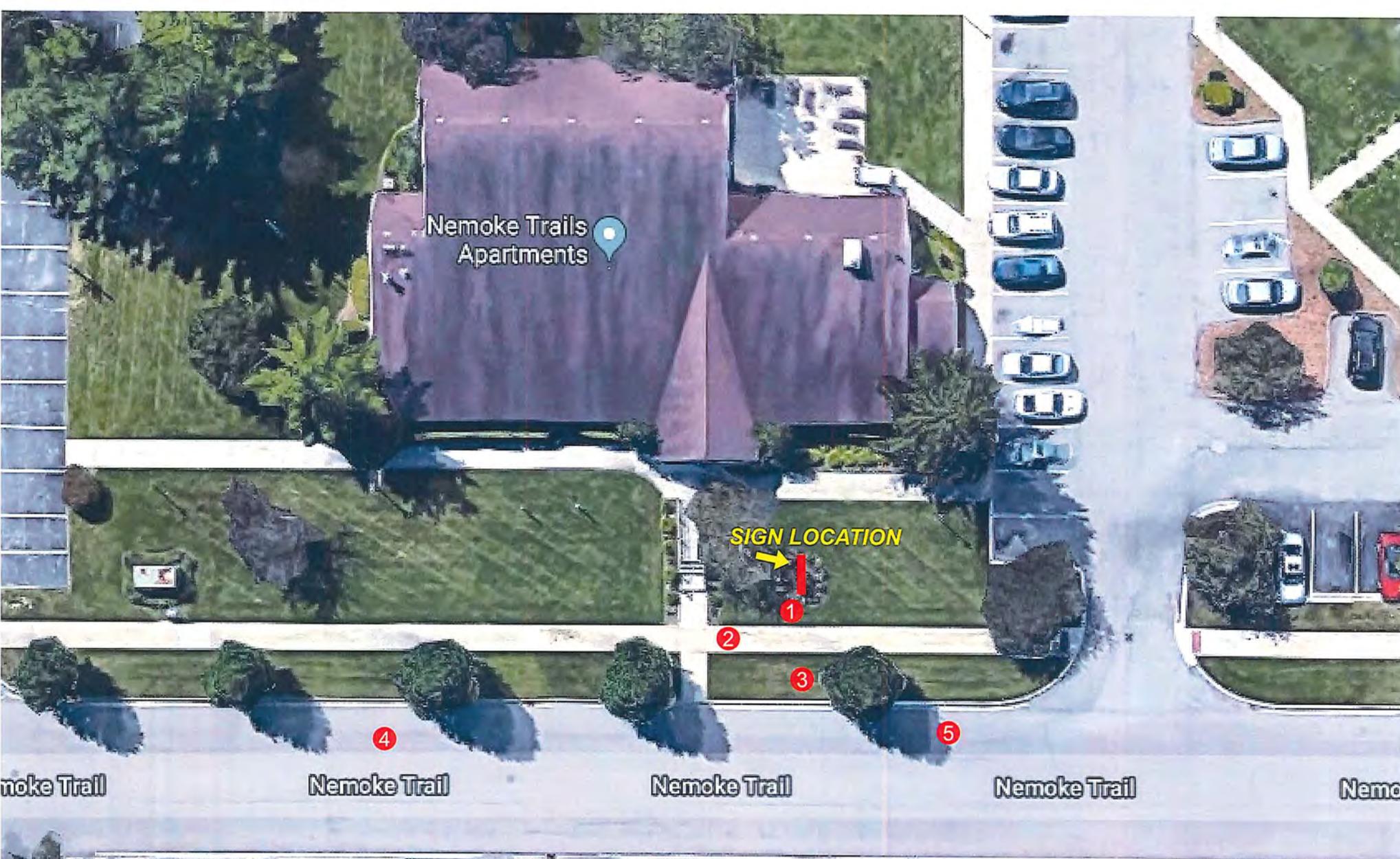
7. The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.

Nemoke Trails Apartments situation is unique due to the walking trails entrance and a road that comes to the property after the property's first building. Therefore, we do not believe this allowance would create a precedent for other multi-family housing.

