



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS SPECIAL MEETING
September 18, 2019 6:30 pm

1. CALL MEETING TO ORDER*
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. Wednesday, July 24, 2019
4. COMMUNICATIONS
5. UNFINISHED BUSINESS
6. NEW BUSINESS

A. ZBA CASE NO. 19-09-18-1 (Peterson), 2705 Linden Street, East Lansing, MI, 48823

LOCATION: 2705 Linden Street
PARCEL ID: 17-253-002
ZONING DISTRICT: RA (Single Family-Medium Density)

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

- Section 86-373(e)(5)(a), Minimum yard dimensions. Front yards. In accordance with the setback requirements of Section 86-367 for the type of street upon which the lot fronts.
- Section 86-373(e)(5)(b), Minimum yard dimensions. Side yards: 10 feet.

The variance requests are to construct an attached garage that would project 2.7 feet into the side yard setback and 2.3 feet into the front yard setback at 2705 Linden Street.

B. ZBA CASE NO. 19-09-18-4 (Frankovich), 6814 Kingdon Avenue, Holt, MI, 48842

DESCRIPTION: 2552 Bruin Drive
TAX PARCEL: 17-228-004
ZONING DISTRICT: RA (Single Family-Medium Density)

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

- Section 86-564(b)(2), Unenclosed porches. Roofed or unroofed porches may project into a required side or rear yard a distance not to exceed eight feet, provided: the porch shall not be closer than eight feet at any point to any side or rear lot line.

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:
Assistant Planner Justin Quagliata, 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



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- Section 86-564(e), Fire escapes, outside stairways, and balconies. Fire escapes, outside stairways, and balconies, if of open construction, may project into the yard up to a maximum of five feet.

The variance requests are to construct a deck and outdoor stairway which would encroach into the required setback from the side lot line at 2552 Bruin Drive.

C. ZBA CASE NO. 19-09-18-3 (Woodward Way LP), 500 S. Front Street, Columbus, OH, 43215

DESCRIPTION: East of Sirhal Drive, west of Greycliff Drive
TAX PARCEL: 17-377-031
ZONING DISTRICT: RC (Multiple Family)

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

- Section 86-376(g)(7)(iii), Other yard dimensions. No single building or connected building may exceed 200 feet in any one dimension. All buildings shall be so arranged as to permit emergency vehicle access, by some practical means, to all sides.
- Section 86-376(g)(9)(e), Parking requirements. Every multiple-family structure shall provide motor vehicle parking facilities which shall provide a minimum of 200 square feet in area for each vehicle parking space, each space shall be definitely designated and reserved for parking purposes, and each space shall be accessible separately from a drive.

The variance requests are to exceed the maximum building dimension by 37 feet in length for two buildings and construct 98 residential parking spaces 20 square feet less than the required size on a currently undeveloped parcel identified by Parcel Number 17-377-031.

D. ZBA CASE NO. 19-09-18-2 (Engel), 2045 Woodland Street, Springfield, MO, 65807

DESCRIPTION: 2703 Grand River Avenue
TAX PARCEL: 20-203-012
ZONING DISTRICT: C-2 (Commercial)

Applicant requested to reschedule.

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:
Assistant Planner Justin Quagliata, 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



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7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT
11. POSTSCRIPT – Canceled until further notice

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:
Assistant Planner Justin Quagliata, 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, JULY 24, 2019 6:30 PM
TOWN HALL ROOM**

PRESENT: Chair Beauchine, Members, Mansour, Field-Foster, Schafer, Wisinski
ABSENT: Member Lane
STAFF: Director of Community Planning and Development Mark Kieselbach, Assistant
Planner Justin Quagliata

1. CALL MEETING TO ORDER

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

2. APPROVAL OF AGENDA

MEMBER FIELD-FOSTER MOVED TO APPROVE THE AGENDA AS WRITTEN.

SECONDED BY MEMBER WISINSKI.

VOICE VOTE: Motion carried unanimously.

3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

Wednesday, June 26, 2019.

MEMBER SCHAFFER MOVED TO APPROVE THE MINUTES FROM WEDNESDAY, JUNE 26, 2019.

SECONDED BY MEMBER MANSOUR.

VOICE VOTE: Motion carried unanimously.

4. COMMUNICATIONS

None.

5. UNFINISHED BUSINESS

None.

6. NEW BUSINESS

A. ZBA CASE NO. 19-06-26-1 (Carstensen), 10157 Bunker Hwy., Eaton Rapids, MI 48827

LOCATION: 2545 Bruin Drive
PARCEL ID: 17-228-008
ZONING DISTRICT: RA (Single Family-Medium Density)

The applicant is requesting the Zoning Board of Appeals (ZBA) to rehear a previously denied variance in accordance with the following section of the Code of Ordinances:

- Section 86-225 – No application for a variance, which has been denied wholly or in part by the Zoning Board of Appeals, shall be resubmitted until the expiration of one year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed circumstances found by the Zoning Board of Appeals to be sufficient to justify consideration.

If the ZBA decides to rehear the case the request is for a variance from the following section of the Code of Ordinances:

- Section 86-618(1), Nonconforming structures. Nonconforming single-family structures may be altered, expanded, or modernized without prior approval of the Zoning Board of Appeals; provided, that such structural alteration or extension shall not increase the extent of the nonconformity and shall satisfy all other applicable site development regulations.

The variance request is to expand a nonconforming single family structure by constructing a deck that would encroach into the required rear yard setback at 2545 Bruin Drive.

Assistant Planner Quagliata outlined the previous variance request from June 26, 2019 and stated the Zoning Board of Appeals (ZBA) would need to approve rehearing the case.

Chair Beauchine asked the applicant or the applicant's representative if they would like to address the ZBA.

Clayton Carstensen, 10157 Bunker Highway, Eaton Rapids, the applicant, stated changes to the design included reducing the size of the lower deck and the stairs were relocated to increase the setback from the rear lot line from three feet to eight feet.

Kevin Jager, 2545 Bruin Drive, East Lansing, the property owner, stated the landing from the upper deck was also eight feet from the rear lot line.

Chair Beauchine opened the floor for public remarks.

Christine Tenaglia, 2551 Bruin Drive, East Lansing, stated the revised design did not infringe on neighbors' views of the lake.

Chair Beauchine asked the ZBA members if there had been enough adjustments to the previous request to rehear the case.

Member Mansour stated she was not opposed to rehearing the case.

Member Field-Foster stated the ZBA should rehear the case due to changes made to the design and a letter from the homeowners association in support of the proposed project.

MEMBER FIELD-FOSTER MOVED TO REHEAR ZBA CASE NO. 19-06-26-1.

SECONDED BY MEMBER MANSOUR.

VOICE VOTE: Motion carried unanimously.

Assistant Planner Quagliata outlined the case for discussion and explained changes that had been made to the decks. The lower deck was reduced 40 square feet in size and the upper deck remained the same size. He stated the applicant submitted two site plans, one showing the proposed decks with dimensions and one showing the proposed decks without dimensions. The dimensions labeled on the plan do not match the scaled drawing. He stated if the ZBA chose to approve the request a condition be included requiring a revised site plan drawn to scale be submitted with the building permit for the deck.

Chair Beauchine asked if the applicant had anything to add.

Mr. Carstensen stated the dimension of 13 feet on the plan was an error and the correct dimension was 12 feet.

Chair Beauchine opened the floor for public remarks.

Ms. Tenaglia stated the rear lot line of the subject property abutted Bear Lake subdivision common area. The deck would not encroach on adjacent properties.

Chair Beauchine closed the floor for public remarks.

Member Shafer asked staff if there were any communications received from neighbors for the revised request.

Assistant Planner Quagliata stated there had been no new communications received.

Ms. Tenaglia stated the neighbor's concerns had been addressed at a homeowners association meeting.

Chair Beauchine stated a communication had been received from the Bear Lake Homeowners Association dated July 18, 2019 stating the association supported the proposed project.

Chair Beauchine stated the previous proposal had the lower deck projecting close to the rear lot line. The removal of 40 square feet and relocating the stairs increased the setback from the rear lot line. He stated he supported approval of the request with the condition the applicant provide a revised site plan drawn to scale upon submission of a building permit.

Member Field-Foster stated the applicant had met review criteria five from Section 86-221 of the Code of Ordinances 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 noted with the adjustments to the lower deck and the stairs this criteria had been met.

MEMBER SHAFER MOVED TO APPROVE THE VARIANCE REQUEST WITH THE CONDITION THE APPLICANT SUBMIT A REVISED SITE PLAN DRAWN TO SCALE AT THE TIME OF THE BUILDING PERMIT FOR THE DECKS.

SECONDED BY MEMBER FIELD-FOSTER.

ROLL CALL TO VOTE: YES: Members Shafer, Wisinski, Chair Beauchine, Members Field-Foster, Mansour.

NO:
Motion carried unanimously.

7. OTHER BUSINESS

None.

8. PUBLIC REMARKS

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

9. BOARD MEMBER COMMENTS

Assistant Planner Quagliata informed the Board the August 14, 2019 regular meeting had been canceled.

