



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
April 24, 2019 6:30 pm

1. CALL MEETING TO ORDER*
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. Wednesday, April 10, 2019
4. COMMUNICATIONS
5. UNFINISHED BUSINESS
6. NEW BUSINESS

A. ZBA CASE NO. 19-04-24-1 (Sveller), 8257 Corunna Road, Flint, MI, 48532

LOCATION: 1710 Lake Lansing Road
PARCEL ID: 10-202-022
ZONING DISTRICT: RB (Single Family-High Density)

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

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

The variance request is to construct an accessory building that would project 34 feet into the front yard at 1710 Lake Lansing Road.

B. ZBA CASE NO. 19-04-24-2 (Meridian Township Public Works and Engineering Department), 5151 Marsh Road, Okemos, MI, 48864

DESCRIPTION: 5191 Meridian Road
TAX PARCEL: 13-426-001
ZONING DISTRICT: RR (Rural Residential)

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

- Section 86-756(7), Curb and gutter. Concrete curb and gutter shall be required in order to control stormwater flow from the parking area and in order to protect landscaped areas such as landscape islands and other plantings.

The variance request is to waive the installation of curb and gutter to expand the existing parking lot at North Meridian Road Park, including adding a second driveway to Meridian Road at 5191 Meridian Road.

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



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
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7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT
11. POSTSCRIPT – Monique Field-Foster

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

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

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS REGULAR MEETING MINUTES *DRAFT*
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, April 10, 2019 6:30 PM
TOWN HALL ROOM**

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

1. CALL MEETING TO ORDER

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

2. APPROVAL OF AGENDA

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

SECONDED BY MEMBER LANE.

VOICE VOTE: Motion carried unanimously.

3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

Wednesday, February 27, 2019.

MEMBER LANE MOVED TO APPROVE THE MINUTES FROM WEDNESDAY, FEBRUARY 27, 2019.

SECONDED BY MEMBER WISINSKI.

VOICE VOTE: Motion carried unanimously.

4. COMMUNICATIONS

A. Todd and Charlene Williams RE: ZBA #19-04-10-1

5. UNFINISHED BUSINESS

None.

6. NEW BUSINESS

A. ZBA CASE NO. 19-04-10-1 (Soldan's Pet Supplies), 5200 S. Martin Luther King Boulevard, Lansing, MI, 48911

LOCATION: 2283 Grand River Avenue
PARCEL ID: 21-176-007
ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-618(2), Nonconforming structures, other than single-family structures, may be altered, expanded, or modernized without prior approval of the Zoning Board of Appeals; provided, that structural alterations or extensions shall not increase the area, height, bulk, use, or extent of the structure and shall satisfy all other applicable site development regulations.
- Section 86-404(b)(3), Side and rear setback adjacent to a residential district. No building, parking, access drive, or other structure shall be less than 100 feet from a residential district line, except a sixty-foot setback shall be required if screening that incorporates a double row of interlocking trees, primarily evergreens, or the equivalent in addition to general screening standards.
- Section 86-756(14), Adjoining the same or any other nonresidential district. Where a parking area, or its associated internal access or service drives, adjoins the same or any other nonresidential zoning district, a landscaped buffer, at least 15 feet wide, shall be provided between the parking area and the property line. A vertical screen shall be erected consisting of a masonry wall, plant material, a landscaped earth berm, or combination thereof, as appropriate for the site, no less than three feet in height.
- Section 86-687(3)(a), Wall signs. One wall sign shall be permitted and may be located flat against the building's front facade or parallel to the front facade on a canopy. For businesses with frontage on more than one public street two signs may be permitted. In no case shall more than one wall sign be located on a facade and no wall sign shall be located on a rear facade.

The variance requests are to construct an accessory structure (dumpster enclosure) within the 100 foot setback from a residential zoning district and the 15 foot parking setback, expand a nonconforming nonresidential structure, install multiple wall signs on the Grand River Avenue and Grand View Avenue building facades, and to install wall signs on the west elevation of the building which does not contain frontage on a public street at 2283 Grand River Avenue.

Assistant Planner Quagliata outlined the case for discussion.

Chair Beauchine asked the applicant if they would like to address the Zoning Board of Appeals (ZBA).

Ms. Nikki Soldan, the applicant, 5200 S. Martin Luther King Boulevard, Lansing, MI, 48911, stated the current leased space is restricting their growth and would like to expand their business.

Mr. Kurt Krahulic, 1210 N. Cedar Street, Lansing, MI, 48906, DC Engineering, stated the new dumpster location would not reduce the number of parking spaces and allows access for trash collection.

Mr. Russell Peabody, 4740 Marsh Road, Okemos, MI, 48864, Peabody Group, stated the dumpster location is in close proximity to the dumpster to the west. He noted the proposed addition would not impact adjacent residential or Grand River Avenue. He explained one of the proposed signs on the west elevation of the building was the same sign that would have been placed on the north elevation and the raised brick paw above the door should not be considered as a sign.

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

Chair Beauchine asked if the wall sign on the west side of the building was approved could there be a condition to restrict a wall sign on the north side of the building.

Assistant Planner Quagliata noted conditions could be established to restrict other signage.

Chair Beauchine noted the paw print icons drew attention to the building and would be considered signage.

Member Field-Foster asked if the vestibule would be for shopping carts or if there was some other purpose for the addition.

Mr. Peabody stated the vestibule would allow the inside doors and outside doors to be staggered to keep wind, rain, and snow out of the building and help conserve energy.

Member Lane read review criteria one from Section 86-221 of the Code of Ordinances which states unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district. He stated the building is nonconforming and the entrance faces the west which creates unique circumstances.

Member Lane read review criteria two which states these special circumstances are not self-created. He stated this criteria was met.

Member Lane read review criteria three which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties. He noted without allowing the addition customers and employees would have to deal with the weather.

Member Lane read review criteria four which states that the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted purpose. He stated because of the weather and the direction the entrance is facing, it makes it difficult to use this building as a retail establishment without the vestibule.

Member Lane read review criteria five which states granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice. He noted this variance will increase safety for the public allowing for an entranceway out of the weather and it is the minimum action needed.

Member Lane read review criteria six which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. He noted no comments were received concerning the vestibule and it would not change the character of the building.

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

Member Lane read review criteria eight which states granting the variance will be generally consistent with public interest and the purposes and intent of this chapter. He stated this criteria was met.

MEMBER LANE MOVED TO GRANT THE VARIANCE REQUEST FROM SECTION 86-618(2) TO ALLOW FOR THE PROPOSED ADDITION BASED ON THE ABILITY TO MEET REVIEW CRITERIA OF SECTION 86-221 OF THE CODE OF ORDINANCES.

SECONDED BY MEMBER WISINSKI.

Chair Beauchine noted the lot was small for the size of the building. He stated the variance for the vestibule on the west side of the building made sense as there was not a place for an entrance along Grand River Avenue.

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

NO:

Motion carried unanimously 4-0

The ZBA next addressed the variance request for the dumpster enclosure.

Member Field-Foster asked if there was an alternative location for the dumpster.

Assistant Planner Quagliata noted the previous location of the dumpster was in the southeast corner of the property adjacent to Grand View Avenue.

Member Wisinski asked if the trash collection provider was consulted on the proposed location of the dumpster.

Mr. Krahulic stated they had not met with Granger [the trash provider], but the proposed layout worked better for access from Grand View Avenue and exiting onto Grand River Avenue.

Chair Beauchine stated he did not object to the proposed dumpster location due to the location of the existing nonconforming dumpster on the property to the west. He noted the proposed dumpster will be enclosed.

Member Lane stated there was limited places to put the dumpster and noted the applicant should not be required to share a dumpster with the neighboring property.

Chair Beauchine read review criteria one from Section 86-221 of the Code of Ordinances which states unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district. He stated the building had been built in 1950 next to a residential area and the applicant should not be expected to purchase adjacent land to make the parcel conforming.

Chair Beauchine read review criteria two which states these special circumstances are not self-created. He stated this criteria was met.

Chair Beauchine read review criteria three which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties. He stated he thought the dumpster was in the best location.

Chair Beauchine read review criteria four which states that the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted purpose. He stated the proposed dumpster was in the best location.

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

Chair Beauchine read review criteria six which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. He noted the dumpster enclosure would not have an impact on the adjacent property.

Chair Beauchine 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 stated this situation is not common and no change to the ordinance was needed.

Chair Beauchine read review criteria eight which states granting the variance will be generally consistent with public interest and the purposes and intent of this chapter. He stated this criteria was met.

