



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
May 9, 2018 6:30 pm



1. CALL MEETING TO ORDER*
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. Wednesday, April 25, 2018
4. COMMUNICATIONS
 - A. Charles Glumb, RE: ZBA #17-10-11-1
 - B. Jeff, Jamie, & Jackson Rahrig, RE: ZBA #17-10-11-1
 - C. Ronald Uppal, RE: ZBA #17-10-11-1
 - D. Lindsey Uppal, RE: ZBA #17-10-11-1
 - E. Edwin H. McDonald, RE: ZBA #18-05-09-1
 - F. Jenna Reid, ZBA #18-05-09-1
 - G. Laurie Kaufman, ZBA #18-05-09-1
 - H. Kevin Shoemaker, ZBA #18-05-09-1
 - I. Alan & Beth Miller, ZBA #18-05-09-1
 - J. Agnes & Lawrence T. Drzal, RE: ZBA #18-05-09-2
 - K. David Love, RE: ZBA #18-05-09-2
 - L. Ryan Halfman, RE: ZBA #18-05-09-2
5. UNFINISHED BUSINESS
6. NEW BUSINESS

A. ZBA CASE NO. 17-10-11-1 (DITTY), 6143 COTTAGE DRIVE, HASLETT, MI, 48840

DESCRIPTION:	6143 Cottage Drive
TAX PARCEL:	02-401-009
ZONING DISTRICT:	RB (Single Family, High Density), Lake Lansing Overlay

The applicant is requesting to construct a 594 square foot attached garage that does not meet the 20 foot front yard setback at 6143 Cottage Drive.

Variance requests may be subject to change or alteration upon review of request during preparation of the staff memorandum. Therefore, Sections of the Code of Ordinances are subject to change. Changes will be noted during public hearing meeting.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Providing a safe and welcoming, sustainable, prime community.



B. ZBA CASE NO. 18-05-09-1 (SHOEMAKER), 1824 TOWNER ROAD, HASLETT, MI, 48840

DESCRIPTION: 1824 Towner Road
TAX PARCEL: 03-126-009
ZONING DISTRICT: RR (Rural Residential)

The applicant is requesting to allow a 312.4 square foot accessory building to project into the front yard at 1824 Towner Road.

C. ZBA CASE NO. 18-05-09-2 (POLETES), 4260 SHADOW RIDGE, OKEMOS, MI, 48864

DESCRIPTION: 4260 Shadow Ridge
TAX PARCEL: 29-255-018
ZONING DISTRICT: RAA (Single Family, Low Density)

The applicant is requesting to construct a 400 square foot addition that does not meet the 40 foot rear yard setback at 4260 Shadow Ridge.

7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT
11. POSTSCRIPT – No Post Script

Variance requests may be subject to change or alteration upon review of request during preparation of the staff memorandum. Therefore, Sections of the Code of Ordinances are subject to change. Changes will be noted during public hearing meeting.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:
Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Providing a safe and welcoming, sustainable, prime community.



**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING MINUTES ***DRAFT***
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, April 25, 2018 6:30 PM
TOWN HALL ROOM**

PRESENT: Members Rios, Ohlrogge, Lane, Chair Beauchine,
ABSENT: Jackson
STAFF: Mark Kieselbach, Director of Community Planning and Development and
Keith Chapman, Assistant Planner

1. CALL MEETING TO ORDER

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

2. APPROVAL OF AGENDA

MEMBER OHLROGGE MOVED TO APPROVE THE AGENDA AS WRITTEN.

SECONDED BY MEMBER RIOS.

VOICE VOTE: Motion carried unanimously.

3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

A. Wednesday, April 11, 2018

MEMBER LANE MOVED TO APPROVE THE MINUTES OF WEDNESDAY, APRIL 11, 2018 AS WRITTEN.

SECONDED BY MEMBER OHLROGGE.

VOICE VOTE: Motion carried unanimously.

4. COMMUNICATIONS

A. David E. Pierson, RE: ZBA #18-04-25-1

5. UNFINISHED BUSINESS

6. NEW BUSINESS

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

DESCRIPTION: 1619 Haslett Road

TAX PARCEL: 10-430-009

ZONING DISTRICT: C-2 (Commercial)

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

ZONING BOARD OF APPEALS - WEDNESDAY, April 25, 2018 *DRAFT*****

Member Ohlrogge indicated a Zoning Board of Appeals (ZBA) Member Jackson was absent and in his understanding an applicant has a right to seek a postponement if a full Board was not present.

Chair Beauchine asked staff whether or not this was the situation.

Director Kieselbach stated to deny or approval any case the ZBA would need three affirmative votes; there is a quorum of four of the ZBA members present tonight.

Patrick Lennon, Attorney, Honigman Firm, 650 Trade Centre Way Ste 200, Kalamazoo, representing Shop Town, stated due to the issues and the complex nature of the appeal his client would want to address the entire ZBA board to address the appeal.

Township Attorney, Matthew Kuschel, Fahey & Schultz, Burzych, Rhodes, PLC Attorneys, 4151 Okemos, MI, indicated Section 86-187(1)(d) of the Ordinance states a decision shall be made by a concurring vote of the majority of the Members of ZBA. He added the term "members" indicates the entire members of ZBA and not a majority of the members present. He said if the ZBA were to reach a decision tonight a unanimous vote would be required to move forward one way or another, and the four members present constitutes that majority. He replied another option is for the ZBA to hear the case, take the case under advisement without making a decision and move the process forward until further information is gathered. He concluded the other option is for the ZBA to table the case tonight until all members are present.

Chair Beauchine stated the ZBA would need to make a determination whether or not to hear the case tonight.

Mr. Lennon, Attorney, emphasized the importance of having all the ZBA members to be present to hear the case.

MEMBER OHLROGGE MOVED TO POST-PONE HEARING ZBA CASE NO. 18-0425-1 UNTIL ALL ZBA MEMBERS CAN BE PRESENT.

SECONDED BY MEMBER RIOS.

ROLE CALL TO VOTE: MOTION TO POST-PONE
YES: Members, Rios, Ohlrogge
NO: Lane and Chair Beauchine
Motion failed.

MEMBER LANE MOVED HEAR ZBA CASE NO. 18-04-25-1.

SECONDED BY CHAIR BEAUCHINE.

ROLE CALL TO VOTE: MOTION TO HEAR THE CASE
YES: Members, Lane and Chair Beauchine
NO: Member Rios and Ohlrogge
Motion failed.

ZONING BOARD OF APPEALS - WEDNESDAY, April 25, 2018 *DRAFT*****

MEMBER RIOS MOVED TO TABLE ZBA CASE NO. 18-04-25-1

SECONDED BY MEMBER OHRLOGGE

ROLE CALL TO VOTE: MOTION TO TABLE CASE NO. 18-04-25-1

YES: Members, Rios, Ohlrogge, Lane and Chair Beauchine

NO:

Motion carried unanimously

7. OTHER BUSINESS

None.

8. PUBLIC REMARKS

Chair Beauchine opened the floor for public remarks.

David Pierson, McClelland & Anderson Attorneys at Law, 1305 S. Washington Ave, Lansing, representative for the applicant, Robert Saroki, emphasized the importance of rescheduling sooner than later as there have been delays.

Chair Beauchine closed public remarks.

9. BOARD MEMBER COMMENTS

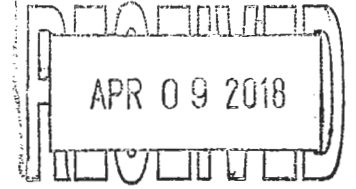
10. ADJOURNMENT

Meeting adjourned at 6:48 p.m.

11. POST SCRIPT - Member Lane

Respectfully Submitted,

Rebekah Kelly
Recording Secretary



To: Charter Township of Meridian

Subject: Support of 6143 Cottage Drive variance application

I have reviewed the plot plan, elevation plan, and the mock layout of the proposed garage location as a neighbor on Cottage Drive and fully support the approval of the variance requested with the following comments:

1. A two car garage is the minimum structure that is in keeping with my home and the homes on cottage drive.
2. The proposed plan provides safe access and passage.
3. I can attest that the plan does not adversely affect land or essential character. In fact the proposed addition follows the curvature of the road, the sight line is consistent with where our garages and homes are located, and will benefit the more modern character of the neighborhood with two+ garages.
4. I believe that the requested variance is consistent with my interest as a community member as well as the purpose and intent of the zoning ordinance.

It is for these reasons that I support the approval of the 6143 Cottage Drive variance request.

Sincerely,

Charles Glunch

4/3/18

Name

Signature

Date

Address: 6146 Cottage Drive, Haslett, MI 48840

To: Charter Township of Meridian

Subject: Support of 6143 Cottage Drive variance application

I have reviewed the plot plan, elevation plan, and the mock layout of the proposed garage location as a neighbor on Cottage Drive and fully support the approval of the variance requested with the following comments:

1. A two car garage is the minimum structure that is in keeping with my home and the homes on cottage drive.
2. The proposed plan provides safe access and passage.
3. I can attest that the plan does not adversely affect land or essential character. In fact the proposed addition follows the curvature of the road, the sight line is consistent with where our garages and homes are located, and will benefit the more modern character of the neighborhood with two+ garages.
4. I believe that the requested variance is consistent with my interest as a community member as well as the purpose and intent of the zoning ordinance.

It is for these reasons that I support the approval of the 6143 Cottage Drive variance request.

Sincerely,

Ronald Uppel

Name

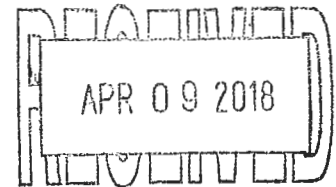
Ronald Uppel

Signature

4-7-2018

Date

Address: 6133 Cottage Drive, Haslett, MI 48840



To: Charter Township of Meridian

Subject: Support of 6143 Cottage Drive variance application

I have reviewed the plot plan, elevation plan, and the mock layout of the proposed garage location as a neighbor on Cottage Drive and fully support the approval of the variance requested with the following comments:

1. A two car garage is the minimum structure that is in keeping with my home and the homes on cottage drive.
2. The proposed plan provides safe access and passage.
3. I can attest that the plan does not adversely affect land or essential character. In fact the proposed addition follows the curvature of the road, the sight line is consistent with where our garages and homes are located, and will benefit the more modern character of the neighborhood with two+ garages.
4. I believe that the requested variance is consistent with my interest as a community member as well as the purpose and intent of the zoning ordinance.

It is for these reasons that I support the approval of the 6143 Cottage Drive variance request.

Sincerely,

Lindsey Uppal

Name

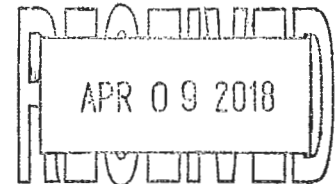


Signature

4/7/18

Date

Address: ~~613~~ Cottage Drive, Haslett, MI 48840



Edwin H. McDonald

1827 Towner Road
Haslett, Michigan 48840
Phone 517-339-1036
emcdon7736@comcast.net

April 4, 2018

Mark Kieselbach,

I have been informed by my neighbor Ron Shoemaker that the Meridian Township Planning Commission is requiring Ron to demolish or move a garage that is located on his property at 1824 Towner Road.

I have lived across the street from this garage for over 40 years and it has never been an eyesore or any type of problem. This is not an upscale neighborhood where that building would devalue other properties in the neighborhood.

There is a basket attached to this garage that allows at least eight children to play basketball just about everyday year around. Better they play there than to be on the streets getting into trouble.

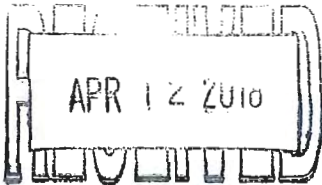
I would also like to note that when the Shoemakers purchased this property they painted the garage and made it look very presentable.

I would support the Township allowing a variance which would let Ron Shoemaker keep the garage in the present location.

I believe this garage was inline with front of the original farm house that was demolished many years ago.

Ed McDonald
Edwin H. McDonald

Cc: Ron Shoemaker



April 5, 2018

(18)

To: Mark Kieselbach:

Director and Meridian Township
Planning Commission.

I am writing you in regards to the structure (garage with basketball hoop) across from my home. I see no reason for this structure to be moved at all.

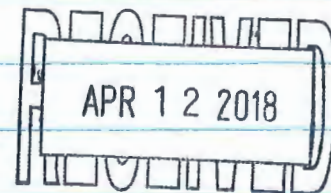
I have owned my home for eleven years now and this structure has never been an issues. My two nephews live here now and play basketball daily over there. I love that I can see them out the front door. Besides that structures like that are under appreciated these days. Please choose to let this structure remain where it is. It is not "bothering" anyone.

~ Thank you for your Time ~

- Gemma Reid

1817 Towner rd.

Haslett Mi 48840



- Anthony VanderMoere

- Bryce VanderMoere

- 

April 11, 2018

Re: Township Variance Request for an Accessory Building at 1824 Towner Road, Haslett, MI

To Whom It May Concern:

In June 2013, Ronald and Anita Shoemaker purchased a 25-acre property at the corner of Marsh Rd. and Towner Rd. This property had been neglected for many years, and had been overrun with a variety of invasive species. The Shoemaker family began the laborious process of clearing invasive species and trying to restore the woodlot to a healthy natural ecosystem.

Mr. Shoemaker sought advice regarding best practices for dealing with invasive species and creation of a forest management plan. I have helped advise him regarding Japanese knotweed (*Polygonum cuspidatum*, a.k.a. *Fallopia japonica*). A large stand of Japanese knotweed had been allowed to surround the vintage garage prior to the time the Shoemakers purchased the property.

Japanese knotweed is a state prohibited species. Michigan law prohibits movement of Japanese knotweed (by cutting, digging, or moving earth containing this plant): [http://www.legislature.mi.gov/\(S\(dol44qjsrrieva45sqiptq45\)\)/documents/mcl/pdf/mcl-451-1994-III-2-1-WILDLIFE-CONSERVATION-413.pdf](http://www.legislature.mi.gov/(S(dol44qjsrrieva45sqiptq45))/documents/mcl/pdf/mcl-451-1994-III-2-1-WILDLIFE-CONSERVATION-413.pdf)

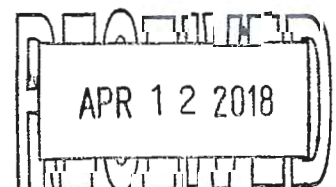
Japanese knotweed can spread easily from any cut stalk containing a leaf node (which can also grow roots) and from any root cutting as small as the size of a fingernail. This species evolved to grow on lava, and can crack through cement and asphalt. Japanese knotweed can grow a giant root mass underground that can extend 6 feet deep or more. These characteristics of Japanese knotweed make it important to entirely kill the plant before any demolition or construction project is begun anywhere near an infested area.

Eradicating Japanese knotweed can be challenging, because it does not respond to common herbicides such as glyphosate. The Shoemakers have mapped this stand of mature Japanese knotweed and have initiated annual knotweed treatments using more potent herbicides approved for this purpose. Killing the entire root mass and making certain that this invasive species does not return will likely require sustained annual herbicide treatments and subsequent surveillance, possibly over several years. Several other properties within the Lake Lansing watershed (including parts of Ingham County's Lake Lansing Park North) are also infested with a form of Japanese knotweed that is very aggressive and slowly responding to herbicides.

I support Ronald and Anita's variance request for the vintage garage. Keeping the garage in place would be the most environmentally safe option that would avoid spreading Japanese knotweed and avoid violating Michigan law regarding this invasive species.

The Shoemakers have made huge strides to remove invasive species and restore native vegetation in their woodlot by following sound environmental practices. Due to their sustained efforts, their native forest ecosystem is beginning to thrive after many decades of neglect. What used to be an eyesore at the corner of Marsh and Towner Roads, is becoming a wonderful natural habitat that enhances our entire community. Please support their efforts by approving this variance request.

Laurie Kaufman
Mid-Michigan Stewardship Initiative
Lkaufman@msu.edu
www.stewardshipnetwork.org/midmich



(20)
April 12, 2018

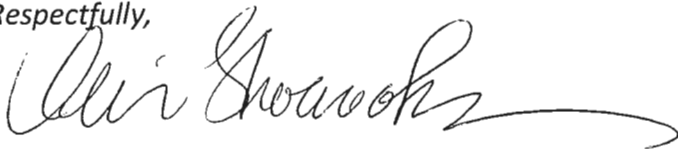
To Mr. Mark Kieselbach
And the Meridian Township Zoning Board of Appeals,

This letter is regarding the garage now located at 1824 Towner Rd., just next door to the property our family is currently renting from my parents Ronald & Anita Shoemaker.

We moved into the property at 1800 Towner Rd. in the Spring of 2014, after extensive renovations to the home, almost 1 year after my parents purchased the property. Since that time, and until they recently split the property to build their own home, the garage in question was located on the property we have been renting. As you may imagine, our large family of eleven (including five children in foster care) has made very good use of this extra storage space, and our children have also frequently used the hoop attached to the garage to play basketball with their neighborhood friends. Since we moved in four years ago now, not once did it occur to us, nor did anyone ever indicate that our use of this garage was not in compliance with Township Zoning Ordinances. In fact, this garage is in a very convenient location for us, and we are very happy with the usefulness it provides in the place where it has stood for several decades, long before we moved in.

In short, as the closest neighbors to the property now in question, we would like the Township Zoning Board of Appeals to know that we have absolutely no problem with this garage remaining in its current location. Since we now share the use of this garage with my parents, as a matter of practicality we kindly request that you allow us the variance to keep it where it presently stands. Due to the nature of its construction, it would be a great deal of trouble for us to have to help my parents attempt to move it from its current location, if that is even possible.