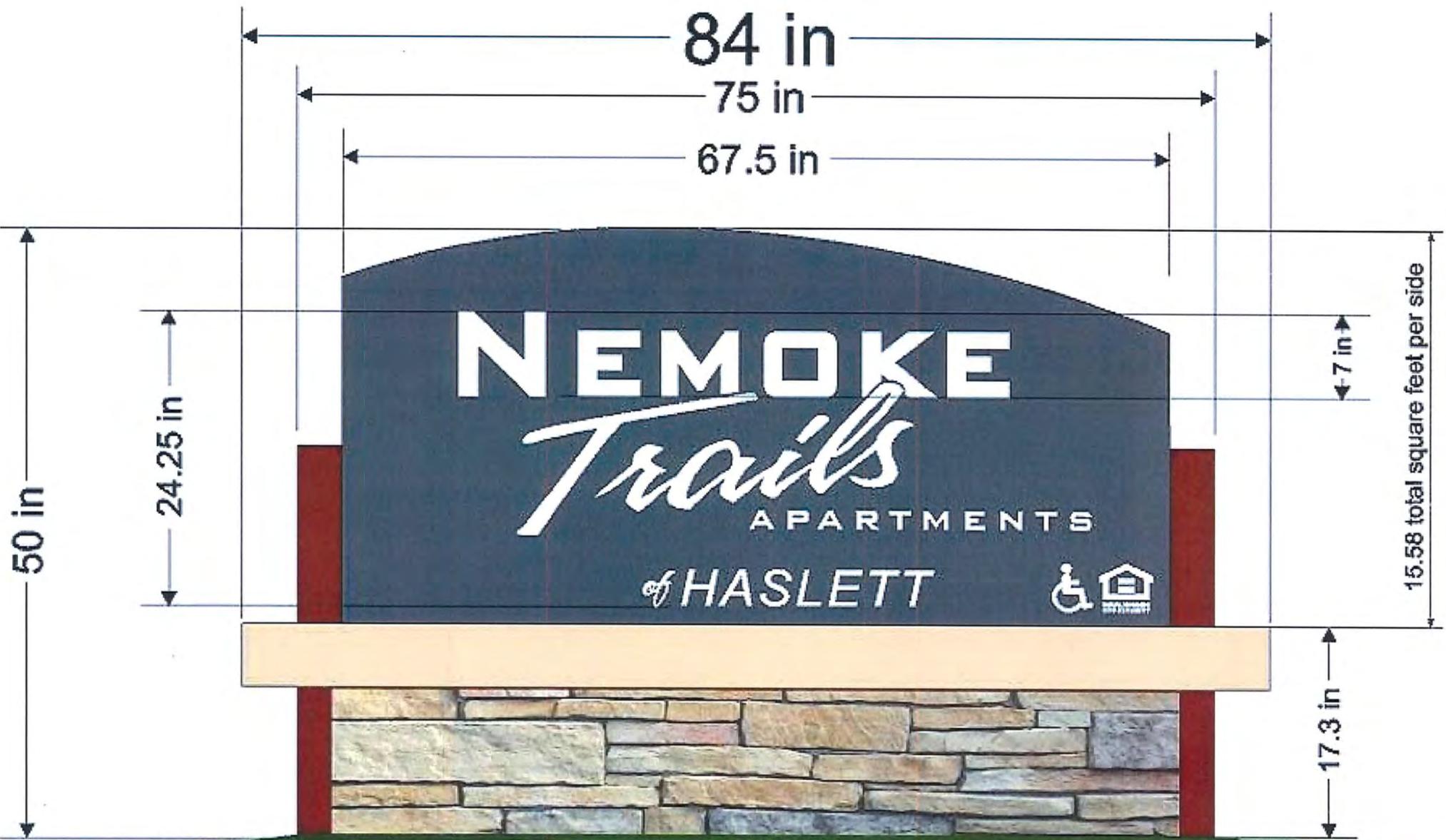
8. Granting the variance will be generally consistent with public interest and purposes and intent of this chapter.

Granting the variance would allow Nemoke Trails Apartment to continue to bring new residents to the Meridian Township area, which improves traffic and patronage to local businesses and allows Nemoke Trails Apartments to continue to be a prospering and productive business in Meridian Township.



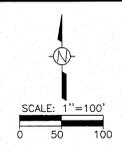
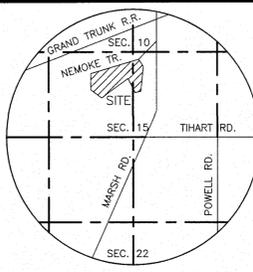


- ① Distance from edge of sign to sidewalk is 10'
  - ② Sidewalk width is 6'
  - ③ Distance from edge of sign to curb is 27'
  - ④ Distance from edge of sign to east entry drive is 170'
  - ⑤ Distance from edge of sign to west entry drive is 56'
- Proposed replacement sign is in exact same location as previous sign



JUN 07 2018

# ALTA/ACSM LAND TITLE SURVEY



**SITE NOTES**  
 Bearing orientation based on South line of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan.  
 Title Commitment No. 330663953N/TS, provided by Chicago Title Insurance Company, effective December 27, 2013 was provided to us for this survey.  
 Buildings on subject property are not affected by the 100 year flood plain as shown on National Flood Insurance Program Map Number 26065C156D, Effective Date: August 16, 2011. This map is the current map for the community in which the property is located.  
 Subject Property falls under Meridian Township's "RC- Multiple Family" zoning restrictions.  
 Building square footage is based on exterior building dimensions.