MEMBER LANE MOVED TO APPROVE THE VARIANCE REQUEST FROM SECTION 86-404(B)(3) AND 86-756(14) TO ALLOW FOR THE PROPOSED DUMPSTER PLACEMENT BASED ON THE ABILITY TO MEET REVIEW CRITERIA OF SECTION 86-221 OF THE CODE OF ORDINANCES.

SECONDED BY CHAIR BEAUCHINE.

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

NO:

Motion carried unanimously 4-0

The ZBA next addressed the variance requests for signage.

Member Field-Foster asked if the signs could be combined to meet the allowed square footage.

Chair Beauchine stated the signs close proximity and relation to each other could allow the signs to be combined. If granted the variance will stay with the property as long as the building remains.

Chair Beauchine asked about the nature and purpose of the paw print icons.

Director Kieselbach stated the icons would cover the connection between the building wall and the metal canopy. He also noted the brick work and lower level brick cap would be architectural features and the ordinance did not address special design features but he would consider them to be signs.

Chair Beauchine stated the paw print icons were not required.

Director Kieselbach stated the applicant could use other designs.

Mr. Peabody stated the paw print icons would be physical features attached to the building.

Chair Beauchine stated if a different business occupied the building in the future they would be able to use the one square foot areas for signage.

Member Field-Foster asked if possible future tenants of the building should be used as consideration for this request.

Director Kieselbach stated conditions could be added to the approval that require future owners to obtain approval to change any existing signage.

Member Field-Foster asked if a condition could be added to limit the paw print icons.

Chair Beauchine stated consideration can only be based on plans as provided to the ZBA.

Chair Beauchine explained the square footage of the proposed signs in relation to allowed square footage and the additional paw prints. He stated the west facing building exterior could not have a sign, and the north facing building exterior could have a sign. The applicant had moved the proposed sign from the north to the west.

Member Lane asked if future owners would be allowed to use the existing paw print signage locations.

Director Kieselbach stated yes but a condition could be added to this to require a new owner to return to the ZBA for approval.

Member Lane noted the west facing entrance to the building was unique and he could support a sign on the west elevation if no sign would be allowed on the north elevation. He stated he thought the paw print icons were not needed.

Member Field-Foster asked if the raised brick paw would be included with the paw print icons decision.

Chair Beauchine noted the raised brick paw would be considered separately.

Member Wisinski noted the total square footage of signage on the west elevation would be 142 square feet, which includes the 45 square foot raised brick paw, 17 one foot by one foot paw print icons, and the 80 square foot wall sign.

Assistant Planner Quagliata stated the sign on the east elevation would be 114 square feet, plus nine square feet of paw print icons, which is 123 square feet of signage. The north elevation would have 14 paw print icons which is 14 square feet of signage, and the west elevation would contain a total of 142 square feet of signage.

Chair Beauchine noted he could not support the paw print over the vestibule as the additional 45 square feet seems excessive.

Member Field-Foster stated she liked the design of the raised brick paw over the vestibule but noted there was not a practical difficulty and the sign would not meet review criteria four.

Member Lane stated it would be helpful to have some signage over the entrance for those coming east on Grand River Avenue which meets review criteria one from Section 86-221 of the Code of Ordinances.

Member Lane read review criteria two which states these special circumstances are not self-created. He stated this criteria was met.

Member Lane read review criteria three which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties. He stated in this case it was acceptable to allow the business to install signage over the entrance to the building.

Member Lane read review criteria four which states the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted purpose. He noted a retail establishment needed adequate signage.

Member Lane read review criteria five which states granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice. He stated approving the 80 square foot wall sign on the west elevation would be beneficial to the applicant and did not have an adverse impact on the public, and was the minimum action necessary.

Member Lane read review criteria six which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. He stated this criteria was met.

Member Lane read review criteria seven which states the conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable. He stated the entrance on the west was unique and different from other businesses in the area.

Member Lane read review criteria eight which states granting the variance will be generally consistent with public interest and the purposes and intent of this chapter. He stated the desire was for businesses to be successful and adequate signage should be allowed.

MEMBER LANE MOVED TO GRANT A VARIANCE FROM SECTION 86-687(3)(a) TO ALLOW FOR AN 80 SQUARE FOOT WALL SIGN ON THE WEST ELEVATION OF THE BUILDING WITH THE CONDITION THAT A SIGN NOT BE PLACED ON THE NORTH ELEVATION.

SECONDED BY MEMBER WISINSKI.

Member Field-Foster offered a friendly amendment to allow the raised brick paw over the vestibule with the 80 square foot wall sign on the west elevation of the building.

Member Lane agreed to the friendly amendment and stated it would be two wall signs with both not exceeding a total of 80 square feet, and clarified the variance would be for the Soldan's Pet Supplies sign and the raised brick paw as depicted on the submitted building elevations.

Member Field-Foster suggested the condition also require a new owner, or the current applicant, return to the ZBA if they want to make changes to the signs.

Chair Beauchine clarified the wall sign is 80 square feet and the raised brick paw is 45 square feet so the total square footage would be 125 square feet. The applicant would have to make the total square footage of the two signs less than 119.375 square feet in total size.

MEMBER LANE ACCEPTED THE FRIENDLY AMENDMENTS.

SECONDED BY MEMBER WISINSKI.

Chair Beauchine read the motion on the table: GRANTING A VARIANCE FROM SECTION 86-687(3)(a) TO MOVE THE ALLOWED SIGN FROM THE NORTH ELEVATION TO THE WEST ELEVATION AND ALLOW A RAISED BRICK PAW SIGN WHERE THE COMBINED SIZE OF THE SIGNS DOES NOT EXCEED 119.375 SQUARE FEET AND THAT ANY CHANGES TO SIGNAGE BE BROUGHT BACK TO THE ZONING BOARD OF APPEALS FOR APPROVAL.

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

NO:
Motion carried unanimously 4-0

Chair Beauchine asked if the ZBA needed to deny the request for the one square foot paw print icons.

Assistant Planner Quagliata indicated yes the ZBA would need to deny the request.

Chair Beauchine noted the request for the one square foot paw print icons did not meet review criteria four.

MEMBER LANE MOVED TO DENY THE VARIANCE REQUEST PERTAINING TO THE ONE SQUARE FOOT PAW PRINT ICONS ON ALL SIDES OF THE BUILDING FOR FAILING TO MEET REVIEW CRITERIA NUMBER FOUR FROM SECTION 86-221 OF THE CODE OF ORDINANCES.

SECONDED BY MEMBER FIELD-FOSTER.

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

NO:
Motion carried unanimously 4-0

7. OTHER BUSINESS

None.

8. PUBLIC REMARKS

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

9. BOARD MEMBER COMMENTS

Assistant Planner Quagliata stated there would be a ZBA meeting on April 24th.

Chair Beauchine welcomed Trustee Wisinski to the ZBA.

Trustee Wisinski thanked the members for welcoming her.