Respectfully,



Mr. Kevin Shoemaker

On behalf of
The Kevin and Beth Ann Shoemaker Family
1800 Towner Rd.
Haslett, MI 48840

April 8, 2018

Mark Kieselback, Director and Meridian Township Zoning Board of Appeals

Dear Mark,

Our names are Alan and Beth Miller, we joined Meridian Township in 2015 when we purchased our first home. Our short time in this community has been pleasant. We enjoy all that it has to offer. The best part of it, we believe, is the people within the community. Our neighbors, including the subdivision behind us are all very helpful, polite, kind and most importantly they keep an eye out for each other. Which for us is a big deal.

Part of the draw for us was it's a great area to raise our children. There are numerous kids that live in such a small area here. Which is a huge bonus for our ten year old. Within sight distance there are kids, around his age, that will make great playmates. As the weather clears, kids come out from behind their video games and get outside. At the home across the street they have a big, beautiful fenced in, safe, yard to play in. Including a structure with a basketball hoop attached. They often will play basketball in that area. Which is great, me as a busy mom to two very active boys, can send my oldest over there to play basketball. I can check on him without needing to leave the house. The children over there are very quiet and respectful to the neighbors. Often I have to check just to make sure they are still there, because I can't hear them.

We have lived here for three years, never have we looked across the street and thought that any part of their property was an issue, except maybe the wild turkeys early in the morning that my three year old wants to go find. Their old garage that they currently have, which was there when we moved in, is neither a bother or an issue for our household. It's been part of that yard since we moved in. We see no reason to remove it from its current location. It's in good condition, kept nice, and it's not an eyesore at all. If anything it shows that the owners take pride in their property. That they have been diligent in continuing the pride that Meridian Township has.

We hope that you allow Mr. and Mrs. Shoemaker to keep their garage in place, since it's not an issue to those who live in the area. We see no reason to make them remove it. If they are able and willing to maintain it, the only clear answer to this is to leave the structure in place.

Thank you for your time. We are looking forward to hearing that this matter has been resolved quickly and in the benefit for all parties involved.

Alan and Beth Miller
1813 Tower Road
Haslett
517-420-0959

Lisette

From: Lawrence T. Drzal <drzal.lawrence@comcast.net>
Sent: Sunday, April 15, 2018 11:09 PM
To: lmpoletes@gmail.com
Subject: variance support from Drzals

April 15, 2018

Hi Lisette and George:

Thanks for explaining the variance that you are going to request from the Township. We have reviewed the details of your variance request and support it.

Let us know if there is anything we can do to assist.

Sincerely,

Agnes and Lawrence T. Drzal, PhD
4259 Shadow Ridge
Okemos, MI 48864
517-203-0040 (H)
517-410-7653 (C)
Email: DRZALLAWRENCE@COMCAST.NET

Lisette

From: Ryan Halfman <halfmanhomes@gmail.com>
Sent: Monday, April 16, 2018 2:25 PM
To: Lisette
Subject: Fwd: 4260 Shadow Ridge
Attachments: SKM_C554e18041613590.pdf; Untitled attachment 00021.html

See forwarded message from Dave Love.

Sent from my iPhone

Begin forwarded message:

From: "Love, David" <DLove@ingham.org>
Date: April 16, 2018 at 2:02:23 PM EDT
To: "halfmanhomes@gmail.com" <halfmanhomes@gmail.com>
Cc: "Lynn, Jason" <JLynn@ingham.org>
Subject: 4260 Shadow Ridge

Ryan, I have added the proposed addition to a copy of the Plot Plan from KEBS, Inc and find that the proposed addition does not impact the drainage easement on the lot. Therefore, we have no objection to the proposed addition. We do have a concern that no construction related equipment be used on top of the pipe in order to keep from adversely affecting the Drain.

Dave

David Love, Ingham County Drain Engineer
Ingham County Drain Commissioner's Office
707 Buhl Street
Mason, MI 48854
517-676-8395 (Office)

517-719-4900 (cell)
517-676-8364 (fax)

PLOT PLAN

For:
 Goodrich Builders, Inc.
 2260 E. Old M-78, Suite E
 East Lansing, MI 48823

Survey Address:
 4260 Shadow Ridge
 Okemos, MI 48864
 Tax ID: 33-02-02-29-255-018

Legal Description (as provided): Lot 16, Woods of Heron Creek #2 Subdivision, a part of the Northeast 1/4 of Section 29, T4N, R1W, Meridian Township, Ingham County, Michigan. Except beginning at the Northeast corner of Lot 16; thence N72°35'47"W, 141.89 feet; thence S57°20'53"E, 32.88 feet; thence S74°29'27"E, 110.40 feet to the Easterly lot line; thence N15°30'33"E, 5.00 feet to the point of beginning. Also a part of Lot 17 of said Subdivision described as: Beginning at the Southeast corner of Lot 17; thence N02°02'57"E, 95.47 feet on the East lot line; thence N04°59'39"E, 30.00 feet; thence Westerly 12.23 feet on a curve to the right, having a 75 foot radius and a chord of 12.21 feet bearing S89°40'22"W; thence S04°20'35"W, 17.62 feet; thence Southerly 67.71 feet on a curve to the left having a 205 foot radius and a chord of 67.40 feet bearing S09°32'26"W; thence S00°04'41"W, 41.20 feet to the South lot line; thence S89°55'19"E, 23.97 feet on the South lot line to the Point of Beginning.

Permanent SESC control measures will include:
 Level, landscaping, & concrete/asphalt

Timing & Sequence
 Excavation: 10-10
 Rough grade: 10-10
 Final grade: 10-10
 Permanent stabilization: 1-15-10

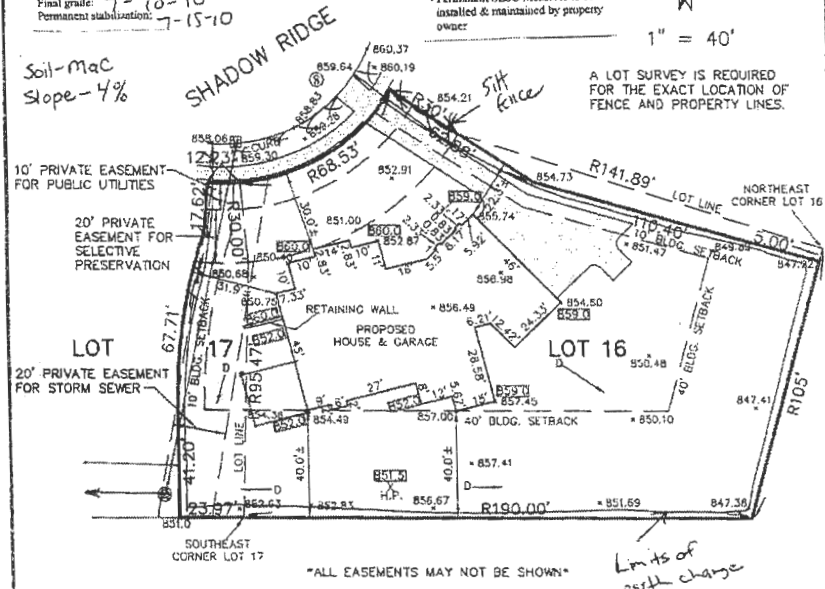
Maintenance Plan:
 - Clean roads daily
 - Inspect & maintain silt fence weekly & after a rain event
 - Keep permits posted on-site
 - All BMPs to remain in place until site is stabilized
 - Temporary SESC Measures to be installed & maintained by contractor
 - Permanent SESC Measures to be installed & maintained by property owner



1" = 40'

Soil-mac
 Slope-4%

A LOT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.



TOP OF BASEMENT WALL = 861.00 FINISH BASEMENT FLOOR = 852.00

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 x = Existing Elevation
- M = Measured Distance D = Surface Drainage
- - - = Dead Line [] = Finish Grade
- = Distance Not to Scale
- [] = Deck, Porch, Sidewalk, & Patio Areas

Dane Pascoe 1-28-10
 DANE B. PASCOE
 PROFESSIONAL SURVEYOR DATE
 No. 54434

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 29, T4N, R1W
FIELD WORK BY ---	JOB NUMBER:
SHEET 1 OF 1	83129.PLT



Halfman Homes
10525 Frost Rd
Portland, MI 48875

April 16, 2018

Mr. and Mrs. Poletes,

After speaking with David Love, Ingham County Drain Engineer, it has been determined that he has no objection to our proposed addition. His only concern/request is that we keep construction equipment and machinery off of the buried pipe. If awarded the contract for the proposed addition, Halfman Homes, along with any hired subcontractors will comply with the request to keep all equipment off of said drainage pipe.

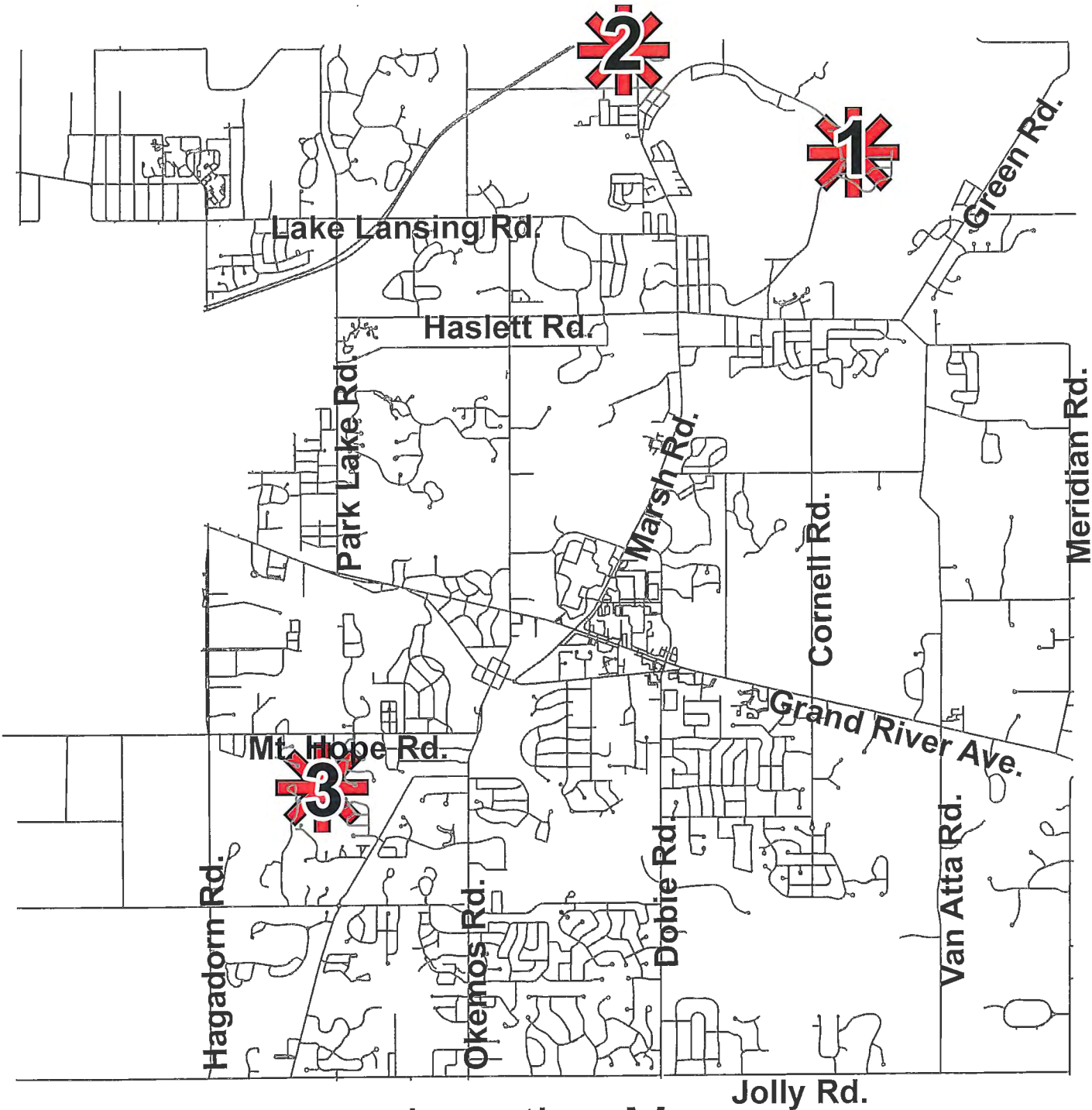
Thank You,


Ryan Halfman

4 116 118

Halfman Homes, LLC
10525 Frost Rd
Portland, MI 48875
517.281.2936

Meridian Township



Location Map

- 1. ZBA #17-10-11-1 (Ditty)
- 2. ZBA #18-05-09-1 (Shoemaker)
- 3. ZBA #18-05-09-2 (Poletes)



VARIANCE APPLICATION SUPPLEMENT

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

1. Unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district.
2. These special circumstances are not self-created.
3. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.
4. That the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted purpose.
5. Granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
7. The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.
8. Granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter.



To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: May 4, 2018
Re: ZBA Case No. 17-10-11-1 (Ditty)

ZBA CASE NO.: 17-10-11-1 (Ditty), 6143 Cottage Drive, Haslett, MI 48840
DESCRIPTION: 6143 Cottage Drive
TAX PARCEL: 02-405-004
ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing Residential Overlay

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, 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.

The applicant has had two previous requests denied. The original request at the October 11, 2017 ZBA meeting was to construct a 576 square foot attached garage 9 feet from the front yard property line for a variance request of 11 feet. The most recent request at the February 14, 2018 ZBA meeting was to construct a 552 square foot attached garage 10 feet from the front yard property line. Approval from the ZBA is needed in order to rehear the case. If the ZBA decides to rehear the case then the request is a variance from the following section of the Code of Ordinances:

- Section 86-442 (f)(5)(a), Front yard. The front yard setback shall not be less than 20 feet from the street line.

William Ditty, the applicant, has now requested to construct a 594 square foot attached garage 11.6 feet from the front yard property line at 6143 Cottage Drive. The approximate 0.356 acre site is located in the RB (Single Family, High Density) zoning district and the Lake Lansing Residential Overlay District.

The site plan shows an existing house with a proposed garage addition on the east side of the house. The proposed garage has a width of 27 feet and will be split with the north half being 13.5 feet by 21 feet and the south half being 13.5 feet by 23 feet for a total of 594 square feet. Section 86-442 (f)(5)(a) requires a 20 foot front yard setback. The garage is proposed to be located 11.6 feet from the front property line; therefore the applicant is requesting a variance of 8.4 feet.

Zoning Board of Appeals
May 9, 2018
RE: ZBA Case No. 17-10-11-1 (Ditty)
Page 2

Site History

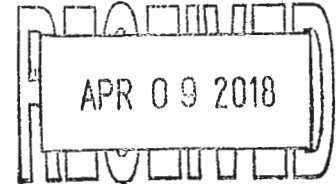
- Township Assessing Department records indicate that the single family home was constructed in 1935.

Attachments

1. Application materials
2. October 11, 2017 Zoning Board of Appeals Meeting Minutes
3. February 14, 2018 Zoning Board of Appeals Meeting Minutes
4. October 11, 2017 Site Plan
5. February 14, 2018 Site Plan
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 William T Ditty
Address of Applicant 6143 Cottage Drive Haslett, MI 48440

Telephone (Work) 517-694-2300 Telephone (Home) 269-270-4012
Fax 517-694-2340 Email address: cgdiver@juno.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 6143 Cottage Drive Haslett, MI 48440
Zoning district Lake Lansing Overlay District Parcel number 33-02-02-02-401-009

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) 86-442(f)(5)(a)

D. Required Supporting Material Supporting Material if Applicable
-Property survey CATTACHMENT A -Architectural sketches
-Legal description C " -Other
-Proof of property ownership or approval letter from owner (ATTACHMENTS B)
-Site plan to scale CATTACHMENT A
-Written statement, which demonstrates how all the review criteria will be met (See next page) ATTACHMENTS G, I, C2, C3, D1, D2, B3, D4, E1, E2, E3, F

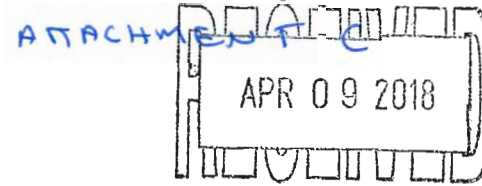
William T Ditty WILLIAM T. DITTY 9 APR 2018
Signature of Applicant Print Name Date

Fee: \$150 Received by/Date: Kevin Chapman 4/9/18

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

William T Ditty 9 APR 2018
Signature of Applicant(s) Date

Signature of Applicant(s) Date



Changed circumstances: Based on the decision in the Zoning Board of Appeals #17-10-11-1 I am submitting a change in size of the proposed garage (reduction from 23' to 21'in length on the North Side and change in overall width) as shown below and based on updated information provided herein.

Invitation to review changes and proposed dimensions: As noted in Attachments D1, D2, D3 and D4 my surrounding neighbors support the approval of this variance request after review of the plot plan, elevation plan and the mock layout of the proposed garage location. **You are invited** to stop by and review the mock layout (stakes and tape are marking the proposed location) anytime between now and the May 9th meeting.

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 existing structure (home) was built as a cottage in 1935, without an attached garage or space for storage, as most homes have today. In fact, 4 of the 6 homes to the North and the 4 homes to the South (the 5th will be completed soon) that have been built since that time have two or more attached garages.

2. These special circumstances are not self-created.

The existing home was built in 1935 as noted above, as a cottage, without an attached garage or provision for storage that is now common to have and in keeping with the newer homes built in Sunset Cove.

3. Strict interpretation and enforcement of the liberal terms and provisions of the Ordinance would result in practical difficulties.

