



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
December 8, 2021 6:30 pm

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. Wednesday, November 10, 2021
4. COMMUNICATIONS
5. UNFINISHED BUSINESS

A. ZBA CASE NO. 21-10-27-1 (Loveridge & Dohr), 2050 Sheldrake Avenue, Okemos, MI, 48864

DESCRIPTION: 6074 Columbia Street
TAX PARCEL: 03-477-004
ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing Overlay District

The variance requested is to construct a single-family home that does not meet the front yard setback, side yard setback, and driveway coverage requirements.

6. NEW BUSINESS

A. ZBA CASE NO. 21-12-08-1 (SH G2755 LLC & Green Peak Industries, Inc.), 5030 Northwind Drive Ste. 120, East Lansing, MI, 48823

DESCRIPTION: 2755 Grand River, 4972 Northwind Drive, & Vacant Parcel ID #20-127-003
TAX PARCEL: 20-127-001, 20-127-002, & 20-127-003
ZONING DISTRICT: C-2 (Commercial)

The variance requested is to exceed the maximum allowed parking spaces at 2755 Grand River, 4972 Northwind Drive, & Vacant Parcel ID #20-127-003.

7. OTHER BUSINESS

- A. 2022 Meeting Schedule

8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

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

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Assistant Planner Keith Chapman, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS REGULAR MEETING MINUTES *DRAFT*
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, NOVEMBER 10, 2021
REGULAR TELEVISED MEETING**

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

ABSENT:

STAFF: Assistant Planner Chapman

1. CALL MEETING TO ORDER

Chair Mansour called the meeting to order at 6:30 p.m. and called the roll of the board.

2. APPROVAL OF AGENDA

Assistant Planner Chapman asked that the agenda be amended to include the approval of Oct. 13th minutes.

Member Hendrickson moved to approve the agenda as amended. Seconded by Member Shorkey.

ROLE CALL TO VOTE:

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

NAYS: None

Motion carried: 5-0

3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

A. October 13, 2021 Meeting Minutes

Member Field-Foster moved to approve the minutes from Wednesday, October 13, 2021 as presented. 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. Timothy & Bridget McCarthy RE: ZBA #21-10-27-1

5. UNFINISHED BUSINESS - NONE

6. NEW BUSINESS

A. ZBA CASE NO. 21-10-27-1 (Loveridge & Dohr), 2050 Sheldrake Avenue, Okemos, MI, 48864

DESCRIPTION: 6074 Columbia Street
TAX PARCEL: 03-477-004
ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing Overlay District

The variance requested is to construct a single-family home that does not meet the front yard setback, side yard setback, and driveway coverage requirements.

Assistant Planner Chapman outlined the case for discussion.

Applicant Scott Loveridge, 2050 Sheldrake Ave., Okemos MI, 48864 further outlined the case for discussion.

Applicant's representative Timothy Mrozowski 613 Grove St., East Lansing MI, 48823 outlined the case for discussion and spoke about some of the technical aspects of the application.

Member Hendrickson asked if the applicant would be moving the existing driveway.

Mr. Mrozowski replied it would be moved six inches to the south.

Member Hendrickson stated he believes the driveway could have been fit on the property within township Ordinance specifications.

Mr. Mrozowski stated that he could have trimmed it up some, but that he is not making the driveway surface any larger than it had been previously.

Mr. Loveridge stated the proposed garage is bigger than the older garage, leading to the larger driveway.

Member Hendrickson asked if the intention is to make the driveway 23 feet wide.

Mr. Mrozowski replied yes.

Member Hendrickson asked if the front yard canopy is for aesthetics.

Mr. Mrozowski replied yes.

Member Hendrickson asked staff to confirm that the eave on the upper floors is allowed under current zoning Ordinance.

Assistant Planner Chapman replied yes.

Vice-Chair Field-Foster asked the applicant if there is a way to design the house without requesting variances.

Mr. Mrozowski replied he could eliminate the west canopy, but that it likely wouldn't make much impact.

Member Opsommer asked what floor the canopy would be protruding from, and what angle it would be at.

Mr. Mrozowski replied it will hang from the first floor at a 90 degree angle.

Chair Mansour asked staff if it was the canopy on the south side triggering the side yard setback.