**CURVE DATA**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
1	183.00'	42.32'	42.23'	N 61°54'00" E	13°15'00"
2	60.00'	48.65'	47.33'	S 01°45'15" W	46°27'33"
3	75.00'	357.25'	103.33'	N 68°31'30" E	272°55'09"
4	60.00'	48.65'	47.33'	N 44°42'15" W	46°27'33"

**LEGAL DESCRIPTIONS:**  
**PARCEL 2-A**  
 That part of the Southeast quarter of Section 10 and that part of the Northeast quarter of Section 15, Township 4 North, Range 1 West, Meridian Township, Ingham County, Michigan described as:  
 Beginning at a point that is 184.03 feet South 31 degrees 12 minutes 56 seconds East of the North quarter corner of said Section 15; thence South 68 degrees 31 minutes 30 seconds East 518.50 feet; thence on a curve to the left, 42.32 feet, said curve having a radius of 183.00 feet and a chord bearing of 42.23 feet bearing North 61 degrees 54 minutes 00 seconds East; thence South 21 degrees 28 minutes 30 seconds East 94.51 feet; thence South 32 degrees 20 minutes 00 seconds West 125.00 feet; thence South 04 degrees 31 minutes 56 seconds East 508.27 feet; thence South 50 degrees 00 minutes 00 seconds West 119.39 feet; thence due West 275.00 feet; thence North 02 degrees 29 minutes 49 seconds East 115.00 feet; thence North 33 degrees 44 minutes 04 seconds West 120.32 feet; thence North 21 degrees 28 minutes 30 seconds West 85.00 feet; thence North 68 degrees 31 minutes 30 seconds East 9.50 feet; thence North 21 degrees 28 minutes 30 seconds West 85.00 feet; thence North 68 degrees 31 minutes 30 seconds East 27.00 feet; thence North 21 degrees 28 minutes 30 seconds West 107.00 feet to the Point of Beginning.

**PARCEL 2-B**  
 Community Building Description:  
 That part of the North half of Section 15, Township 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, described as:  
 Beginning at a point that is 184.03 feet South 31 degrees 12 minutes 56 seconds East of the North quarter corner of said Section 15; thence South 21 degrees 28 minutes 30 seconds East 107.00 feet; thence South 68 degrees 31 minutes 30 seconds West 27.00 feet; thence South 21 degrees 28 minutes 30 seconds East 85.00 feet; thence South 68 degrees 31 minutes 30 seconds West 9.50 feet; thence South 21 degrees 28 minutes 30 seconds West 352.00 feet; thence South 32 degrees 16 minutes 16 seconds West 538.93 feet; thence North 21 degrees 28 minutes 30 seconds West 186.71 feet; thence South 68 degrees 31 minutes 30 seconds West 476.81 feet to the West one eighth line of said Section 15; thence North 00 degrees 29 minutes 23 seconds East along the West one eighth line of said Section 15, 278.20 feet; thence North 68 degrees 31 minutes 30 seconds East 494.75 feet; thence South 21 degrees 28 minutes 30 seconds East 116.14 feet; thence on a curve to the right 48.65 feet, said curve having a radius of 60.00 feet and a chord of 47.33 feet bearing South 01 degrees 45 minutes 15 seconds West; thence on a curve to the left 357.25 feet, said curve having a radius of 75.00 feet and a chord of 103.33 feet bearing North 68 degrees 31 minutes 30 seconds East; thence on a curve to the right 48.65 feet, said curve having a radius of 60.00 feet and a chord of 47.33 feet bearing North 44 degrees 42 minutes 15 seconds West; thence North 21 degrees 28 minutes 30 seconds West 116.14 feet; thence North 68 degrees 31 minutes 30 seconds East 235.00 feet to the Point of Beginning.