10. ADJOURNMENT

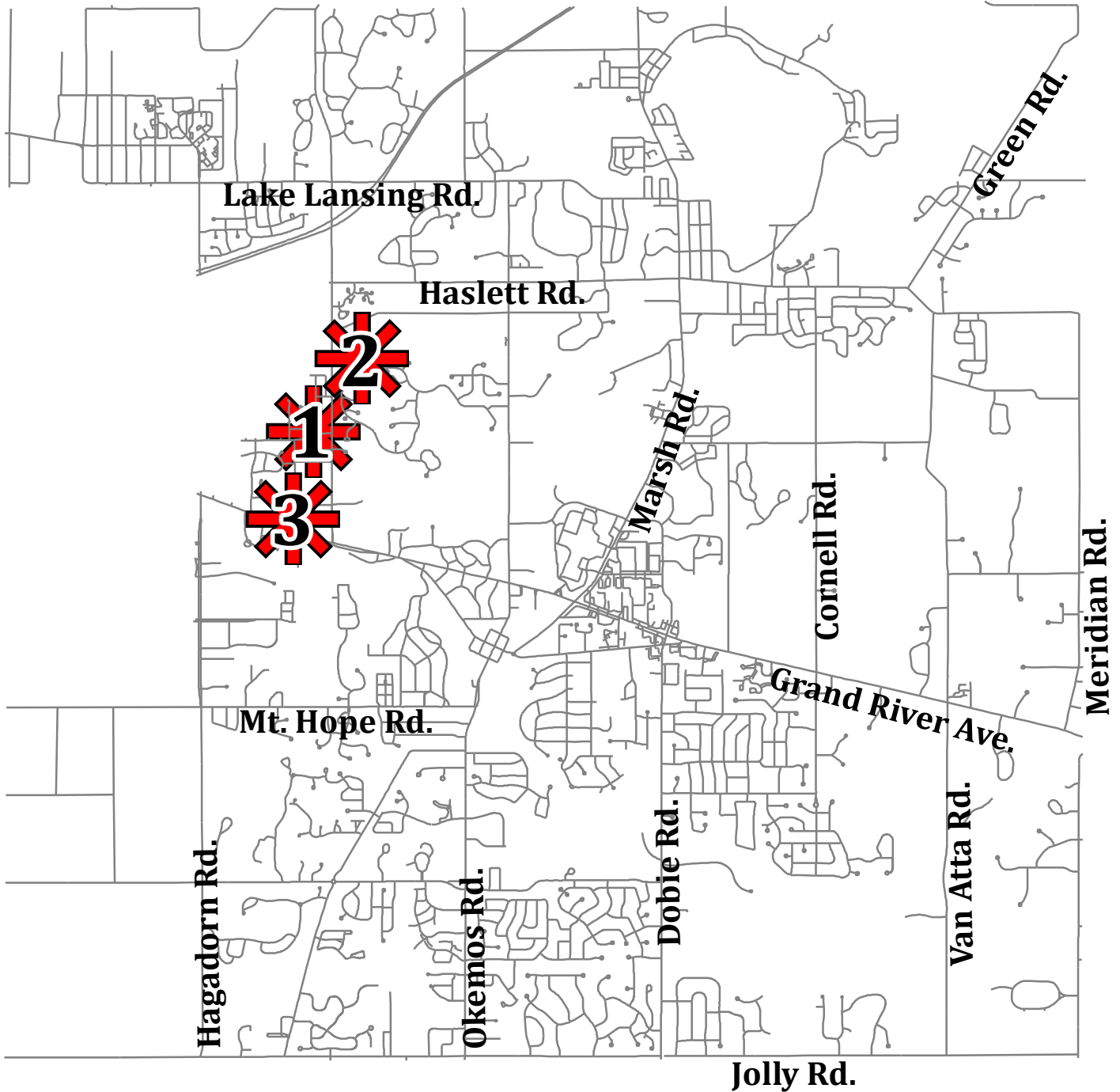
Meeting adjourned at 6:53 p.m.

11. POST SCRIPT

Monique Field-Foster.

Respectfully Submitted,
Riley Millard
Recording Secretary

Meridian Township



Location Map

1. ZBA #19-09-18-1 (Peterson)
2. ZBA #19-09-18-4 (Frankovich)
3. ZBA #19-09-18-3 (Woodward Way LP)



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: Justin Quagliata, Assistant Planner
Date: September 13, 2019
Re: ZBA Case No. 19-09-18-1 (Peterson)

ZBA CASE NO.: 19-09-18-1 (Peterson), 2705 Linden Street, East Lansing, MI 48823
LOCATION: 2705 Linden Street
PARCEL ID: 17-153-002
ZONING DISTRICT: RA (Single Family-Medium Density)

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

- Section 86-373(e)(5)(a), Minimum yard dimensions. Front yards. In accordance with the setback requirements of Section 86-367 for the type of street upon which the lot fronts.
- Section 86-373(e)(5)(b), Minimum yard dimensions. Side yards: 10 feet.

Barry Peterson, the applicant, is proposing to construct a building addition (attached garage) to an existing single family house at 2705 Linden Street. The approximately 0.246 acre (10,726 square feet) subject property is zoned RA (Single Family-Medium Density). The existing two-story house was built in 1963 and is approximately 1,470 square feet in size. The applicant intends to construct an attached garage on the east side of the house. The proposed garage measures 24 feet in depth by 26 feet in length (624 square feet in size).

The Code of Ordinances states front yard setbacks in the RA zoning district are determined by the type of street upon which the lot fronts. Linden Street is a two lane road with curb and gutter classified as a Local street on the Street Setbacks and Services Drives Map in the zoning ordinance. The minimum setback from a Local street is 25 feet from the street right-of-way line. The proposed garage at its closest point would be located 22.7 feet from the street right-of-way line, so a 2.3 foot variance from the front yard setback is required.

Section 86-373(e)(5)(b) states the minimum side yard setback is 10 feet in the RA zoning district. On the east side of the house the proposed garage at its closest point would be located 7.3 feet from the side lot line, so a 2.7 foot variance from the side yard setback is required.

ZBA Case No. 19-09-18-1 (Peterson)
Zoning Board of Appeals (September 18, 2019)
Page 2

Site History

Prior to July 2016 an attached garage was located on the east side of the house. The previous property owner obtained a building permit to demolish the garage and build a carport. The proposed carport measured 21 feet in depth and 20 feet in width (420 square feet in size). A 20 foot wide carport would have provided a 13.5 foot setback from the east lot line. The prior owner did not construct the carport and the building permit expired.

Attachments

1. Variance application dated August 8, 2019 and received by the Township on August 14, 2019.
2. Applicant's response to review criteria received by the Township on August 14, 2019.
3. Lot survey (existing) dated August 5, 2019 and received by the Township on August 14, 2019.
4. Plot plan showing proposed addition dated August 14, 2019 and received by the Township on August 14, 2019.
5. Site location map.

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

VARIANCE APPLICATION

A. Applicant Barry Peterson
Address of Applicant 2705 Linden St

Telephone (Work) _____ Telephone (Home) 517-388-8738
Fax _____ Email address: petersonbf@gmail.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 2705 Linden St
Zoning district RA Parcel number 33-02-02-17-253-002

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)

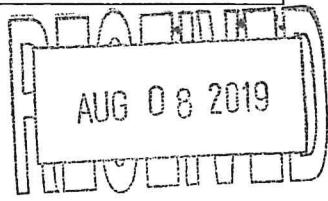
[Signature] Barry Peterson 8/8/19
Signature of Applicant Print Name Date

Fee: \$150 Received by/Date: Justin Quagliata

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] 8/8/19
Signature of Applicant(s) Date

Signature of Applicant(s) Date



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

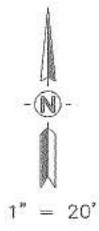
1. Unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district.
 - a. The structure needs to be wider than a normal 2-car garage in order to accommodate the stairs that lead into the house. If a 23.3' garage were built, ten feet from the property line, the doors would not open to accommodate our family reasonably entering and exiting the vehicles.
 - b. In reference to the front set back, this is a standard garage depth that must be in place to reasonably pull the cars into. It cannot go off the back of the house either because of a drop off toward the back of the garage makes it unreasonable to build back instead of forward.
2. These special circumstances are not self-created.
 - a. No, we did not create these circumstances.
3. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.
 - a. As noted in step 1. To expand, we have a daughter with special needs Scoliosis in that her body cast cannot get wet and we need to be able to efficiently get in and out of our vehicles. There is also no garage currently built because previous tenants neglected the home and it needed to be torn down. We are looking to improve the property, including having a place to put bikes, tools, etc. as not to be an eye sore on the neighborhood as they are now out in the open.
 - b. In terms of the front setback, the practical difficulties would be the ability to pull the cars into the garage and potentially store anything, even small bins or yard tools at the same time.
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.
 - a. The permitted purpose is to be a home. In order to function as a family without difficulty, we are requesting the variance. This would also act as privacy for our family into our backyard, as of now, there are direct sightlines from the street to almost all of our backyard – without a garage.
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. I can see no reason why this would be a negative impact on any of the listed above. At least one home on our street already has this variance, so we know we aren't requesting anything unreasonable.
6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
 - a. This is seeking to improve the property and the neighborhood.
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.
 - a. Our seems to be a special case as we don't have a garage at all, so we're just trying to have one built that will accommodate our family needs.
8. Granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter.
 - a. We tried not to ask for anything more than to reasonably open the doors of the vehicles. We also tried to not ask for anything that is unreasonable to the current neighborhood setup. Our builder originally thought we wouldn't have any issue because the setback was likely five feet and was surprised to find out it was ten. Although we would love to be five feet from the line and have even more room for storage in the garage, we chose not to ask for that much in order to balance the zoning ordinances and our needs.

LOT SURVEY

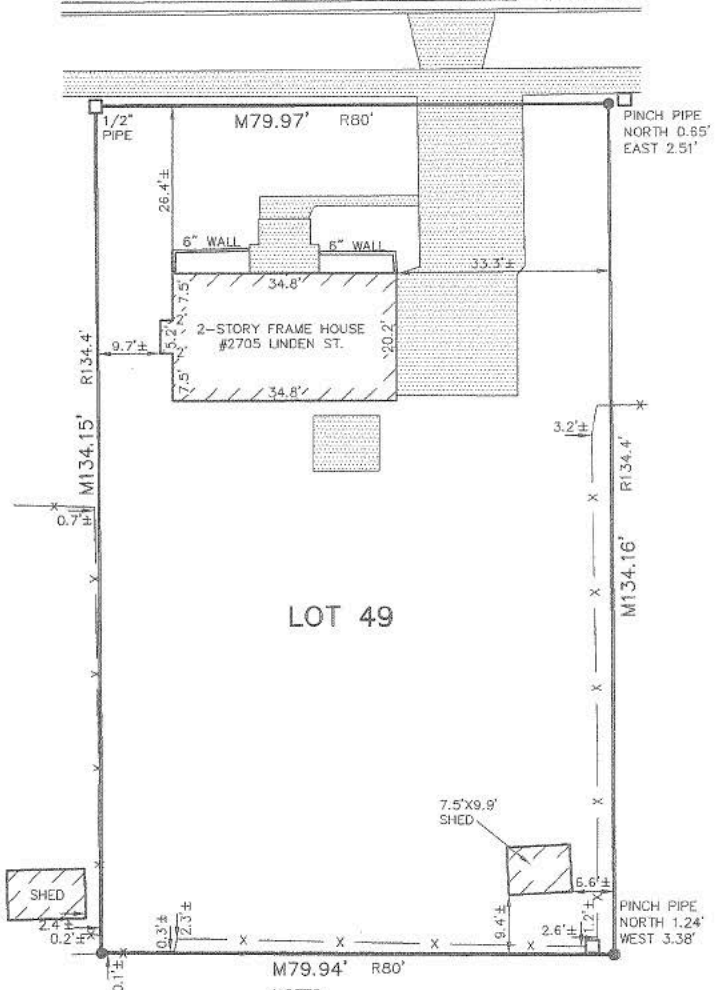
For:
Barry Peterson
2705 Linden Street
East Lansing, MI 48823

Survey Address:
2705 Linden Street
East Lansing, MI 48823
ID: 33-02-02-17-253-002

Legal Description (as provided): Lot 49, Timber Lane Subdivision No. 1, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 24 of Plats, Page 11, Ingham County Records.



LINDEN STREET
(PUBLIC - PLATTED 60' WIDE R.O.W.)



NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN

I hereby certify only to the parties hereon that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set, as noted hereon, permanent markers to all corners of said lot and that all visible encroachments of a permanent nature upon said lot are as shown on this survey. Said lot subject to all easements and restrictions of record.