Assistant Planner Chapman replied yes, and the canopy on the west is triggering the front yard setback.

Mr. Mrozowski asked if he would be within the Ordinance if he moved the canopies to the second floor.

Assistant Planner Chapman replied no, they would need to be eaves on the house.

Member Opsommer clarified the south canopy is practical as it shields people, while the west canopy is for aesthetics.

The Zoning Board of Appeals chose to go through the review criteria for each variance separately starting with the front yard setback.

Chair Mansour read review criteria one from Section 86-221 of the Code of Ordinances which states unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district.

Chair Mansour stated she could not meet this criteria as the neighboring lots are similar.

Member Hendrickson agreed and asked staff if neighboring properties meet the front yard setback.

Assistant Planner Chapman replied that he wasn't certain but he suspected they weren't meeting the front yard setback.

Vice-Chair Field-Foster stated that while she can meet criteria one, criteria three and five she would struggle to meet.

Member Hendrickson stated the Lake Overlay district should be rethought, as every property is oddly shaped. This will eventually lead to every owner in the overlay coming to the ZBA for variances. Hendrickson further stated he would be ok with tabling this item and allowing the applicant to come back with a new design.

Vice-Chair Field-Foster moved to table ZBA CASE NO. 21-10-27-1 to give the applicant an opportunity to come back with a different design. Seconded by Member Hendrickson.

Assistant Planner Chapman reported if the driveway is left alone it will not require a variance, however if the applicant removes the driveway it will cause issues, requiring the need for a variance.

Mr. Mrozowski asked if the west wall of the garage was retained and he didn't change the pavement configuration, would he only require one variance.

Assistant Planner Chapman replied yes, a variance would still be necessary.

Member Opsommer asked what variances the property currently has related to the current case.

Assistant Planner Chapman replied there are variances for the front yard setback and a side yard setback on the north side, but these variances do not carry over to new construction.

ROLE CALL TO VOTE:

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

NAYS: None

Motion carried: 5-0

B. ZBA CASE NO. 21-11-10-1 (John E. Green Company), 220 Victor Avenue, Highland Park, MI, 48203

DESCRIPTION: 4910 Dawn Avenue

TAX PARCEL: 20-204-006

ZONING DISTRICT: I (Industrial)

The variance requested is to construct a seven-foot-tall fence at 4910 Dawn Avenue.

Assistant Planner Chapman outlined the case for discussion.

Applicant representative Craig Sperry, 4910 Dawn Ave., East Lansing, MI 48823 further outlined the case for discussion.

Mr. Sperry asked how much of a setback is required to use a fence greater than three feet.

Assistant Planner Chapman replied any fencing within 35 feet from the south border and 35 feet parallel to the drive would have to be three feet or less.

Member Opsommer asked if the applicant intended to keep the driveway where it is.

Mr. Sperry replied yes.

Member Hendrickson stated that if the applicant only used the curb cut on the north side of the building that cars would no longer be pulling in and out of the property on the south side fixing the problem of the sight triangle that forces the fence to be three feet or less in that section. Hendrickson further stated if the applicant agreed to use a six-foot fence both problems would be solved and a variance wouldn't be required.

Mr. Sperry agreed with the statement but stated the company had already paid for the seven foot fence and did not wish to close the southern access point.

Chair Mansour read review criteria one from Section 86-221 of the Code of Ordinances which states unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district.

Chair Mansour stated criteria one had been met.

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

Chair Mansour stated criteria two had been met.

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

Chair Mansour stated criteria three had been met.

Chair Mansour read review criteria four which states that the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted purpose.

Chair Mansour stated criteria four had been met.

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

Chair Mansour stated the public safety aspect of criteria five is hard to meet because the sight triangle exists as a public safety feature.

Member Hendrickson agreed with Chair Mansour.

Member Shorkey stated he doesn't have a problem with the sight triangle variance as the applicant stated the south side curb cut is only a secondary entrance. Further the fence is chain link causing minimal impact to driver vision.

Vice-Chair Field-Foster agreed with Member Shorkey.

Member Hendrickson suggested including the use of a chain link fence in the motion to approve.

Chair Mansour stated criteria five had been met.

Chair Mansour read review criteria six which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

Chair Mansour stated criteria six has been met.