The terms of the front yard setback, 20 feet, make it a practical difficulty to install an attached garage. As shown on the Property Survey/ Plot Plan (see Attachment A), the distance from the NE corner of the house to the 20' setback is 12'6", 14'7" in the center and 16' 3-2/3" at the SE corner which is less than the 24' recommended for late model vehicles including minimal storage (see attachments C1, C2 and C3).

Note: On the South side I will lose approximately 2' for the front steps (see Attachment E1) once the property is regraded, leaving an actual depth of 12'7" (North side) to 14' 3-2/3" (South side) to the front yard setback.

4. 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 or would render conformity with such restrictions unnecessarily burdensome.

The homes on sunset cove, for the most part, have attached garages. As noted above, the current depth range of 12'6" to 14' 3-2/3" (including front steps) to the setback is not practical and restrictive for modernizing the home within the spirit of current standards and designs.

Additionally, topsoil has continually eroded since the house was built in 1935 and two new homes have been built on either side of me that are elevated above the current grade, creating a drainage problem every time it rains or the snow melts.

Finally, the proposed design provides storage space that is for the permitted purpose as a residential home.

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.

The requested variance is within the public interest, is safe to the public as designed, within the spirit of the zoning ordinance and provides substantial justice (See below detail and Attachments D1, D2, D3 and D4).

-To establish the minimum action I first solicited feedback from 3 construction experts in the area. Two of the three experts established a minimum garage size of 24' x 24' (see Attachments C1 and C2), and the third documented a recommended garage size of 24' x 24' (576sf) with a minimum of 23'x24' (552 sf see Attachment C3).

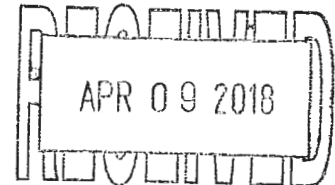
Variance Application Supplement

-Secondly, the plot plan was updated to show the garage sizes on either side of the home. Per Attachment A, the new two car garage at 6137 Cottage is 711 sf (22.5'x30'+6'x6') and the two car garage at 6145 Cottage is 559 sf (21.5'x26'). Note: Both of these homes are considerably larger with adequate storage unlike 6143 Cottage.

-Thirdly, since cottage drive has a curve in it, the home at 6145 Cottage Drive was granted an 8' variance (See Attachment A) to allow for a two car garage.

-Fourthly, I researched the top 3 vehicles sold in the United States in 2017 and they are as follows:

2017 Top selling vehicles		4 Dr Length	Extended Cab	Regular Cab
1	Ford F-150	19 1/3	19 1/3	19
2	Chevrolet Silverado	19 1/6	19 1/3	19
3	Dodge Ram Truck	19	19	19 1/4



Source: <http://autonxt.net/best-selling-vehicles-in-america-in-2017/>

Published January 5th 2018

-Based on the above information and following the contour of the road and sight lines established (see Attachments E1, E2 and E3) a split depth garage has been established as the minimum action required and provides substantial justice as follows (see detailed view in Attachment A):

- North Bay: 13'6"x21' (practical depth is 19' 10")

-South Bay: 13'6 x 23' (keeping in mind 2' of the 23' will be consumed by stairs and 10" for construction details leaving a practical depth of 20'2").

-This results in a two car garage (with much needed storage) of 567sf usable space (594 sf total) and variance request of 8'4.8".

-In terms of the spirit of this zoning ordinance and safety, Section 756(2) in Chapter 86 of the Meridian Township zoning regulations establishes off street parking requirements of 10' x 18' (see Attachment F). It is shown in Attachment A with the proposed garage that I am meeting and exceeding these requirements (the design shows a minimum of 23.8'x27'). It is also noted in Attachments D1, D2, D3 and D4 that my surrounding neighbors have declared the proposed garage provide safe access and passage for them.

Other options that were considered and found not practical:

North Side not an option: With 8'6" from the North side of the house to the lot line (see Attachment A), and a 5' side yard setback, there is not room for a garage.

South Side not an option: With 14'7" from the South side of the house to the lot line (See Attachment A), and a 5' side yard setback, there is not room for a two car garage established as the minimal action necessary (See Attachments D1, D2, D3 and D4).

West Side (Lake Side) not an option: It is not practical nor can safe passage be constructed to the West side (lake side) and the Sunset Cover deed covenants restrict building toward the lake (the sunset cove residents are adamant about protecting this).

Parking in front of the home (without a garage), a carport, and a one car garage were other considerations that were possibilities but according to the residents in Sunset Cove were not within the essential character of the

Variance Application Supplement

vicinity and not within the public interest. Nor was the possibility of relocating the East wall due to the Michigan basement containing the utilities for the home.

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

The proposed variance does in fact follow the contour of the road and sight lines established (see Attachment A and E2). Attachment E2 shows the sight line looking South (following curvature of road and in line with three homes/garages), as well as the sight line looking North (following curvature of road and in line with two homes/garages).

It is also noted in Attachments D1, D2, D3 and D4 that the surrounding homeowners have stated the proposed garage will in fact "benefit the more modern character of the neighborhood with two+ garages" and "does NOT adversely affect adjacent land or essential 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 condition pertaining to this variance request is not general in nature or recurrent and thus would not lend itself to a general regulation.

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

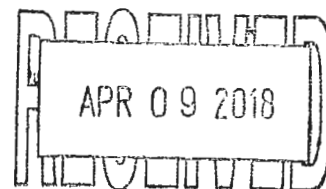
As the surrounding sunset cove homeowners have declared in writing (see Attachments D1, D2, D3 and D4) after reviewing the plot plan, elevation plan and the mock layout: the variance required for the attached two car garage as designed "is consistent with the public interest, purposes and intent of this zoning ordinance".

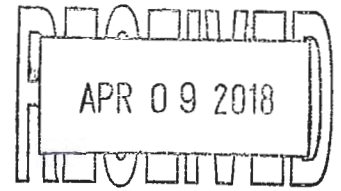
The approval of the variance will result in a two car garage and resulting storage space that is truly within the spirit of continuous improvement to modern and safe standards that will benefit the surrounding neighbors and is consistent with the purposes and intent of the zoning ordinance as noted.

Thank you for your time and consideration,



William "Bill" Ditty





January 16, 2018

Bill Ditty
6143 Cottage Dr.
Lake Lansing
Haslett, MI 48840

Bill,

In response to your request. Our recommendation on our most common size garage with some storage would be a minimum of 24' x 24' for a two garage. This size would accommodate todays size of SUV's and trucks as well as lawn equipment for your storage needs. If you need anything else don't hesitate to call.

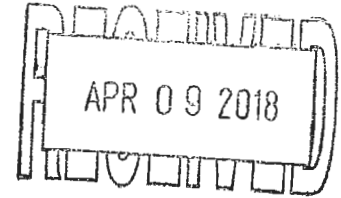
Dennis Alexander

Dennis Alexander
Project Coordinator
Fred Motz Builder
Dalexander0427@gmail.com
517-243-8371

Jeff Rouse Construction Inc.

8582 Colby Lake rd.

Laingsburg MI 48848




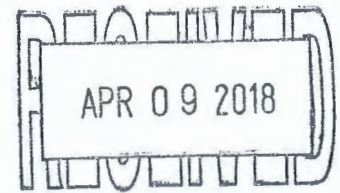
1/18/2018

To Whom It May Concern, a minimum two car garage size is 24' x24' .

As an experienced builder in the Meridian Township and surrounding areas, 24' x 24' is the minimum size I recommend to my clients to allow for two late model vehicles and storage.

Thank you,


Jeff Rouse



January 18, 2018

To whom it may concern,

Re: Average garage sizes

I have been in the new home construction business for some 30 years. I have constructed well over 200 hundred homes for various clients.

The question under consideration is this, what is the minimum exterior space to accommodate a two car garage with minimal storage. I recommend to any client that their garage should be 24' x 24'. However, the minimum I would consider recommending is 23' deep x 24' wide. The suggested minimum size stated will leave a minimum length to accommodate the average car and still open the doors and walk around the car. The width will accommodate the same space to walk around the car and some storage.

I hope this helps to clarifies the question.

Jeff Rahrig

President

Central Management and Construction

3450 East Lake Lansing Road

East Lansing, Mi 48823

Attachment E1

View of front of house



View of front of house with 19' truck (showing safe access and passage)



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APR 09 2018

Attachment E2

Sight line looking South (following curvature of road and in line with three homes/garages)



Sight line looking North (following curvature of road and in line with two homes/garages)



APR 09 2018

Attachment E3

Truck in mock layout (21' - 19' - approximately 10" for garage door/structure/drywall = 14" remaining)



Mock garage to front of truck (approximately 6")



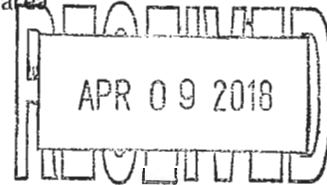
Back of truck to house structures (approx 7 1/2")



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APR 09 2018

Use	Number of Motor Vehicle Parking Spaces Required Per Unit of Measure
Contractor's establishments	1 for each 1,000 square feet of gross floor area (GFA), but no less than 5
Offices	
General office:	
Minimum	3 spaces per 1,000 square feet of gross floor area
Maximum	4 spaces per 1,000 square feet of gross floor area
Stand-alone medical office	5 spaces per 1,000 square feet of gross floor area

§ 86-756. Design and construction requirements.



[Code 1974, § 85-1.11; Ord. No. 2000-15, 11-9-00; Ord. No. 2004-06, 9-5-2004]

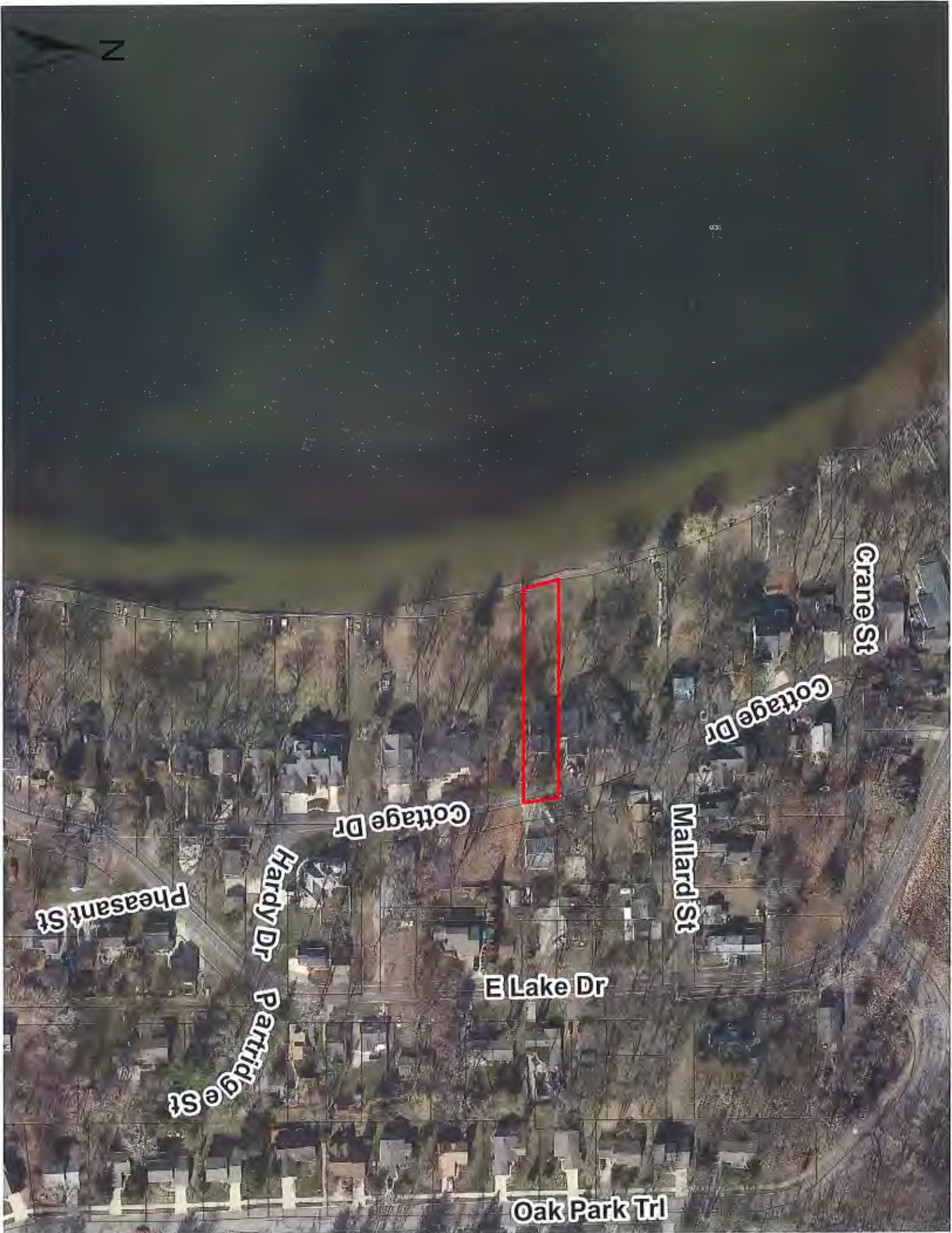
In addition to general design requirements specified in other sections of this division, the following design and construction requirements shall be satisfied in all of street parking areas, except for single-family parking areas and as noted:

- (1) New or expanded parking lots. No parking lot shall be constructed, expanded, or hard-surfaced unless and until a permit therefor is issued by the Department of Community Planning and Development. Building permits issued for nonresidential structures shall constitute the permit necessary to construct the associated parking. Applications for a permit shall be accompanied with two sets of plans for the development and construction of the parking lot
- (2) Size and layout of off-street parking. Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements:

Parking Pattern	Maneuvering Lane Width (feet)	Parking Space Width (feet)	Parking Space Length (feet)	Total Width of 1 Tier of Spaces plus Maneuvering Lane (feet)	Total Width of 2 Tiers of Spaces plus Maneuvering Lane (feet)
0° (parallel parking)	12	8	23	20	28
30°	12	9	20	32	52
45°	15	9	20	36.5	58
60°	20	9	20	40	60
90°	24	9	20	44	64
90°	25	10	18	43	61
90°	23	10	20	43	63

- (3) Minimum residential parking space size. A minimum of 200 square feet shall be provided for each vehicle parking space located within a multiple-family residential development.
- (4) Marking or designation. Each space shall be clearly marked and reserved for parking purposes.
- (5) Access drives. An access drive shall be provided not less than 25 feet wide and so located as to secure the most appropriate development of the individual property.
- (6) Required surfacing and drainage. The entire parking area, including parking spaces and maneuvering lanes, required under this division shall have asphaltic or concrete surfacing in accordance with specifications approved by the Township Engineer. Such facilities shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or

N



Crane St

Cottage Dr

Cottage Dr

Mallard St

E Lake Dr

Pheasant St

Hardy Dr
Partridge St

Oak Park Trl



**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING MINUTES ***APPROVED***
5151 MARSH ROAD, OKEMOS MI 48864-1198
517.853.4000
WEDNESDAY, October 11, 2017**

PRESENT: Members Ohlrogge, Stivers, Lane, Chair Beauchine
ABSENT: Member Jackson
STAFF: Peter Menser, Senior Planner and Keith Chapman, Assistant Planner

A. CALL MEETING TO ORDER

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

B. APPROVAL OF AGENDA

MEMBER OHLROGGE MOVED TO APPROVE THE AGENDA WITH A CORRECTION OF MEETING
MUNUTES TO AUGUST 9, 2017.

SECONDED BY MEMBER LANE.

VOICE VOTE: Motion carried unanimously.

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

Wednesday, August 9, 2017

MEMBER STIVERS MOVED TO APPROVE THE MINUTES OF WEDNESDAY August 9, 2017 AS
WRITTEN.

SECONDED BY MEMBER OHLROGGE.

VOICE VOTE: Motion carried unanimously.

D. COMMUNICATIONS

None.

E. UNFINISHED BUSINESS

None.

F. NEW BUSINESS

1. ZBA CASE NO. 17-10-11-1 (DITTY), 6143 COTTAGE DRIVE, HASLETT, MI 48840
DESCRIPTION: 6143 Cottage Drive
TAX PARCEL: 02-401-009
ZONING DISTRICT: RB (Single Family, High Density). Lake Lansing Overlay

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

Section 86-442 (f)(5)(a), Front yard. The front yard setback shall not be less than
20 feet from the street line.

The applicant is requesting to construct a 576 square foot attached garage in the front yard setback.

Keith Chapman, Associate Planner, outlined the case for discussion.

Bill Ditty, owner and applicant, 6143 Cottage Drive Haslett, gave a brief history of the 1835 platted area called Sunset Cove, which he purchased in the fall of 2012. He stated part of his plan is to regrade and install proper drainage for the front yard, to alleviate flooding. He plans to modernize the house with an attached garage of 24x24 square foot to accommodate a larger truck size. He commented the design is consistent with eight out of the ten houses in the neighborhood with attached garages, which also required variances. He concluded he spoke to his neighbors and they were in favor of the addition.

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

Member Stivers added the Zoning Board of Appeals (ZBA) would make a determination based on the criteria from Section 86-221 of the Ordinance.

Member Stivers read review criteria one, 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. She replied the unique circumstance is the house was built in 1935 close to the road. However, it is a similar circumstance to neighboring houses in the area causing her to wonder what is unique about the subject property.

Chair Beauchine replied he agreed however, the ZBA cannot take into account other variances and the circumstances surrounding them. He added the ZBA must stick to this case only. He suggested the ZBA move on to the other criteria and come back review criteria one later.