- R = Recorded Distance
- M = Measured Distance
- = Distance Not to Scale
- = Dead Line
- = Set 1/2" Bar with Cop
- = Found Iron as Noted
- ▨ = Concrete, Asphalt, Deck, and Porch
- *— = Fence
- 0.0'± = Denotes Distance to the Survey Line

ERICK R. FRIESTROM
PROFESSIONAL SURVEYOR NO. 53497

08/05/19
DATE



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY SSF	SECTION 17, T4N, R1W
FIELD WORK BY RR	JOB NUMBER:
SHEET 1 OF 1	95517.LOT

PLOT PLAN

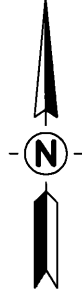
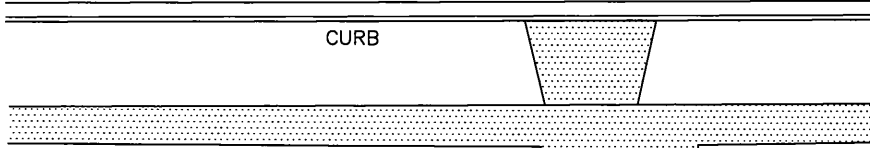
For:
Barry Peterson
2705 Linden Street
East Lansing, MI 48823

Survey Address:
2705 Linden Street
East Lansing, MI 48823
ID: 33-02-02-17-253-002

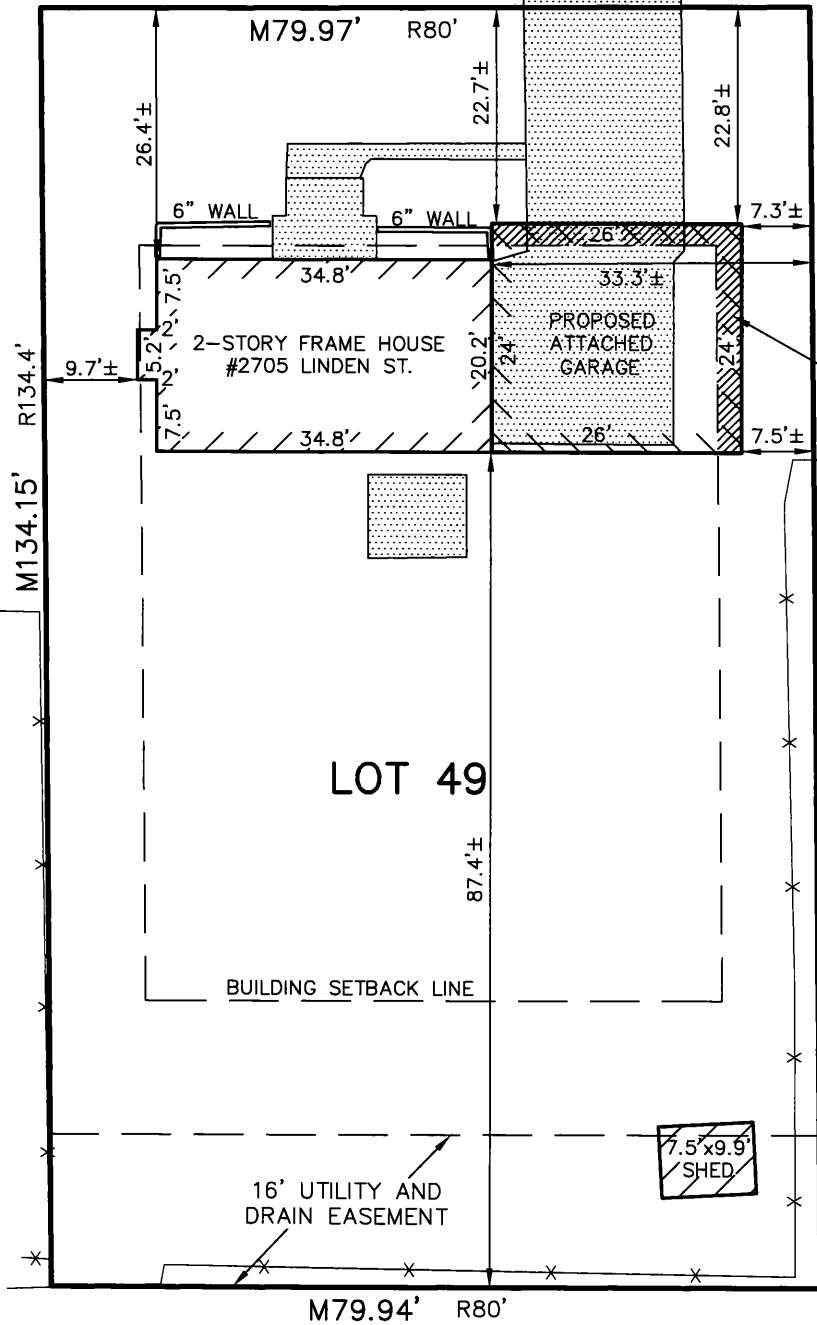
Legal Description (as provided): Lot 49, Timber Lane Subdivision No. 1, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 24 of Plats, Page 11, Ingham County Records.

BUILDING COVERAGE:
TOTAL LOT AREA: 10,726 S.F.
EXISTING BUILDING COVERAGE: 712 S.F. (6.6%)
PROP. OVERALL BUILDING COVERAGE: 1,336 S.F. (12.4%)

LINDEN STREET
(PUBLIC - PLATTED 60' WIDE R.O.W.)



1" = 20'



115 SQ. F.T. OF PROPOSED GARAGE IS OVER THE FRONT AND SIDE SETBACK BUILDING LINE

NOTES:

1. A LOT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
2. ALL EASEMENTS MAY NOT BE SHOWN. ALL EASEMENTS ARE SHOWN PER THE RECORDED PLAT.

Soil Erosion Control Notes:

1. Clean roads daily
2. Clean catch basin filters once a week.
3. Inspect and maintain silt fence once a week.
4. Keep soil erosion permit posted at all times until site is stabilized.
5. All BMP's must remain in working order until site is stabilized.
6. Excavated soil to be used as fill on site.

This plan was made at the direction of the parties hereon and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.

- R = Recorded Distance
- = Silt Fence
- = Deed Line
- - - = Distance Not to Scale
- ▨ = Deck, Porch, Sidewalk, & Patio Areas

KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY	SLH	SECTION	17, T4N, R1W
FIELD WORK BY	RR	JOB NUMBER:	95517.PLT
SHEET	1 OF 1		

ERIK R. FRIESTROM

ERICK R. FRIESTROM DATE
PROFESSIONAL SURVEYOR NO. 53497

08/14/19

**City of
East Lansing**



5338	2695	2691	2685	2677	2669 2661
2716	2704	2698	2692	2678	2670 2662

RA Linden St

2715	2705	2697	2691	2685	2677	2669 2661
5306	2704	2696	2688	2680	2674	2668

Timberlane St

Teri Ter

5286	2703	2695	2687	2679	2673	5273
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To: Zoning Board of Appeals
From: Justin Quagliata, Assistant Planner
Date: September 13, 2019
Re: ZBA Case No. 19-09-18-4 (Frankovich)

ZBA CASE NO.: 19-09-18-4 (Frankovich), 6814 Kingdon Avenue, Holt, MI 48842
LOCATION: 2552 Bruin Drive
PARCEL NO.: 17-228-004
ZONING DISTRICT: RA (Single Family-Medium Density)

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

- Section 86-564(b)(2), Unenclosed porches. Roofed or unroofed porches may project into a required side or rear yard a distance not to exceed eight feet, provided: the porch shall not be closer than eight feet at any point to any side or rear lot line.
- Section 86-564(e), Fire escapes, outside stairways, and balconies. Fire escapes, outside stairways, and balconies, if of open construction, may project into the yard up to a maximum of five feet.

Chris Frankovich, the applicant, intends to construct decks on the east and south sides of a single family house at 2552 Bruin Drive. The 0.174 acre (7,579.44 square feet) subject property is zoned RA (Single Family-Medium Density) and located on the north side of Bruin Drive, east of West Hidden Lake Drive.

The existing house is nonconforming because it is located 11.8 feet from the rear lot line which does not comply with the required 20 foot minimum rear yard setback for the Bear Lake subdivision plat, which is part of the Wildwood Lakes planned unit development (PUD). The PUD ordinance allows the Township Board to waive the standard lot area and lot width requirements of the underlying zoning district.

For principal buildings the RA zoning district requires a 10 foot setback from side lot lines and a 30 or 40 foot setback from the rear lot line based on the depth of the lot. Front yard setbacks are in accordance with the required street setback, which is based on the type of street upon which the lot fronts. The following minimum building setbacks were established by the Township Board for the Bear Lake subdivision plat:

- Front yard: 15 feet from the front lot line (street right-of-way)
- Side yard: 20 feet between buildings
- Rear yard: 20 feet from the rear lot line

ZBA Case No. 19-09-18-4 (Frankovich)
Zoning Board of Appeals (September 18, 2019)
Page 2

An elevated wood deck 12 feet by 16 feet in size (192 square feet) located in the rear yard on the northeast corner of the house and a 3 foot by 30 foot (90 square feet) wood deck located in the east side yard were removed from the house by the applicant. The proposed project involves reconstructing the deck in the east side yard to connect to the proposed deck in the rear yard. The deck in the rear yard as proposed would not require a variance. The deck in the east side yard would be 3 feet wide by 40 feet in length (120 square feet in size).

The zoning ordinance allows decks to project eight feet into a required side or rear yard provided the structure is located at least eight feet at any point from a side or rear lot line. Side yards in the Bear Lake subdivision were established at the time of construction on each lot. For the subject site the provided side yard on the east side of the house is 8.4 feet. At its closest point the proposed deck would be located 5.5 feet from the side lot line, so the applicant is requesting a 2.5 foot variance to construct the deck.

An existing stairway located in the east side yard encroaches two feet onto the adjacent property. The applicant intends to remove the existing stairway and reconstruct the stairway east of the proposed deck in the side yard to provide additional access between the east side yard and the rear yard. The stairway would be located 2.5 feet from the side lot line. Outside stairways, if of open construction, may project into the yard up to a maximum of five feet. As the proposed stairway would project six feet into the required side yard, a one foot variance is required.

Site History

- The house on the property was constructed in 1983.
- Both of the original decks and stairway were built after the house was constructed without receiving building permits from the Township and were considered nonconforming.

Attachments

1. Variance application dated August 29, 2019 and received by the Township on August 29, 2019.
2. Letter from the applicant received by the Township on September 6, 2019.
3. Site plan dated August 22, 2019 and received by the Township on September 6, 2019.
4. Site location map.

