



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
May 18, 2022 6:30 pm

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. Wednesday, April 20, 2022

4. COMMUNICATIONS
 - A. Jerry Fedewa RE: ZBA Case No. 22-04-20-2 (6099 E. Lake Dr.)

5. UNFINISHED BUSINESS
6. NEW BUSINESS

A. ZBA CASE NO. 22-05-18-1 (4660 S. Hagadorn Rd.), Johnson Sign Company, 2240 Lansing Ave., Jackson, MI 49202

DESCRIPTION: 4660 S. Hagadorn Road
TAX PARCEL: 20-301-003
ZONING DISTRICT: C-2 (Commercial)

The variance requested is to install two new wall signs that exceed the permitted square footage at 4660 S. Hagadorn Rd.

B. ZBA CASE NO. 22-05-18-2 (1830 W. Grand River), MAG OKF RE, LLC, 1830 W. Grand River Ave., Okemos, MI 48864

DESCRIPTION: 1830 W. Grand River Avenue
TAX PARCEL: 22-176-017
ZONING DISTRICT: C-3 (Commercial)

The variance requested is to install a wall sign greater than the permitted square footage at 1830 W. Grand River Ave.

7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

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, April 20TH, 2022
REGULAR TELEVISED MEETING**

PRESENT: Chair Mansour, Vice-Chair Field Foster, Members Deschaine, Koenig

ABSENT: None

STAFF: Assistant Planner Keith Chapman

1. CALL MEETING TO ORDER

Chair Mansour called the meeting to order at 6:32 p.m.

Chair Mansour Called the roll of the Board. All Present.

2. APPROVAL OF AGENDA

Member Deschaine moved to approve the agenda as presented. Seconded by Vice-Chair Field-Foster.

ROLE CALL TO VOTE:

YEAS: Members Koenig, Vice-Chair Field-Foster, Member Deschaine, Chair Mansour

NAYS: None

Motion carried: 4-0

3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

A. March 16, 2022 Meeting Minutes

Chair Mansour moved to approve the minutes from Wednesday, March 16, 2022 as presented. Seconded by Member Deschaine.

ROLE CALL TO VOTE:

YEAS: Members Koenig, Vice-Chair Field-Foster, Member Deschaine, Chair Mansour

NAYS: None

Motion carried: 4-0

4. COMMUNICATIONS

Communications have been provided to Zoning Board of Appeals Members in their packets.

5. UNFINISHED BUSINESS

ZBA CASE NO. 22-03-16-1 (2446 Jolly Road), E.W. Sparrow Hospital Association, 1215 East Michigan Avenue, Lansing, MI 48909

DESCRIPTION: 2446 Jolly Road
TAX PARCEL: 33-353-022
ZONING DISTRICT: PO (Professional Office)

The variances requested are to add additional wall signs that exceed the allowed square footage at 2446 Jolly Road.

Vice-Chair Field-Foster requested that she be recused from this case as she sits on the Sparrow Hospital Foundation Board and believes it would be a conflict of interest for her in this case.

Chair Mansour moved to recuse Vice-Chair Field-Foster from ZBA CASE NO. 22-03-16-1. Seconded by Treasurer Deschaine.

ROLE CALL TO VOTE:

YEAS: Members Koenig, Vice-Chair Field-Foster, Member Deschaine, Chair Mansour

NAYS: None

Motion carried: 4-0

6. UNFINISHED BUSINESS

A. ZBA CASE NO. 22-03-16-1 (2446 Jolly Road), E.W. Sparrow Hospital Association, 1215 East Michigan Avenue, Lansing, MI 48909

DESCRIPTION: 2446 Jolly Road
TAX PARCEL: 33-353-022
ZONING DISTRICT: PO (Professional Office)

The variances requested are to add additional wall signs that exceed the allowed square footage at 2446 Jolly Road.

Assistant Planner Chapman outlined the case for discussion.

Applicant's Representative Staci Bakkegard, 2446 Jolly Road, further outlined the case for discussion.

Member Deschaine stated the applicant has reduced the number of signs as requested and the new plan seems reasonable.

Member Koenig thanked the applicant for reducing the variances requested.

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.

Chair Mansour stated criteria one has been met.

Chair Mansour read review criteria two which states these special circumstances are not self-created.

Chair Mansour stated criteria two has been met.

Chair Mansour read review criteria three which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.

Chair Mansour stated criteria has been met.

Chair Mansour read review criteria four which states 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.

Chair Mansour stated Criteria four has been met.

Chair Mansour 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.

Chair Mansour stated criteria five has been met.

Chair Mansour 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.

Chair Mansour stated criteria six has been met.

Chair Mansour read review criteria seven which states the conditions pertaining to the land or structure are not as general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.

Chair Mansour stated criteria seven has been met.

Chair Mansour read review criteria eight which states granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter.

Chair Mansour stated criteria eight has been met.

Chair Mansour moved to approve ZBA CASE NO. 22-03-16-1 (2446 Jolly Road), E.W. Sparrow Hospital Association, 1215 East Michigan Avenue, Lansing, MI 48909. Seconded by Member Deschaine.

ROLE CALL TO VOTE:

YEAS: Members Koenig, Member Deschaine, Chair Mansour

NAYS: None

Motion carried: 3-0

7. NEW BUSINESS

A. ZBA CASE NO. 22-04-20-1 (6059 E. Lake Dr.), Jerry Fedewa Homes, 5570 Okemos Road, East Lansing, MI 48823

DESCRIPTION: 6059 E. Lake Drive

TAX PARCEL: 02-451-003

ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing Overlay

The variance requested is to construct a single-family home that does not meet the required front yard setback at 6059 E. Lake Drive.

Assistant Planner Chapman outlined the case for discussion.

Applicant Jerry Fedewa, 5570 Okemos Road, East Lansing, MI further outlined the case for discussion.

Chai Mansour asked if every new construction project in this area has a variance.

Assistant Planner Chapman replied yes new construction project in this area will have a variance.

Mr. Fedewa commented that to his knowledge every property on the lake side is out of compliance with the current setback.

Vice-Chair Field Foster asked if the home could be designed differently to fit within the space without granting a setback variance.

Mr. Fedewa stated he could maybe fit a 12 ft. wide trailer lengthwise on the property without a variance, meaning to build without a variance would not be practical.

Member Deschaine stated the applicant could ask for a smaller variance if they pushed the structure forward, and asked if there is room to move it closer to the lake.

Mr. Fedewa replied if he pushed the structure forward it would require a side yard variance.

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.