**PARCEL 2-C**  
 That part of the North half of Section 15, Township 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, described as:  
 Beginning at a point that is 184.03 feet South 31 degrees 12 minutes 56 seconds East of the North quarter corner of said Section 15; thence South 21 degrees 28 minutes 30 seconds East 107.00 feet; thence South 68 degrees 31 minutes 30 seconds West 27.00 feet; thence South 21 degrees 28 minutes 30 seconds East 85.00 feet; thence South 68 degrees 31 minutes 30 seconds West 9.50 feet; thence South 21 degrees 28 minutes 30 seconds West 352.00 feet; thence South 32 degrees 16 minutes 16 seconds West 538.93 feet; thence North 21 degrees 28 minutes 30 seconds West 186.71 feet; thence South 68 degrees 31 minutes 30 seconds West 476.81 feet to the West one eighth line of said Section 15; thence North 00 degrees 29 minutes 23 seconds East along the West one eighth line of said Section 15, 278.20 feet; thence North 68 degrees 31 minutes 30 seconds East 494.75 feet; thence South 21 degrees 28 minutes 30 seconds East 116.14 feet; thence on a curve to the right 48.65 feet, said curve having a radius of 60.00 feet and a chord of 47.33 feet bearing North 44 degrees 42 minutes 15 seconds West; thence North 21 degrees 28 minutes 30 seconds West 116.14 feet; thence North 68 degrees 31 minutes 30 seconds East 235.00 feet to the Point of Beginning.

**PARCEL 2-D**  
 That part of the North half of Section 15, Township 4 North, Range 1 West Meridian Township, Ingham County, Michigan, described as:  
 Commencing at the North quarter corner of said Section 15; thence South 31 degrees 12 minutes 56 seconds East 184.03 feet; thence South 68 degrees 31 minutes 30 seconds West 973.60 feet; thence South 21 degrees 28 minutes 30 seconds East 378 feet to the Point of Beginning; thence South 21 degrees 28 minutes 30 seconds East 186.71 feet; thence South 32 degrees 16 minutes 16 seconds West 159.45 feet; thence South 68 degrees 31 minutes 30 seconds West 349.82 feet; thence South 21 degrees 28 minutes 30 seconds East 65.00 feet; thence South 68 degrees 31 minutes 30 seconds West 164.00 feet; thence North 21 degrees 28 minutes 30 seconds West 439.73 feet to the West one eighth line of said Section 15; thence North 00 degrees 29 minutes 23 seconds East along the West one eighth line of said Section 15, 28.32 feet; thence North 68 degrees 31 minutes 30 seconds East 476.81 feet; thence South 21 degrees 28 minutes 30 seconds East 120.00 feet; thence North 68 degrees 31 minutes 30 seconds East 155.00 feet to the Point of Beginning.

**THE ABOVE PARCELS 2-A, 2-B, 2-C, AND 2-D BEING MORE ACCURATELY DESCRIBED AS**  
 That part of the Southeast 1/4 of Section 10 and the North 1/2 of Section 15, T4N, R1W, Meridian Township, Ingham County, Michigan, beginning on the Southerly right of way line of Nemoke Trail at its point of intersection with the North-South 1/4 line of Section 15, said point being S00°47'47"W 173.42 feet from the North 1/4 corner of Section 15; thence running along said right of way line N68°31'30"E 585.31 feet; thence Northeasterly 42.32 feet along the arc of a 183.00 foot radius curve to the left whose chord bears N61°54'00"E 42.23 feet; thence S21°28'30"E 94.51 feet; thence S32°20'00"W 125.00 feet; thence S04°31'56"W 508.27 feet; thence S50°00'00"W 119.39 feet; thence S90°00'00"W 275.00 feet; thence N02°29'49"E 115.00 feet; thence N33°44'04"W 120.32 feet; thence N21°28'30"W 159.22 feet; thence S53°17'55"W 155.98 feet; thence S68°31'30"W 352.00 feet; thence S32°16'16"W 698.38 feet; thence S68°31'30"W 349.82 feet; thence S21°28'30"E 65.00 feet; thence S68°31'30"W 164.00 feet; thence N21°28'30"W 420.42 feet to the West line of the Northeast 1/4 of the Northwest 1/4 of Section 15; thence along said West line N00°43'25"E 327.88 feet to the Southerly right of way line of Nemoke Trail; thence along said Southerly line N68°31'30"E 502.82 feet; thence along the right of way line of Nemoke Trail the following five courses, S21°28'30"E 116.14 feet; thence Southwesterly 48.65 feet along the arc of a 60.00 foot radius curve to the right whose chord bears S01°45'15"W 47.33 feet; thence Northeasterly 357.25 feet along the arc of a 75.00 foot radius curve to the left whose chord bears N68°31'30"E 103.33 feet; thence Northwesterly 48.65 feet along the arc of a 60.00 foot radius curve to the right whose chord bears N44°42'15"W 47.33 feet; thence N21°28'30"W 116.14 feet to the said Southerly right of way line of Nemoke Trail; thence N68°31'30"E 556.49 feet to the Point of Beginning.

The property hereon described is the same as the property described in Chicago Title Insurance Company Title Commitment No. 330663953N/TS Effective Date December 27, 2013.