G:\COMMUN PLNG & DEV\PLNG\ZBA\2019 ZBA\ZBA 19-09-18\ZBA 19-09-18-4 (Frankovich)\ZBA 19-09-18-4 staff report.zba1

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

VARIANCE APPLICATION

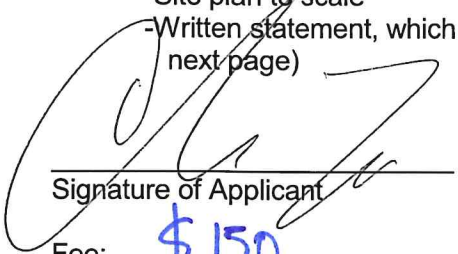
A. Applicant Chris Frankovich
Address of Applicant 6814 Kingdon Ave. Holt, MI
Telephone (Work) 517 719 5140 Telephone (Home) _____
Fax _____ Email address: ~~Frankovich@meridianmi.com~~ Frankovich@gnail.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 2552 Bruin Dr.
Zoning district _____ Parcel number 17 224 001

- 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
 - Legal description
 - 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)
- Architectural sketches
-Other


Signature of Applicant _____ Print Name Chris Frankovich Date 8-29-19
Fee: \$150 Received by/Date: Justin Quagliata

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) Date

Signature of Applicant(s) Date

Chris and Lee Reimann
2552 Bruin Drive
Variance Application

We are applying for a variance from our sideline set-back to replace a 3 foot access deck and steps to our backyard.

We purchased our home in May of this year. When we purchased the property, there was a side access deck leading to the back deck and steps to the side yard. The inspection of the property suggested that the access deck and back deck were incorrectly attached to the house and that this was causing water to run into the siding and cause rot. We planned to pull up several boards on the deck to repair the siding and properly attach the deck. However, when the time came to fix the decks, it was found that they were not built to code, were unsafe and needed to be totally rebuilt. The steps to the back yard were also unsafe and not built to code. To obtain a permit for the rebuilding, we had a survey done on the property. This survey indicated that the original deck was only 5.5 feet from the east property set-back – not the required 8 feet. The survey also noted that the steps, that we (and the neighbors to the east) assumed were on our property, were 6 inches on our property and 2.5 feet on the east neighbors' property.

It should be noted that the survey that we had performed by Kebs Engineering was done using the master stake from the subdivision using GPS and I assume that this is an accurate survey. However, this survey does not align with the recent survey done by our new neighbor to the west. They had a survey done recently in preparation to landscape next to their deck. While their survey would indicate that their new landscaping is fully on their property, our survey indicates that their landscaping is 1.5 feet on ours. Curiously, our survey also indicates that the electrical service for the same neighbors' house is also on our property. While I assume that our current plot plan is correct, the inconsistencies would suggest that the original survey of the subdivision – and therefore surveys that followed from those lines – was slightly off.

We are in a unique situation in that we have disparate surveys that encompass our property. The 3 foot access deck would comply with the 8 foot set-back rule if we were to extrapolate out from the survey from our neighbors to the west. Rebuilding the step on our property would remove the issues of shared step – as the steps are currently on both properties - and take the burden from our neighbors to the east for maintaining/rebuilding the steps. The discrepancies in the surveys were not something that we could have anticipated. When we purchased the house, we had no reason to believe that the access deck or steps were non-conforming and that by merely making them safer we would lose the right to have this access to our deck and backyard.

We request this variance because we believe that the access deck is necessary to the proper functioning of our home. We are replacing the front steps with a ramp to be handicapped accessible – my father who currently uses a walker also lives with us – but we are concerned that we need two accessible exits from the home to make it safe for him in care of emergency. Without a variance, we would always be concerned that the house was a potential danger for my father or anyone with mobility challenges. The steps to the backyard also allow for access over a retaining wall. If the property were merely a slope this would not be required, but as there is a retaining wall on the east side of the property, steps are required to access the backyard to the east.

Chris and Lee Reimann
2552 Bruin Drive
Variance Application

If granted the variance we would cause the minimum impact as we are only proposing a 3 foot walkway to access the back deck – this is the minimum required by code – and the minimum of 3 foot steps over the retaining wall. This access deck would also not impact the neighbors or the neighborhood as we are only replacing an unsafe deck with one that is built to code. This variance would only make sense for our property due to the fact that there are issues with the surveys of these lots and that we are reconstructing what was previously on the property. This variance would be consistent with the public interest in that it is not harming adjacent properties and allows for safety for the residence of our home.

LOT SURVEY

For:
 Lee Reimann
 2552 Bruin Drive
 East Lansing, MI 48823

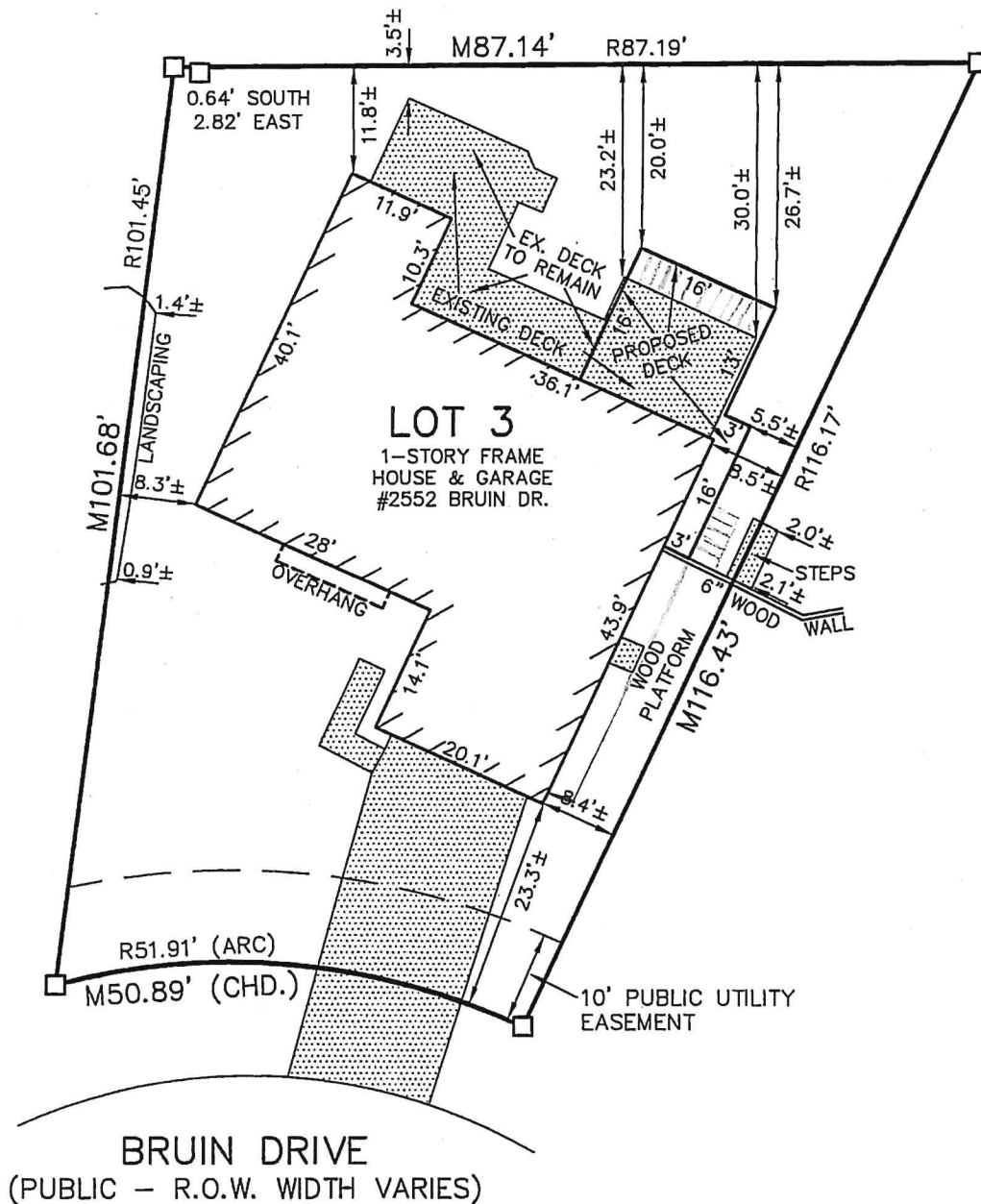
Survey Address:
 2552 Bruin Drive
 East Lansing, MI 48823
 ID: 33-02-02-17-228-004

Legal Description (as provided): Lot 3, Bear Lake Subdivision No. 1, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 38 of Plats, Pages 31-33, Ingham County Records.

NOTES:
 1. ALL EASEMENTS MAY NOT BE SHOWN.



1" = 20'



I hereby certify only to the parties hereon that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set, as noted hereon, permanent markers to all corners of said lot and that all visible encroachments of a permanent nature upon said lot are as shown on this survey. Said lot subject to all easements and restrictions of record.

- R = Recorded Distance
- M = Measured Distance
- = Distance Not to Scale
- = Deed Line
- = Set 1/2" Bar with Cap
- = Found Bar & Cap #25837 Unless Noted
- ▨ = Concrete, Asphalt, Deck, and Porch
- *-* = Fence
- 0.0'± = Denotes Distance to the Survey Line

KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

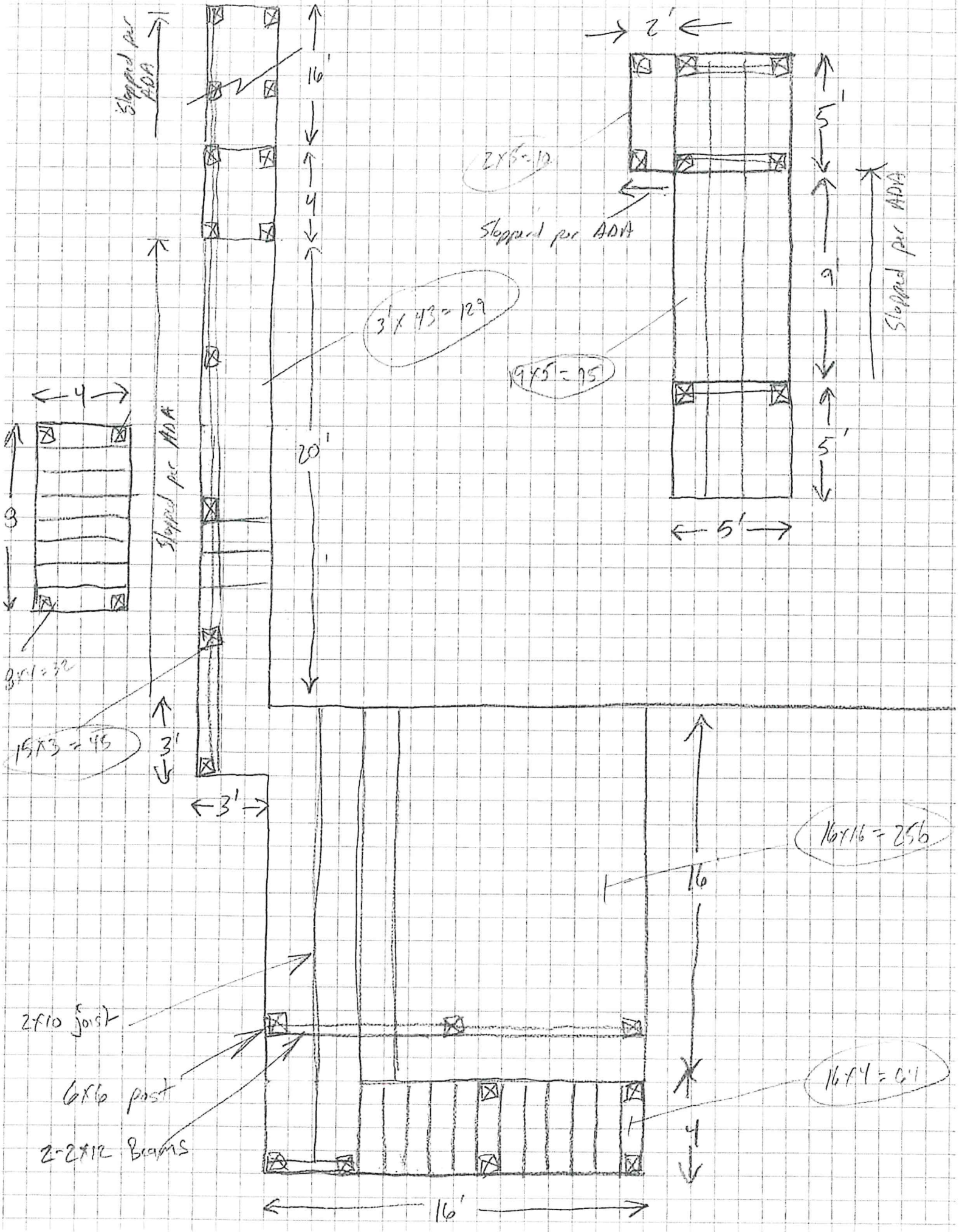
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY SLH	SECTION 17, T4N, R1W
FIELD WORK BY NAW	JOB NUMBER:
SHEET 1 OF 1	95617.LOT