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

Chair Mansour stated criteria seven had been met.

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

Chair Mansour stated criteria eight has been met.

Member Hendrickson moved to deny the variance requesting one-foot additional height relating to section 86-506 in ZBA CASE NO. 21-11-10-1. Seconded by Vice-Chair Field-Foster.

ROLE CALL TO VOTE:

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

NAYS: Member Shorkey

Motion carried: 4-1

Member Hendrickson moved to approve the sight triangle variance with the condition that chain link material be used for fencing and the sight triangle is free of permanent obstruction in ZBA CASE NO. 21-11-10-1. Seconded by Member Shorkey.

ROLE CALL TO VOTE:

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

NAYS:

Motion carried: 5-0

7. OTHER BUSINESS

A. 2022 Meeting Schedule

Chair Mansour outlined the 2022 Meeting Schedule.

Member Hendrickson moved to approve the calendar as presented.

Member Opsommer suggested meeting the fourth Wednesday of each month.

Member Hendrickson suggested meeting the fourth Wednesday of each month with exception to November and December where the ZBA could meet the second Wednesday.

Assistant Planner Chapman stated he would have to look at those days to make sure there are no conflicts.

Member Hendrickson tabled his previous motion.

Member Opsommer stated the third Wednesday of each month would also be possible.

8. PUBLIC REMARKS

Chair Mansour opened the floor for public remarks at 8:34 pm

None

Chair Mansour closed public remarks at 8:34 pm

9. MEMBER COMMENTS

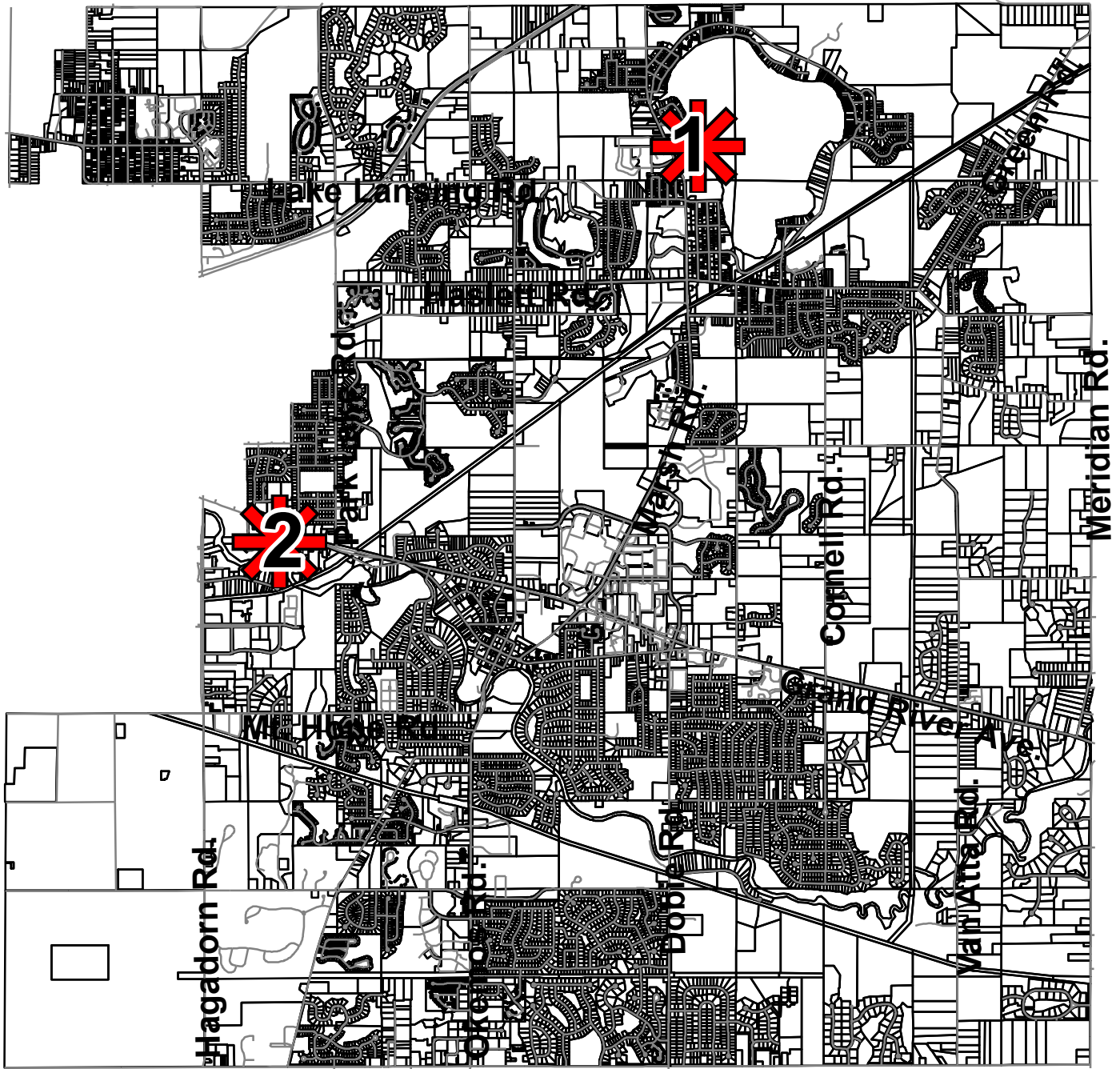
Member Shorkey

- Is moving out of the Township and this will be his last meeting, he thanked board members for the experience

10. ADJOURNMENT

Chair Mansour Adjourned the meeting at 8:42 pm.

Meridian Township



Location Map

1. ZBA #21-10-27-1 (Loveridge & Dohr)
2. ZBA #21-12-08-1 (SH G2755 LLC & Green Peak Industries Inc.)



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: December 3, 2021
Re: ZBA Case No. #21-10-27-1 (Loveridge & Dohr)

ZBA CASE NO.: 21-10-27-1 (Loveridge & Dohr), 2050 Sheldrake Avenue, Okemos, MI 48864