10. ADJOURNMENT

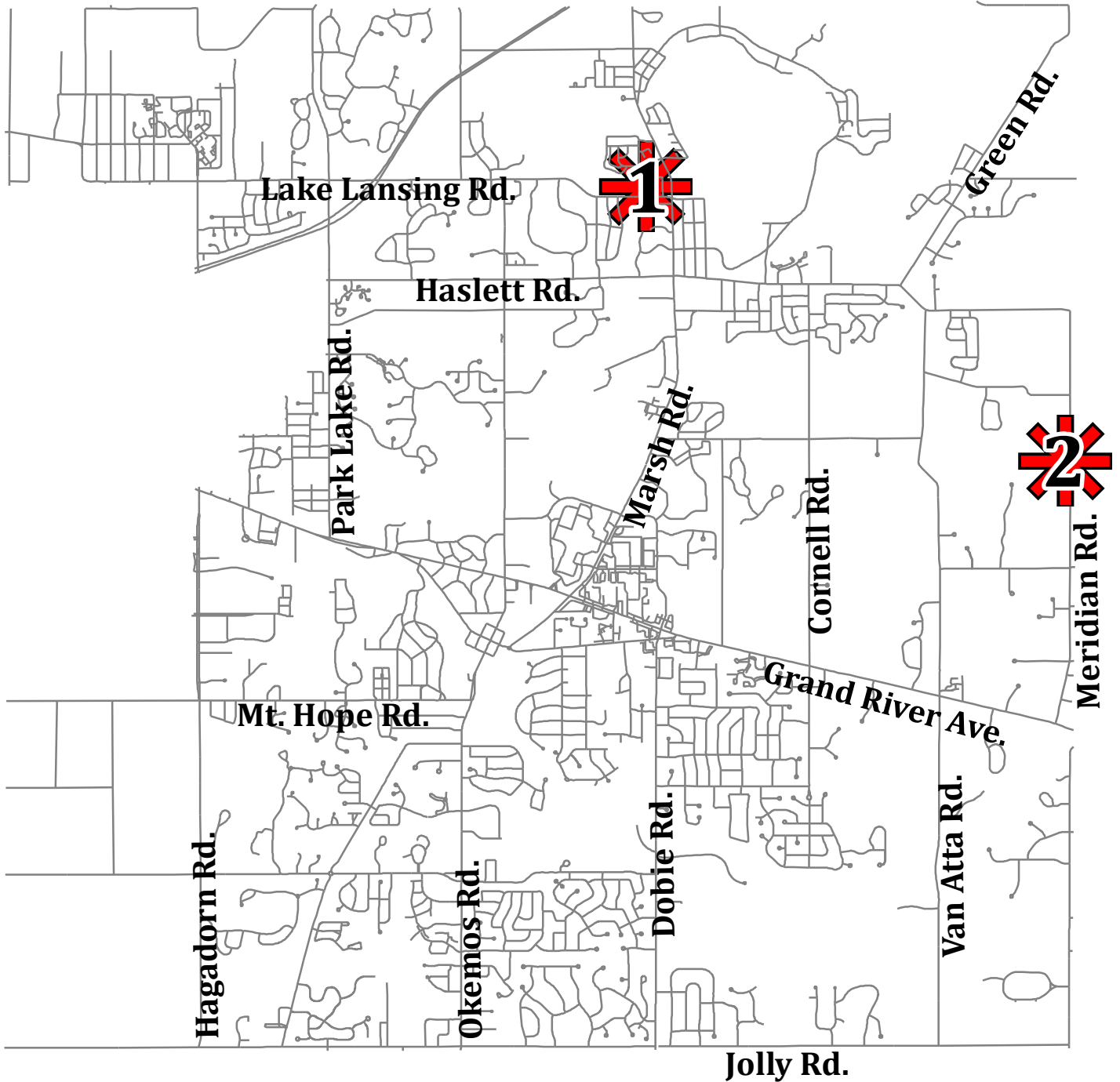
Meeting adjourned at 7:51 pm.

11. POST SCRIPT

Trustee Courtney Wisinski.

Respectfully Submitted,
Riley Millard
Recording Secretary

Meridian Township



Location Map

1. ZBA #19-04-24-1 (Sveller)
2. ZBA #19-04-24-2 (Meridian Township Public Works & Engineering Department)



VARIANCE APPLICATION SUPPLEMENT

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

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



To: Zoning Board of Appeals
From: Justin Quagliata, Assistant Planner
Date: April 18, 2019
Re: ZBA Case No. #19-04-24-1 (Sveller)

ZBA CASE NO.: 19-04-24-1 (Sveller), 8257 Corunna Road, Flint, MI 48532
LOCATION: 1710 Lake Lansing Road
PARCEL ID: 10-202-022
ZONING DISTRICT: RB (Single Family-High Density)

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

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

Rick Sveller, the applicant, is proposing to construct an accessory building (detached garage) in the front yard at 1710 Lake Lansing Road. The 0.26 acre (11,500 square feet) subject property is zoned RB (Single Family-High Density) and is located at the northeast corner of Greenman Street and Lake Lansing Road.

The subject property has two front yards consisting of 115 feet of frontage along Greenman Street and 100 feet of frontage along Lake Lansing Road. The front yard is defined by the area between the leading edge of the principal structure and the road right-of-way. The required front yard setbacks for the subject property are 25 feet from the right-of-way line of Greenman Street and 100 feet from the centerline of Lake Lansing Road.

The proposed detached garage is 24 feet by 32 feet (768 square feet) in size. The applicant intends to locate the detached garage northwest of the existing house, in the front yard along the frontage of Greenman Street. The detached garage would be located 26 feet from the west property line, 16 feet from the north (rear) property line, and 10 feet from the wood deck attached to the house.

The zoning ordinance prohibits accessory buildings from projecting into a front yard. The applicant is requesting a variance for the proposed detached garage to project 34 feet into the front yard along Greenman Street.

Attachments

1. Variance application dated March 27, 2019 and received by the Township on March 27, 2019.
2. Letter from the applicant received by the Township on March 27, 2019.
3. Site plan dated March 25, 2019 and received by the Township on March 27, 2019.
4. Site location map.

1. Unique circumstances exist that are peculiar to the land or structures that are not applicable to other land or structures in the same zoning area.

Response:

The existing house at 1710 Lake Lansing Rd. is currently a non-conforming structure per the current code requirement for set-backs. The lot is a corner lot and requires the new structure of the detached garage proposal to meet lot line set-backs and code required distances from the existing home. These special circumstances require the request for a variance in order to add the detached garage.

2. These circumstances are not self-created.

Response:

The location of the home when purchased in September of 2019 was already established when purchased by new owners.

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

Response:

If home owners are required to adhere to the written terms and provisions, it would be very difficult to make the proposed improvements to the current residence as it sets.

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

Response:

Because of the stated practical difficulties, without the variance the new home owners would not be able to build a detached garage to improve the residential property and will provide housing for the automobiles from the harsh Michigan winters.

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

Response:

By granting this variance this would allow homeowners to improve the appearance and property value by adding the detached garage would house the vehicles out of sight, provide a safe, secure environment for storage of the vehicles and additional storage of the owners personal property. All of this could be accomplished without impeding on the neighbors properties.

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

Response:

By granting this variance, this would in no way negatively affect adjacent land or properties or change the existing character of said properties. The plan is to complete work to all current codes. The hope is that the final aesthetically pleasing appearance of the matching detached garage to the newly sided house that it would be to improve the appearance of the existing property. Water run-off systems would be placed professionally and would not have any negative effect on neighbors adjacent to my lot.

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.

Response:

This variance proposal is specific in nature to this particular piece of property at 1710 Lake Lansing Rd. to locate a detached garage on a corner lot and is not requesting any type of generalization or recurrent in nature to any other properties in the area.

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

Response:

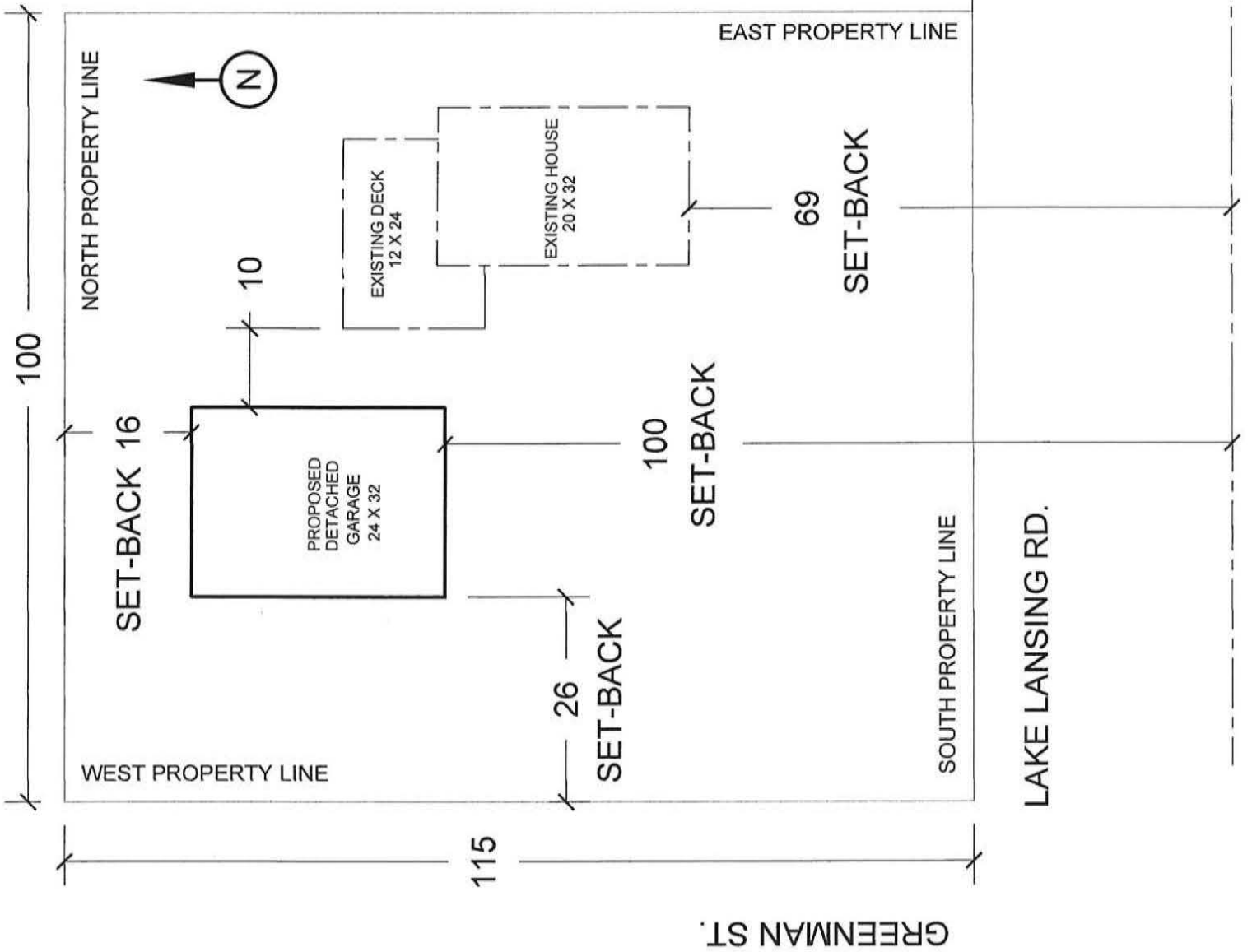
By granting this variance to the owners it will adhere to the public interest and intent of chapter by establishing that the project is constructed, managed and finalized following all codes, township guidelines and schedules to ensure the project is a good representation of development guidelines.