Erick R. Friestrom

ERICK R. FRIESTROM DATE 08/22/19
 PROFESSIONAL SURVEYOR NO. 53497



Stopped per ADA

2'

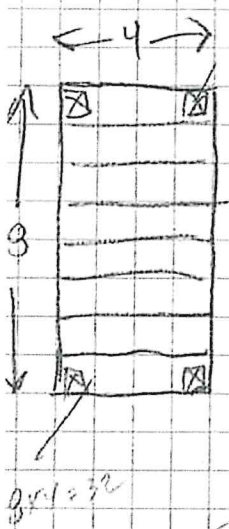
$2 \times 6 = 12$

Stopped per ADA

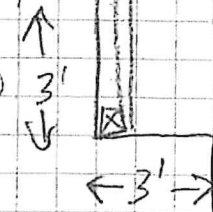
$3' \times 43 = 129$

$19 \times 3 = 57$

Stopped per ADA



$19 \times 3 = 57$



2x10 Joist

6x6 post

2-2x12 Beams

$16 \times 16 = 256$

$16 \times 4 = 64$

16'



To: Zoning Board of Appeals
From: Justin Quagliata, Assistant Planner
Date: September 13, 2019
Re: ZBA Case No. 19-09-18-3 (Woodward Way Limited Partnership)

ZBA CASE NO.: 19-09-18-3 (Woodward Way Limited Partnership), 500 S. Front Street, Columbus, OH 43215
LOCATION: East of Sirhal Drive, west of Greencliff Drive
PARCEL NO.: 17-377-031
ZONING DISTRICT: RC (Multiple Family-maximum 14 dwelling units per acre)

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

- Section 86-376(g)(7)(iii), Other yard dimensions. No single building or connected building may exceed 200 feet in any one dimension. All buildings shall be so arranged as to permit emergency vehicle access, by some practical means, to all sides.
- Section 86-376(g)(9)(e), Parking requirements. Every multiple-family structure shall provide motor vehicle parking facilities which shall provide a minimum of 200 square feet in area for each vehicle parking space, each space shall be definitely designated and reserved for parking purposes, and each space shall be accessible separately from a drive.

Woodward Way Limited Partnership received special use permit approval (SUP #19111) from the Planning Commission to construct a 49-unit townhouse and apartment complex comprised of four buildings totaling 52,861 square feet in size on the north 4.37 acres of Parcel Number 17-377-031. The project site is zoned RC (Multiple Family, maximum 14 units per acre) and located east of Sirhal Drive, north of Whole Foods, and west of Greencliff Drive. At its meeting on September 17, 2019 the Township Board will take action on a resolution to approve Special Use Permit #19121, a request from the developer to construct a group of buildings greater than 25,000 square feet in gross floor area.

The project consists of four two-story buildings with eight, one bedroom/one bathroom units, 34, two bedroom/1.5 bathroom units and seven, three bedroom/1.5 bathroom units. The proposed development would provide housing for persons and families of low to moderate income.

The Code of Ordinances does not allow a single building or connected building in multiple family developments to exceed 200 feet in any one dimension. The submitted site plan shows Buildings B-2 and B-3 are 237 feet in length, so a 37 foot variance for both buildings is required. The Township Fire Inspector reviewed the site plan and concluded the length of the buildings would not be an issue for emergency access.

ZBA Case No. 19-09-18-3 (Woodward Way Limited Partnership)
Zoning Board of Appeals (September 18, 2019)
Page 2

The multiple family zoning district design standards and parking ordinance state a minimum of 200 square feet must be provided for each vehicle parking space located within a multiple family residential development. The submitted site plan shows the parking spaces for the proposed development are 180 square feet (9 feet by 20 feet) in size. A 20 square foot variance for the size of each parking space is required. A minimum of 97 parking spaces are required to serve the site and 98 parking spaces are provided.

Except for multiple family developments and planned unit developments 9 feet by 20 feet is an allowed parking space size. The parking ordinance also allows a 10 foot by 18 foot parking space.

Site History

- The site was formerly occupied by Mobile Home Manor.

Attachments

1. Variance application dated August 7, 2019 and received by the Township on August 7, 2019.
2. Applicant's response to review criteria received by the Township on September 12, 2019.
3. Property survey dated March 15, 2019 and received by the Township on August 22, 2019.
4. Site plan dated August 7, 2019 (revision date August 21, 2019) and received by the Township on August 22, 2019.
5. Letter of support from the Community Resources Commission dated September 11, 2019.
6. Site location map.

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

VARIANCE APPLICATION

A. Applicant Woodward Way LP C/O Frank Fugate
Address of Applicant 500 South Front, Columbus Ohio 43215 10th Floor
Telephone (Work) 614-396-3204 Telephone (Home) 614-406-2931 Cell _____
Fax _____ Email address: ffugate@wodagroup.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location East of 2790 Sirhal Drive, Meridian Twp. 48823
Zoning district RC multi-family Parcel number 17-377-031

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) 86-376(4)(f)(ii) connected building cannot exceed 200 feet (37 Ft variance) 86-376(4)(f)(i) no bld entrance closer than 25 feet; 86-756 (3) 200 sq. ft minimum residential parking spa

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 Frank Fugate 8/7/ 2019

Print Name Date

Fee: \$350.00 Received by/Date: _____

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



Signature of Applicant(s) 8/7/ 2019

Date

Signature of Applicant(s) Date



WODA COOPER COMPANIES

500 South Front St
10th Floor
Columbus, Ohio 43215
Office: 614.396.3200
www.wodagroup.com

Justin Quagliata
Assistant Planner
Meridian Township
5151 Marsh Road
Okemos, MI. 48864
517-853-4580

September 12, 2019

Dear Mr. Quagliata,

I plan on being at the ZBA meeting of September 18th at 6:30PM. I would like the opportunity favorable determination of the two variances that will be presented. The reduced width of parking and two building 37 feet over maximum length.

Approval of the rezoning was subject to five conditions:

- 1) Affordable housing
- 2) Will not exceed two stories
- 3) Extend Sirhal drive to create 100 ft of frontage
- 4) Remainder combined with seller's property
- 5) Number of units reduced from 53 to 49 to allow one ingress and egress

During the Special Use meeting for life safety we agreed to allow Greencliff with controlled ingress/ egress.

In speaking with our engineering firm Monument Engineering their work in other communities generally allows for narrower parking spaces of 9' wide. Meridian Township does allow for 9' wide space except for residential use.

For our design and the need for the variance the reduced parking width allows us to meet setbacks, allows additional 25% of spaces. The parking area is situated within our four buildings so noise and lights (lot lights) won't impact the adjacent residential neighborhood. Generally, cars are smaller today allowing for narrower parking spaces. The smaller space will reduce impervious surface and decrease run-off, both a benefit to a LEED green development.

The variance for exceeding the maximum length of building by 37 feet, allows us to meet the zoning setbacks and the conditions of the rezoning. Length of the building may because of fire safety concerns. In speaking with building plan reviewers/ zoning in a few communities none have a building length maximum except who length was 400 feet.

OFFICES LOCATED IN GEORGIA, INDIANA, KENTUCKY, MARYLAND, MICHIGAN, OHIO AND VIRGINIA.

WODA COOPER COMPANIES, INC. IS AN ESOP OWNED COMPANY AND PARENT COMPANY OF WODA CONSTRUCTION, INC., WODA MANAGEMENT & REAL ESTATE, LLC, AND WODA COOPER DEVELOPMENT, INC.

If a life safety concern, there will be two points of egress and ingress with per code drive way width. Planning staff has spoken to Tavis Millerov Meridian Twp. Fire Inspector of fire concerns. Again, allowing the two buildings 37 feet longer allows this design to meet all township required setbacks and conditions of the rezoning.

We look forward to a favorable decision allowing us to move forward with the development of Woodward Way a 49-unit LEED Green development.

Best Regards



Frank Fugate
Acquisitions Manager
Woda Cooper Companies

Effect of Variance

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

- 1) Requesting a 37 ft variance on a 200 ft. building, was code., fire inspector
- 2) Parking lot widths requesting 9 feet.

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 site has two existing entrances Sirhall to the west, and an unimproved portion of Greycliff on the east with our entrance and frontage from Sirhal, a condition of the rezoning. In meeting with neighbors and the public meetings for the rezoning, the community expressed two main concerns. The concerns were not to develop student housing, and do not increase traffic in the residential area. Basically, student housing is not allowed in tax credit affordable housing. There are several unique circumstances about the property. The first is that Sirhall will be the only access conditioned in the rezoning process. Peculiar to the site it is the remainder of the Whole Foods development and is surrounded by homes apartments and commercial development. Moreover, the development design is complicated by the three different adjacent types of zoning: commercial to the south, multi-family to the west, and with residential to the north and east requiring the largest setback from property lines. The multiple zoning classifications are unique and generally not applicable to other land.
2. These special circumstances are not self-created. In July 2018, meeting with staff and a few neighbors we proposed a three story 64-unit building. It was determined we needed to reduce density, address traffic and not exceed two stories. On November 13th we invited all the neighbors to our meeting at the Coral Gables with about 50 attending. We presented 53 townhome design limited to two stories and discussed traffic and one access. In meeting with county engineer and Township fire inspector it was determined one access would be permitted with only 49 units. The neighborhood group was pleased by limiting access to Sirhal only. Through the rezoning we agreed to several conditions. We agreed to reducing the number of units to 49, requiring only one entrance from Sirhal, and not exceeding 2 stories. The original design presented to the planning board, created 10 variances. A redesign was created and approved by the planning board that only require two variances.