Chair Mansour stated criteria one has been met.

Chair Mansour read review criteria two which states these special circumstances are not self-created.

Chair Mansour stated criteria two has been met.

Chair Mansour read review criteria three which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.

Chair Mansour stated criteria three has been met.

Chair Mansour read review criteria four which states 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.

Chair Mansour stated Criteria four has been met.

Chair Mansour 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.

Chair Mansour stated criteria five has been met.

Chair Mansour 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.

Chair Mansour stated criteria six has been met.

Chair Mansour read review criteria seven which states the conditions pertaining to the land or structure are not as general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.

Chair Mansour stated criteria seven has been met.

Chair Mansour read review criteria eight which states granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter.

Chair Mansour stated criteria eight has been met.

Member Deschaine moved to approve ZBA CASE NO. 22-04-20-1 (6059 E. Lake Dr.), Jerry Fedewa Homes, 5570 Okemos Road, East Lansing, MI 48823 for the property at 6059 E. Lake Drive parcel ID 02-451-003. Seconded by Member Koenig.

ROLE CALL TO VOTE:

YEAS: Members Koenig, Vice-Chair Field Foster, Member Deschaine, Chair Mansour

NAYS: None

Motion carried: 4-0

B. ZBA CASE NO. 22-04-20-2 (6099 E. Lake Dr.), Jerry Fedewa Homes, 5570 Okemos Road, East Lansing, MI 48823

DESCRIPTION: 6099 E. Lake Drive

TAX PARCEL: 02-408-007

ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing Overlay

The variance requested is to construct a single-family home that does not meet the required front yard setback at 6099 E. Lake Drive.

Assistant Planner Chapman outlined the case for discussion.

Applicant Jerry Fedewa, 5570 Okemos Road, East Lansing, MI further outlined the case for discussion.

Roger Taylor, 6089 E. Lake Dr., Haslett, MI clarified the specifics of the proposed building.

Lloyd Morr, 6101 E. Lake Dr., Haslett, MI stated his concerns with the proposed building.

Bill Pierce, 6103 E. Lake Dr., Haslett, MI stated his concerns with the proposed building.

Luke Butler, 6097 E. Lake Dr., Haslett MI clarified the specifics of the proposed building.

Juanita Morr, 6101 E. Lake Dr., Haslett MI stated her concerns with the proposed building.

Member Deschaine moved to table ZBA CASE NO. 22-04-20-2 (6099 E. Lake Dr.), until the next meeting. Seconded by Member Koenig.

Mr. Morr stated his concerns regarding Mr. Fedewa's driveway.

Chair Mansour stated that overall it appears that Mr. Fedewa's neighbors wish to maintain an equal view of the lake from their homes, and that it would be best to let Mr. Fedewa come to back to the Zoning Board of Appeals with revised plans.

Member Koenig noted that he supports the motion to table this item so as to give the applicant time to come back with a new plan, and to give Mr. Fedewa time to work with his neighbors to come up with a plan that works best for everyone.

Chair Mansour stated that it is best for Mr. Fedewa and his neighbors to take this time to work out a proposal that works best for everyone.

ROLE CALL TO VOTE:

YEAS: Members Koenig, Vice-Chair Field Foster, Member Deschaine, Chair Mansour

NAYS: None

Motion carried: 4-0

C. ZBA CASE NO. 22-04-20-3 (4790 S. Hagadorn Rd.), Eyde Hannah Plaza, LLC, 300 S. Washington, Lansing, MI 48933

DESCRIPTION: 4790 South Hagadorn Road

TAX PARCEL: 20-152-007

ZONING DISTRICT: C-2 (Commercial)

The variance requested is to install a freestanding sign that exceeds the maximum permitted square footage at 4790 Hagadorn Road.

Assistant Planner Chapman outlined the case for discussion.

Applicant's representative, Mark Clouse, further outlined the case for discussion.

Member Koenig stated that he doesn't see much issue with this variance request, and appreciates the applicant has made the sign more conforming than it was before it was destroyed.

Treasurer Deschaine stated the proposed sign is much better than the old sign.

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.

Chair Mansour stated criteria one has been met.

Chair Mansour read review criteria two which states these special circumstances are not self-created.

Chair Mansour stated criteria two has been met.

Chair Mansour read review criteria three which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.

Chair Mansour stated criteria three has been met.

Chair Mansour read review criteria four which states 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.

Chair Mansour stated Criteria four has been met.

Chair Mansour 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.

Chair Mansour stated criteria five has been met.

Chair Mansour 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.

Chair Mansour stated criteria six has been met.

Chair Mansour read review criteria seven which states the conditions pertaining to the land or structure are not as general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.

Chair Mansour stated criteria seven has been met.

Chair Mansour read review criteria eight which states granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter.

Chair Mansour stated criteria eight has been met.

Vice-Chair Field-Foster moved to approve the variance in ZBA CASE NO. 22-04-20-3 (4790 S. Hagadorn Rd. to grant the variance of 72.5 Square feet. Seconded by Member Deschaine.

D. ZBA CASE NO. 22-04-20-4 (2755 E. Grand River), SH G2755 LLC, 5030 Northwind Drive, Ste. 120, East Lansing, MI 48823

DESCRIPTION: 2755 E. Grand River
TAX PARCEL: 20-127-001
ZONING DISTRICT: C-2 (Commercial)

The variance requested is to install a wall sign on a façade not permitted by Ordinance located at 2755 East Grand River Avenue.

Assistant Planner Chapman outlined the case for discussion.

Applicant's Representative Mike Arens further outlined the case for discussion.

Chair Mansour asked staff if the coming "Sign Ordinance" would allow for this request without variance.

Assistant Planner Chapman stated there will be allowances for similar circumstances however the Ordinance is not in effect yet.

Chair Mansour stated she sees no problem with this case meeting the criteria.

Member Koenig stated he also doesn't see much issue with the case, other than at criteria four as he doesn't believe following the Ordinance would stop the owner from using the property for a permitted purpose.

Member Koenig asked if the monument sign is necessary.

Mr. Arens replied it's necessary for east bound traffic.

Vice-Chair Field-Foster stated on criteria four, the township asked the applicant to have parking in the back of the building which created the current scenario. She further stated if the variance is not granted it would not allow the applicant to use the property for its permitted purpose.

Member Deschaine stated a very similar variance was required for the Marathon gas station on the corner of Haslett Rd. and Okemos Rd.

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.

Chair Mansour stated criteria one has been met.

Chair Mansour read review criteria two which states these special circumstances are not self-created.