**SURVEYOR'S CERTIFICATE:**  
 TO: MICHIGAN PROPERTIES LLC, CHICAGO TITLE INSURANCE COMPANY AND REDWOOD COMMERCIAL MORTGAGE CORPORATION, and each of their respective successors and assigns:  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the "2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011, and contains Items 1, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a) (as to utilities surface matters only) and 13 of Table A thereof.  
 The fieldwork was completed on January 20, 2014.

Date of Plat or Map: February 3, 2014  
 Date: \_\_\_\_\_ Signed: Ronald L. Enger  
 Michigan Licensed Professional Surveyor No. 28409

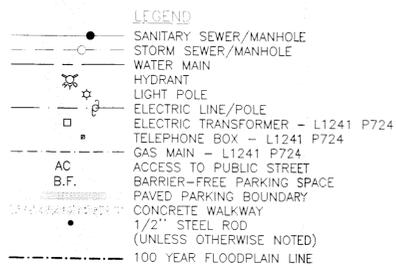
**FLOOR AREA RATIO:**  
 1. The ground floor area of the subject Property, calculated in conformance with the zoning ordinance of Meridian Township, is 130,763 square feet.  
 2. The land area of the subject Property is 1,320,304 square feet.

**SCHEDULE B - SECTION II EXCEPTIONS**  
 ITEM 10 - L1452 P651 AND L1457 P107 ARE BLANKET IN NATURE, OVER ALL DRIVEWAYS AND ROADS. DRIVEWAYS AND ROADS ARE PLOTTED.  
 ITEM 11 - L1001 P134 CENTERLINE OF THE POLES AND WIRES IN THIS EASEMENT ARE PLOTTED HEREON. NO WIDTH IS SPECIFIED IN THE DOCUMENT. L1241 P724 IS BLANKET IN NATURE AND NO WIDTH IS SPECIFIED. IT PROVIDES FOR THE GAS AND ELECTRIC AND COMMUNICATION FACILITIES THAT SERVE THE SEVERAL BUILDINGS AS SHOWN ON THE DRAWING AND AS MAY BE BUILT IN THE FUTURE. OBSERVED FACILITIES ARE PLOTTED.  
 ITEM 12 - L1222 P916 (RE-RECORDED IN L1318 P52) IS BLANKET IN NATURE AND IS 10 FEET IN WIDTH, LYING 5 FEET ON EACH SIDE OF ALL ELECTRIC, GAS AND TELEPHONE LINES WHEN AND WHERE INSTALLED. OBSERVED LINES ARE PLOTTED.  
 ITEM 13 - L816 P603 AND L816 P605 AND L816 P607 ARE PLOTTED HEREON.  
 ITEM 14 - L71 P25 IS PLOTTED HEREON.  
 ITEM 15 - L2268 P1147 IS BLANKET IN NATURE AND CANNOT BE PLOTTED. IT PROVIDES FOR TELEPHONE SYSTEM EQUIPMENT TO EXIST OR BE INSTALLED ANYWHERE ON THE PROPERTY.  
 ITEM 16 - L2395 P 427 IS BLANKET IN NATURE AND CANNOT BE PLOTTED. IT PROVIDES FOR TELEPHONE SYSTEM EQUIPMENT TO BE INSTALLED ANYWHERE ON THE PROPERTY.  
 ITEM 17 - UNRECORDED EASEMENT IS FOR PEDESTRIAN-BICYCLE PATHWAY AND SANITARY SEWER ACCESS ROAD AND IS PLOTTED HEREON.  
 ITEM 18 - UNRECORDED EASEMENT PROVIDES 12' X 12' AREA ADJACENT TO SOUTH LINE OF NEMOKE TRAIL 66 FOOT WIDE PUBLIC STREET CORRIDOR AT 3 HYDRANTS AND THE AREAS ARE PLOTTED HEREON.  
 ITEM 19 - L3148 P206 100 FOOT WIDE EASEMENT IS PLOTTED HEREON.  
 ITEM 20 - INSTRUMENT 2012-007855 IS BLANKET IN NATURE AND CANNOT BE PLOTTED. IT PROVIDES FOR BROADBAND COMMUNICATION SYSTEM EQUIPMENT TO EXIST OR BE INSTALLED ANYWHERE ON THE PROPERTY.

**ENCROACHMENT NOTES:**  
 1. 3.7' X 4' CONCRETE PAD FOR TELEVISION ANTENNA IS OFF SUBJECT PROPERTY BY 1.25'.  
 2. PATHWAY ENCROACHES ONTO NORTHWEST CORNER OF PROPERTY FROM ADJACENT PROPERTY.