It was determined to get the required parking spaces (97) and most importantly meet the residential side building and parking setbacks of 50 feet and 40 feet respectively (residential) the best solution would be to reduce the width of the parking spaces. The other benefit of the reduced size is all parking will be inside the footprint of the buildings, not allowing car lights to shine on the residential neighbors. The other requested variance are two buildings 37 feet over the maximum length per code. Again, to meet all setbacks, stay within the rezoning conditions, create a workforce development with larger number of two- and three-bedroom units, the architect felt two similar building to be 37 feet longer would be the best alternative. Looking at a fifth building would create a setback variance along the residentially zoned side(s). From our resident meetings, it is important to maintain the prescribed parking and building setbacks of 40 and 50 feet on the residential zoned property lines.

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

In maintaining the required number of parking spaces (97 spaces) with the required handicap and van accessible spaces along with the required expansion spaces the reduction of 20 square feet per space is an alternative to the strict enforcement of the codes 10-foot width. Again the 9-foot-wide spaces allows residents to park within the interior outside areas of the four buildings. For LEED design it is best to reduce impervious surfaces and reduce run-off to enhance a green build. Again, maintaining the setbacks creates buffer and greenspace between the existing residential.

The two buildings exceeding the 200-foot length by 37 feet has created a variance. The rezoning process has conditioned the buildings to two story design which will be more homogeneous to the residential and provide transition from the three-story senior development. Conditioning the rezoning to 49 units allows from entrance from Sirhal with only fire safety entrance from Greenclyff. Creating one entrance / 49 units, two story design and creating greenspace and preserving as many trees along the property lines were important to the residents of Wardcliff. During the redesign both the architect and engineer reviewed reducing the length of the building and determined maintaining the number of units with the increased length was the best solution and adding another building to reduce building length would impact the setbacks and create a variance. Strict enforcement of the building length would impact the setbacks impacting the adjacent residential homes. Planning staff reached out to the fire inspector who responded it would not be a concern the buildings were 37 feet longer.

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. Not granting these variances would prevent us from moving forward with our multifamily design and building it.
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 minimum parking space dimension of a 9-foot-wide space will allow the development to meet the required number of spaces and will allow residents to park closer to their units. Having the parking within our building foot prints will greatly reduce light and noise impact on the adjacent residential neighborhood. The building length variance and parking space width will have minimal/ no impact on the spirit of the zoning or impact public safety with new building standards, modern fire equipment. Currently the approved rezoning has many conditions, such as affordable housing, two story design, 49 units with one entrance, these two variances will support these conditions and affordable housing is consistent with the Township master plan.
6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. Granting of the variances will not adversely affect adjacent land or character the neighbors because they will not notice the two buildings are 37 feet longer or the parking spaces are 180 square feet rather 200 sq ft. However, the neighbors will appreciate parking within the foot print of our buildings and the building and parking setbacks have all been met. The township has modern updated fire equipment to get to a fire, and with second access blocked by bollards will not adversely affect adjacent residential character.

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. The conditions pertaining to the site are not so general, recurrent or applicable to other properties in the vicinity in which they would require the formation of a general regulation.
8. Granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter. The Woodward is constant with the Townships Master Plan to preserve and strengthen residential neighborhood creating new construction energy efficient townhomes, on a site allowing a transition from higher density residential/commercial to the existing duplex single family neighborhood. The Woodward's workforce housing will provide economic diversity. The redevelopment of an old trailer park littered with downed trees and mounds of concrete teh Woodward will put a property in productive use. Maintaining the setbacks on all sides will preserve open space with natural areas creating greenspace buffer along the residential zoned properties to the east and north. The residents will provide workforce diversity to local businesses within walking/ biking or an easy public transportation commute from the Grand River bus stop, while increasing the ridership of public transportation. The Woodward is a 12.5-million-dollar investment built to be LEED energy efficient building that will incorporate reduced energy consumption located within a high walk score, and 1/10 mile to public transportation. Demographic data from the master plan there is high demand in the greater Lansing region for walkable communities that are well suited for growing families and young professionals. The master plan mentions the need for work force housing." The Woodward will be workforce housing that will redevelop a blighted trailer park site that has been vacant for many years, utilizing local construction and professional trades. The development will be a professionally managed by Woda- Cooper Management as an affordable modern and energy efficient housing. The development has been presented at public hearings before the Planning Commission and the Township Board at which the time concerned citizens have had the opportunity to speak and we have addressed their concerns. In so the last meetings, nobody has spoken about the development. Our neighborhood meetings and follow-up have been beneficial to the public interest.

Effect of Variance Approval:

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

CERTIFIED SURVEY MAP

RECORDING INFORMATION

THIS IS ATTACHED TO AND MADE PART OF THE SKETCH TO FOLLOW.

Scope of Survey

Monument Engineering Group Associates, Inc. (MEGA) was contracted to perform a land division and parcel combination survey of the properties located in the SW 1/4 of Section 17, Township 4 North, Range 1 West, Meridian Township, Ingham County, Michigan. Tax IDs: 33-02-02-17-377-030 & 33-02-02-17-377-031

Bearing Reference

Bearings are based on Project Coordinate System:
Michigan State Plane Coordinate System, NAD83 (Conus) (Mol) (GRS80), South Zone 2113, International Feet, Ground (Lat: N42°43'40.80", Lon: W84°27'14.40", Elev: 851, Scale Factor: 1.00012476).

Legal Description (As Provided)

(Per Tax Descriptions as recorded with Ingham County)

Tax Id: 33-02-02-17-377-030

(M 17-24) PART OF SW 1/4 OF SEC 17 T4N R1W DESC AS: COM AT S 1/4 COR OF SEC 17 - N00D 20'47"E ALNG NS 1/4 LN 174.22 FT TO C/L OF GRAND RIVER AVE - N67D 56'W ALNG SD C/L 635.01 FT TO POB - N67D 56'W ALNG SD C/L 154.58 FT - N00D 15'22"E 610.75 FT - N84D 22'18"E ALNG S LN OF SIRHAL DR 408.32 FT - S00D 20'47"W 258.63 FT - W 100 FT - S00D 20'47"W 218.11 FT - N89D 44'38"W 161.9 FT - S00D 15'22"W 231.79 FT TO POB 4.427 A.

Tax Id: 33-02-02-17-377-031

(M 17-20-1, 17-21, 17-23) PART OF S 1/2 OF SEC 17 T4NR1W & PART OF LOTS 64 THRU 67 EASTWOOD ACRES SUBD DESC AS: BEG ON NS 1/4 LN AT PT 990 FT S OF CENTER OF SEC 17 - E 20FT - S ALNG W LN OF PLAT OF IRWIN PARK TO N LN OF EASTWOOD ACRES - W 20 FT - S ALNG NS 1/4 LN TO PT 173.56 FT FROM SD CEN OF SEC - S89D 46'10"W 327.98 FT - N00D 28'09"E TO PT ON S LN OF PLAT OF EAST BROOKFIELD - E 324.15 FT TO POB. ALSO THAT PART W 22.3 FT OF LOTS 64 THRU 66 LYING N OF LN BEG ON NS 1/4 LN AT PT 1735.6 FT FROM SD CEN OF SEC - N89D 46'06"E 21.53 FT TO POB & ALSO W 20 FT OF LOT 67 EASTWOOD ACRES 5.9 A.

Sections corner Witnesses

S 1/4 corner Section 17, T4N-R1W

Found 1" iron pipe in monument box, as described and recorded in Book 14, Page 290, Ingham County Records.

Center of Section 17, T4N-R1W


Found 1" iron pipe, as described and recorded in Book 14, Page 290, Ingham County Records.

Certification

I, Allan W. Pruss, P.S., 44284 being a Licensed Professional Surveyor, hereby certify to the client named hereon that I have surveyed and mapped the parcel(s) hereon described and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying and that all the requirements of P.A. 132 of 1970, as amended, have been complied with.

This plat was prepared for the exclusive use of the person, persons, or entity named in the certification hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.

DRAFT

	<p>INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS</p> <p>298 VETERANS DRIVE FOWLerville, MICHIGAN 48836 (OFFICE) 517-223-3512 monumentengineering.com</p> <p><small>SERVICE DISABLED VETERAN OWNED SMALL BUSINESS (SDVOSB)</small></p>	<p>CLIENT: WODA</p>
	<p>LAST REVISION:</p>	<p>SW 1/4, SEC. 17, T4N-R1W, MERIDIAN TWP.</p> <p>(M) – Measured Dist. (R) – Recorded Dist. ● MON – Found Concrete Monument ● FIR/P – Found Iron Rod/Pipe ○ SIR – Set Iron Rod ▲ MAG – Set Magnetic Nail P.O.B./E. – Point of Beginning/Ending ● – Soil Evaluation Dig *-*-* – Fence</p>
<p>SCALE: N/A</p>	<p>SHEET: 1 of 6</p>	<p>DATE: 3/15/2019</p>
		<p>DR. BY: DC/MA CHK BY: AP</p>
		<p>FILE : 19-022_Bndy JOB No. 19-022</p>

CERTIFIED SURVEY MAP

(REFERENCES & TRANSFER PARCEL DESCRIPTION)

References

Surveys

- A & G Associates, LLC, Job No.: S140-2013, Dated: August 10, 2013
- KEBS, Inc., Job No.: 89624.ALT, Dated: 10/26/2015
- KEBS, Inc., Job No.: 03-B-72383, Dated: 12/17/2003

Land Corner Recordation Certificate (LCRC)

- Property Controlling Corners as recorded in Book 14, Page 287
Station 119 + 36.03
Station 167 + 97.09

Subdivision Plats



- East Brookfield, Liber 15, Pages 33-35 of Ingham County Register of Deeds
- Irwin Park, Liber 25, Page 45 of Ingham County Register of Deeds
- Eastwood Acres Subdivision, Liber 17, Page 37 of Ingham County Register of Deeds

Legal Description Transfer Parcel

A part of the Southwest 1/4 of Section 17, Town 4 North - Range 1 West, Meridian Township, Ingham County, State of Michigan more particularly described as follows:

Commencing at the South 1/4 corner of said Section 17, thence along the North-South 1/4 line of said Section 17, N00°11'46"W, 173.52 feet to the centerline of Grand River Avenue (Variable - Width - Public - Right-of-Way);
 thence along said centerline Grand River Avenue, N68°23'44"E, 636.81 feet;
 thence N00°05'59"W, 230.77 feet;
 thence N89°54'01"E, 161.90 feet;
 thence N00°00'34"W, 218.05 feet;
 thence N89°36'34"E, 100.00 feet;
 thence N00°00'34"W, 88.37 feet to the POINT OF BEGINNING of the Transfer Parcel to be described;
 thence continuing N00°00'34"W, 172.59 feet to the Southwest corner of Sirhal Drive (66 Foot - Wide - Public - Right-of-Way);
 thence, N83°55'29"E, 328.27 feet;
 thence, N89°47'43"E, 22.30 feet into Lot 66 of the Eastwood Acres Subdivision as recorded in Liber 17, Page 37 of Ingham County Records;
 thence S00°13'47"E thru Lot 66, 65 and part of 64 of said Eastwood Acres Subdivision, 205.91 feet;
 thence, S89°45'14"W, 349.52 feet to the POINT OF BEGINNING containing 1.525 acers.