Chair Mansour stated criteria two has been met.

Chair Mansour read review criteria three which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.

Chair Mansour stated criteria three has been met.

Chair Mansour read review criteria four which states 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.

Chair Mansour stated Criteria four has been met.

Chair Mansour 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.

Chair Mansour stated criteria five has been met.

Chair Mansour 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.

Chair Mansour stated criteria six has been met.

Chair Mansour read review criteria seven which states the conditions pertaining to the land or structure are not as general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.

Chair Mansour stated criteria seven has been met.

Chair Mansour read review criteria eight which states granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter.

Chair Mansour stated criteria eight has been met.

Member Deschaine moved to approve the zoning variance requested in ZBA CASE NO. 22-04-20-4 (2755 E. Grand River), SH G2755 LLC, 5030 Northwind Drive, Ste. 120, in Meridian Township. Seconded by Vice-Chair Field-Foster.

ROLE CALL TO VOTE:

YEAS: Members Koenig, Vice-Chair Field Foster, Member Deschaine, Chair Mansour

NAYS: None

Motion carried: 4-0

8. PUBLIC REMARKS

Chair Mansour opened the floor for public remarks at 8:33 pm

NONE

Chair Mansour closed public remarks at 8:33 pm

9. MEMBER COMMENTS

Vice-Chair Field-Foster

- Thanked Chair Mansour for how she handled the meeting tonight

Member Deschaine

- Thanked Chair Mansour for encouraging the neighbors to work things out amongst themselves in ZBA CASE NO. 22-04-20-2

10. ADJOURNMENT

Member Deschaine moved to Adjourn.

Chair Mansour Adjourned the meeting at 8:34 pm.

May 9,2022

Keith Chapman

Planning Department

Meridian Township

Hello Keith Chapman,

We hereby request the withdrawal of our request for a variance (ZBA case 22-04-20-2) at 6099 E. Lake Dr., Haslett. Do to the newly passed ordinance 2022-04. We find that we no longer need a variance. Please call or email if you have questions.

Thanks,

Jerry

A handwritten signature in black ink, appearing to read "Gerald Fedewa". The signature is written in a cursive style with a large, sweeping initial "G".

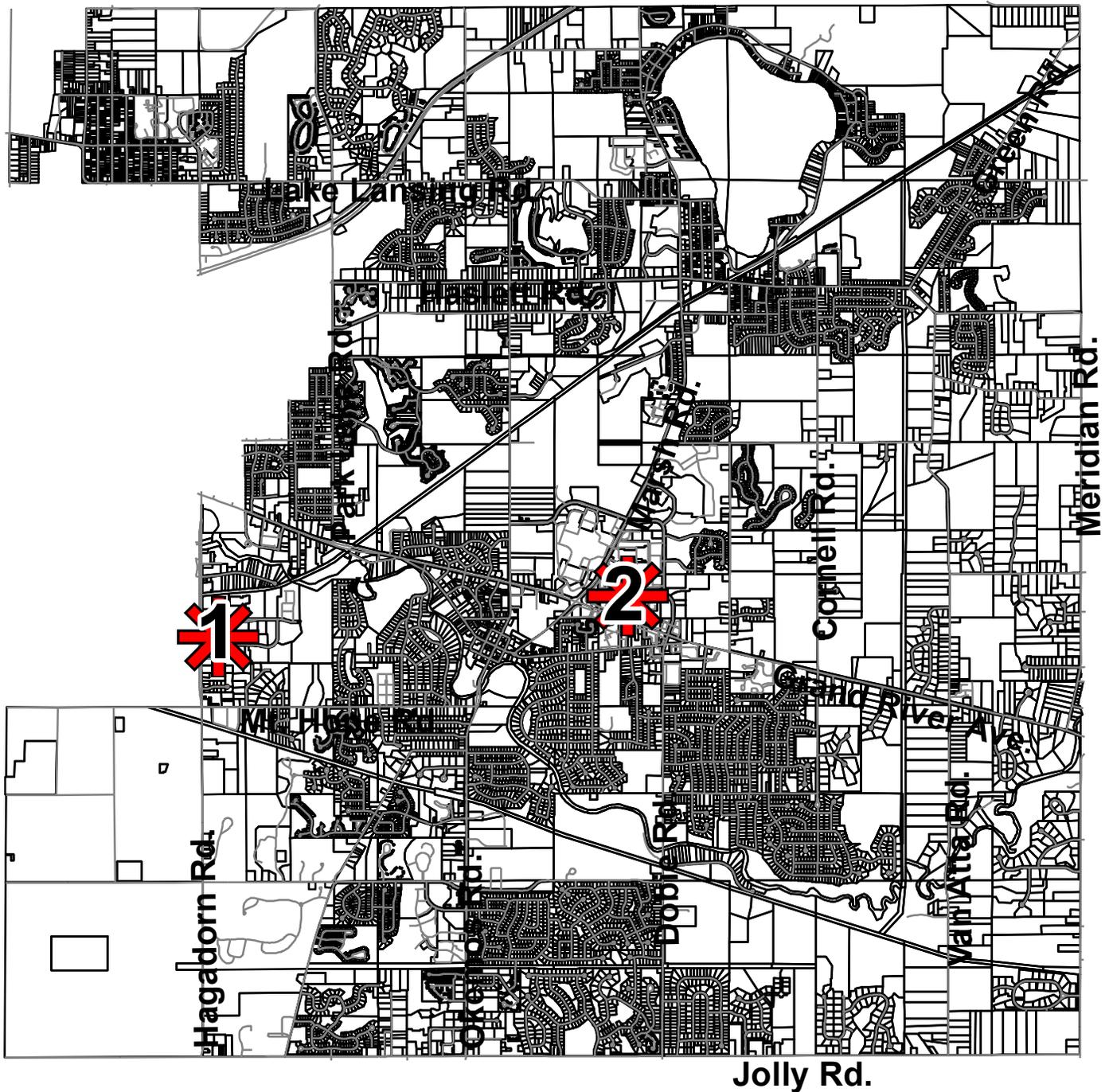
04-09-22

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.