Member Stivers read review criteria two, which states these special circumstances are not self-created. She stated it depends on what the circumstances are and if they are not self-created. She added if it is the age of the house Mr. Ditty is not responsible for that.

Member Stivers read review criteria three, which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties. She replied the practical difficulty appears to be Mr. Ditty cannot have a garage on the property anywhere else, except in the proposed location.

Member Ohlrogge stated she was out to the subject property and there are trees, but she could not see a location on the property to park a vehicle.

Chair Beauchine replied he thought Mr. Ditty owned the property across the street which has a 1,600 square foot building with three garages. He added the ZBA could confirm this with Mr. Ditty before they move ahead.

Mr. Ditty answered he does have a pole barn across the street which he is using for temporary parking at this time.

Member Ohlrogge questioned whether or not both lots were purchased together or separately.

Keith Chapman commented the lots are two separate with the same address, but two separate lots of record and the lot with the pole barn cannot be looked at as part of the variance request for this subject property. The ZBA can only look at the lot which the variance request applies.

Chair Beauchine replied however the ZBA can take into account both lots as the applicant has parking space and a building across the street. He added unless the ZBA can consider both lots they will be addressing the minimum action necessary and have an issue with it.

Keith Chapman stated again it is a separate lot.

Chair Beauchine replied that is okay however, but the applicant already has a garage and parking space on the separate lot.

Member Ohlrogge added so the ZBA cannot consider the other lot as a factor in considering the subject property request, only the lot with the variance request.

Keith Chapman said correct.

Chair Beauchine replied that is not right.

Keith Chapman stated this how the Township Attorney said to review this case, as it is a separate legal lot of record. A variance was granted on the other lot for an accessory structure without a principal structure.

Member Ohlrogge repeated the variance for the second lot has nothing to do with the case presented to the ZBA tonight. The ZBA cannot acknowledge the other lot and the granted variance in considering tonight's case.

Keith Chapman stated yes.

Member Stivers commented it is possible the lots could be sold in the future and have two separate owners.

Member Ohlrogge asked if both lots have the same address could they be sold separately.

Peter Menser, Senior Planner, stated absolutely. We don't know what will happen in the future with the other lot and the two lots are not tied land use wise. He added the prudent course of action is to consider the request for the parcel with the house on it.

Member Ohlrogge stated I believe we left off on review criteria three; she added it is a practical difficulty for a homeowner not to have a garage in Michigan.

Chair Beauchine replied I understand we are not to consider the lot across the street however; the applicant does not even have a driveway as he is using the lot across the street and the total entity for his garage and a practical difficulty should not even be considered.

Member Ohlrogge stated strict interpretation and practical difficulties warrant addressing the safety of having a garage. Her interpretation of this criterion is it becomes a practical difficulty when a home owner doesn't have a garage in Michigan.

Member Stivers agreed it is a practical difficulty not to have a garage in Michigan which can lead us to criteria four, which states the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted use. She added that criteria three and four are addressed together.

Member Stivers referenced review criteria five, stating she has a problem determining whether or not granting the variance is the minimum necessary. She added she did some research on the size of garages without taking into consideration the size of applicants vehicles. She commented the minimum for a two car garage could be 20 feet, or the applicant could build a single car garage of 16 feet requiring a lesser variance.

Member Ohlrogge added considering the lot is narrow a single car garage would work better on the lot.

Chair Beauchine added the variance request is more than 50%. He added the Lake Lansing Overlay District has already been adjusted from the current zoning and the ZBA should consider the amount of the dimensional request.

Member Ohlrogge questioned the applicant about the yellow lines and what they represent.

Mr. Ditty answered the markings indicate the structure location the property.

Member Ohlrogge commented so this is where the garage would be.

Mr. Ditty said yes, approximately by using a tape measure.

Member Stivers commented although I did a google search on garages and read a couple of articles, I am not an expert, and an architect may say a standard garage is 24x24 square foot. She suggested the ZBA come back to review criteria five.

Member Stivers read review criteria six, which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. She commented no communications were received pro or con on this case, which suggests the neighbors are in favor of the request. She added in this neighborhood it is typical for property owners to have a garage.

Member Ohlrogge added it appears most of the garages in the neighborhood are not located as close to the road as the subject property and wondered how this could affect adjacent lands. The ZBA needs to keep in mind safety issues with crowding structures so close to the road blocking visibility.

Member Stivers replied interesting point Member Ohlrogge is making and questioned her on exactly what safety issues should be considered.

Member Ohlrogge replied the issue of snow building up during the winter can cause a visual barrier to the road for both vehicles and walkers in the neighborhood, but at this point she is expressing her questions to the ZBA and not making a decision on the request.

Member Stivers read review criteria seven, which states the conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general

regulation for such conditions practicable. She questioned if the previous Overlay District addressed the front yard setback in particular.

Keith Chapman replied yes it did the RB front yard setback in this area would be a 25 feet for the front yard and the overlay allows for a 20 foot setback.

Chair Beauchine stated the house was built in 1934 and there could be several issues of safety with a structure that age. He added the structures were not built as houses but built as cottages. He concluded that he is not an expert on other safety issues which could exist.

Member Stivers wondered if this could become a recurrent problem in nature in this District with other houses in the neighborhood. She added this is the second similar case presented to the ZBA in her short time on the Board. She further questioned could the ZBA have similar cases from this district in the future.

Chair Beauchine asked the staff if this is a recurring issue in this District.

Keith Chapman replied on occasion staff gets inquires, but there is not a specific number.

Member Stivers read review criteria eight, which states granting the variance will be generally consistent with public interest, the purposes and intent of this Chapter. She asked the ZBA members if anyone had any thoughts.

Member Ohlrogge replied a safe garage is essential in Michigan, and the practical difficulties discussed in review criteria three and four she is in favor of. She continued future property owners will appreciate the garage, as long as the variance request is consistent with public interest and secures public safety she agreed.

Member Lane referred to review criteria one and agreed with the comments the ZBA stated pertaining to this criterion. He added it was mentioned that several properties in this District have similar problems. He stated he sees this as a unique circumstance and looking at the aerial photo shows the subject property as a narrower lot setting close to the road, which distinguishes this case from other parcels surrounding it. He added this is not a self-created circumstance. He concluded he is struggling with review criteria five and questioned is granting the variance the minimum action necessary and should the garage be smaller than a 24x24 square foot garage.

Member Stivers agreed she could pass review criteria one, three and four however, for her it comes down to the minimum action necessary in criteria five. She asked Mr. Ditty how he or the architect came up with the garage size of 24x24 square foot and if he had considered something smaller.

Mr. Ditty replied he appreciated the safety aspect the ZBA is addressing. He added his desire to park a full size truck and boat trailer in the garage. He said his research into sizes of garages lead him to a size of 20 to 22 square feet, plus 4 square feet for storage. The dimension comes somewhere between 24 to 26 square foot for a garage however, instead of going any closer to the street and for safety issues he went with the 24 square feet.

Member Stivers replied she is leaning towards the smaller size of garage instead of the 24x24 square foot request. She added it sounds as if 4 feet is for storage space and could technically be

added to a second story of the garage making the variance request smaller in width than requested.

Member Ohlrogge added however lawn mowers and yard equipment would be hard to store on the second floor of garage and should be stored in a garage.

Member Stivers replied as opposed to a storage shed in the back yard, and added when it comes to safety and the permitted purpose of a garage is for a car and not for storage. She recommended the applicant go with a 20 square foot garage and to create a variance percentage below 50% which Chair Beauchine had recommended.

Chair Beauchine stated having a smaller garage would bring the variance percentage down to about 30% of the request.

Member Stivers said the other thing to consider is the width of the variance request; at the narrowest point would be 7 feet decreasing the overall width dimension of the garage however, if the request was for a one car garage it would even be less. Based on her research the smallest square foot for a garage is 16x16 adding the question is does the applicant need just a garage or does he need a certain size.

Member Ohlrogge added the future needs of the property and not just the present needs should be addressed, as a garage is a valid need in Michigan based on criteria three and four however, the size of garage is in question on this tiny lot. She added in granting the request is to make sure the request does not adversely affect adjacent land. She stated addressing the minimum necessary in review criteria seven is questionable as almost every house has a garage.

Member Strives commented the houses in the area are setback further on the property than the subject property, which is a unique circumstance.

Chair Beauchine added review criteria seven is the pressure for the Overlay District. He read review criteria seven, which states the conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable. He questioned should we have an ordinance change.

Member Ohlrogge replied since the subject property is the only property built this close to the road makes it non-recurrent in nature.

Keith Chapman clarified the width dimensional questions presented by the ZBA. He stated the only consideration for the ZBA is the closet point to the front yard setback; Mr. Ditty can build up to the 7 foot side yard setback or up to 5 feet with fire resistant materials, and added whether it is a one or two car garage cannot be looked at or consider.

Chair Beauchine stated but the ZBA does and should look at it and added the ZBA is not looking at the width issue as much as the minimum necessary. Also, how much construction is going to be placed there. He added if the construction is narrower it would be less of an intrusion.

Member Ohlrogge added the ZBA is questioning the distance from the road and the side yard setback and if there is less intrusion than there is less distance between the road and the garage.

Member Stivers added the width of the garage is very important and referenced the plot plan using the overhead projector, and that it matters whether or not it is going to be a one or two car garage.

Member Lane added a single car garage is too small but he could approve a 24x20 foot garage over the variance request. He added a garage is a necessary structure.

MEMBER STIVERS MOVED TO APPROVE THE VARIANCE REQUEST FROM SECTION 86-442 (F)(5)(A) WITH THE CONDITION THAT THE VARIANCE REQUEST BE 7 FEET.

SECONDED BY MEMBER LANE

Chair Beauchine asked the staff if the ZBA could modify the variance request or should the applicant come back with changes to his plans.

Keith Chapman replied the ZBA could ask the applicant if he would consider changing the size of his garage.

Mr. Ditty replied it seemed reasonable to change the variance from 24x24 square foot garage to a 24x20 foot garage.

Chair Beauchine stated he would prefer the request be denied and have the applicant to return with a new request.

Member Stivers questioned the angle of the construction and how it would affect the 7 foot setback if the variance was approved or should the construction be altered.

Chair Beauchine questioned the staff on how would this work.

Keith Chapman stated at its closest point following the line of the house.

Chair Beauchine further questioned what would stop the applicant from constructing something with perpendicular walls since we don't have a plan for that.

Peter Menser stated of the design at its closest point it cannot encroach more than 7 feet, regardless of the design.

Member Ohlrogge recommended Mr. Ditty consult his architect before accepting a change to his variance.

ROLL CALL VOTE: YES:

NO: Members, Ohlrogge, Stivers, Lane and Chair Beauchine.
Motion denied.

MEMBER LANE MOVED TO DENY THE VARIANCE REQUEST FROM SECTION 86-442 (F)(5)(A) BASED ON FAILURE TO MEET REVIEW CRITERIA FIVE.

MEMBER STIVERS SECONDED.

ROLL CALL VOTE: YES: Members, Ohlrogge, Stivers, Lane and Chair Beauchine.

NO:
Motion passed.

G. OTHER BUSINESS

H. PUBLIC REMARKS

I. BOARD MEMBER COMMENTS

J. ADJOURNMENT

Chair Beauchine adjourned the meeting at 7:31 p.m.

K. POST SCRIPT - Chair Beauchine

Respectfully Submitted,

Rebekah Lemley
Recording Secretary

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING MINUTES ***APPROVED***
5151 MARSH ROAD, OKEMOS MI 48864-1198
517.853.4000
WEDNESDAY, February 14, 2018**

PRESENT: Members Jackson, Ohlrogge, Rios, Lane, Chair Beauchine
ABSENT: None
STAFF: Peter Menser, Principal Planner, and Keith Chapman, Assistant Planner

A. CALL MEETING TO ORDER

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

B. APPROVAL OF AGENDA

MEMBER OHLROGGE MOVED TO APPROVE THE AGENDA.

SECONDED BY MEMBER JACKSON.

VOICE VOTE: Motion carried unanimously.

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

Wednesday, January 10, 2018

MEMBER LANE MOVED TO APPROVE THE MINUTES OF WEDNESDAY JANUARY 10, 2018 AS WRITTEN.

SECONDED BY CHAIR BEAUCHINE.

VOICE VOTE: Motion carried unanimously.

D. COMMUNICATIONS

E. UNFINISHED BUSINESS

None.

F. NEW BUSINESS

1. ZBA CASE NO. 17-10-11-1 (DITTY), 6143 COTTAGE DRIVE, HASLETT, MI, 48840

DESCRIPTION:	6143 Cottage Drive
TAX PARCEL:	02-401-009
ZONING DISTRICT:	RB (Single Family, High Density), Lake Lansing Overlay

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

Section 86-442 (f)(5)(a), Front yard. The front yard setback shall not be less than 20 feet from the street line.

The applicant is requesting to construct a 552 square foot attached garage in the front yard setback.

Chair Beauchine stated CASE NO. 17-10-11-1 (DITTY), is a request for the Zoning Board of Appeals (ZBA) to rehear a previously denied variance. The ZBA will need to determine if there has been a significant change in order to rehear the case.

Assistant Planner Chapman outlined the case for decision.

Member Ohlrogge stated there has been a significant change to the request and warrant discussion.

MEMBER OHLROGGE MOVED TO REHEAR THE CASE.

SECONDED BY MEMBER RIOS.

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

NO: None

Motion carried unanimously.

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

Mr. William Ditty, the applicant, 6143 Cottage Drive, Haslett, stated he believed the new plan would address the minimum size for a garage (23 feet x 24 feet), parking and safety issues the ZBA had with the original request.

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

Member Rios asked Mr. Ditty where he is currently parking his vehicles.

Mr. Ditty replied across the street on a lot he owns.

Member Ohlrogge asked the applicant the location of floodplain in relation to the lot.

Mr. Ditty answered he was not in a floodplain.

Chair Beauchine added the Ingham County Drain Commissioner controls the level of the lake.

Mr. Ditty commented the top soil had eroded overtime and he planned to replace the soil up to two feet.

Member Jackson stated she understood the request for a garage but questioned whether having a garage attached to the front of the house was necessary. She added there are other areas available where a garage could be built.

Member Lane stated to keep the garage on the same property as the house it appears a vehicle would need to drive around the house to the lake side (rear yard) where a garage could be built. In winter that may not be practical.

Chair Beauchine stated the previous owner of the subject property, did not follow through on the original variance. He added the current request to build a garage on the lot with the house should be dealt with separately from the garage across the street.

Member Jackson said her question was whether or not attaching the garage to house created a practical difficulty. She understood the building of a garage in the rear yard also creates a practical difficulty.

Member Ohlrogge commented the issue was the small front yard. She did not object to a garage, but the garage should meet the required setback.

Member Lane stated the lot was narrow and there was only one location for the garage, but did it create a practical difficulty.

Member Ohlrogge state a single car garage could also be a possibility which would be the minimum necessary.

Member Lane replied if a garage cannot be built on a lot without considering public safety or substantial justice is it really appropriate for that location.

Chair Beauchine commented the request is at least 50% of the lot coverage, which is a large variance request.

Member Lane stated the request did not meet the review criteria, five, six and eight from (Section 86-221) of the Zoning Ordinance; as it was not the minimum action necessary and create a public safety issue. He added if approved it would also adversely affect adjacent land and create a potential situation that was not safe.

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

SECONDED BY MEMBER JACKSON.

Member Ohlrogge replied the ZBA is looking at the minimum action for a garage which is not an essential structure.

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

NO: None

Motion carried unanimously.

2. ZBA CASE NO. 18-02-14-1 (COMPARONI), 2569 KOALA DRIVE, EAST LANSING, MI, 48823

DESCRIPTION:	2569 Koala Drive
TAX PARCEL:	17-280-015
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)(c), Rear yard. For lots up to 150 feet in depth, the rear yard shall not be less than 30 feet in depth.

PLOT PLAN

For:
 Central Management Construction, Inc.
 3450 E. Lake Lansing Road
 East Lansing, MI 48823

Survey Address:
 6143 Cottage Drive
 Haslett, MI 48840
 ID: 33-02-02-02-401-009

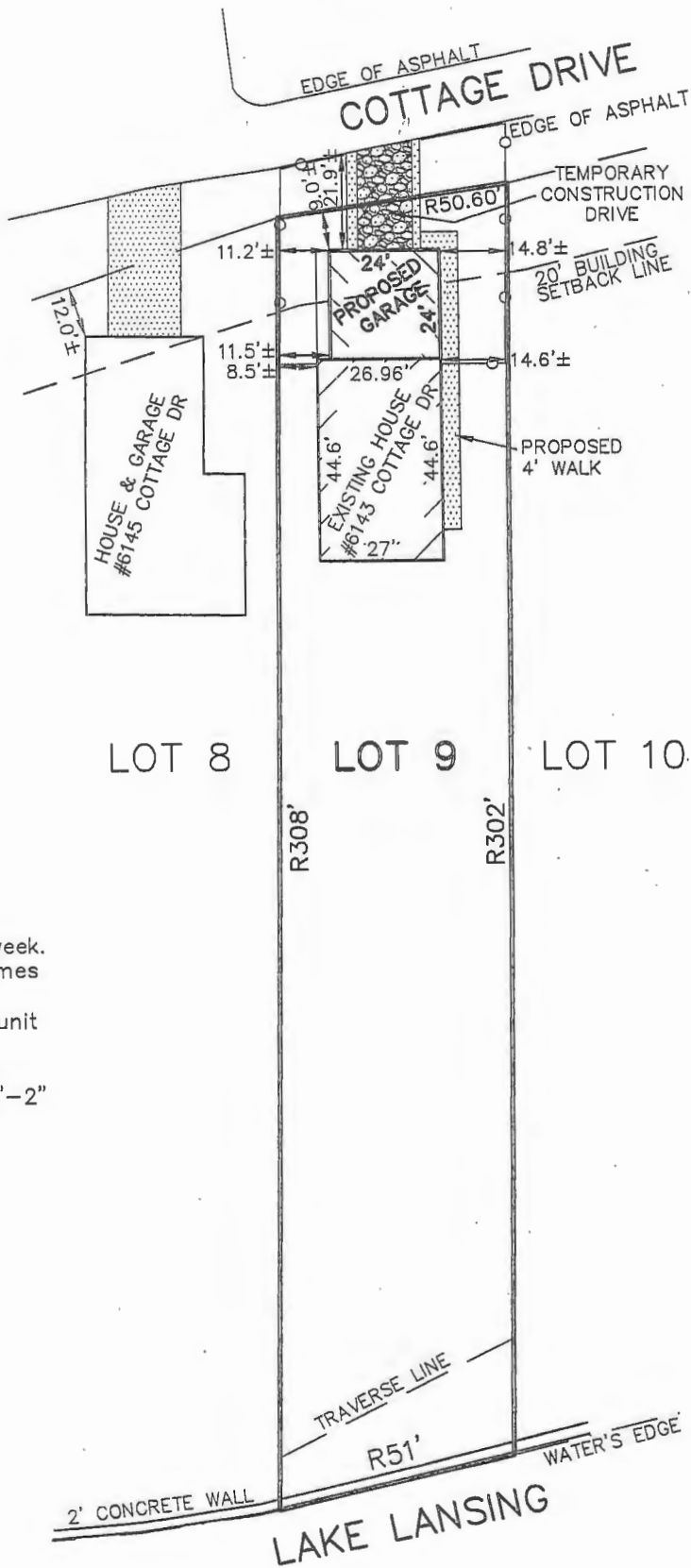
Legal Description (as provided) Lot 9, Sunset Cove, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 8 of Plats, Page 9, Ingham County Records.