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	LAST REVISION:	DATE: 3/15/2019 DR. BY: DC/MA CHK BY: AP
	SCALE: N/A SHEET: 2 of 6 FILE : 19-022_Bndy	JOB No. 19-022

CERTIFIED SURVEY MAP

(RESULTANT PARCEL DESCRIPTIONS)

Legal Description Resultant Parcel A (As Surveyed)

A part of the South 1/2 of Section 7, Town 4 North - Range 1 West, Meridian Township, Ingham County, State of Michigan more particularly described as follows:


Commencing at the South 1/4 corner of said Section 17, thence along the North-South 1/4 line of said Section 17, N00°11'46"W, 1693.16 feet to the POINT OF BEGINNING of the Parcel to be described, said point also being S00°11'46"E, 991.94 feet from the Center of said Section 17;
 proceeding thence from said POINT OF BEGINNING, N89°44'12"E, 18.59 feet to the West line of Lot 4 of Irwin Park Plat as recorded in Liber 25, Page 45 of the Ingham County Records;
 thence along said West line of Irwin Park to the Southwest corner of Lot 1, S00°15'54"E, 332.69 feet;
 thence S00°13'23"E, 141.00 feet over Lot 67 of Eastwood Acres Subdivision as recorded in Liber 17, Page 37 of the Ingham County Records;
 thence S89°47'43"W, 19.98 feet;
 thence, S00°13'47"E, 66.00 feet;
 thence, S83°55'29"W, 328.27 feet;
 thence, N00°00'34"W, 571.87 feet;
 thence N89°33'08"E, 325.56 feet to the POINT OF BEGINNING containing 4.368 acers, also subject to any other easements or restrictions of records.

Legal Description Resultant Parcel B (As Surveyed)

A part of the Southwest 1/4 of Section 17, Town 4 North - Range 1 West, Meridian Township, Ingham County, State of Michigan more particularly described as follows:

Commencing at the South 1/4 corner of said Section 17, thence along the North-South 1/4 line of said Section 17, N00°11'46"W, 173.52 feet to the centerline of Grand River Avenue (Variable - Width - Public - Right-of-Way);
 thence along said centerline Grand River Avenue, N68°23'44"E, 636.81 feet to the POINT OF BEGINNING of the Parcel to be described;
 thence continuing along said centerline Grand River Avenue, N68°23'44"W, 149.73 feet;
 thence, N00°25'10"W, 611.77 feet to the South Right-of-Way line for Sirhal Drive (66 Foot - Wide - Public - Right-of-Way);
 thence along said South Right-of-Way line for Sirhal Drive, N83°49'18"E, 407.48 feet to the Southeast corner of said Sirhal Drive;
 thence N83°55'29"E, 328.27 feet;
 thence N89°47'43"E, 22.30 feet;
 thence S00°13'47"E, 205.91 feet over Lots 66, 65 and part of 64 of Eastwood Acres Subdivision as recorded in Liber 17, Page 37 of the Ingham County Records;
 thence, S89°45'14"W, 349.52 feet;
 thence, S00°00'34"E, 88.37 feet;
 thence, S89°36'34"W, 100.00 feet;
 thence, S00°00'34"E, 218.05 feet;
 thence, S89°54'01"W, 161.90 feet;
 thence S00°05'59"E, 230.77 feet to the POINT OF BEGINNING containing 5.918 acers, also subject to the rights of the public over Grand River Avenue (Variable - Width - Public - Right-of-Way), also subject to any other easements or restrictions of record.

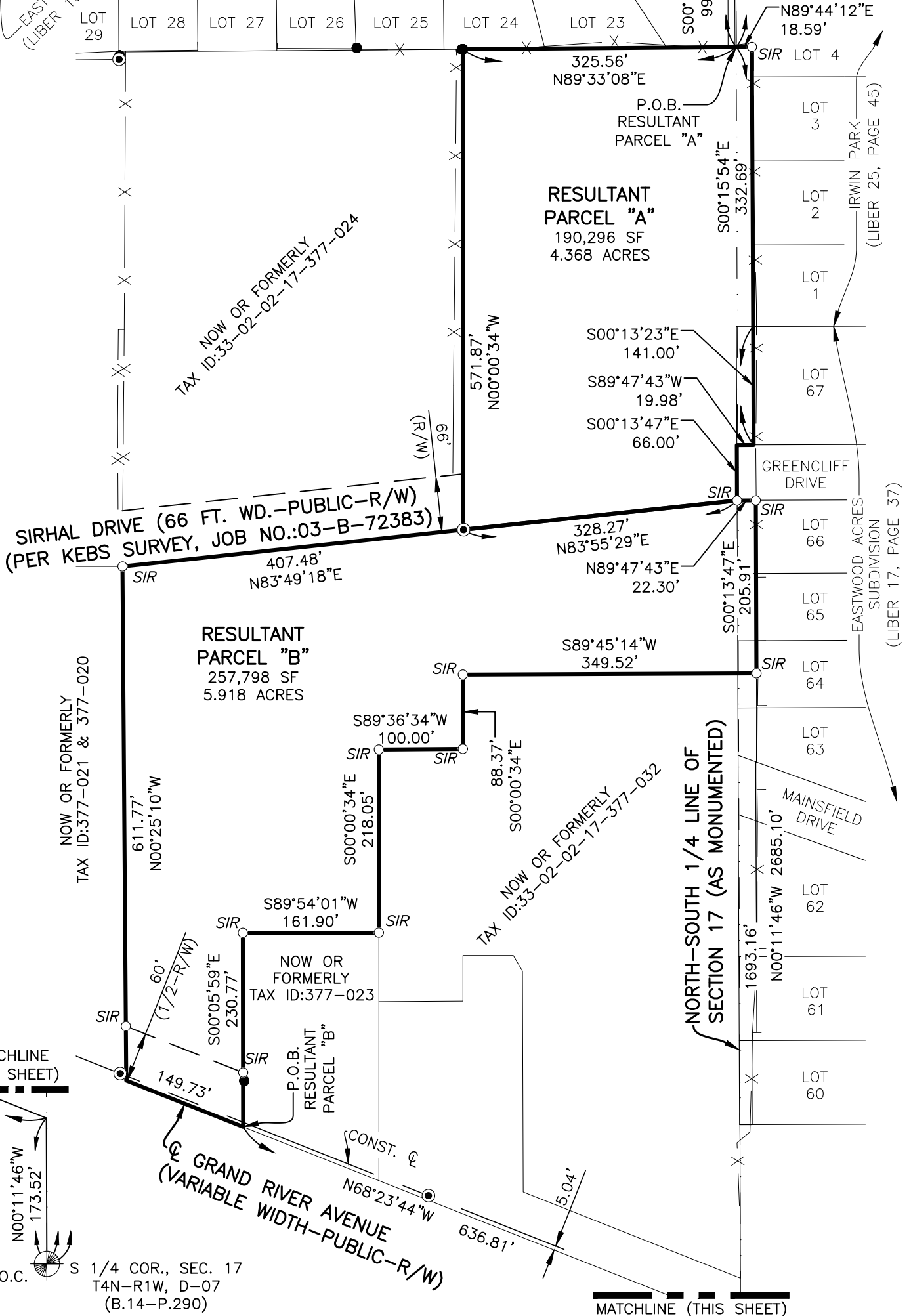
DRAFT

	INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS 298 VETERANS DRIVE FOWLerville, MICHIGAN 48836 (OFFICE) 517-223-3512 monumentengineering.com <small>SERVICE DISABLED VETERAN OWNED SMALL BUSINESS (SDVOSB)</small>	CLIENT: WODA SW 1/4, SEC. 17, T4N-R1W, MERIDIAN TWP. (M) – Measured Dist. (R) – Recorded Dist. ● MON – Found Concrete Monument ● FIR/P – Found Iron Rod/Pipe ○ SIR – Set Iron Rod ▲ MAG – Set Magnetic Nail P.O.B./E. – Point of Beginning/Ending ● – Soil Evaluation Dig *-*-* – Fence
	LAST REVISION:	DATE: 3/15/2019 DR. BY: DC/MA CHK BY: AP
SCALE: N/A	SHEET: 3 of 6	FILE : 19-022_Bndy JOB No. 19-022

CERTIFIED SURVEY MAP

C.O.S., SEC. 17
T4N-R1W, D-06
(B.14-P.290)

(RESULTANT PARCELS)



DRAFT

INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS

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*SERVICE DISABLED VETERAN OWNED
SMALL BUSINESS (SDVOB)*

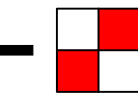
CLIENT: **WODA**

SW 1/4, SEC. 17, T4N-R1W, MERIDIAN TWP.

(M) - Measured Dist. (R) - Recorded Dist.

- MON - Found Concrete Monument
- FIR/P - Found Iron Rod/Pipe
- SIR - Set Iron Rod
- ▲ MAG - Set Magnetic Nail
- P.O.B./E. - Point of Beginning/Ending
- ⊙ - Soil Evaluation Dig
- *-*-* - Fence

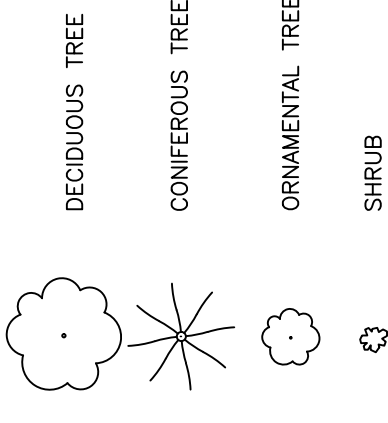
SCALE: 1"=150'	SHEET: 6 of 6	FILE : 19-022_Bndy	DATE: 3/15/2019	DR. BY: DC/MA	CHK BY: AP
LAST REVISION:			JOB No. 19-022		