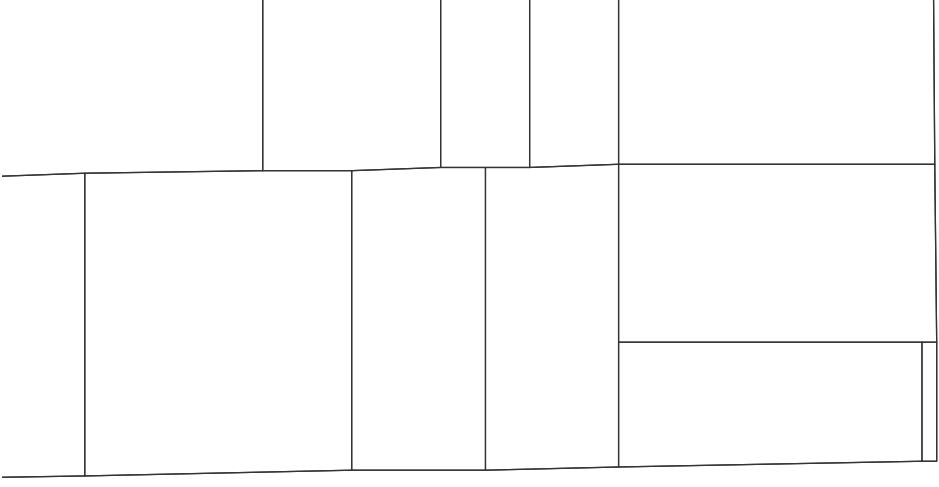
PROJECT PROPOSAL: 3/25/2019
VARIANCE FOR ADDITION OF
THREE SEASON ROOM & TWO CAR GARAGE

ADDRESS:
1710 LAKE LANSING RD.
HASLETT, MI 48840

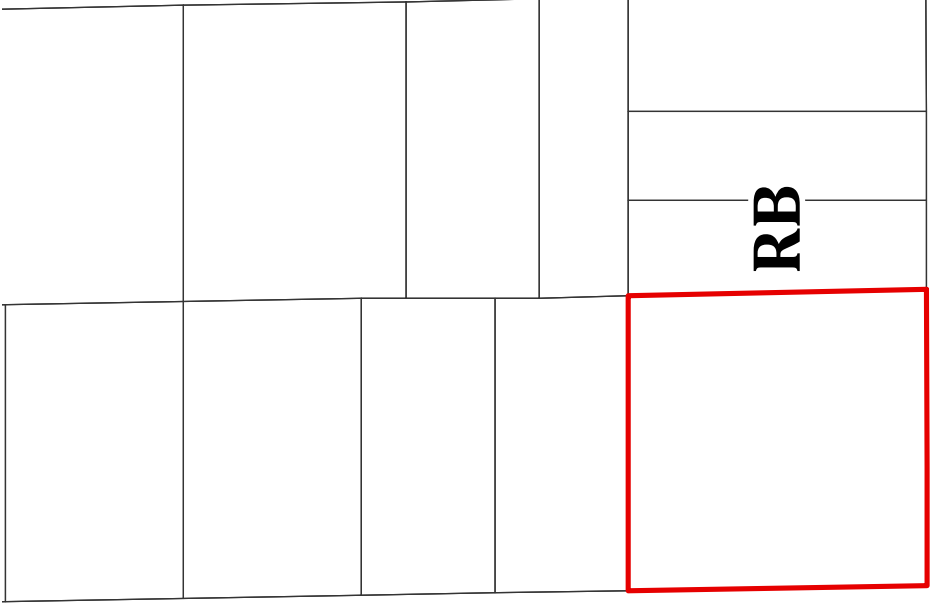
HOMEROWNER:
RICK SVELLER
PHONE: 517-388-3436

SCALE: 1" = 20'

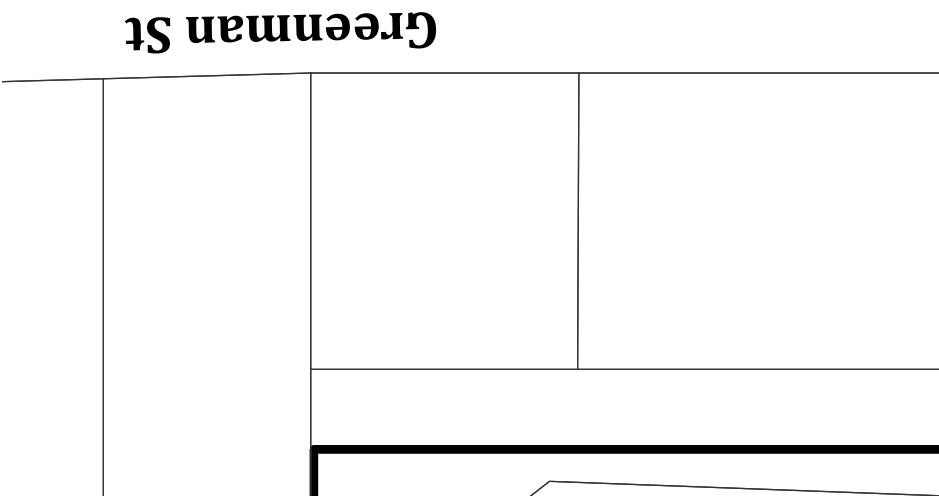




Cypress St

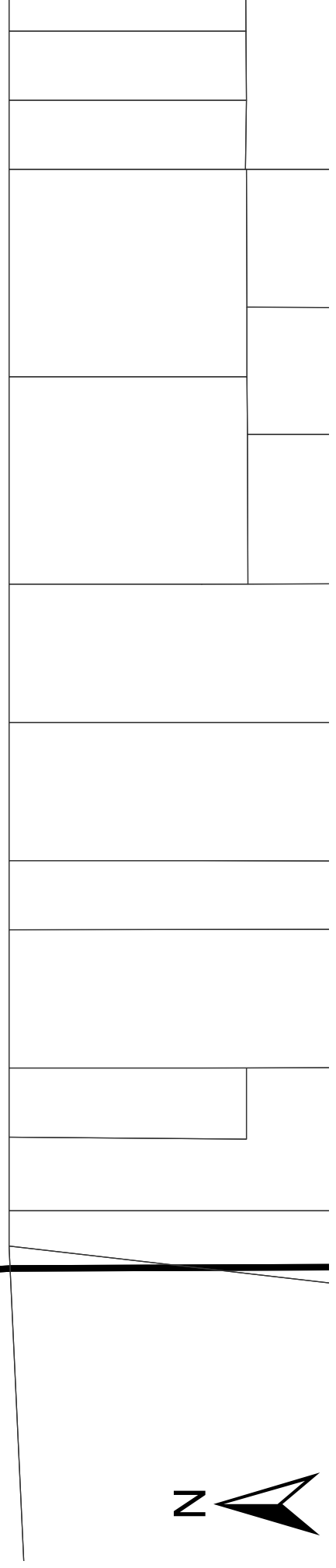


RB



Greenman St

Lake Lansing Rd



RA



To: Zoning Board of Appeals
From: Justin Quagliata, Assistant Planner
Date: April 18, 2019
Re: ZBA Case No. #19-04-24-2 (Meridian Township Public Works & Engineering)

ZBA CASE NO.: 19-04-24-2 (Meridian Township Public Works and Engineering Department), 5151 Marsh Road, Okemos, MI 48864
LOCATION: 5191 Meridian Road
PARCEL ID: 13-426-001
ZONING DISTRICT: RR (Rural Residential)

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

- Section 86-756(7), Curb and gutter. Concrete curb and gutter shall be required in order to control stormwater flow from the parking area and in order to protect landscaped areas such as landscape islands and other plantings.