Meridian Township



Location Map

1. ZBA #22-05-18-1 (4660 S. Hagadorn Rd.)
2. ZBA #22-05-18-2 (1830 Grand River Ave.)





To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: May 10, 2022
Re: ZBA Case No. 22-05-18-1 (4660 S. Hagadorn)

ZBA CASE NO.: 22-05-18-1 Johnson Sign Company, 2240 Lansing Ave., Jackson, MI 49202

DESCRIPTION: 4660 S. Hagadorn Road
TAX PARCEL: 20-301-003
ZONING DISTRICT: C-2 (Commercial District)

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

- Section 86-687(3)a., which states one wall sign shall be permitted and may be located flat against the building's front façade or parallel to the front façade 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 façade and no wall sign shall be located on a rear façade.
- Section 86-687(3)d., which states where several tenants use a common entrance in a multi-tenant structure, a wall sign shall be permitted up to a size equivalent to one square foot for each one lineal foot of building frontage.

In 1995, the Township issued a building permit for the installation of two wall signs ("Eyde" text and a logo) totaling 93 square feet and installed on the building's west elevation facing Hagadorn Road. At the time, the sign regulations permitted an unlimited number of wall signs on the building's front facade, provided the total area of all wall signs did not exceed ten percent of the building face. However, since then the code has been revised to allow only one wall sign on the building's front elevation. Treating the "Eyde" text and logo as a single sign, it would measure 185 square feet in area.

In 2009, the applicant applied for and received a variance for an additional wall sign (ZBA Case #09-02-25-1) which allowed Wells Fargo to add a 65 square foot sign near the top of the main structure. This sign was removed and is no longer a part of the overall number and square footage granted to the site. In 2015, a variance was granted to allow a 65 square foot wall sign for MSU Health Team to be located on the building's west elevation (ZBA Case #15-01-12-1).

The building's west elevation contains 155.5 lineal feet of frontage, and the Township sign regulations would permit a single wall sign containing a maximum of 155.5 square feet in area. However, because the building contains frontage on more than one public street, the building would be permitted a second wall sign, on a separate building elevation. Therefore, the sign regulations allow the applicant



ZBA Case No. 22-05-18-1 (4660 S. Hagadorn)
Zoning Board of Appeals (May 18, 2022)
Page 2

to install a single wall sign on the building’s west elevation, up to 155.5 square feet, and a second wall sign on a separate building elevation, up to 155.5 square feet.

The first variance the applicant is requesting is to install a third wall sign on the building’s west elevation, which currently contains two wall signs, measuring 158 square feet. Combined, the existing wall signs and proposed wall sign contain a total of 303.8 square feet of sign area. The following chart outlines the variance requests:

	Number of Wall Signs (West Side)	Number of Wall Signs (West Side)	Size of all Wall Signs (West Side)
Permitted	1 sign	1 sign	155.5 sq. ft.
Existing	2 signs	2 signs	158.0 sq. ft.
Proposed	2 sign	2 sign	210.8 sq. ft.
Total	3 signs	3 signs	303.8 sq. ft.

The second variance has to do with the total size of the wall signs on the west elevation. Based on Section 86-687(3)d, a maximum of 155.5 square feet of sign area is allowed in the west elevation. The applicant is requesting a total of 303.8 square feet of wall signs on the west facade of the building with the addition of the two new signs.

Attachments

1. Variance application and materials dated April 18, 2022 and received by the Township on April 18, 2022.
2. Zoning map.

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

VARIANCE APPLICATION

A. Applicant Johnson Sign Co.
Address of Applicant 2240 Lansing Ave, Jackson, MI 49202

Telephone (Work) (517) 784 - 3720 Telephone (Home) _____
Fax (517) 784 - 1556 Email address: jess@johnsonsign.com

Interest in property (circle one): Owner Tenant Option Other Contractor

B. Site address/location 4660 S Hagadorn, East Lansing, MI 48820 Zoning district _____
C-2 Parcel number 33-02-02-20-301-003

- 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) § 86-687 (3)

- 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)



Signature of Applicant

Jim Johnson

Print Name

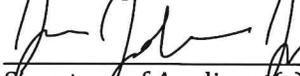
4-18-22

Date

Fee: \$1300

Received by/Date:  4/18/22

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.)



Signature of Applicant(s)

4-18-22

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.

The unique circumstances that are peculiar to this building is the size and setback of the building. This building is a 6 story facility that has many tenants. It's important for the safety of the patients trying to visit this MSU Health Team facility to be able to safely and timely locate this building. This building setbacks over 300' from Hagadorn Rd and it sits behind the neighboring building to the north of it. With these unique circumstances, we feel it necessary to have the proposed signs at the size requested.

2. These special circumstances are not self-created.

We do not feel that the unique and special circumstances explained above are self-created.

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

Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties. It would hurt the patients of MSU Health Team who are trying to locate this facility and the pharmacy to get their medication.

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.

We believe the practical difficulties would unreasonably hurt not just the owner, but more importantly the patients of MSU Health Team. We believe this would add to the stress and confusion of their patients trying to locate their pharmacy in a safe manor.

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.

We believe that granting this variance is the minimum action that will make possible the use of this Health Care and pharmacy in a manner that is not contrary to the public interest and carries out the spirit of this zoning ordinance and public safety.

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

The granting of this 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.

We believe the conditions pertaining to this land and structure are not so general or recurrent in nature due the unique size and setback of this building.

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

The granting of this variance will be consistent with the public interest and the purposes and intent of this chapter. It will help carry out the safety of the public who use this pharmacy and health care facility.



171 sq. ft.

- (1) SET OF INTERNALLY ILLUMINATED CHANNEL LETTERS/ FACE LI/DIRECT MOUNT
- (1) LOGO W/ FACE LIT / HALO LIT

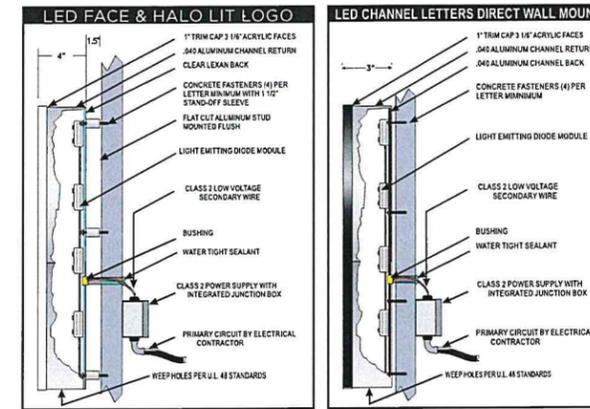


- (1) SET OF INTERNALLY ILLUMINATED CHANNEL LETTERS/ FACE LIT /DIRECT MOUNT

39.8 sq. ft.