LOCATION: 6074 Columbia Street
PARCEL ID: 03-477-004
ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing Overlay

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

- Section 86-442(f)(5)(a) - Front yards. The front yard setback shall not be less than 20 feet from the street line, except for lots fronting on Lake Drive, East Lake Drive, West Lake Drive, or Marsh Road where the front yard setback shall be in accordance with the setback requirements of section 86-367.
- Section 86-442(f)(9)(a) – Maximum Driveway Coverage. A driveway shall not occupy more than 50% of the total area of the front yard for residential lots created and recorded prior to October 5, 1960 and are less than 65 feet in width at the street line.

At the November 10, 2021 meeting the applicant requested to table their request to construct a new two and a half story single-family dwelling at 6074 Columbia Street. The request at that meeting was for a 14-foot front yard setback, a 2.5-foot side yard setback on the south side of the proposed house, and driveway coverage of 69.7%.

A revised plan has been submitted by the applicant to address the comments made by the Zoning Board of Appeals members. The canopy on the west façade was removed to change the variance from 14 feet to 16.1 feet from the front property line on Columbia Street. The Lake Lansing Overlay zoning district requires a minimum front yard setback of twenty feet on Columbia Street. The driveway coverage was reduced from the 69.7% to 65% by narrowing the driveway from 23.75 feet to 22 feet. For lots less than 65 feet in width the Lake Lansing Residential Overlay District allows a driveway to cover a maximum 50 percent of the total area of a front yard. The south canopy will be removed and will no longer require a variance. A roof will be added to the porch on the south façade and the eave of the porch roof will be allowed to project into the side yard setback 2.5 feet if constructed with noncombustible materials.

The applicant is now requesting a variance of 3.9 feet for the front yard setback on Columbia Street. Also, a variance of 15% is requested for driveway coverage.