On behalf of the Parks and Recreation Department the Meridian Township Public Works and Engineering Department, the applicant, is proposing to expand the existing parking lot at North Meridian Road Park, including adding a second driveway to Meridian Road, at 5191 Meridian Road. The 60 acre subject property is zoned RR (Rural Residential) and is located on the west side of Meridian Road, south of Piper Road.

The existing parking lot at North Meridian Road Park consists of 55 parking spaces without curb and gutter. The applicant intends to expand the parking lot by 34 parking spaces, without curb and gutter. Two new parking areas are proposed, 24 parking spaces on the north side of the existing parking lot along Meridian Road and 10 parking spaces on the south side of the existing access circle. The parking area proposed north of the existing parking lot along Meridian Road would be approximately 108 feet in length and 64 feet wide. Each of the 24 parking spaces would be 9 feet by 20 feet in size. Eight of the 10 proposed parking spaces on the south side of the existing access circle would be 10.5 feet by 20 feet in size. The remaining two parking spaces would be 11.5 feet by 20 feet in size.

The applicant is proposing to construct the parking areas without curb and gutter, using sheet drainage across the surrounding vegetated areas as the means of stormwater management. The Township Senior Project Engineer in a letter dated April 1, 2019 (attached) stated curb and gutter was not needed to control drainage and provided documentation describing the increased volume of stormwater runoff from the proposed parking lot.

The zoning ordinance requires curb and gutter for the construction of a parking area. The applicant is requesting a variance to waive the installation of curb and gutter for the new portion of the parking lot.

ZBA Case No. 19-04-24-2 (Meridian Township Public Works & Engineering)
Zoning Board of Appeals (April 24, 2019)
Page 2

Attachments

1. Variance application dated April 1, 2019 and received by the Township on April 1, 2019.
2. Letter from the applicant dated April 1, 2019 and received by the Township on April 1, 2019.
3. Site plan dated February 21 2019 and received by the Township on April 1, 2019.
4. Drainage plan dated April 2 2019 and received by the Township on April 2, 2019.
5. Parking lot striping plan dated March 7, 2019 and received by the Township on April 1, 2019.
6. Site location map.

G:\COMMUN PLNG & DEV\PLNG\ZBA\2019 ZBA\ZBA 19-04-10\ZBA 19-04-24-2 (Meridian Township Engineering)\ZBA 19-04-10-2 staff report.zba1

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

VARIANCE APPLICATION


A. Applicant Meridian Township - Engineering Office
Address of Applicant 5151 Marsh Road, Okemos, MI 48864
Telephone (Work) (517)853-4468 Telephone (Home) _____
Fax (517)853-4095 Email address: nunn@meridian.mi.us
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 5191 Meridian Road, Williamston, MI 48895
Zoning district RR Parcel number 33-02-02-13-426-001

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

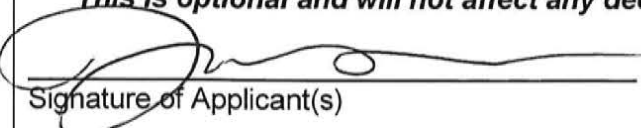
Zoning Ordinance section(s) 86-756 (7)

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


Signature of Applicant Nyal Nunn Print Name 04/01/2019 Date

Fee: _____ Received by/Date: _____

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


Signature of Applicant(s) _____ Date 04/01/19
Signature of Applicant(s) _____ Date _____



Meridian Township
5151 Marsh Road
Okemos, MI 48864

P 517.853.4000
F 517.853.4096

Township Board:

Ronald J. Styka
Township Supervisor

Brett Dreyfus
Township Clerk

Phil Deschaine
Township Treasurer

**Patricia Herring
Jackson**
Township Trustee

Dan Opsommer
Township Trustee

Kathy Ann Sundland
Township Trustee

Courtney Wisinski
Township Trustee

Frank L. Walsh
Township Manager

04/18/2019

Mr. Peter Menser
Principal Planner
Community Planning & Development
Meridian Township
5151 Marsh Road,
Okemos, MI 48864

Dear Mr. Menser:

Subject: North Meridian Road Park – Variance Application

Legal Description:

M13-12 NE 1/4 OF SE 1/4 - 40 A. & W 1/2 OF SE 1/4 OF SE 1/4 - 20 A. ALL OF SEC. 13, T4N R1W.

Section 86-756 (7) Responses:

As indicated on the attached plan, the proposed parking lot expansion will increase stormwater runoff by an estimated 2,073 cubic feet. Given the type of soils and the amount of greenspace present, this site has a minimum expected permeability of 129,525 cubic feet per hour (maximum 431,750 CF). Even this minimum value far exceeds the increased runoff volume.

Additionally, as shown on the plan, all of the parking lot is positively drained away from any buildings and away from adjacent properties. In fact, the proposed expansion necessarily utilizes the existing drainage pattern, which flows across the naturally vegetated property, providing pretreatment and protection from erosion. There are no adjacent areas of landscaping requiring special protection. As described below, the entire project site and surrounding area is flat and largely grass fields.

Variance Review Criteria Responses:

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.

This property is very flat with an existing, well established drainage pattern. There is an existing road culvert which outlets stormwater onto, and necessarily across, the property before reaching the county drain.

2. These special circumstances are not self-created.

The existing grades and drainage pattern are all well established and were not created by Meridian Township.

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

The proposed grades are designed to maximize onsite drainage, including the parking lot and the rest of the site. Given the very flat existing grades, to install curb and gutter along the perimeter of the parking lot would necessarily prevent the flow of surface water from the adjacent lawn areas onto the parking lot.

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

The property is a public park which routinely has large numbers of visitors, including families with children. In order for such a park to function, proper drainage is essential to maximize cleanliness and safety for the users. Moreover, the area in question is the downstream end of both the road ditch and road culvert. Thus, improper drainage on this site would necessarily create drainage issues on other properties upstream.

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.

As shown on the attached plan, the existing drainage pattern can be maintained such that both the yard and parking lot areas drain appropriately. Per the Ordinance, the plan effectively controls the stormwater flow from the parking area. Further, the plan does not endanger any landscaped areas or plantings.

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

This property is zoned RR and is literally on the east edge of Meridian Township. As such, neither the public roadway nor any of the surrounding private properties exhibit any curb and gutter. Thus, the plan is consistent with essential character of the area and surrounding properties, and will not provide any adverse impact.

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.

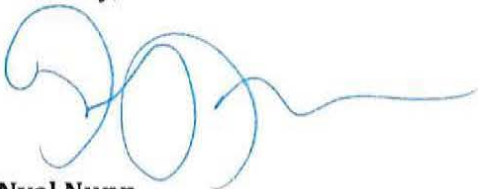
This is one of only a handful of such properties, comparing the size (60 acres), use (public park), and location (RR) of the property. As such, it is likely unnecessary to create a general regulation.

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

The purpose of this project is to increase the parking capacity at the North Meridian Road Park. This park sees significant use throughout the year, in volumes such that people park on the side of Meridian Road – with a posted speed limit of 55 mph. Thus, this project is demonstrably consistent with the public interest and public safety.

Further, the project is providing proper drainage while protecting the surrounding landscaping and essential character of the area. Thus, this project is consistent with this Chapter of the Ordinance.