1" = 40'

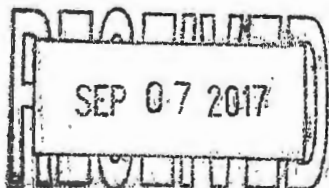
NOTES:

1. A LOT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
2. EASEMENTS, IF ANY, NOT SHOWN.



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.
7. Temporary construction drives shall be 1"-2" crushed concrete or stone.



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 x = Existing Elevation
- = Silt Fence D = Surface Drainage
- = Deed Line 800.00 = Proposed Finish Grade
- = 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

ERICK R. FRIESTROM
 ERICK R. FRIESTROM DATE 08/31/17
 PROFESSIONAL SURVEYOR NO. 53497

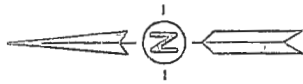
DRAWN BY	SLH	SECTION	2, T4N, R2W
FIELD WORK BY	---	JOB NUMBER:	92546.PLT
SHEET	1 OF 1		

PLOT PLAN

For:
 Central Management Construction, Inc.
 3450 E. Lake Lansing Road
 East Lansing, MI 48823

Survey Address:
 6143 Cottage Drive
 Haslett, MI 48840
 ID: 33-02-02-02-401-009

Legal Description (as provided) Lot 9, Sunset Cove, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 8 of Plats, Page 9, Ingham County Records.



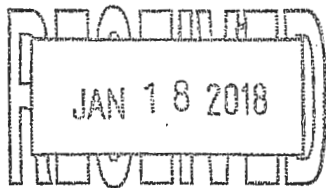
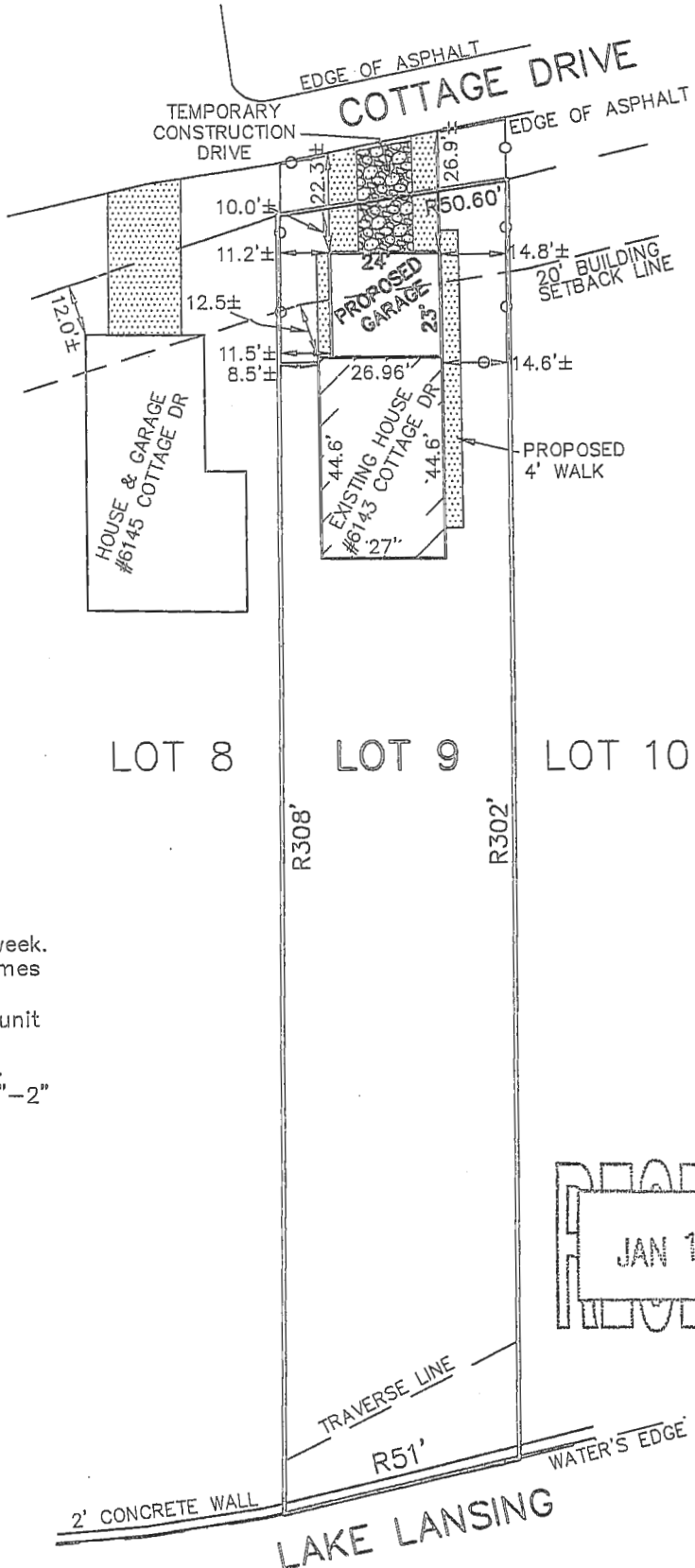
1" = 40'

NOTES:

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2. EASEMENTS, IF ANY, NOT SHOWN.

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3. Inspect and maintain silt fence once a week.
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5. All BMP's must remain in working order until site is stabilized.
6. Excavated soil to be used as fill on site.
7. Temporary construction drives shall be 1"-2" crushed concrete or stone.



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.

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- ▨ = 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

E. Friestrom
 ERICK R. FRIESTROM
 PROFESSIONAL SURVEYOR
 DATE 01/18/18
 NO. 53497

DRAWN BY SLH	SECTION 2, T4N, R2W
FIELD WORK BY ---	JOB NUMBER:
SHEET 1 OF 1	92546.PLT



To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: May 4, 2018
Re: ZBA Case No. 18-05-09-1 (Shoemaker)

ZBA CASE NO.: 18-05-09-1 (Shoemaker), 1824 Towner Road, Haslett, MI 48840
DESCRIPTION: 1824 Towner Road
TAX PARCEL: 03-126-009
ZONING DISTRICT: RR (Rural Residential)

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

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

The applicant has requested a variance to allow an accessory building (garage) to project into the front yard located at 1824 Towner Road. The approximate 1.37 acre site is zoned RR (Rural Residential).

The plot plan shows the existing nonconforming 312.4 square foot garage located in the front yard of the single family house at 1824 Towner Road. Prior to the creation of the parcel the nonconforming garage was on a larger parcel with a single family house at 1800 Towner Road. The house was completed in 2017 and is located on a parcel created in 2016 (CR #16043). The Zoning Ordinance does not allow for accessory buildings to project into the front yard. The building is located 87.3 feet from the centerline line of Towner Road and 75.8 feet from the east property line. The distance between the new garage and the existing nonconforming garage is 93 feet. The nonconforming garage will project 115 feet in front of the principal structure, requiring a 115 foot variance.

Attachments

1. Application material
2. Plot Plan
3. Site location map

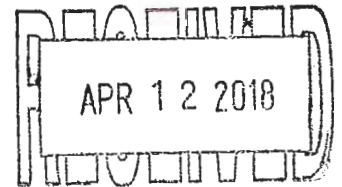
**CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD, OKEMOS, MI 48864
(517) 853-4560**

VARIANCE APPLICATION

- A. Applicant RONALD + ANITA SHOEMAKER
 Address of Applicant 1824 TOWNER ROAD, HASLETT, MI 48840
 Telephone (Work) _____ Telephone (Home) 517 614-2077
 Fax _____ Email address: SHOEMABI@SIXGLOBAL.NET
 Interest in property (circle one): OWNER Tenant Option Other
- B. Site address/location 1824 TOWNER ROAD, HASLETT, MI 48840
 Zoning district RR Parcel number 33-02-02-03-126-009
- 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) 86-565-(1)

- 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)



Anita Shoemaker Anita Shoemaker 4-11-18
Ronald Shoemaker RONALD SHOEMAKER 4/11/2018
 Signature of Applicant Print Name Date

Fee: _____ Received by/Date: Ken Ogan 4/12/18

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

Ronald Shoemaker 4/11/2018
 Signature of Applicant(s) Date
Anita Shoemaker 4/11/18
 Signature of Applicant(s) Date
Please call IST - DOG (517-614-2077)

Township Variance Review Criteria For An Accessory Building At 1824 Towner Road, Haslett, MI

Applicable Zoning Ordinance

Section 86-565 (1) which states “no accessory building shall project into any front yard.”

Background

We (Ronald and Anita) purchased the 25 acre property at Marsh and Towner Road in June, 2013 as a repo from 5th 3rd Bank. The property included a house with attached garages (1800 Towner Road), a vintage stand alone garage, a shed, and roughly 23 acres of woods. The property is zoned Rural Residential. The structure in question re the above zoning ordinance is the vintage garage to the west, and well in front of the house at 1800 (See Exhibit A- Certified Boundary Survey).

The house at 1800 Towner Road was built in 1984, and at that time another house on the property was torn down. The garage for the demolished house was left standing. According to Township assessing records the garage was built in 1960. Thus, at certain times, this garage appears to have been “nonconforming”. Starting in the 1990’s there were property splits, but apparently no action on the vintage garage.

When we purchased the 1800 Towner Road property in 2013, the house was in serious disrepair and uninhabitable. In addition, the wood lot was seriously overgrown with thick underbrush, contained countless invasive species, and had unmanaged trees and shrubs. The rehabilitation of the woodlot (which continues) requires special equipment, expertise, and many hours of work. In order to help restore the woodlot, we purchased a chain saw, tractor, brush hog, mower and other tools.

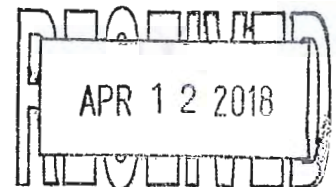
Through a contract with the federal Natural Resources Conservation Service (NCRS) in Mason, we hired a certified forester who developed a Forest Management Plan (FMP) for the property. The FMP includes trail development, invasive species removal, tree identification, selected harvesting, scheduled conservation practices, property assessment, etc. Using the Forest Management Plan’s recommendations, we implemented the required conservation practices to meet NCRS requirements, and in the process helped develop a much more sustainable wood lot. Practices in the FMP to meet NCRS stipulations were completed by our forester, an arborist, a logger, hired help, and our sweat equity. The completed conservation practices required in the FMP were inspected and approved by the Mason Office of NCRS . We continue to work on the woodlot thinning trees, cutting up slash, making brush piles, and eliminating invasives. The vintage garage has become central for preparation to work in the woods, and to store helmets, gloves, gas, hand tools, etc.

Township Actions

Over the years, this vintage garage in question apparently was not an issue for the Township until we applied for a property split that was approved by the Township on September 14, 2016 (See Exhibit B)

The property split decision by the Township resulted in a letter from Jennifer Quinlivan dated September 14, 2016 (See Exhibit C) designating the garage as “non conforming”.

A building permit with no contingencies to build a 1684 sq ft house with an attached garage on the split off property was issued by the Township to James Edwards Builders in late 2016. Construction began in December, 2016. Action on the vintage garage was not required.

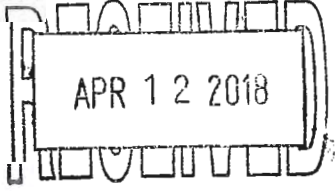


However, when we were about to move into the new house, the Township tied occupancy in the new house to required action on the garage. Building Inspector Richard Bolek's email dated September 8, 2017 was received (See Exhibit D). In short, the email specifies that occupancy of the house was contingent on either submitting a variance application by September 14, 2017 for a hearing on October 11, or getting a permit to demolish the garage, or getting a permit to move the garage. Upsetting!

We met with Mark Kieselbach on September 11th, and he agreed to meet with Township Manager Frank Walsh. In a letter dated September 15, 2017, we were given until April 15, 2018 because we winter in Florida, to either submit a variance request, or obtain a permit to demolish the garage, or get a permit to move the garage (See Exhibit E). Occupancy with contingencies was also approved. As a result, we moved into the new house on October 5, 2017.

Responses to Review Criteria

- 1. Unique Circumstances: This 57 year old vintage garage (14.2' x 22') is conveniently located, excellent for storage, and great as a repair and staging area for working on the 25 acre property. The garage is a major structure that is especially well built and has an excellent roof. It is on a cement pad and is easily accessible to a driveway from Towner Road. The area in front of the garage is used extensively as an outdoor basketball court for the neighborhood kids. Moving or demolishing the garage could be problematic because of the pernicious spreading of Japanese knotweed (See letter from Dr, Laryssa Kaufman). No action was required of us by the Township until we were about to move into a newly built house in September, 2017.
- 2. The special circumstances related to the non compliance of the garage have not been created by Ron and/or Anita. We did not build the garage, we only worked on keeping it up and using it. The only thing we did was to request a split and build a house. When we talked with a previous planning administrator about the garage and the driveway for a new house, we were told that the driveway needed to be 10' from the garage. At that time, it was clear to us that the location of the garage was not a problem.
- 3. Strict interpretation and enforcement would result in the practical difficulties related to having adequate work and storage space to do needed repairs and preparation, and to do the considerable work effectively and efficiently. In addition, the topography, including stumps, trees, and wood piles make it impractical to move the garage to a location behind the new house in order to bring it into compliance. Additionally, because this is a major structure it would be very difficult to move. Finally, the strong possibility of spreading Japanese knotweed makes demolition and moving the garage problematic.
- 4. The two houses and large woodlot with considerable lawn area are a precious and beautiful resource for ours and others enjoyment, but they require much care. Keeping up this property is a major challenge, but a plus for the neighborhood. The garage provides excellent storage and convenience. Why make it more difficult for us and our family to meet the significant challenges of property upkeep by requiring us to destroy or move this vintage garage?
- 5. In this rural and wooded setting, the garage is located in a convenient location for cutting lawns, working in the garden, serving both houses, and staging our work in the woodlot. The acreage needs considerable care as do the houses. We also need to continue to hinder the spread of invasive species, manage brush, and thin trees. Thus, the vintage garage helps serve important purposes. The garage is well built, on a cement pad, and not dangerous. It is set back 87.3 feet from the center line of Towner Road and does not cause a

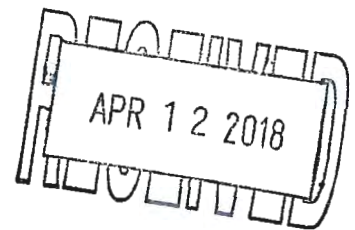


problem for traffic using Towner Road. We think approving this variance is a fair and reasonable alternative to either moving or demolishing this vintage garage, and an appropriate solution providing justice.

- 6. The vintage garage has not created problems for adjacent property owners and it is our understanding that granting the variance is not problematic from their stand point. The location of the garage has no negative effects on adjacent land uses (See enclosed letters from neighbors).
- 7. While this request is unique, the present ordinance is applicable and sufficient.
- 8. Granting this variance for a rural residential zoned property with a minimum lot size of 200' X 200' is substantially different from granting something similar in a subdivision. This vintage garage has stood like a rock for 57 years. It contributes to the neighborhood, helps with the environment, and assists in property upkeep.

In conclusion, it is important to note that we have been able to easily maneuver logging and other large trucks onto the property using the driveway leading to this garage from Towner Road. Thus, fire trucks and other emergency vehicles can easily access the new house, and should it be necessary, have much better access to the trails into the woodlot. The garage does not hinder safety. We are not aware of any health or safety issues that are evident by keeping this garage in its present location. Because of the strong possibility that Japanese knotweed will be easily spread, more harm to the environment is possible through either moving the structure or tearing it down.

Thank you
Ronald and Anita Shoemaker, Property Owners and Residents



5

1800 Towner Rd
House built in
1984.



1824 Towner Rd.
House built in
2017.



RECORDED
APR 12 2018

(b)



Right side and back of vintage garage, New house in the background.