PMS GREEN 567C

WHITE ACRYLIC FACES/TRIM CAP
WHITE RETURNS



www.johnsonsign.com

Corporate Office - Jackson
2240 Lansing Ave. Jackson, MI 49202

Douglas Sign - Lansing
A Division of Johnson Sign
1800 S. Cedar St. Lansing, MI 48910

Huron Sign - Ypsilanti
A Division of Johnson Sign
663 S. Mansfield St. Ypsilanti, MI 48197

JOB NAME:
MSU HEALTH CARE

LOCATION:
4660 HAGADON

LANSING MH

ACCOUNT REP: JIM

DESIGNER: LE

REVISION: _____

Existing Eyde Sign and Icon : 93 sq ft

PROPOSED RENDERING



NIGHT VIEW



THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

JOHNSON SIGN CO DOES NOT PROVIDE PRIMARY ELECTRIC TO SIGN LOCATION RESPONSIBILITY OF OTHERS

CUSTOMER APPROVAL: _____

DATE: _____



INTERNATIONAL SIGN ASSOCIATION

NOTES:
FABRICATE & INSTALL
(2) WALL SIGNS

FILE NAME:
MSU-WL-031022-P

SCALE:
3/16"=1'

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SITE PLAN - MSU HEALTH CARE - 4660 S HAGADORN RD, EAST LANSING, MI
160' OF BUILDING FRONTAGE

MSU HEALTH CARE
WALL SIGN LOCATION

PHARMACY WALL SIGN LOCATION



www.johnsonsign.com

Corporate Office - Jackson
2240 Lansing Ave. Jackson, MI 49202

Douglas Sign - Lansing
A Division of Johnson Sign
1800 S. Cedar St. Lansing, MI 48910

Huron Sign - Ypsilanti
A Division of Johnson Sign
663 S. Mansfield St. Ypsilanti, MI 48197

JOB NAME:
MSU HEALTH CARE

LOCATION:
4660 HAGADORN
LANSING MI

ACCOUNT REP: JIM

DESIGNER: LE

REVISION:

NOTES:
FABRICATE & INSTALL
(2) WALL SIGNS

FILE NAME:
site plan

SCALE:
3/16=1'

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CUSTOMER APPROVAL: _____

DATE: _____



C-2

RP

Hannah Blvd

S Hagadorn Rd

Esoteric Way

C-2*

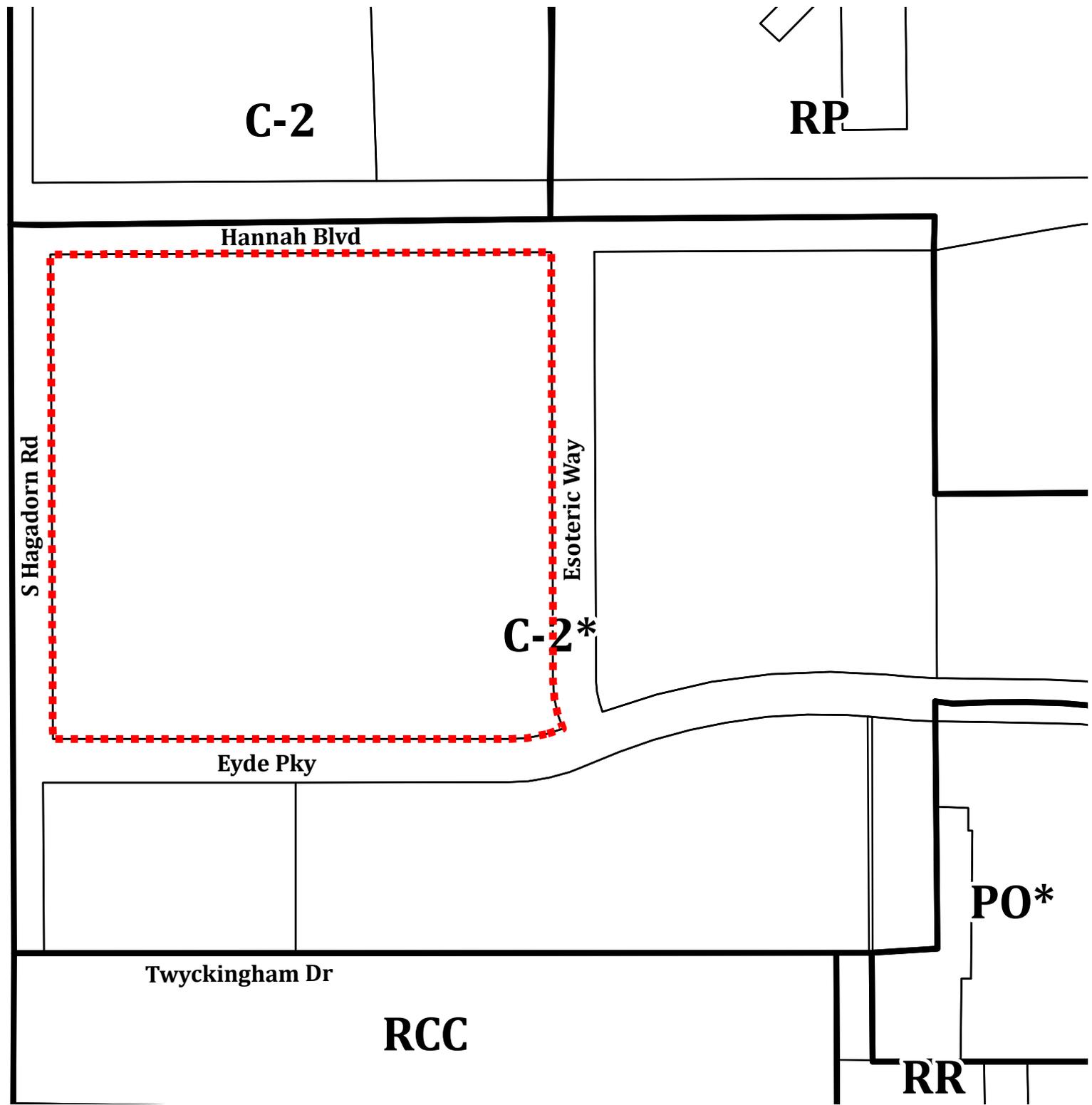
Eyde Pky

PO*

Twyckingham Dr

RCC

RR





To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: May 11, 2022
Re: ZBA Case No. 22-05-18-2 (1830 W. Grand River)

ZBA CASE NO.: 22-05-18-2 (1830 W. Grand River), MAG OKF RE LLC, 1830 W. Grand River Ave., Okemos, MI 48864
LOCATION: 1830 W. Grand River
PARCEL ID: 22-176-017
ZONING DISTRICT: C-3 (Commercial)

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

- Section 86-687(3)(a), Wall signs. 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 to install a wall sign at 1830 W. Grand River Avenue. The approximate 7.14-acre subject property is zoned C-3 (Commercial). The applicant is proposing to add a new wall sign for Morrie's Okemos Ford dealership.