**BUILDING DATA**

BLDG	BUILDING ADDRESS	FOOTPRINT AREA, SFT	BLDG. HEIGHT
A	1725-1727	7040	36.50'
B	1715-1717	7040	37.50'
C	1735-1737	8000	37.00'
D	1755	4000	39.00'
E	1745	4000	37.00'
F	1771-1775	7520	38.00'
G	1781-1785	8000	35.00'
H	1789	4000	35.00'
I	1791-1795	8000	35.00'
J	1801-1805	8000	35.00'
K	1811-1815	8000	35.50'
L	1821-1825	8000	35.50'
M	1831-1835	7520	35.50'
N	1841-1845	7040	35.50'
C/B	1765	7423	25.00'
SHED (BY BLDG. F)		576	18.50'
	1760	4000	
	1750	3520	
	1740	3520	
	1730	4000	
	1720	4000	
	1710	3520	
	1680	4040	



**PARKING AVAILABLE AT NEMOKE TRAIL SITE**

REGULAR STRIPED SPACES	= 550
BARRIER FREE SPACES	= 6
CARPOT SPOTS	= 183
TOTAL	= 739

**PARKING:**  
 1. There exist 733 regular parking spaces and 6 handicapped parking spaces on the subject Property.  
 2. The zoning ordinance of Meridian Township requires that the subject Property with this zoning classification have 768 regular parking spaces and 12 handicapped parking spaces, calculated as follows:  
**CURRENT PARKING SPACE REQUIREMENTS FOR RC - MULTIPLE FAMILY ZONE IN MERIDIAN TWP**  
 THE FOLLOWING REQUIREMENTS REFLECT THE CURRENT ZONING ORDINANCE AND NOT THE ZONING ORDINANCE IN EFFECT WHEN SUBJECT PROPERTY WAS DEVELOPED  
 TWO (2) FOR EACH DWELLING UNIT, PLUS EXPANSION  
 CAPACITY OF TWENTY-FIVE PERCENT (25) PERCENT.  
 384 UNITS X 2/UNIT = 768 X 1.25 = 960  
**BARRIER-FREE REQUIREMENTS:**  
 FOR 1-100 SPACES: 1 BARRIER-FREE SPACE FOR EVERY 50  
 FOR AN ADDITIONAL 101-200: 1 BARRIER-FREE SPACE FOR EVERY 50  
 FOR AN ADDITIONAL 201-768: 1 BARRIER-FREE SPACE FOR EVERY 100  
 1-100 = 4  
 101-200 = 2  
 201-768 = 6  
 12 HANDICAPPED

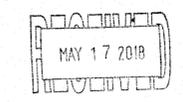
The location and size of sewers and related structures shown hereon, were obtained through field observation. Enger Surveying & Engineering is not responsible for information on any other sewers, drains or related structures not found and not shown hereon, that may cross, parallel, lie contiguous to or service this site.  
 Information on location, size, etc., of all other underground utilities shown hereon, is plan information only, obtained from the utility company involved. Prior to any final designing or construction, it is recommended that all utility companies, agencies, departments, etc., involved be contacted for verification of such locations.

DATE	REVISIONS

**ENGES SURVEYING & ENGINEERING**  
 805 N. CEDAR PO BOX 87  
 MASON, MICHIGAN 48854-0087  
 517-676-6565  
 FAX 517-676-6675

SECTION 10 & 15  
 T4N, R1W  
 MERIDIAN TOWNSHIP  
 INGHAM COUNTY  
 MICHIGAN  
 Job No: 33-2692  
 Drawn By: CYH  
 Checked By: RLE

**ALTA/ACSM LAND TITLE SURVEY-NEMOKE TRAILS**  
 1765 NEMOKE, HASLETT, MICHIGAN



SCALE: 1" = 100'  
 SHEET 1 OF 2

# ALTA/ACSM LAND TITLE SURVEY

## LEGAL DESCRIPTIONS:

### PARCEL 1

That part of the Southeast 1/4 of Section 10 and that part of the Northeast 1/4 of Section 15, T4N, R1W, Meridian Township, Ingham County, Michigan, described as: Beginning at a point that is S26°40'44"E 94.87 feet (previously described as South 40 degrees 02 minutes 15 seconds East 121.72 feet) of the North 1/4 corner of said Section 15, said point being on the Northwesterly right of way line of Nemoke Trail; thence North 21 degrees 28 minutes 30 seconds West 371.32 feet; thence North 68 degrees 31 minutes 30 seconds East 543.05 feet; thence South 47 degrees 58 minutes 30 seconds East 330.30 feet to said Northwesterly right of way line; thence along said right of way line the following three courses, South 42 degrees 01 minutes 30 seconds West 142.18 feet; thence on a curve to the right 54.11 feet, said curve having a radius of 117.00 feet and chord of 53.63 feet bearing South 55 degrees 16 minutes 30 seconds West; thence South 68 degrees 31 minutes 30 seconds West 510.98 feet to the Point of Beginning.