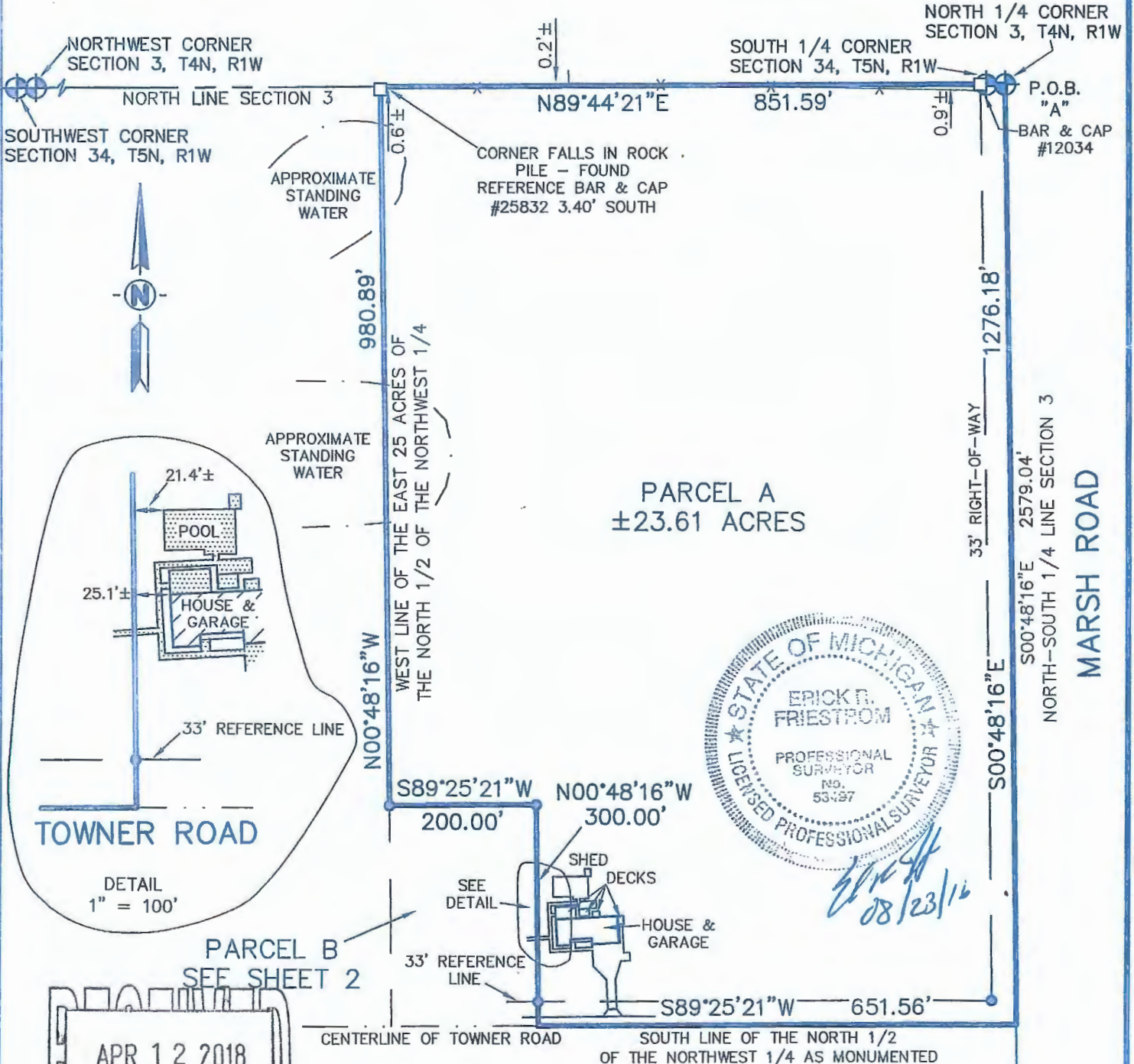
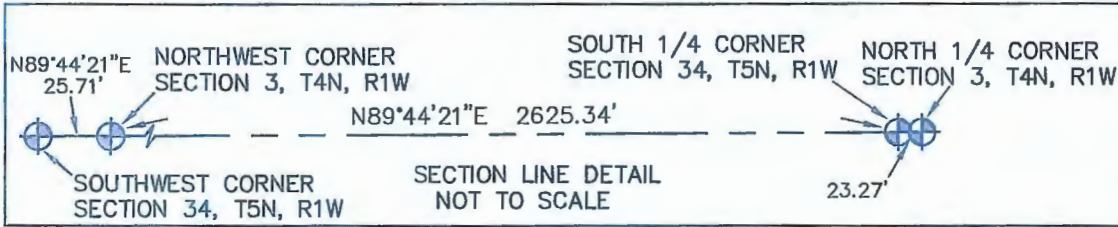
Left side and back of the vintage garage.



APR 12 2018

CERTIFIED BOUNDARY SURVEY

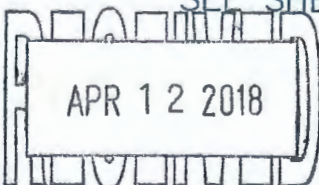
FOR: **RON SHOEMAKER**



Erick T. Friestrom

08/23/16

PARCEL B
SEE SHEET 2



NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN

CENTER OF SECTION
3 T4N, R1W

TOWNER ROAD
(SUBJECT TO RIGHT-OF-WAY FOR ROAD PURPOSES)

CERTIFIED BOUNDARY SURVEY

CERTIFICATE OF SURVEY:

I hereby certify only to the parties named hereon that we have surveyed and divided into two parcels at the direction of said parties, a parcel of land previously described as:

The East 25 acres of the North 1/2 of the Northwest 1/4 of Section 3, T4N, R1W, Meridian Township, Ingham County, Michigan.

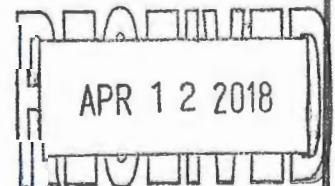
and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundary of said parcel and that the more particular legal description of said parcel is as follows:

Parcel A: A parcel of land in the Northwest 1/4 of Section 3, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Beginning at the North 1/4 corner of said Section 3; thence S00°48'16"E along the North-South 1/4 line of said Section 3, a distance of 1276.18 feet to the South line of the North 1/2 of the Northwest 1/4 as monumented and the centerline of Towner Road; thence S89°25'21"W along said South line and centerline 651.56 feet; thence N00°48'16"W parallel with said North-South 1/4 line of said Section 3 a distance of 300.00 feet; thence S89°25'21"W parallel with said South line and centerline 200.00 feet to the West line of the East 25 acres of the North 1/2 of said Northwest 1/4; thence N00°48'16"W along said West line 980.89 feet to the North line of said Section 3; thence N89°44'21"E along said North line 851.59 feet to the point of beginning; said parcel containing 23.61 acres, more or less; said parcel subject to right of way for road purposes along Marsh Road & Towner Road; said parcel subject to all easements and restrictions, if any.

Parcel B: A parcel of land in the Northwest 1/4 of Section 3, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the North 1/4 corner of said Section 3; thence S00°48'16"E along the North-South 1/4 line of said Section 3, a distance of 1276.18 feet to the South line of the North 1/2 of the Northwest 1/4 as monumented and the centerline of Towner Road; thence S89°25'21"W along said South line and centerline 651.56 feet to the point of beginning of this description; thence S89°25'21"W continuing along said South line and centerline 200.00 feet to the West line of the East 25 acres of the North 1/2 of said Northwest 1/4; thence N00°48'16"W along said West line 300.00 feet; thence N89°25'21"E parallel with said South line and centerline 200.00 feet; thence S00°48'16"E parallel with said West line 300.00 feet to the point of beginning; said parcel containing 1.37 acres, more or less; said parcel subject to right of way for road purposes along Towner Road; said parcel subject to all easements and restrictions, if any.

WITNESSES TO SECTION CORNERS:

- Center of Section 3, T4N, R1W, Book 13, Page 195
- Found remon. bar & cap #47942 in Marsh Road
- Found nail & Ingham Co. witness tag in East side of 36" Oak, N09°W, 94.27'
- Found "KEBS" nail & tag in the top of a wood retaining wall, N73°W, 21.29'
- Found nail & tag #18998 in the East side of a utility pole, S10°W, 101.28'
- Found nail & tag #18998 in the Northwest side of 14" Hickory, N60°E, 69.47'



line of the North 1/2 of the Northwest 1/4 as monumented and the centerline of Towner Road; thence S89°25'21"W along said South line and centerline 651.56 feet; thence N00°48'16"W parallel with said North-South 1/4 line of said Section 3 a distance of 300.00 feet; thence S89°25'21"W parallel with said South line and centerline 200.00 feet to the West line of the East 25 acres of the North 1/2 of said Northwest 1/4; thence N00°48'16"W along said West line 980.89 feet to the North line of said Section 3; thence N89°44'21"E along said North line 851.59 feet to the point of beginning; said parcel containing 23.61 acres, more or less; said parcel subject to right of way for road purposes along Marsh Road & Towner Road; said parcel subject to all easements and restrictions, if any. (9)

Parcel B: A parcel of land in the Northwest 1/4 of Section 3, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the North 1/4 corner of said Section 3; thence S00°48'16"E along the North-South 1/4 line of said Section 3, a distance of 1276.18 feet to the South line of the North 1/2 of the Northwest 1/4 as monumented and the centerline of Towner Road; thence S89°25'21"W along said South line and centerline 651.56 feet to the point of beginning of this description; thence S89°25'21"W continuing along said South line and centerline 200.00 feet to the West line of the East 25 acres of the North 1/2 of said Northwest 1/4; thence N00°48'16"W along said West line 300.00 feet; thence N89°25'21"E parallel with said South line and centerline 200.00 feet; thence S00°48'16"E parallel with said West line 300.00 feet to the point of beginning; said parcel containing 1.37 acres, more or less; said parcel subject to right of way for road purposes along Towner Road; said parcel subject to all easements and restrictions, if any.

WITNESSES TO SECTION CORNERS:

- Center of Section 3, T4N, R1W, Book 13, Page 195
- Found remon. bar & cap #47942 in Marsh Road
- Found nail & Ingham Co. witness tag in East side of 36" Oak, N09°W, 94.27'
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APR 12 2018

E. Friestrom
08/23/11


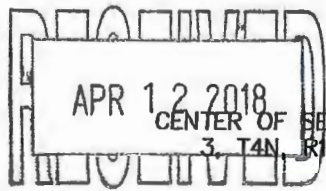
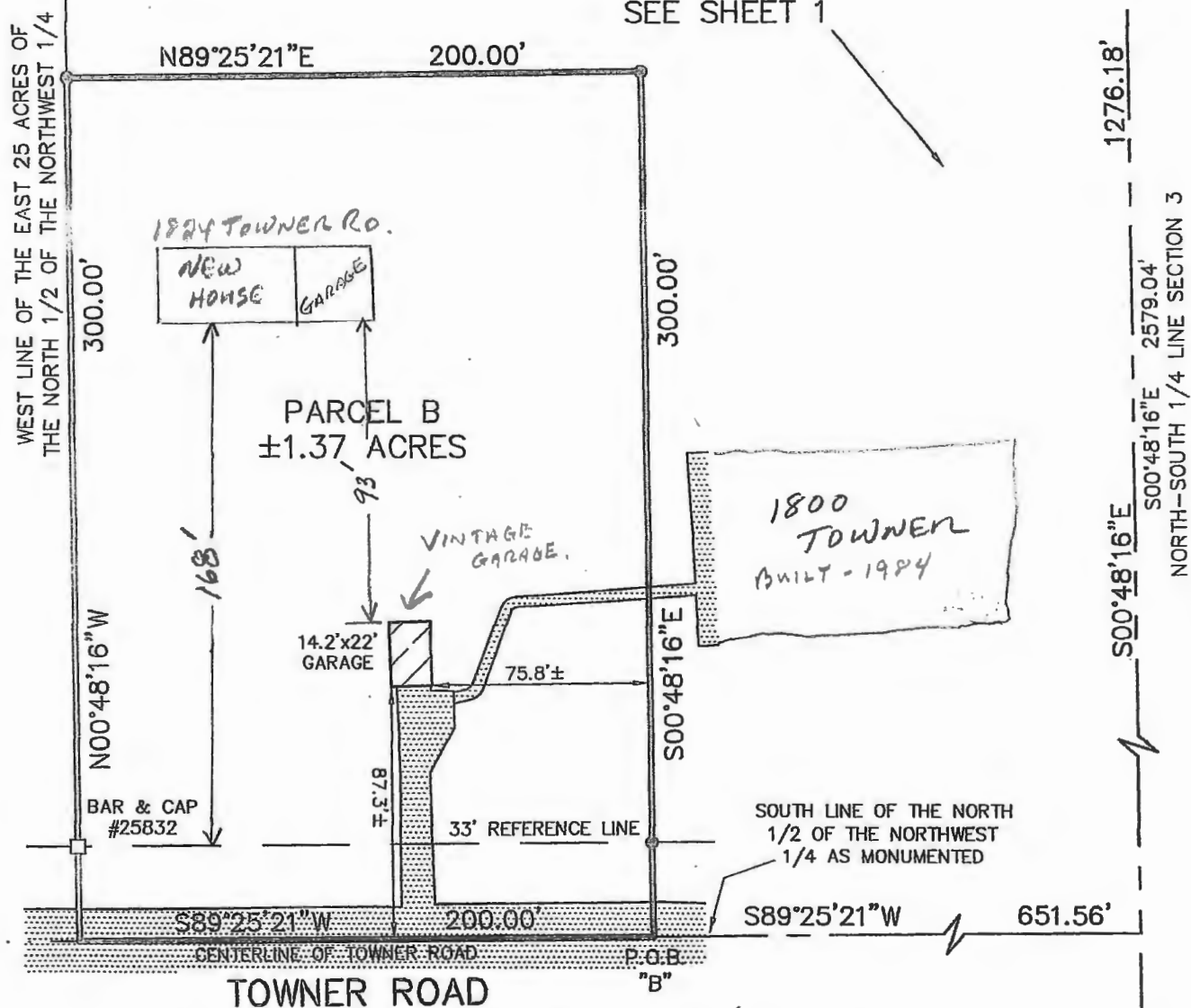
	KEBS, INC.	KYES ENGINEERING BRYAN LAND SURVEYS
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY	KDB	SECTION 3, T4N, R1W
FIELD WORK BY	AH	JOB NUMBER:
SHEET	3 OF 4	90026.BND-1

EXHIBIT A

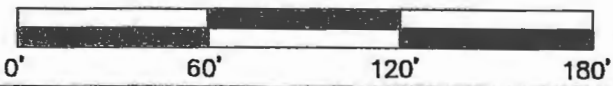
10

PARCEL A
SEE SHEET 1




08/23/16

SCALE 1" = 60'



LEGEND

- ⊙ = Set 1/2" Bar with Cap
- = Found Iron as Noted
- = Survey Boundary Line
- = Distance Not to Scale
- *— = 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 KDB	SECTION 3, T4N, R1W
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CHARTER TOWNSHIP OF MERIDIAN

1272- (11)

Elizabeth Ann LeGoff Supervisor
Brett Dreyfus Clerk
Julie Brixie Treasurer
Frank L. Walsh Manager



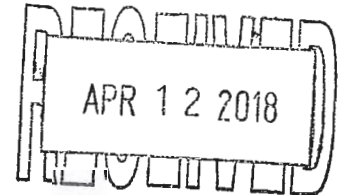
Milton L. Scales
Ronald J. Styka
John Veenstra
Angela Wilson

Trustee
Trustee
Trustee
Trustee

September 14, 2016

Final Review

Ronald Shoemaker
2576 Windbreak
Lansing, MI 48910



**RE: Commission Review #16043 (Shoemaker)
1800 Towner Road**

Dear Mr. Shoemaker:

The Department of Community Planning and Development has reviewed your request to divide an approximate 25 acre parcel (Tax Identification Number 33-02-02-03-126-008) at the northwest corner of Marsh Road and Towner Road with an address of 1800 Towner Road. The current parcel has approximately 851.59 feet of lot width on Towner Road and 1,276.18 feet on Marsh Road. The proposed request would create:

- Parcel A: An approximate 22.20 acre (967,032 square feet, exclusive of R.O.W) parcel with approximately 618.56 feet of lot width on Towner Road and 1,246.18 feet on Marsh Road
- Parcel B: An approximate 1.22 acre (53,077.2 square feet, exclusive of R.O.W) parcel with approximately 200.00 feet of lot width on Towner Road.

Approval is hereby granted based on the following findings:

- Approval is based on the Certificate of Survey and legal descriptions prepared by KEBS, Inc. dated August 23, 2016.
- The request is consistent with the standards for approving a land division found in Section 62-94 of the Meridian Township Land Division Ordinance:
 - The entire 25 acres is zoned RR (Rural Residential). The resulting parcels meet the minimum lot size and lot width as required in the RR (Rural Residential) zoning district.

An applicant aggrieved by the decision of the Director of Community Planning and Development or his designee may, within thirty (30) days of said decision, appeal the decision to the Township Board. A decision approving a land division is effective for ninety (90) days, after which it shall be considered revoked unless within such period a document is recorded with the Ingham County Register of Deeds Office and filed with the Director of Community Planning and Development.



282- (12)

CR #16043 (Shoemaker)
September 14, 2016
Page 2

The approval of this land division is not a determination the resulting parcels comply with other ordinances or regulations.

If you have any questions regarding this matter, please contact me at 517-853-4506 or kieselbach@meridian.mi.us.

