

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS REGULAR MEETING MINUTES *APPROVED*
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, SEPTEMBER 8, 2021
REGULAR TELEVISED MEETING**

PRESENT: Chair Mansour, Vice-Chair Field-Foster, Members Opsommer, Hendrickson,
Shorkey

ABSENT:

STAFF: Assistant Planner Chapman; IT Director Stephen Gebes

1. CALL MEETING TO ORDER

Chairperson Mansour called the meeting to order at 6:30 p.m.

2. APPROVAL OF AGENDA

Member Field-Foster moved to approve the agenda as submitted. Seconded by Member Hendrickson.

ROLE CALL TO VOTE:

YEAS: Members Shorkey, Vice-Chair Field-Foster, Hendrickson, Opsommer, Chair Mansour

NAYS: None

Motion carried: 5-0

3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

A. August 25, 2021 Meeting Minutes

Vice-Chair Field Foster noted she adjourned the August, 25th meeting, not Chair Mansour.

Member Hendrickson noted a hyphen was missing from Vice-Chairperson Field-Foster's name in section nine, line one of Member Comments.

Member Field-Foster moved to approve the minutes from Wednesday, August 25, 2021 with amendments. Seconded by Member Hendrickson.

ROLE CALL TO VOTE:

YEAS: Members Shorkey, Vice-Chair Field-Foster, Hendrickson, Opsommer, Chair Mansour

NAYS: None

Motion carried: 5-0

4. COMMUNICATIONS

A. Drew Lockwood RE:ZBA #21-09-08-1

5. UNFINISHED BUSINESS - NONE

6. NEW BUSINESS

A. ZBA CASE NO. 21-09-08-1 (Kliewer), 5118 Park Lake Road, East Lansing, MI, 48823

DESCRIPTION: 5118 Park Lake Road

TAX PARCEL: 17-476-001

ZONING DISTRICT: RA (Single Family, Medium Density)

The variance requested is to construct an approximately 1,260 square attached garage.

Assistant Planner Chapman outlined the case for discussion. Chapman mentioned Township Ordinance §86-561 would allow the Zoning Board of Appeals to bypass a variance. Ordinance §86-561 reads, "Any front yard in any single-family residential district may be reduced below the minimum required only when the front yards of existing principal structures within 200 feet of a proposed principal building location are less than the minimum required, in which case the Township Board of Appeals shall establish the required minimum front yard."

Christopher Kliewer, 5118 Park Lake Road, East Lansing briefly discussed his case with board members.

Vice-Chair Field-Foster asked the applicant how he measured the distance from his house and his neighbor's houses to the road. Kliewer replied that he approximated using Google Maps.

Member Hendrickson asked Assistant Planner Chapman if the measurements are accurate. Assistant Planner Chapman replied yes, according to GIS the measurements are accurate.

Member Hendrickson asked to clarify that Ordinance §86-561 allows the Zoning Board of Appeals to change the front yard setback for only the property in question, and not the neighboring properties. Assistant Planner Chapman replied that is the case.

Member Shorkey asked to clarify the map the applicant provided does include neighbors within 200 feet. The applicant stated across the road is the back yard of Wardcliff and no houses are present there. Chair Mansour stated she was at the property in question and confirmed visually the neighboring properties appear uniform in distance from the road.

Assistant Planner Chapman asked if the Public Hearing had been opened. Chair Mansour stated the hearing began when Vice-Chair Field-Foster asked the applicant the first question. At that time it was 6:38 pm.

Vice-Chair Field-Foster asked what the benefit would be to change the front yard setback using Ordinance §86-561 as opposed to issuing a variance. Chair Mansour replied that it would avoid having to meet the eight criteria, and allows the applicant to make other changes to the property without having to come back for other variances in the future.

Member Hendrickson stated criteria seven may be difficult to meet without more information, and it would be a cleaner action to change the setback through Ordinance §86-561.

Chair Mansour asked Assistant Planner Chapman how to go about enforcing Ordinance §86-561. Assistant Planner Chapman replied that it's as simple as the board choosing a setback distance and voting on it.

Member Opsommer stated his interpretation of the intent of Ordinance §86-561 is to allow the ZBA to address non-conforming structures. He asked Assistant Planner Chapman if he agrees. Assistant Planner Chapman replied that he does agree with that interpretation.

Member Opsommer asked when the front yard setback was set to 100 feet for this class of street. Assistant Planner Chapman wasn't sure.

Member Hendrickson moved to establish a 74 foot front yard setback for 5118 Park Lake Road. Seconded by Member Shorkey.

ROLE CALL TO VOTE:

YEAS: Members Shorkey, Vice-Chair Field-Foster Hendrickson, Opsommer, Chair Mansour

NAYS: None

Motion carried: 5-0

7. OTHER BUSINESS – None

8. PUBLIC REMARKS

Chair Mansour opened the floor for public remarks at 6:53 pm

None

Chair Mansour closed public remarks at 6:54 pm

9. MEMBER COMMENTS

Member Shorkey apologized for missing last meeting. He also mentioned using Ordinance §86-561 could cause many other applicants to seek the same resolution as in this case. He stated the Township should look to see if an amendment is appropriate to address this section of Park Lake Road.

Chair Mansour issued a reminder that the ZBA has to take all applicants on a case-by-case basis, so if a flood of applicants come in they will have to be handled one at a time.

10. ADJOURNMENT

Chair Mansour Adjourned the meeting at 6:55 pm.