A variance was granted by the Zoning Board of Appeals in 1998 to allow three wall signs on the front façade: "Ford" oval sign in the center and two "Campus" signs, one on the east and one on the west end of the building, under ZBA Case #98-11-18-1. In 2005, sign permits were approved by the Township to replace the two "Campus" signs with two "Courtesy" signs in the same locations (PB #05-0145 and PB #05-0147). In 2015, a variance was approved to allow for a 44.9 square foot "Courtesy" sign and a 28 square foot and 35.76 square foot "Ford" oval sign on the south façade. In 2019, a sign permit was approved that replaced the "Courtesy" sign on the south elevation with 31.69 square foot "Merrill" sign in the same location (PB#19-0691). In addition to the variances for the signs on the south façade, there are variances for signs on the west façade.

The applicant is proposing to replace the "Merrill" sign with a sign that reads "Morrie's Okemos". The proposed sign is 65.65 square feet which is larger than the approved 44.9 square foot variance. A variance of 20.75 square feet is requested.

If approved, staff recommends a condition that "ZBA Case No. 22-05-18-2 is the controlling variance approval for signs located on the south façade of the building located at 1830 W. Grand River Ave." to eliminate future confusion.



ZBA Case No. 22-05-18-2 (1830 W. Grand River)
Zoning Board of Appeals (May 18, 2022)
Page 2

Attachments

1. Variance application and materials dated April 7, 2022 and received by the Township on April 7, 2022.
2. Zoning map.

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

VARIANCE APPLICATION

- A. Applicant MAG OKF BE, LLC Address of Applicant
1830 W. Grand River Rd., Okemos, MI 48864
Telephone (Work) _____
952-797-1373 Telephone (Home) 763-203-5928 Fax _____ Email _____
address: phillip.branson@morris.com Interest in property (circle one): Owner
Tenant Option Other
- B. Site address/location 1830 W Grand River Ave Zoning district
C-3 Parcel number 33-02-02-22-176-017
- 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) § 86-687 (3)

- 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)


Signature of Applicant

Phillip Branson
Print Name

4/7/22
Date

Fee: \$300.00

Received by/Date: Phillip 4/7/22

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.)**

 _____ 4/7/22
Signature of Applicant(s) Date

Signature of Applicant(s) Date

Variance Application Review Criteria

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.

Morrie's proposes to install a sign with 26" letters that reads "Morrie's Okemos." The city designation on our sign is a requirement by Ford. The previous owner had a sign with 26" letters that simply read "Merrill." By adding the City's name on the building, we are now exceeding the Township's criteria by 26.4 sf.

2. These special circumstances are not self-created.

It will be impossible to have the town's name on the building if we are not granted the variance.

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

We would not be able to identify the town on the building, which is a requirement by Ford.

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 inclusion of "Okemos" is a contractual requirement with Ford.

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.

Granting the variance is the minimum action that will help make possible the use of this building in a manner that is not contrary to public interest. It would carry out the spirit of this zoning ordinance because this sign meets the size requirements of the ordinance. It would secure public safety because it would help those traveling on W. Grand River Avenue identify the business.

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

The inclusion of the City's name will not adversely affect adjacent land and surrounding property.

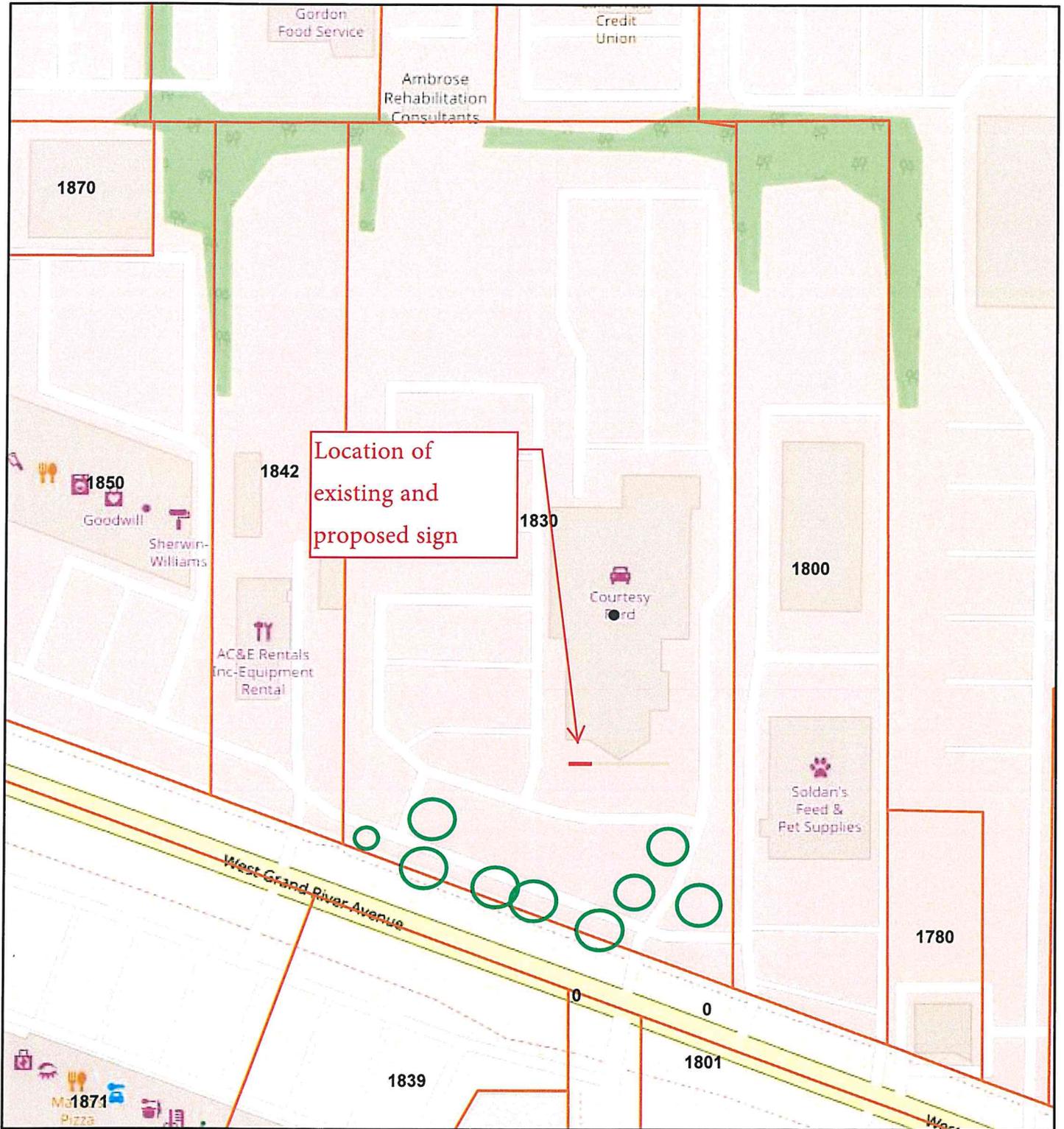
7. The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.