Sincerely,



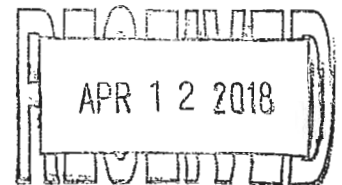
Mark Kieselbach
Director of Community Planning and Development

Attachments

1. Survey and legal descriptions prepared by KEBS, Inc.

cc: Ingham County Tax Mapping
Julie Brixie, Meridian Township Treasurer's Office
Jay Graham, Public Works and Engineering Department
David Upchurch, Assessing Department

G:\Community Planning & Development\Planning\COMMISSION REVIEWS (CR)\2016\16043 (Shoemaker)\CR 16043 (Shoemaker) approval letter



CHARTER TOWNSHIP OF MERIDIAN

13

Elizabeth Ann LeGoff Supervisor
Brett Dreyfus Clerk
Julie Brixie Treasurer
Frank L. Walsh Manager



Milton L. Scales
Ronald J. Styka
John Veenstra
Angela Wilson

Trustee
Trustee
Trustee
Trustee

September 14, 2016

Handwritten signature

Ronald Shoemaker
2576 Windbreak
Lansing, MI 48910

RE: Commission Review #16043 (Shoemaker)

Dear Mr. Shoemaker:

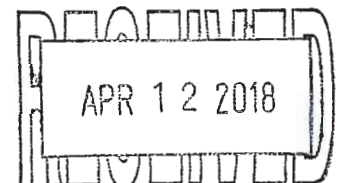
A number of issues have come to our attention in the process of reviewing your request to divide an approximate 25 acre parcel (Tax I.D. #33-02-02-03-126-008) at 1800 Towner Road. We would like to make you are aware of the following:

- The land division will make the existing shed on the new parcel non-conforming because the zoning ordinance does not allow an accessory building to be located on a parcel without a principal structure. As a nonconforming structure, the existing shed cannot be altered, expanded, or modernized without the approval of the Zoning Board of Appeals (ZBA). If destroyed by any means to an extent of more than 50% of its replacement cost the structure cannot be rebuilt without a variance from the ZBA.
- The existing shed cannot be used for a commercial purpose or rented for storage.
- Wetlands are present on the property. A wetland delineation was conducted in 2013 showing the location of the wetlands. Please be aware that grading and construction activities are not permitted in wetlands and must be setback at least 40 feet from any wetland boundary.
- It is understood that you are the owner of the primary dwelling on the property but that it is occupied by a member of your family and you live at another address. In this situation we require you to complete the attached Rental Housing Affidavit and submit it to the Department of Community Planning and Development.

Sincerely,

JENNIFER QUINLIVAN

Jennifer Quinlivan
Assistant Planner



Attachments:

1. Rental Housing Affidavit, Exception to Rental Registration form
2. Wetland Delineation Report, dated October 22, 2013



EXHIBIT D

(14)

*Rec'd Sept 5, 2017
Friday.*

Mr. Shoemaker.

I have been asked to respond to your situation on Towner Rd.

It has been explained to me that you have an accessory structure located in your front yard of a new build home.

It has come to the attention of the Meridian Township Community Development Department that a permit was issued without a resolution to the existing non-conforming accessory structure located in the front yard.

To bring this to a resolution there are some options that can be completed to allow the occupancy of the house; as I understand that it may be close to completion, requiring the final inspections of all permits yet to be requested.

Option 1. Obtain a permit to move the structure onsite to a location that is conforming to the township zoning requirements, the accessory structure would need to be located behind the leading edge of the house, setback from the house a minimum of 10 feet and setback from a side or rear lot line a minimum of 5 feet. Also you would need to supply a required performance guarantee in the amount of \$1500.00; The Township Building Department would then issue a Temporary Certificate of Occupancy until the permit for the moving of the structure is completed.

Option 2. Obtain a permit to Demolish the structure, you would need to supply a required in the amount of \$1500.00; The Township Building Department would then issue a Temporary Certificate of Occupancy until the permit for the removal of the structure is completed.

Option 3. Obtain a variance to request the structure to remain. In this option the request would need to be made by September 14th for the hearing on October 11th. If the variance is denied, then you would be required to obtain a permit to move or demo the structure. You would have 30 days after the date of the variance hearing to complete the application process.

If a Temporary Certificate of Occupancy is required prior to the October 11th hearing, a required performance guarantee in the amount of \$1500.00 will need to be deposited with the Township. The Township Building Department would then issue a Temporary Certificate of Occupancy while the variance request is being processed.

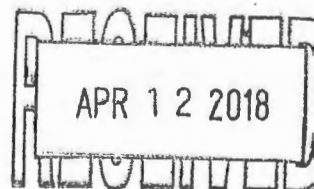
All performance guarantee monies would be refunded when the required permits are final and a permanent Certificate of Occupancy is granted.

Sincerely Yours

Richard Bolek

Senior Building Inspector

Meridian Township





10/15/17 (15)

Meridian Township
5151 Marsh Road
Okemos, MI 48864

P 517.853.4000
F 517.853.4096

Township Board:

Ronald J. Styka
Supervisor

Brett Dreyfus
Township Clerk, CMMC

Julie Brixie
Treasurer

Phil Deschaine
Trustee

**Patricia Herring
Jackson**
Trustee

Dan Opsommer
Trustee

Kathy Ann Sundland
Trustee

Frank L. Walsh
Township Manager

September 15, 2017

1824 Towner Rd

Ronald and Anita Shoemaker
P.O. Box 24042
Lansing, MI 48909

RE: Certificate of Occupancy, 1824 Towner Road

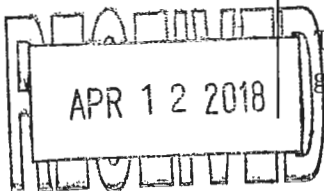
Dear Mr. and Mrs. Shoemaker:

Thank you for meeting with me on Monday, September 11, 2017. Based on our discussion and giving further consideration the Township would be willing to issue a certificate of occupancy for the house at 1824 Towner Road even though the existing detached garage is not in compliance with the Township Zoning Ordinance. A certificate of occupancy would be issued subject to the following conditions:

1. The house shall meet all requirements for occupancy at the time of the final inspection.
2. Prior to issuing the certificate of occupancy a performance guarantee in the amount of \$1,500.00 in a form acceptable to the Township will be submitted to the Building Division.
3. On or before April 15, 2018 one of the following items related to the existing detached garage must be completed:

- Submit a variance application to allow the garage to remain in its current location.
- Submit a building permit to demolish the garage. Once the permit has been issued you will have six months to demolish the garage and remove all materials.
- Submit a building permit to move the garage to a location on the property that meets all setbacks and zoning requirements. Once the permit has been issued you will have six months to move the garage to an appropriate location on the property.

The performance guarantee will not be refunded until either a variance is granted, the garage is demolished or the garage is moved.



2/22



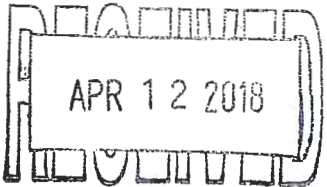
Your cooperation in this matter is appreciated. Please let me know if you have any questions.

Sincerely,

Mark Kieselbach

Mark Kieselbach
Director of Community Planning and Development
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864
(517) 853-4506
kieselbach@meridian.mi.us

CC: Richard Bolek, Senior Building Inspector



PLOT PLAN

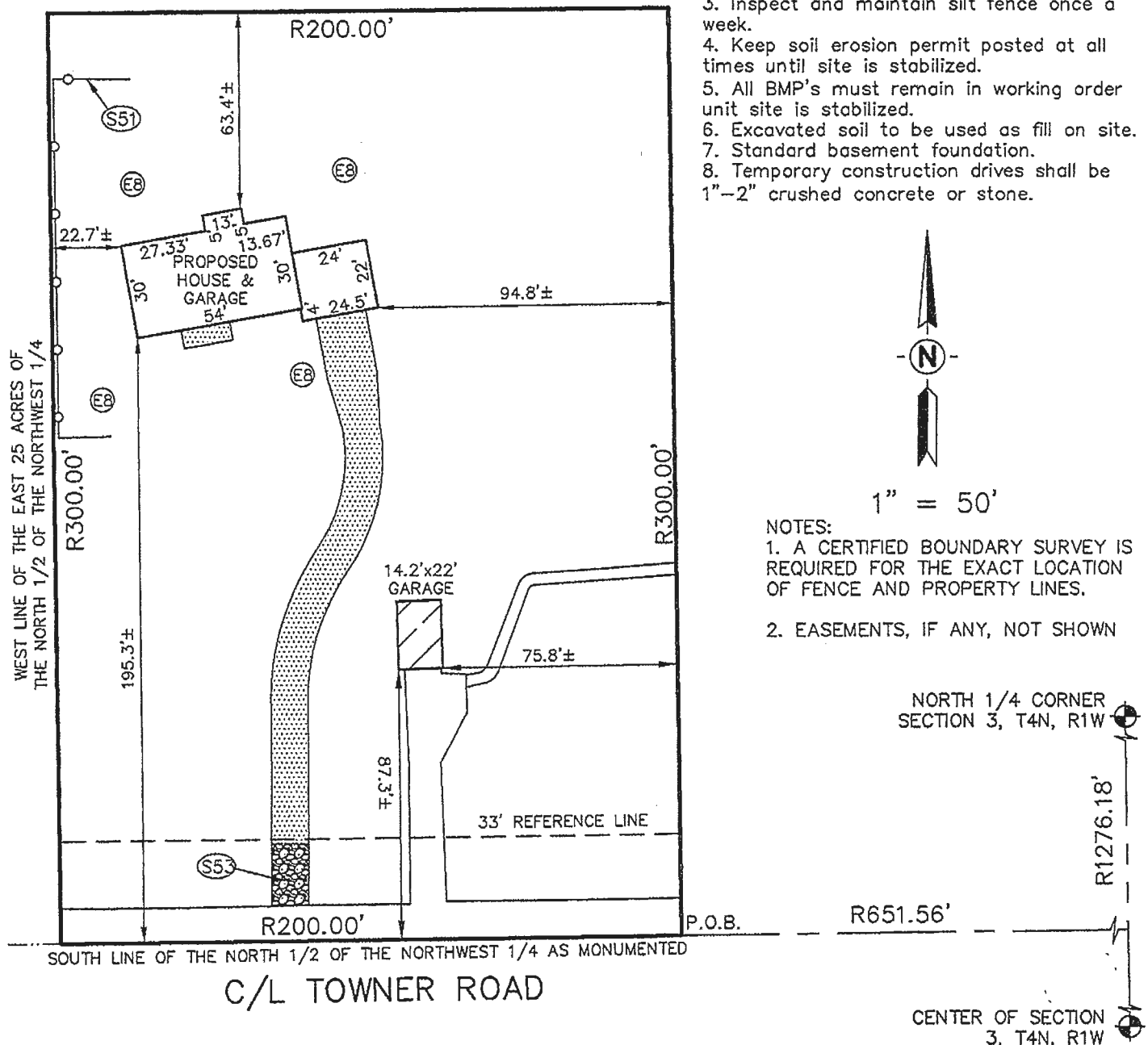
For:
James Edward Builders, Inc.
1031 E Saginaw Street
Lansing, MI 48906

Survey Address:
Vacant— Towner Road
Haslett, MI 48840

Legal Description (as provided): A parcel of land in the Northwest 1/4 of Section 3, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the North 1/4 corner of said Section 3; thence S00°48'16"E along the North-South 1/4 line of said Section 3, a distance of 1276.18 feet to the South line of the North 1/2 of the Northwest 1/4 as monumented and the centerline of Towner Road; thence S89°25'21"W along said South line and centerline 651.56 feet to the point of beginning; thence S89°25'21"W continuing along said South line and centerline 200.00 feet to the West line of the East 25 acres of the North 1/2 of said Northwest 1/4; thence N00°48'16"W along said West line 300.00 feet; thence N89°25'21"E parallel with said South line and centerline 200.00 feet; thence S00°48'16"E parallel with said West line 300.00 feet to the point of beginning.

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.
7. Standard basement foundation.
8. Temporary construction drives shall be 1"-2" crushed concrete or stone.



I

1838

RR

1800

1824

Marsh Rd

RA

6329

Towner Rd

Mack Ave

1863 RA

6370 1827 1817 1813

1793 RB

1745 RDD

6291 6285 6275 6284 6278 6275 6267 6261 6259 6257 6252 6250 6255 6258 6259 1701 1764 625

Sunhollow Ct

1810

1804 1796 1788 1780 1772

Baker St

6314 1783 1779 1771 1763 6303

Lee

1852

1816

6311 6309

6323 6317 6311 6305

6326 6327 6320 6321 6314 6315 6308 6309

6322 1808 6310 6315

1804 1796 1788 1780 1772

6259 6257 6252 6250 6255 6258 6259 1701 1764 625

1883

1878 1872 1879 1876

6323 6317 6311 6305

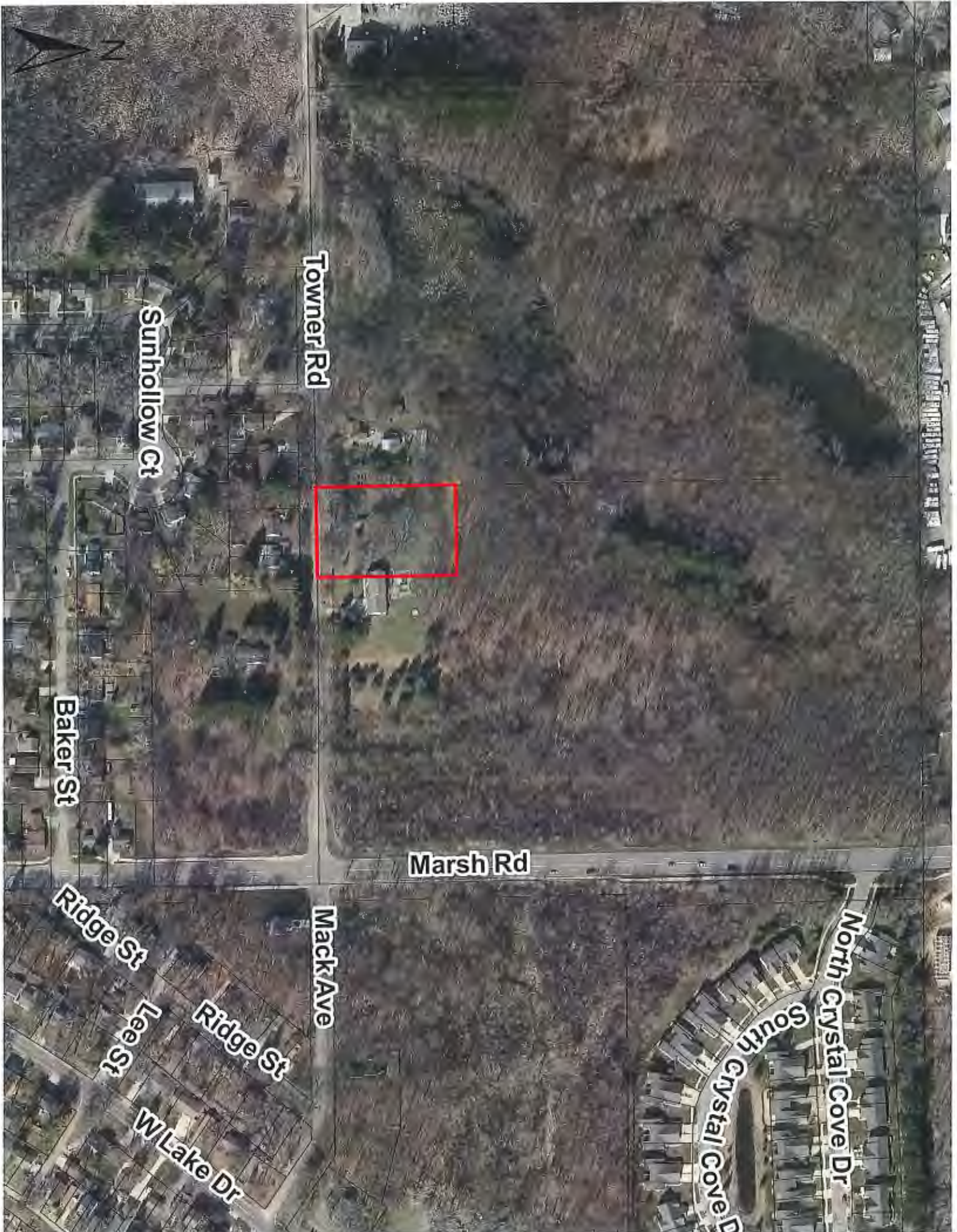
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6322 1808 6310 6315

1804 1796 1788 1780 1772

6314 1783 1779 1771 1763 6303

6259 6257 6252 6250 6255 6258 6259 1701 1764 625



Tower Rd

Sunhollow Ct

Baker St

Marsh Rd

Mack Ave

Ridge St

Lee St

Ridge St

W Lake Dr

North Crystal Cove Dr
South Crystal Cove Dr



To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: May 4, 2018
Re: ZBA Case No. 18-05-09-2 (Poletes)

ZBA CASE NO.: 18-05-09-2 (Poletes), 4260 Shadow Ridge, Okemos, MI 48864
DESCRIPTION: 4260 Shadow Ridge
TAX PARCEL: 29-255-018
ZONING DISTRICT: RAA (Single Family, Low Density)

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

- Section 86-373(e)(5)(c). Rear Yard. For lots over 150 feet in depth, the rear yard shall not be less than 40 feet in depth.

The applicant is proposing to construct a 400 square foot building addition with the closest point being 36.25 feet from the rear property line at 4260 Shadow Ridge. The proposed addition is approximately 20 feet by 20 feet in size (400 square feet) and will be located on the west side of the existing house.