### PARCEL 3

That part of the Southeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan, described as: Beginning at the Southwest corner of Lot 18, Plat of SUNRISE ESTATES NO. 2, thence North 02 degrees 58 minutes 30 seconds West 207.87 feet; thence South 89 degrees 39 minutes 00 seconds West 181.00 feet; thence South 02 degrees 58 minutes 30 seconds East 240.98 feet; thence South 47 degrees 58 minutes 30 seconds East 56.08 feet; thence North 42 degrees 01 minutes 30 seconds East 14.52 feet; thence on a curve to the right 145.38 feet to the Point of Beginning, said curve having a radius of 185.10 feet and a chord of 141.67 feet bearing North 64 degrees 31 minutes 30 seconds East Meridian Township, Ingham County, Michigan.  
THE ABOVE DESCRIBED PARCEL 3 BEING MORE ACCURATELY DESCRIBED AS:  
That part of the Southeast 1/4 of Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, described as: Beginning at the Southwest corner of Lot 18, Plat of SUNRISE ESTATES NO. 2 recorded in Liber 33 of Plats, pages 1 and 2, Ingham County Records, said point being North 90 degrees 00 minutes 00 seconds East 962.34 feet and North 00 degrees 00 minutes 00 seconds East 495.90 feet from the South 1/4 corner of said Section 10; thence North 02 degrees 58 minutes 30 seconds West 207.87 feet; thence South 89 degrees 39 minutes 00 seconds West 181.00 feet; thence South 02 degrees 58 minutes 30 seconds East 240.98 feet; thence South 47 degrees 58 minutes 30 seconds East 56.08 feet; thence North 42 degrees 01 minutes 30 seconds East 14.52 feet; thence on a curve to the right 145.38 feet to the point of beginning, said curve having a radius of 185.10 feet and a chord of 141.67 feet bearing North 64 degrees 31 minutes 30 seconds East.

The property hereon described is the same as the property described in Chicago Title Insurance Company Title Commitment No. 330639353NTS Effective Date December 27, 2013.

## SURVEYOR'S CERTIFICATE:

TO: MICHIGAN PROPERTIES LLC, CHICAGO TITLE INSURANCE COMPANY AND REDWOOD COMMERCIAL MORTGAGE CORPORATION, and each of their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011 and contains Items 1, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 11(a) (as to utilities surface matters only) and 13 of Table A thereof. The fieldwork was completed on January 20, 2014.

Date of Plat or Map: February 3, 2014

Date: \_\_\_\_\_ Signed: Ronald L. Enger  
Michigan Licensed Professional Surveyor No. 28409

The location and size of sewers and related structures shown hereon, were obtained through field observation. Enger Surveying & Engineering is not responsible for information on any other sewers, drains or related structures not found and not shown hereon, that may cross, parallel, lie contiguous to or service this site.

Information on location, size etc., of all other underground utilities shown hereon, is plan information only, obtained from the utility company involved.

## SITE NOTES

Bearing orientation based on South line of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan.

Title Commitment No. 330639353NTS, provided by Chicago Title Insurance Company, effective December 27, 2013 was provided to us for this survey.