Sincerely,



Nyal Nunn

Senior Project Engineer/DPW

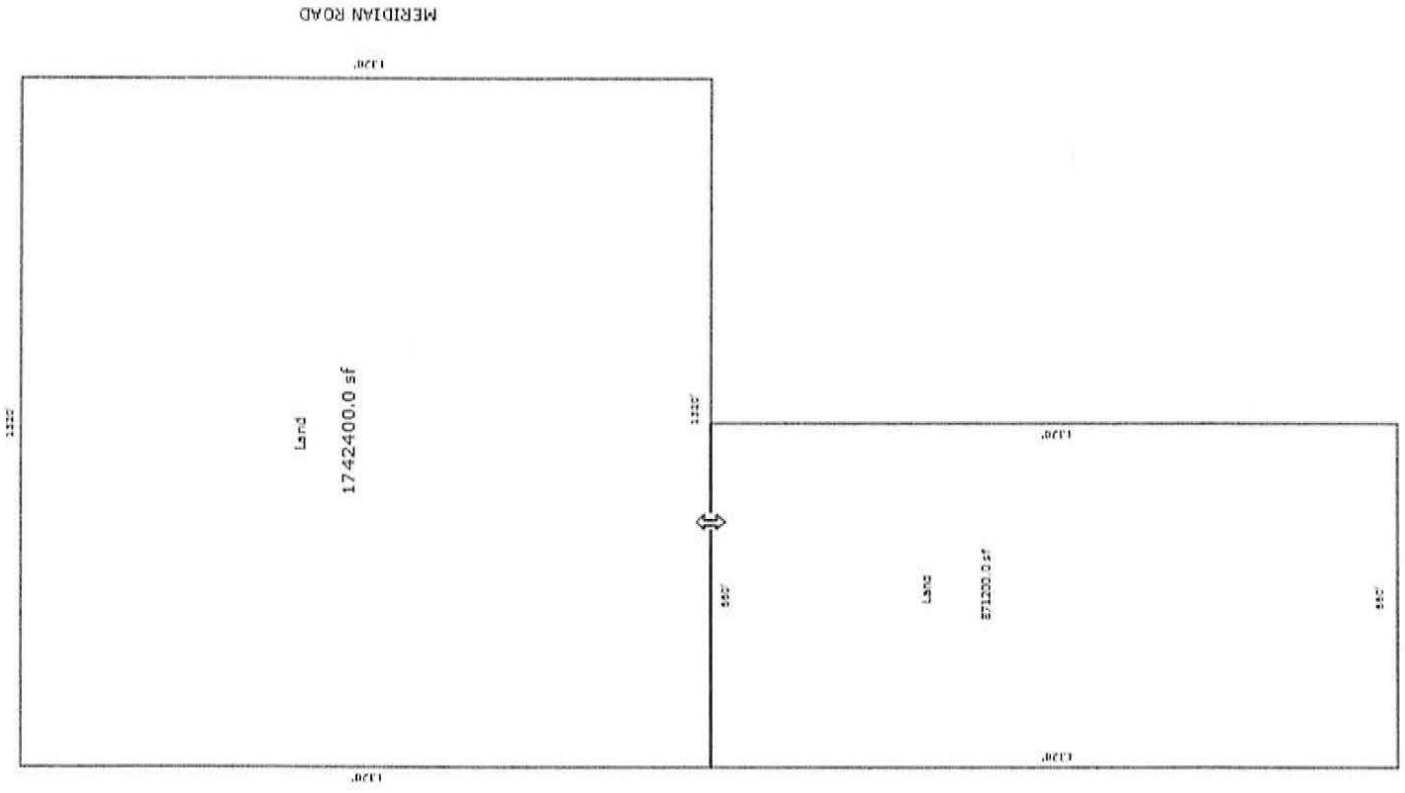
nunn@meridian.mi.us

W 517.853.4468 | F 517.853.4095

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

13-426-001
MERIDIAN PARK

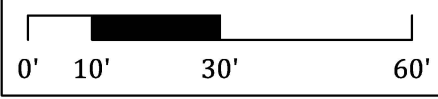
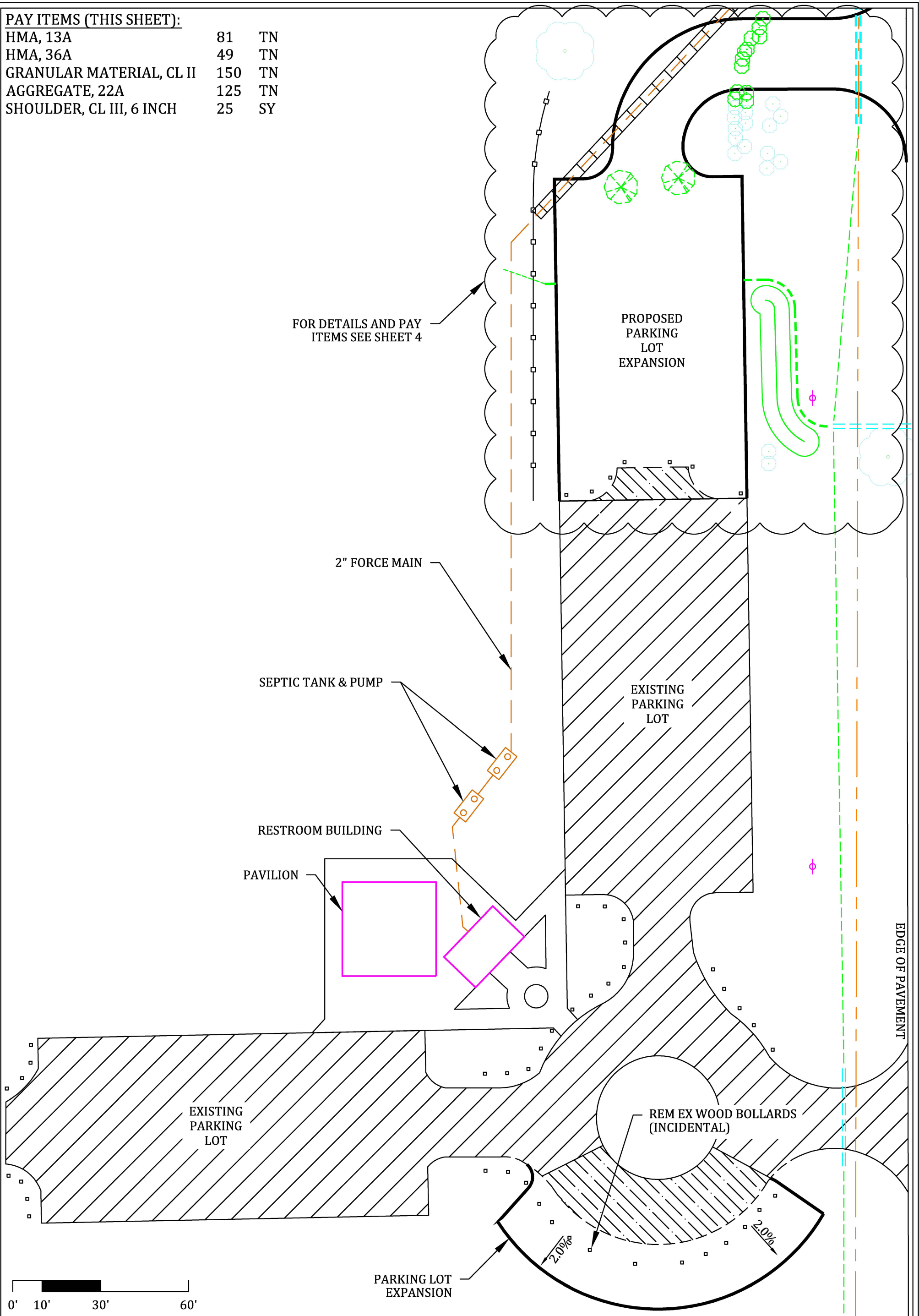



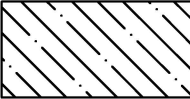

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Sketch by Apex Sketch 33-02-02-13-426-001 5191 MERIDIAN RD MERIDIAN CHARTER TOWNSHIP LAND SKETCH 4/1/2019

PAY ITEMS (THIS SHEET):

HMA, 13A	81	TN
HMA, 36A	49	TN
GRANULAR MATERIAL, CL II	150	TN
AGGREGATE, 22A	125	TN
SHOULDER, CL III, 6 INCH	25	SY



	- EX BITUMINOUS PARKING LOT		- REMOVE & REPLACE 4" HMA SURFACE (~174 SY @ 440#/SY)
	- NEW 4" HMA SURFACE (~1,400 SY @ 440#/SY); - INCLUDING 8" 22A AGGREGATE BASE, 12" SAND SUBBASE, AND SUBGRADE UNDERCUTTING, AS DIRECTED BY THE ENGINEER		

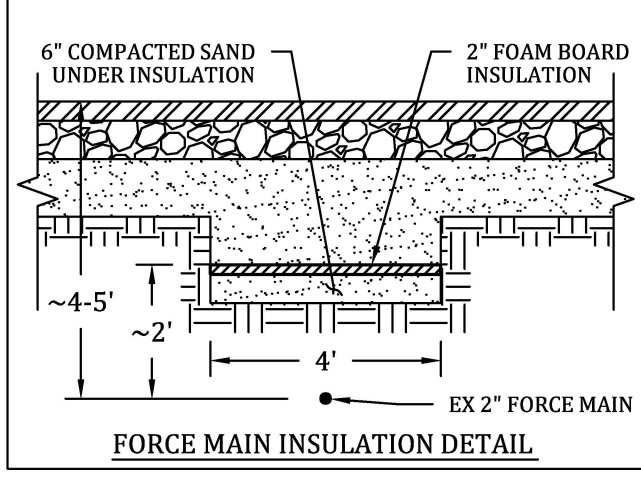
Meridian Charter Township Ingham County, Michigan PARK SYSTEM		
NORTH MERIDIAN ROAD PARK (5191 Meridian Road) Parking Lot Expansion		
REVISIONS:	BY:	COMMENTS:
DATE:	BY:	COMMENTS:
02/08/19	NN	ICRD Drive Application Plan
02/21/19	NN	SPR Plan
SCALE:	PAGE:	FILE:
1" = 30'	1	
DRAWN BY: NN 10/03/18	CHECKED BY:	

S51 SILT FENCE  Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.