The required rear yard building setback in the RAA zoning district is forty (40) feet for lots over 150 feet in depth. The proposed addition does not meet the required rear yard setback; therefore, the applicant is requesting a variance of 3.75 feet.

Attachments

1. Application materials
2. Site location map

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

VARIANCE APPLICATION

A. Applicant Lisette Poletes
Address of Applicant 4260 Shadow Ridge, Okemos, MI 48864
Telephone (Work) 517-896-8998 Telephone (Home) 517-896-8998
Fax _____ Email address: Lmpoletes@gmail.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 4260 Shadow Ridge, Okemos, MI 48864
Zoning district RAA Parcel number 33-02-02-29-255-018

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)

Lisette Poletes Lisette Poletes 4/12/18
Signature of Applicant Print Name Date

Fee: \$150.00 Received by/Date: [Signature] 4/12/18

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

Signature of Applicant(s) Date

Signature of Applicant(s) Date

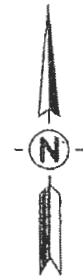
1. Unique Circumstances exist with this particular property. Our lot is an odd diamond shaped cul-de-sac lot. The lot shape and home configuration create limitations on the West side of the lot with rear setbacks. Because of the configuration of the home on the lot, there is no other possible location for the proposed addition. Because of the unique lot shape, the applicable Township Ordinance, § 86-372(d)(5)(d), which provides, "Rear yards. For lots up to 150 feet in depth, the rear yard shall not be less than 30 feet in depth; for lots over 150 feet in depth the rear yard shall not be less than 40 feet in depth", dissimilarly limits the ability to build an addition on our lot than it would on a similarly sized standard lot. Although the depth of the lot is significantly less than 150' on the west side of the lot where the proposed addition is to be constructed, the rear set back was set at 40' because of the diamond shaped lot at its greatest depth is over 150'. Depending where a centerline is established, setback requirements could and should vary. The lot is set on the curve of a cul de sac . The west side of the property has a lot depth of < 150' feet which would have been given a 30' set back. We are not encroaching on the side setbacks and are only asking to impinge on the rear set back by less than 4'. The proposed addition is 20'x20' and would only slightly encroach on the rear setback by a small 3.75' corner.
2. These conditions are not self-created.
3. Strict interpretation of the set-back ordinance and center points of the lot create practical difficulties to do an addition that is esthetically pleasing and matches the existing home design on the unique lot. Strict interpretation would also disparately limit the proposed improvements on our unique shaped lot, which would be permitted on a similarly sized standard lot.
4. Without granting the variance, the limitations for an addition restrict owners from adding the space required to function comfortably in their home. The family is growing and this addition will provide storage space that is needed. This is the only available area to add on to the house.
5. Granting this variance makes the proposed addition able to tie in and mimic the original structure in features and design. It will be more appealing to neighbors and the public. Our immediate adjacent neighbor has approved the slight variance. The uniquely shaped lot should not prevent the necessary addition that would be permitted on another equally sized standard lot.
6. Granting the variance will help to maintain the integrity of the look of the existing home by allowing more natural transitions to the rooflines where the proposed addition is designed. The slight variance will not adversely affect adjacent land and has been approved by the adjacent neighbor.
7. This is a unique situation because of the required configuration of the home and the distinctly odd shaped lot. Because of the unique lot shape and the fact that the house had to be angled on the curve of the cul de sac, the rear setback could have been set at 30' rather than 40'. Infact, the rear set back should vary from 30' at the west side of the property to 40' on the east end because of the unique diamond shape lot. . The uniquely shaped lot should not prevent the necessary addition that would be permitted on another equally sized standard lot.
8. Granting this variance will have no adverse effects on the public. Granting the variance is consistent with the public interest because the addition would not require a variance on a standard lot. It is only because of the unique shap of our lot that the variance is necessary. We have spoken with our neighbor Larry Drzal and he has no problem with the addition or the granting of the variance.

PLOT PLAN

For:
 Goodrich Builders, Inc.
 2260 E. Old M-78, Suite E
 East Lansing, MI 48823

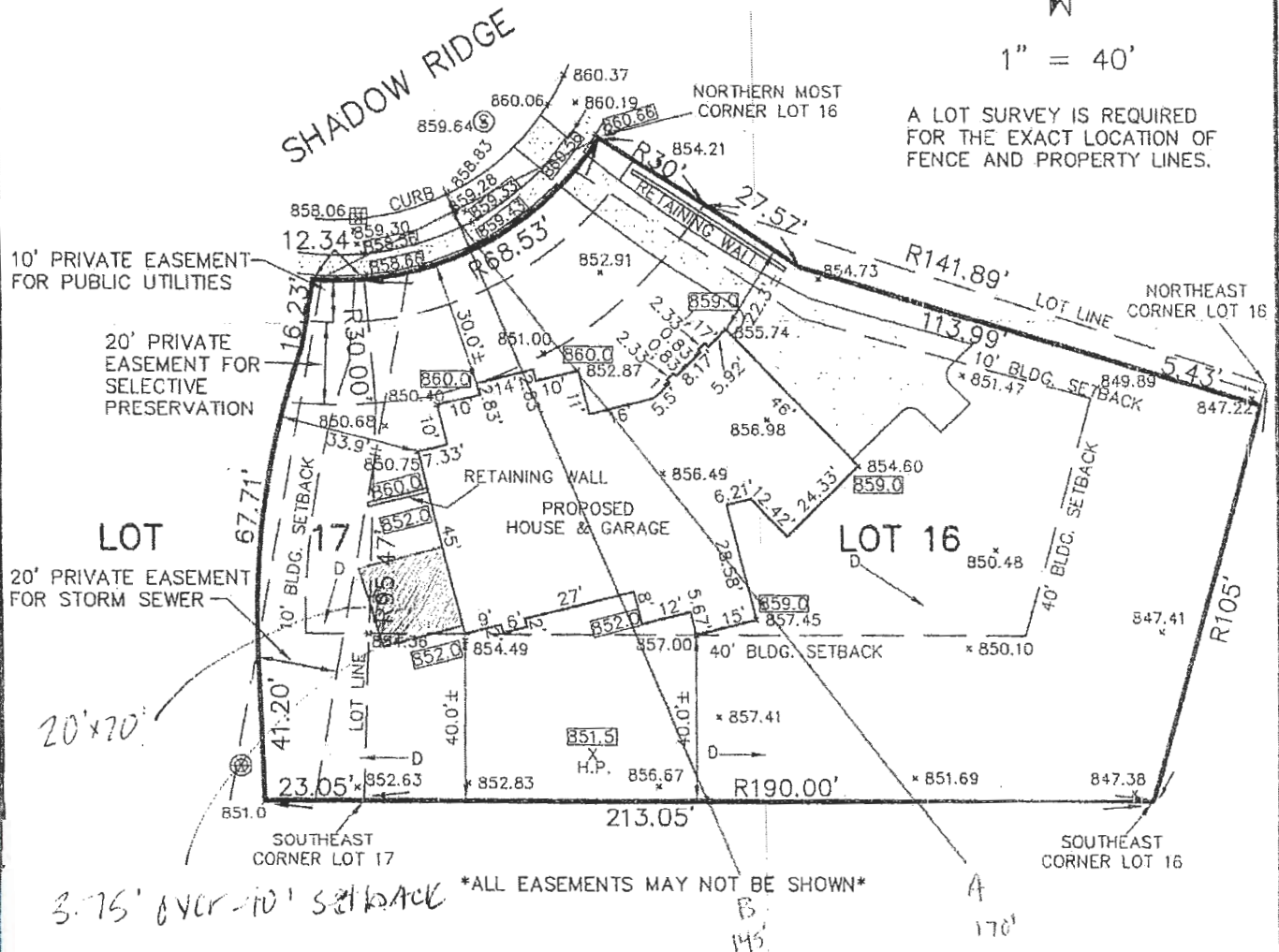
Survey Address:
 4260 Shadow Ridge
 Okemos, MI 48864
 Tax ID: 33-02-02-29-255-018

Legal Description (as provided): Lot 16, Woods of Heron Creek #2 Subdivision, a part of the Northeast 1/4 of Section 29, T4N, R1W, Meridian Township, Ingham County, Michigan. Except beginning at the Northeast corner of Lot 16; thence N72°35'47"W, 141.89 feet; thence S57°20'53"E, 32.88 feet; thence S74°29'27"E, 110.40 feet to the Easterly lot line; thence N15°30'33"E, 5.00 feet to the point of beginning. Also a part of Lot 17 of said Subdivision described as: Beginning at the Southeast corner of Lot 17; thence N02°02'57"E, 95.47 feet on the East lot line; thence N04°59'39"E, 30.00 feet; thence Westerly 12.23 feet on a curve to the right, having a 75 foot radius and a chord of 12.21 feet bearing S89°40'22"W; thence S04°20'35"W, 17.62 feet; thence Southerly 67.71 feet on a curve to the left having a 205 foot radius and a chord of 67.40 feet bearing S09°32'26"W; thence S00°04'41"W, 41.20 feet to the South lot line; thence S89°55'19"E, 23.97 feet on the South lot line to the Point of Beginning,



1" = 40'

A LOT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.



PLOT PLAN

For:
 Goodrich Builders, Inc.
 2260 E. Old M-78, Suite E
 East Lansing, MI 48823

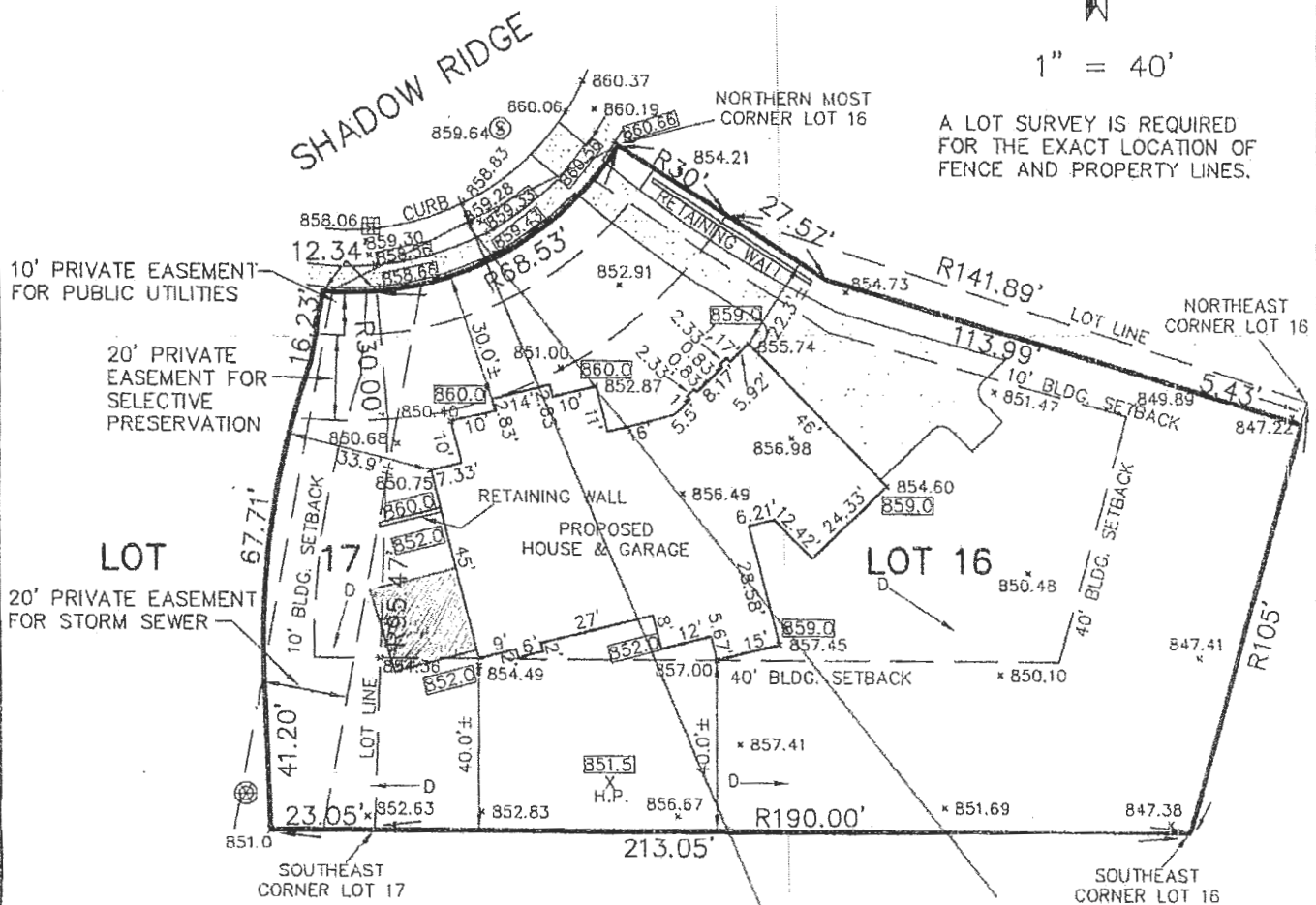
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1" = 40'

A LOT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.



ALL EASEMENTS MAY NOT BE SHOWN

B
145
A
170'

April 18, 2018

Members of the Township Board-

In addition to my packet I have submitted for a variance at 4260 Shadow Ridge I wanted to provide additional information / support. I have attached an email from my adjacent neighbors the Drzal's that they are in support of the variance. I have also attached an email from the Drain Commissioner's office that they have no objection to the proposed addition. Lastly, I have included a letter from my contractor vowing to comply with all requests from the Drain Commission.

I hope this information helps and if anyone has any additional questions before the meeting please do not hesitate to reach out.

Respectfully,

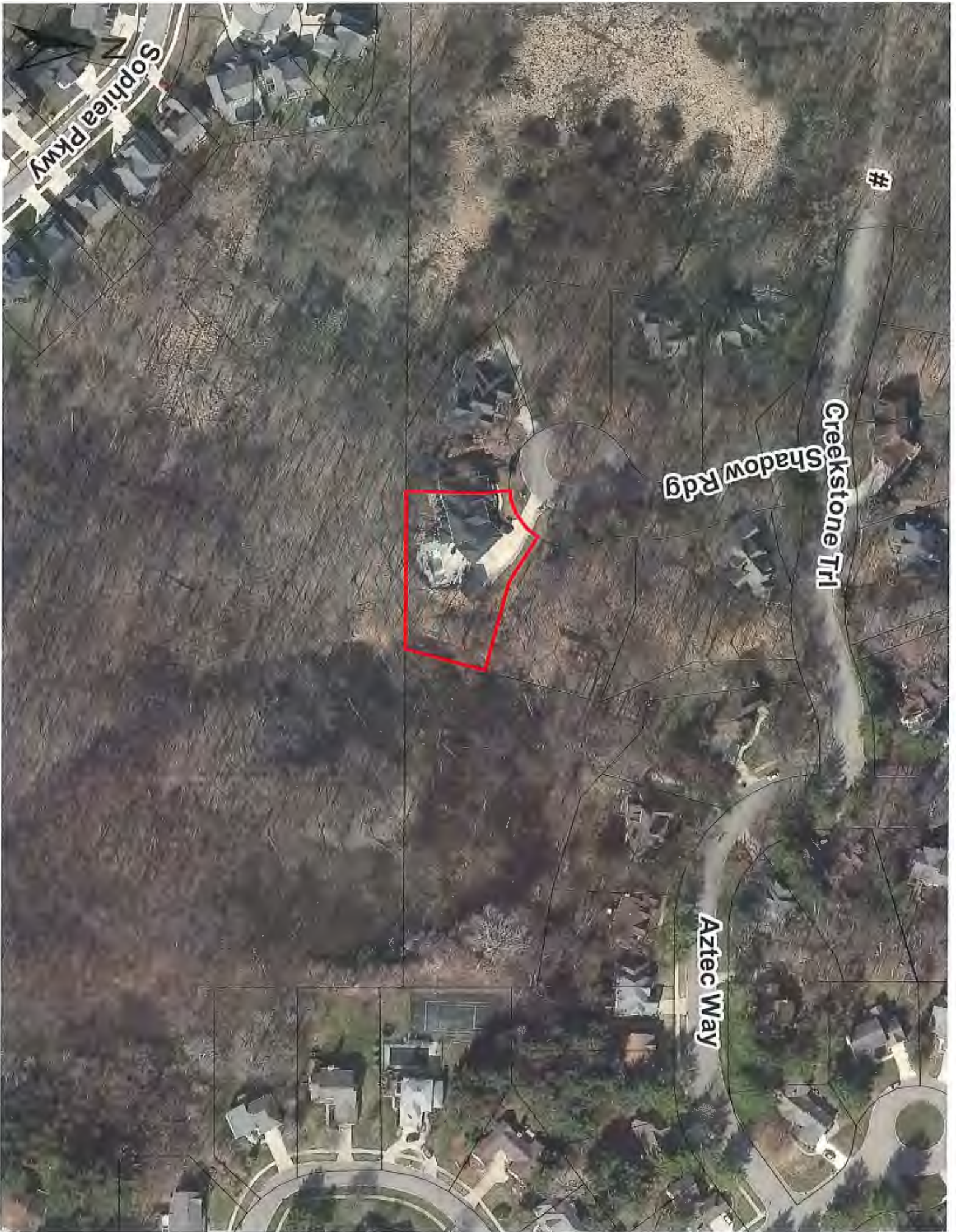
A handwritten signature in black ink, appearing to read "Lisette Poletes", with a stylized flourish at the end.

Lisette Poletes

4260 Shadow Ridge

Okemos, MI 48864

517-896-8998



#

Creekstone Trl

Shadow Rdg

Aztec Way

Sophia Pkwy