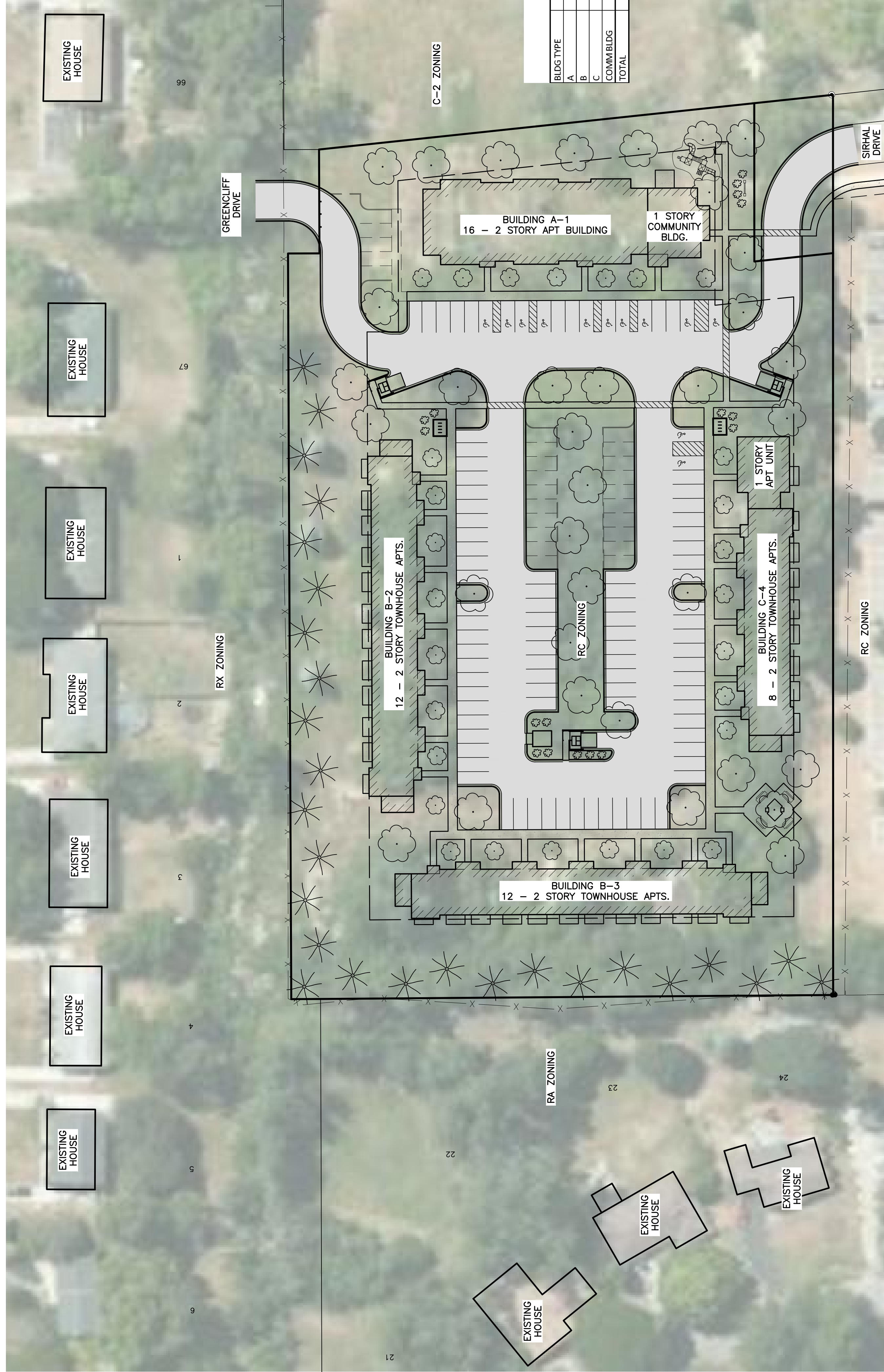
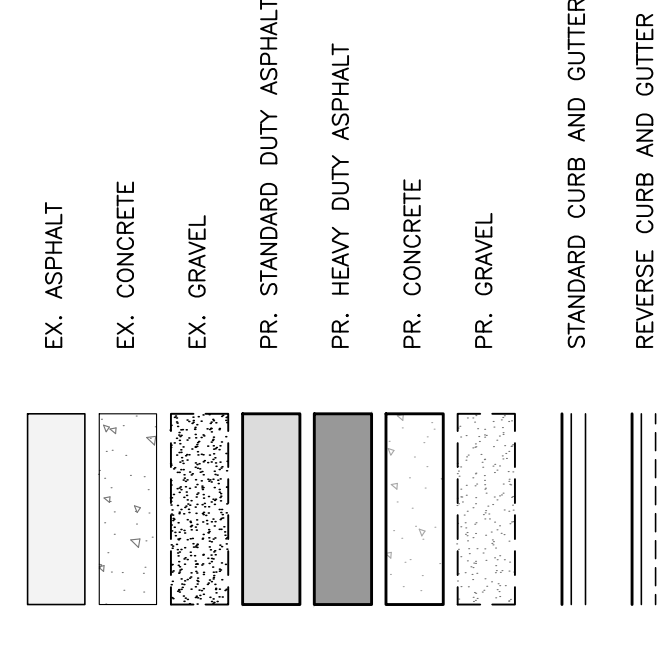
WOODWARD WAY
SITE PLAN OVERVIEW



LANDSCAPE LEGEND



PAVEMENT LEGEND



SITE PLAN OVERVIEW

WOODWARD WAY
SIRHAL & GREENCLIFF DRIVES
MIRALIA TOWNSHIP, MI

DATE	8/07/2019
PRELIMINARY SITE PLAN LAYOUT	8/15/2019
PLAN SUBMITTALS/REVISIONS	
ORIGINAL ISSUE DATE:	8/07/2019
PROJECT NO:	19-022
SCALE:	1" = 20'
FIELD:	
DRAWN BY:	
CHECK BY:	AP

TOTAL SITE SIZE	190296 SF
BUILDING COVERAGE	29395 SF
SIDEWALKS & PATIOS	12322 SF
PARKING & DRIVES	47037 SF
CURB & GUTTER	2678 SF
TOTAL IMPERVIOUS AREA	91436 SF
PERCENT IMPERVIOUS AREA	48.05%
MAX IMPERVIOUS ALLOWED	70%
MIN OPEN SPACE	51.95%
MIN OPEN SPACE ALLOWED	30%

S1

ENGINEERS - SURVEYORS
CONSULTANTS - LAND PLANNERS

298 VETERANS DRIVE
MICHIGAN 48836
(OFFICE) 517-223-3512
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3 full working days before you dig
Michigan's Utility Notification Organization
1-800-482-7171
www.missdig.org

CLIENT :
WODA COOPER COMPANIES, INC.
500 S FRONT STREET
SUITE 975
COLUMBUS, OH 43215

NOTES

1. SIGN TO BE LOCATED AND MEET ALL TOWNSHIP STANDARDS
2. SCREENING SHALL BE PROVIDED FOR ALL MECHANICAL EQUIPMENT.
3. PARKING LOT ISLANDS SHALL BE FINISHED IN GRASS, GROUND COVER OR MULCH.
4. STORM WATER MANAGEMENT TO MEET ALL TOWNSHIP & STATE STORM WATER MANAGEMENT REQUIREMENTS
5. CONSTRUCTION TYPE TO BE SLAB ON GRADE, WOOD FRAME WITH BRICK VENEER AND VINYL SIDING, I.B.C. CONSTRUCTION TYPE: 5-B.
6. NO EXISTING STRUCTURES ON SITE
7. NO NATURAL WATER FEATURES ON SITE

SITE DEVELOPMENT DATA

BLDG TYPE	NO	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR	9 BR	10 BR	11 BR	12 BR	13 BR	14 BR	15 BR	16 BR	17 BR	18 BR	19 BR	20 BR	TOTAL	REMARKS
A	1	6/6	2/2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	2 STORY BLDG
B	2	0	0	10/20	0	2/4	0	2/4	0	2/4	0	2/4	0	2/4	0	2/4	0	2/4	0	2/4	0	24	1&2 STORY BLDG
C	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	1&2 STORY BLDG
COMM BLDG	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1 STORY BLDG
TOTAL	5	6	2	31	3	6	1	49															

TOTAL UNITS = 49

LAND AREA	190296 SF	4.37 AC
UNIT DENSITY	3885.6 SF/UNIT	1121 UNIT/AC

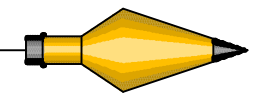
PARKING	REQ PER UNIT	OFFICE	# OF UNITS/SF	SPACES REQ
MOTOR VEHICLE	2/UNIT	1/200 SF	49 UNITS/1418 SF	105
BICYCLE	1/75 SPACES	N/A	105	11
REDUCTION	1/2 SPACES	N/A	16	8
TOTAL				97 SPACES
EXPANSION	25%	N/A	97	25 SPACES

BUILDING AREA CALCULATIONS

BLDG	AREA	# OF UNITS
A1	9014 SF	16
B2	7109 SF	12
B3	7109 SF	12
C4	6047 SF	9
MAINT BLDG	120 SF	0
TOTAL	29395 SF	49
PERCENT BLDG COVERAGE		15.45%
ALLOWABLE BLDG COVERAGE		35%

IMPERVIOUS SURFACE CALCULATIONS

ITEM	AREA	PERCENT
TOTAL SITE SIZE	190296 SF	
BUILDING COVERAGE	29395 SF	
SIDEWALKS & PATIOS	12322 SF	
PARKING & DRIVES	47037 SF	
CURB & GUTTER	2678 SF	
TOTAL IMPERVIOUS AREA	91436 SF	
PERCENT IMPERVIOUS AREA		48.05%
MAX IMPERVIOUS ALLOWED		70%
MIN OPEN SPACE		51.95%
MIN OPEN SPACE ALLOWED		30%





Meridian Township
5151 Marsh Road
Okemos, MI 48864

P 517.853.4000
F 517.853.4096

Township Board:

Ronald J. Styka
Township Supervisor

Brett Dreyfus
Township Clerk

Phil Deschaine
Township Treasurer

**Patricia Herring
Jackson**
Township Trustee

Dan Opsommer
Township Trustee

Kathy Ann Sundland
Township Trustee

Courtney Wisinski
Township Trustee

Frank L. Walsh
Township Manager

September 11, 2019

Dear Members of the Zoning Board of Appeals:

The Community Resources Commission supports the proposed Woodward Way development of Woda Cooper, ZBA #19-09-18-3.

The proposed project would bring much-needed affordable housing to the Okemos School District, which currently has none. From our experience as CRC Commissioners and some of us having additional experience working in the Okemos School District, we are aware that there are households in the district that pay 50% of their income or more toward housing, some being forced to live in housing situations that are not ideal, for the sole purpose of staying in the school district. We see the proposed development as a tool to help alleviate that issue and help create greater economic stability for households. Additionally, the proposed location is ideal for workforce housing, conveniently located proximate to both public transportation and higher education opportunities.

Recent research from Harvard and Brown Universities, in conjunction with the U.S. Census Bureau, shows that children from low-income households that grow up in an upward mobility area have greater life outcomes, such as earning more, having less chance of incarceration, and experiencing greater employment levels (https://www.census.gov/ces/pdf/opportunity_atlas_summary.pdf). The proposed housing has the potential to have a profound, lifelong impact on economically vulnerable children, which in turn would benefit the community.

The Meridian Township Community Resources Commission views the proposed development and those like it as one of several tools that could be successful in meeting the basic needs of struggling households, getting and keeping them out of destitution. We fully endorse the Woodward Way development.

Thank you for your consideration.

Sincerely,

Suzanne Brouse
Chair
Community Resources Commission