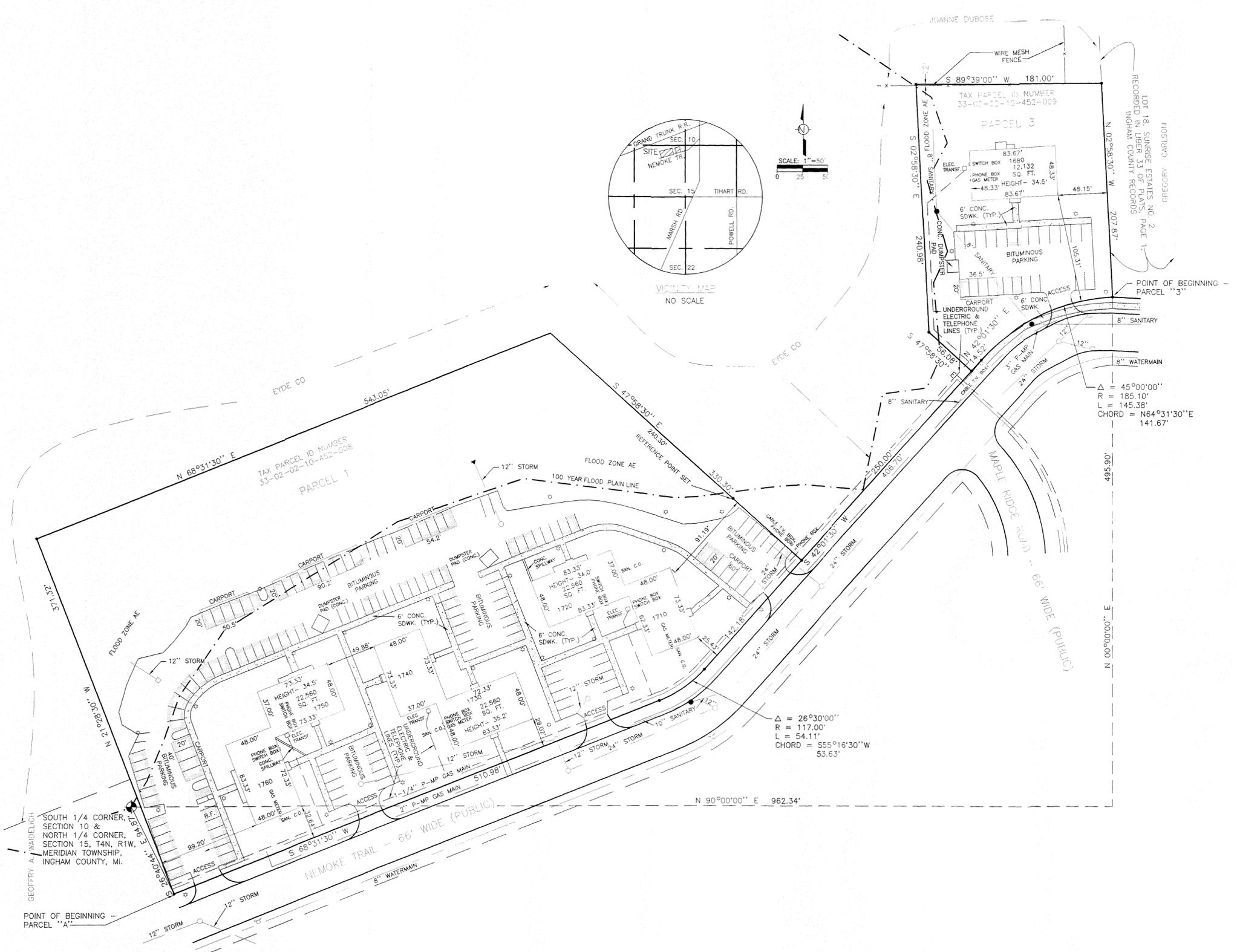
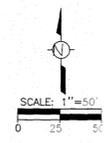
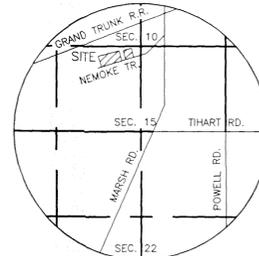
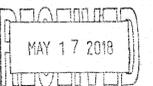
Buildings on subject property are not affected by the 100 year flood plain as shown on National Flood Insurance Program Map Number 26065C156D, Effective Date: August 16, 2011. This map is the current map for the community in which the property is located.

Subject Property falls under Meridian Township's 'RC- Multiple Family' zoning restrictions.

Building square footage is based on exterior building dimensions.

## LEGEND

- SANITARY SEWER/MANHOLE
- STORM SEWER/MANHOLE
- CATCHBASIN
- END SECTION
- WATERMAIN
- HYDRANT
- ELECTRIC LINE
- GAS MAIN
- LIGHT POST
- 1/2" STEEL ROD (UNLESS OTHERWISE NOTED)
- PAVED PARKING BOUNDARY
- CONCRETE WALKWAY
- 100 YEAR FLOODPLAIN LINE



DATE	REVISIONS

	ENGER SURVEYING & ENGINEERING 805 N. CEDAR PO BOX 87 MASON, MICHIGAN 48854-0087 517-676-6565 FAX 517-676-6675	SECTION 10 & 15 T4N, R1W MERIDIAN TOWNSHIP INGHAM COUNTY MICHIGAN	Job No: 33-2692 Drawn By: CYH Checked By: RLE	ALTA/ACSM LAND TITLE SURVEY--NEMOKE TRAILS 1765 NEMOKE TRAIL, HASLETT, MICHIGAN	SCALE: 1" = 50' SHEET 2 OF 2
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Wild Iris Ln

Nemoke Trl

Nemoke Ct

Marsh Rd

Maple Ridge Rd

Rolling Hills Dr

new\_road

Huntsville Dr

Montgomery Ct

N





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