Other businesses are not subject to the requirements by Ford (26" letters, City designation requirements)

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

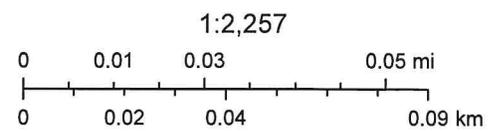
Because the variance is related to the inclusion of the City's name, we believe we are consistent with public interest.

1830 W Grand River



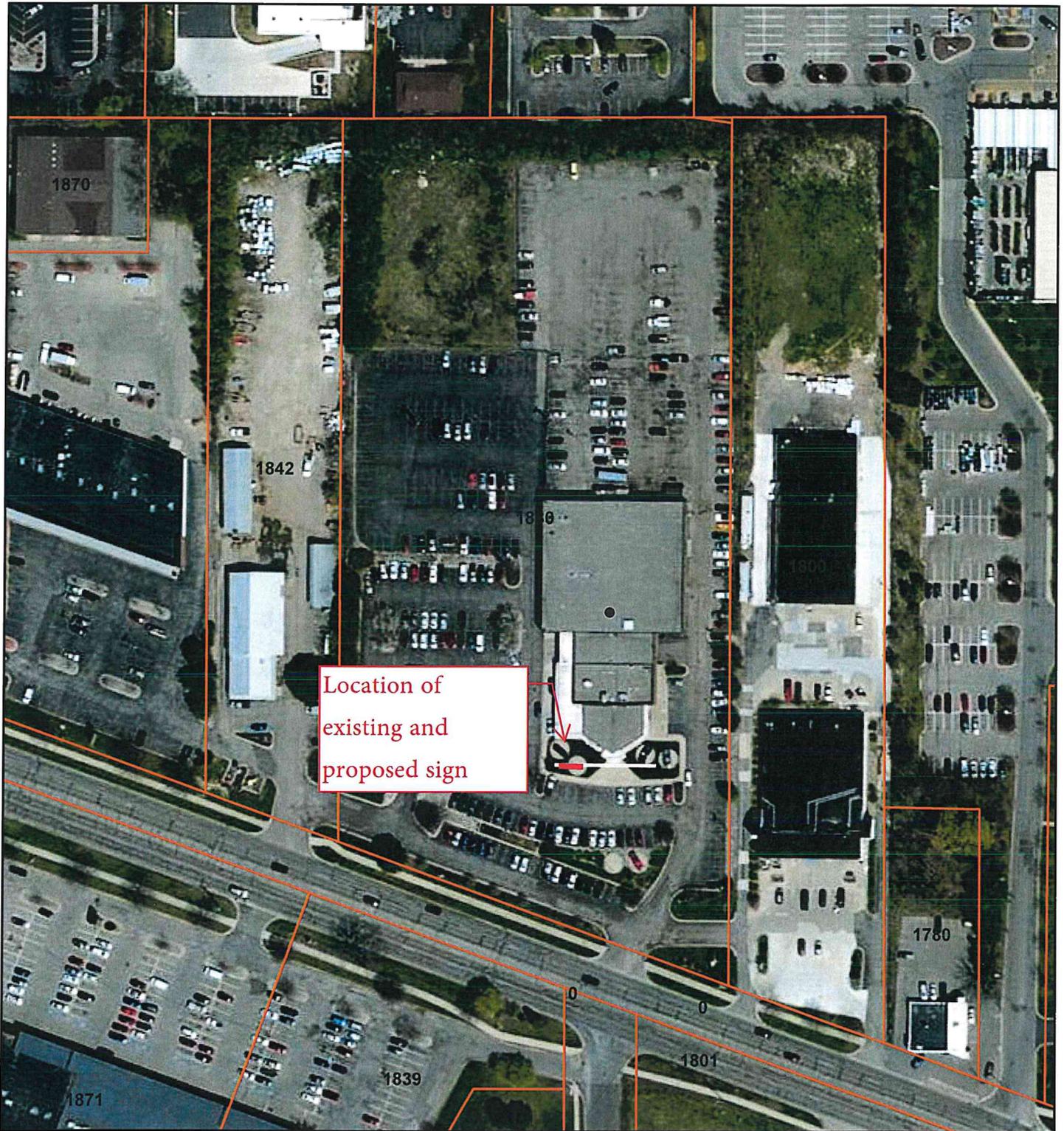
4/12/2022, 07:59:35

-  Township Boundary
-  Trees
-  Parcels



© OpenStreetMap (and) contributors, CC-BY-SA

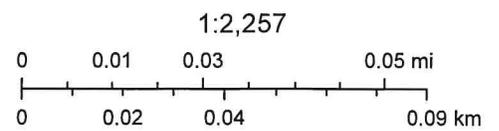
1830 W Grand River



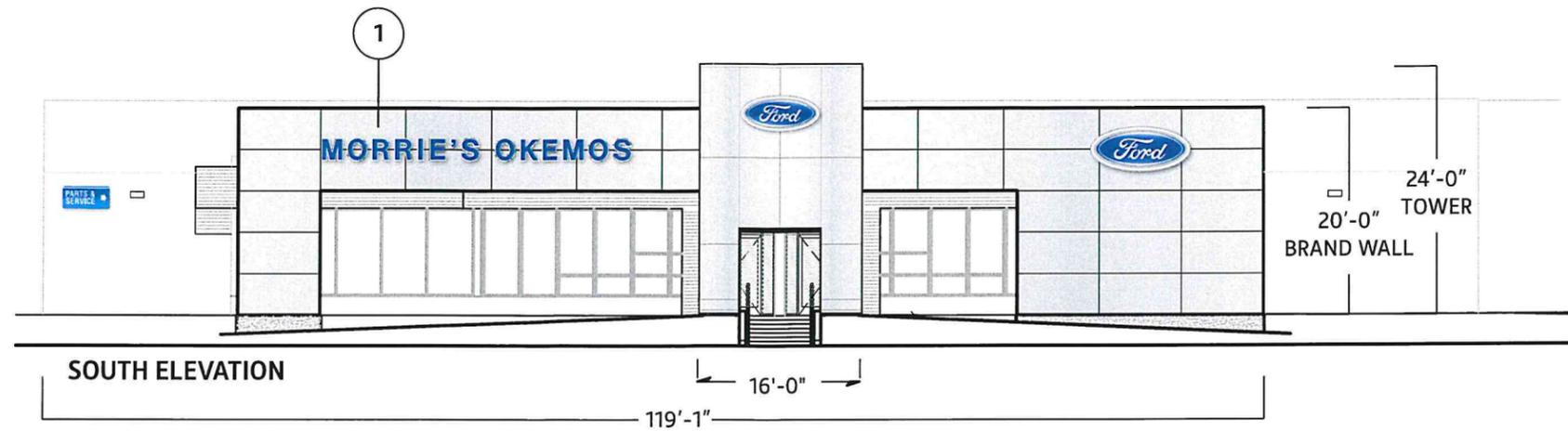
Location of existing and proposed sign

4/12/2022, 08:01:29

-  Township Boundary
-  Parcels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



1

30'-3 5/8"

26"
MORRIE'S OKEMOS

F 26 in Blue Letters
CUSTOM CONDENSED SPACING