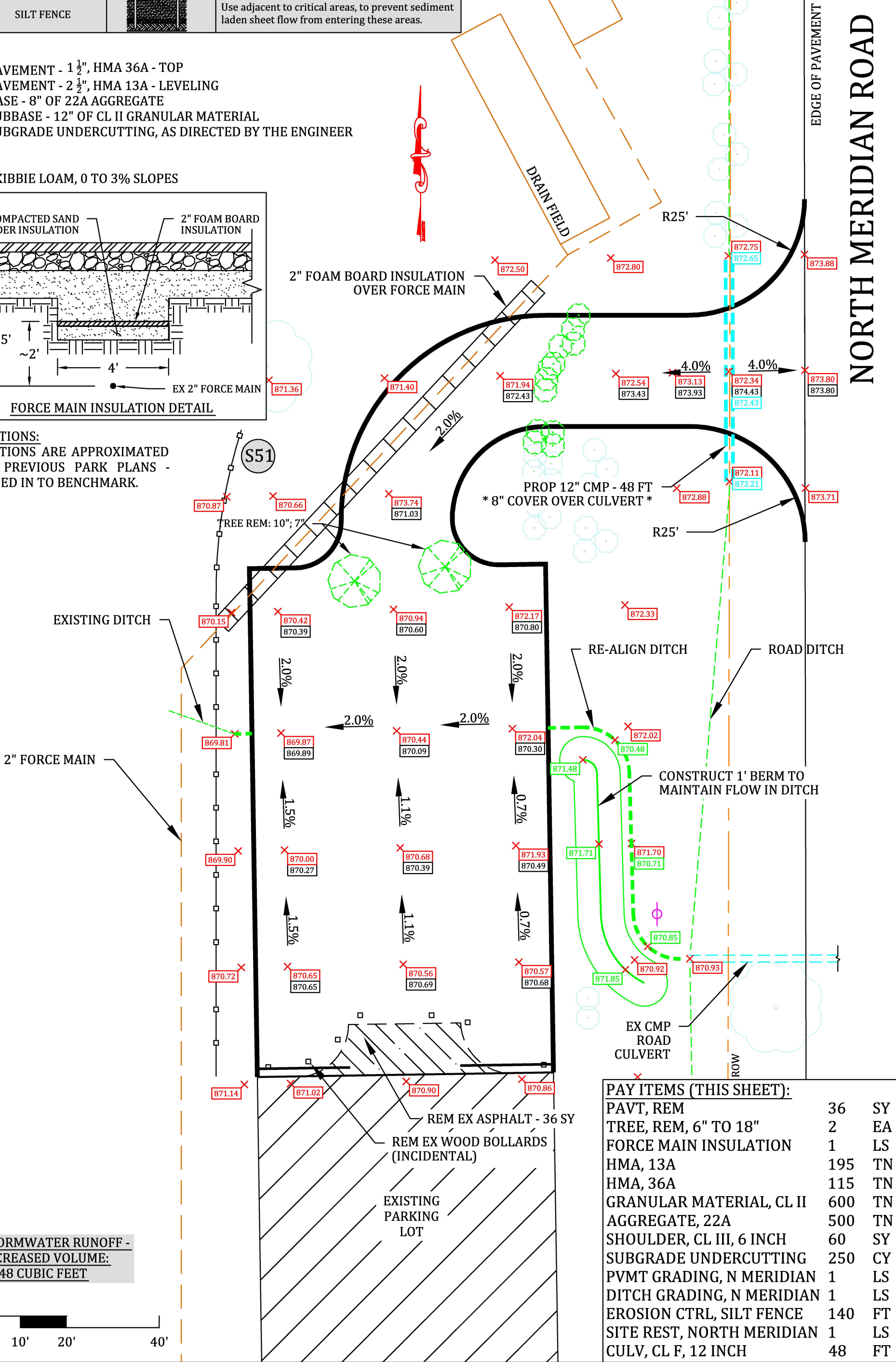
NOTE:

- PAVEMENT - 1 1/2", HMA 36A - TOP
- PAVEMENT - 2 1/2", HMA 13A - LEVELING
- BASE - 8" OF 22A AGGREGATE
- SUBBASE - 12" OF CL II GRANULAR MATERIAL
- SUBGRADE UNDERCUTTING, AS DIRECTED BY THE ENGINEER

SOIL:
KbA - KIBBIE LOAM, 0 TO 3% SLOPES



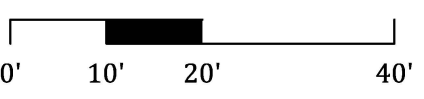
ELEVATIONS:
ELEVATIONS ARE APPROXIMATED FROM PREVIOUS PARK PLANS - NOT TIED IN TO BENCHMARK.



PAY ITEMS (THIS SHEET):

PAVT, REM	36	SY
TREE, REM, 6" TO 18"	2	EA
FORCE MAIN INSULATION	1	LS
HMA, 13A	195	TN
HMA, 36A	115	TN
GRANULAR MATERIAL, CL II	600	TN
AGGREGATE, 22A	500	TN
SHOULDER, CL III, 6 INCH	60	SY
SUBGRADE UNDERCUTTING	250	CY
PVMT GRADING, N MERIDIAN	1	LS
DITCH GRADING, N MERIDIAN	1	LS
EROSION CTRL, SILT FENCE	140	FT
SITE REST, NORTH MERIDIAN	1	LS
CULV, CL F, 12 INCH	48	FT

STORMWATER RUNOFF - INCREASED VOLUME: 1,648 CUBIC FEET



- 000.00 ELEVATION OF EXISTING GRADE
- 000.00 ELEVATION OF PROPOSED ASPHALT
- 000.00 ELEVATION OF PROPOSED DITCH
- 000.00 ELEVATION OF PROPOSED CULVERT INVERT

Meridian Charter Township
Ingham County, Michigan
PARK SYSTEM

NORTH MERIDIAN ROAD PARK
(5191 Meridian Road)
Parking Lot Expansion

REVISIONS:		COMMENTS:
DATE:	BY:	
02/08/19	NN	ICRD Drive Application Plan
02/20/19	NN	Bid Plan
04/02/19	NN	ZBA Plan
SCALE:	PAGE:	FILE:
1" = 20'	4 of 8	

DRAWN BY: NN 10/03/18 CHECKED BY:

EDGE OF PAVEMENT
NORTH MERIDIAN ROAD

PAY ITEMS (THIS SHEET):