Dealer Code #:	F48101	Dealership Name:	Morrie's Okemos Ford	File Name:	Morries Okemos Ford F48101_ELEV_Rev1	Approved by: Name _____			
		City, State:	Okemos, MI	Scale:	Elevations: 1/16"=1' (11x17 paper) Signs: 1/4"=1'	Date _____			
		Date:	11/12/21	Drawn by:	M. Folden	Rev 1: 12/17/21 MF Rev 2: _____	Rev 3: _____	Rev 4: _____	Sheet No. 1



2240 Lansing Ave. Jackson, MI 49202
 1800 S. Cedar St. Lansing, MI 48910
 663 S. Mansfield St. Ypsilanti, MI 48197
 517-784-3720/www.johnsonsign.com

JOB NAME:
 Morries Okemos Ford

LOCATION:
 1830 W Grand River Ave,
 Okemos, MI 48864

ACCOUNT REP: _____

DESIGNER: _____

REVISION: _____

NOTES:
 Building Visibility from
 Eastbound lane of
 West Grand River Ave

FILE NAME: _____

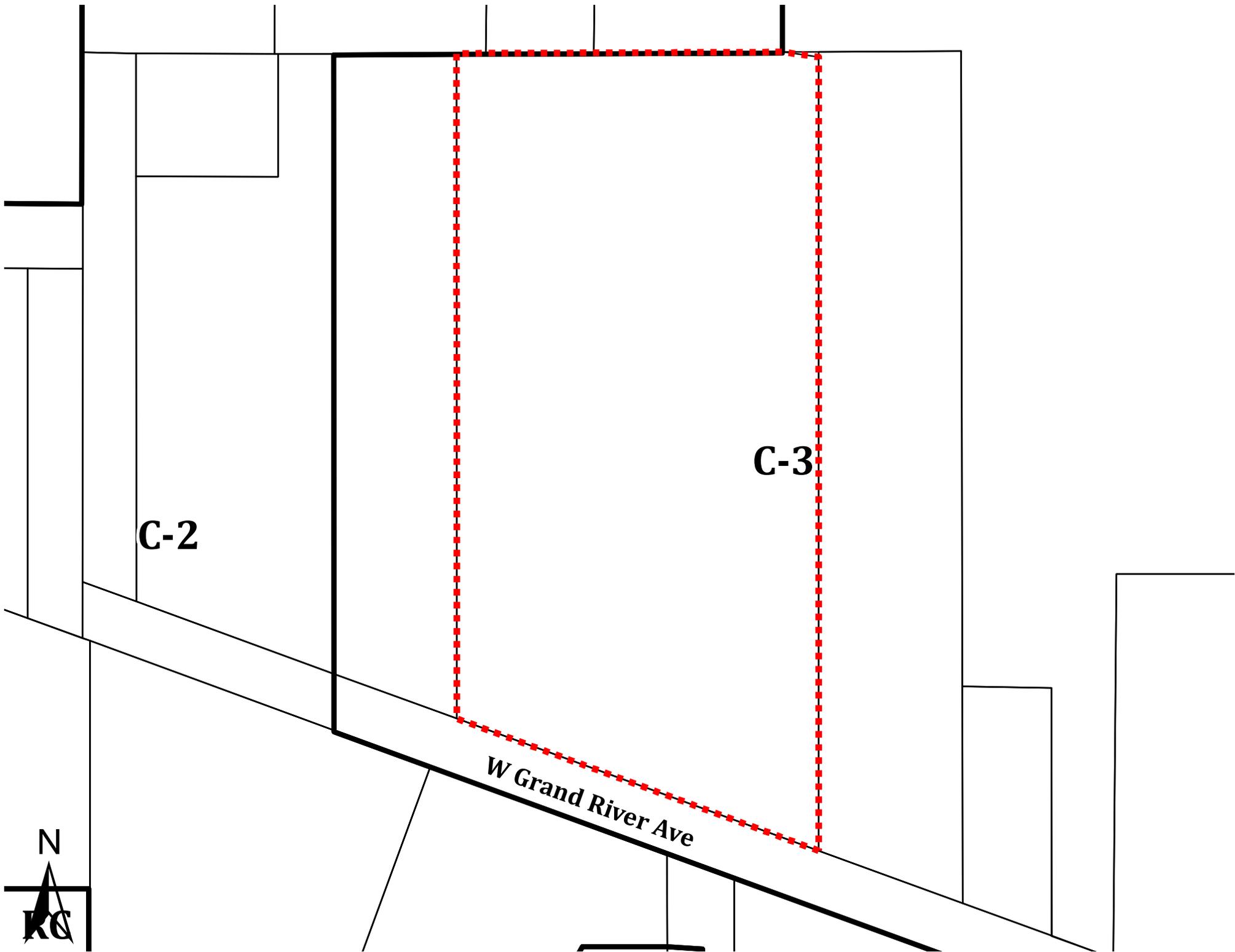
SCALE: _____

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C-2

C-3

W Grand River Ave