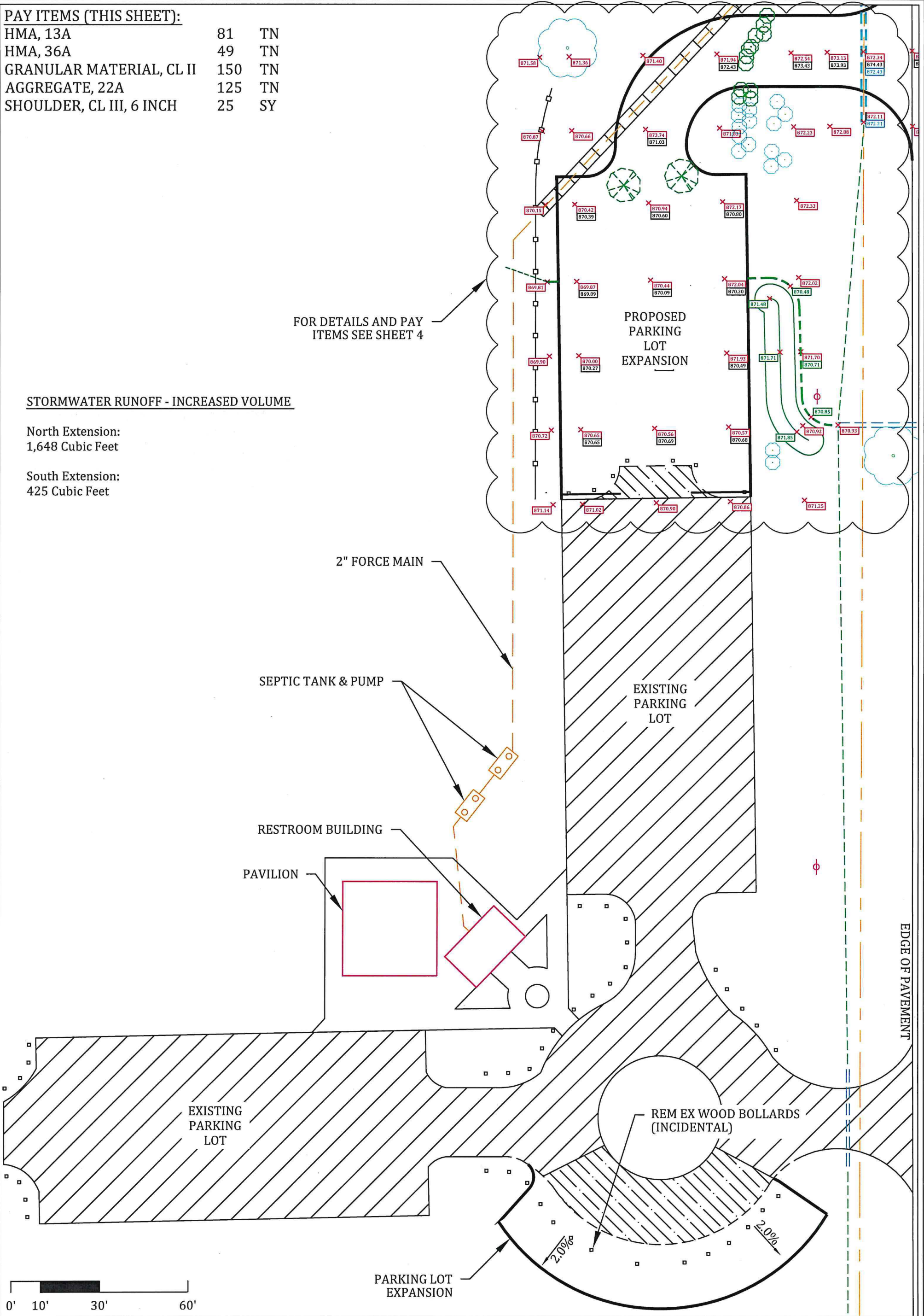
HMA, 13A	81	TN
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SHOULDER, CL III, 6 INCH	25	SY



FOR DETAILS AND PAY ITEMS SEE SHEET 4

STORMWATER RUNOFF - INCREASED VOLUME

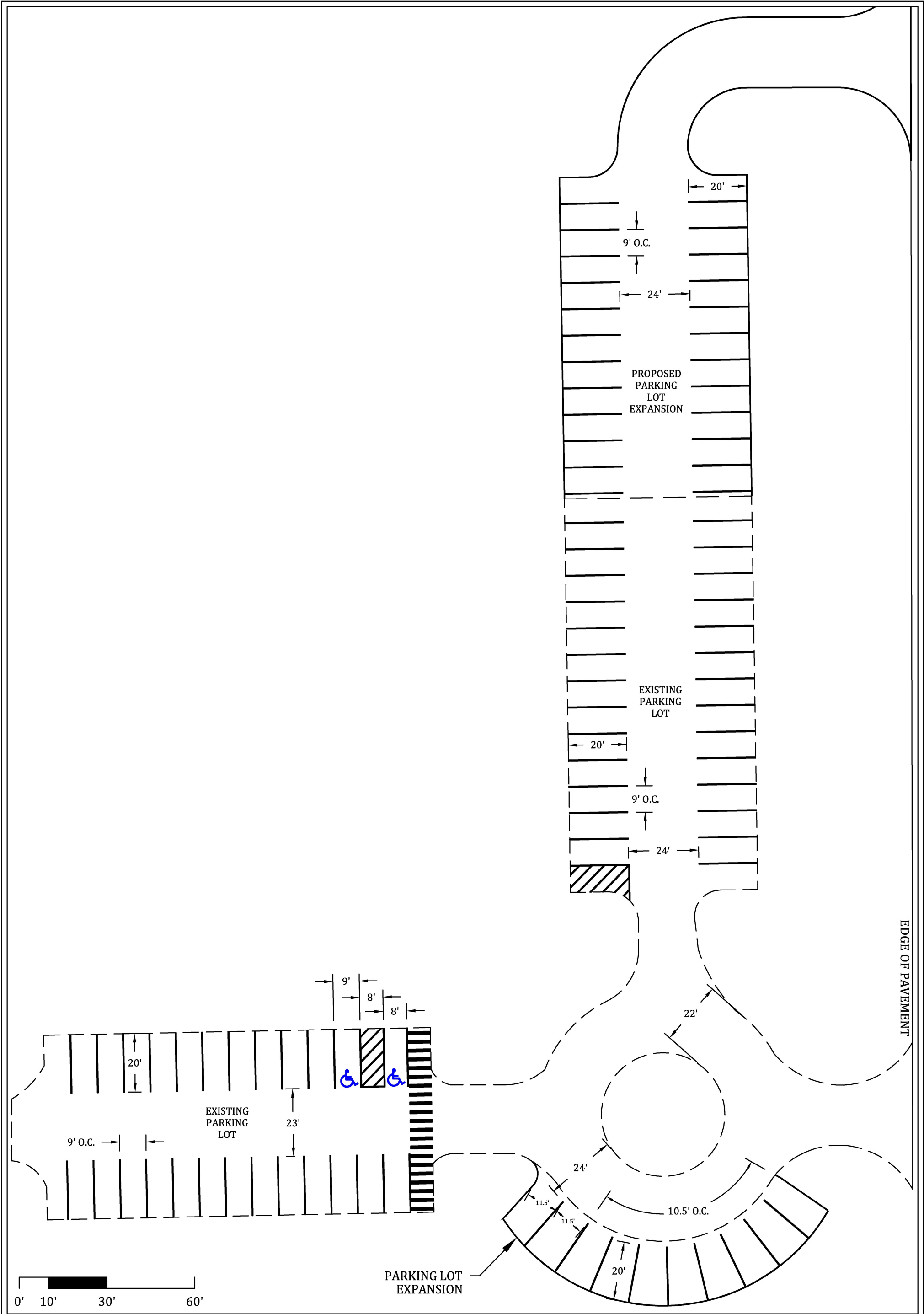
North Extension:
1,648 Cubic Feet

South Extension:
425 Cubic Feet

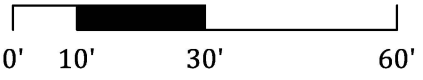


	- EX BITUMINOUS PARKING LOT		- REMOVE & REPLACE 4" HMA SURFACE (~174 SY @ 440#/SY)
	NEW 4" HMA SURFACE (~1,400 SY @ 440#/SY); - INCLUDING 8" 22A AGGREGATE BASE, 12" SAND SUBBASE, AND SUBGRADE UNDERCUTTING, AS DIRECTED BY THE ENGINEER		

<p>Meridian Charter Township Ingham County, Michigan PARK SYSTEM</p>		<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>DATE:</th> <th>BY:</th> <th>COMMENTS:</th> </tr> </thead> <tbody> <tr> <td>02/08/19</td> <td>NN</td> <td>ICRD Drive Application Plan</td> </tr> <tr> <td>02/20/19</td> <td>NN</td> <td>Bid Plan</td> </tr> <tr> <td>04/18/19</td> <td>NN</td> <td>Variance Revision</td> </tr> </tbody> </table>	DATE:	BY:	COMMENTS:	02/08/19	NN	ICRD Drive Application Plan	02/20/19	NN	Bid Plan	04/18/19	NN	Variance Revision
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<p>NORTH MERIDIAN ROAD PARK (5191 Meridian Road) Parking Lot Expansion</p>		<p>SCALE: 1" = 30'</p>												
<p>DRAWN BY: NN 10/03/18</p>	<p>CHECKED BY:</p>	<p>PAGE: 3 of 8</p>												



EDGE OF PAVEMENT



Meridian Charter Township Ingham County, Michigan PARK SYSTEM		REVISIONS:		
		DATE:	BY:	COMMENTS:
		02/08/19	NN	ICRD Drive Application Plan
		02/20/19	NN	Bid Plan
		03/07/19	NN	SPR Striping Plan
NORTH MERIDIAN ROAD PARK (5191 Meridian Road) Parking Lot Striping Plan		SCALE:	PAGE:	FILE:
		1" = 30'	3	
DRAWN BY: NN 10/03/18		CHECKED BY:		

*Williamstown
Township*