ZBA Case No. 21-10-27-1 (Loveridge & Dohr)
Zoning Board of Appeals (December 8, 2021)
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Attachments

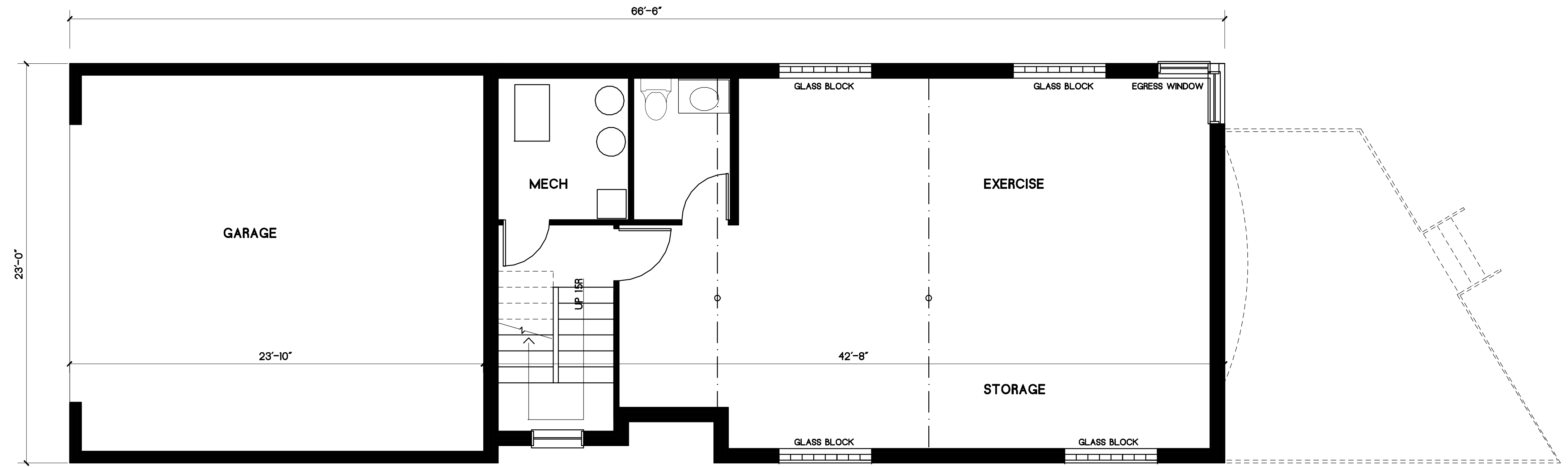
1. Revised attachments dated November 11, 2021 and received by the Township on November 15, 2021.
2. November 10, 2021 meeting packet materials
3. Columbia Street Variance map and list



6074 Columbia Summary of Changes

In response to the ZBA concerns expressed at the November 9, 2021 Zoning Board meeting we have made the following changes to the proposed building.

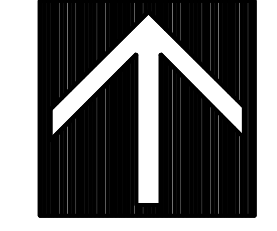
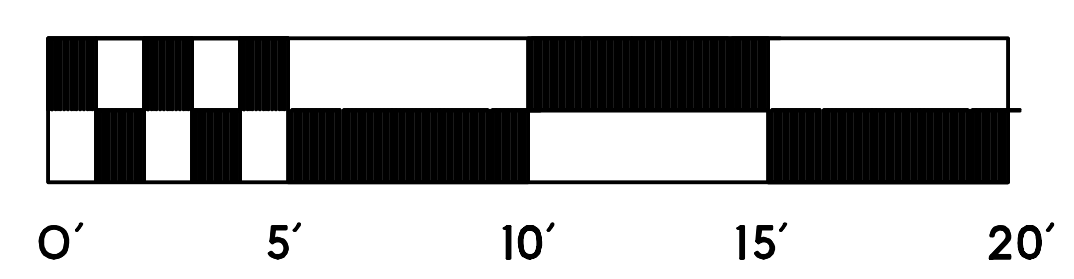
1. We have narrowed the new driveway from the existing width of 23.75 feet to 22.0 feet for the new layout. This reduces front yard driveway coverage from the existing 68% to 65% for the new design.
2. We eliminated the west canopy from what was originally proposed.
3. We are proposing to locate the new garage west wall 16.1 feet front the property line at the street at its narrowest point. This matches the existing setback of the current garage which will be replaced.
4. We have eliminated the south canopy.
5. As part of eliminating the south canopy, in order to provide some protection for the entrance from weather, we made several changes at the south main entrance. These changes include: moving the south wall of the stair near the entrance for all floor levels north a distance of one foot and provided a roof over the entrance. We believe this change eliminates the need for a variance along the south side of the property.



BASEMENT FLOOR PLAN

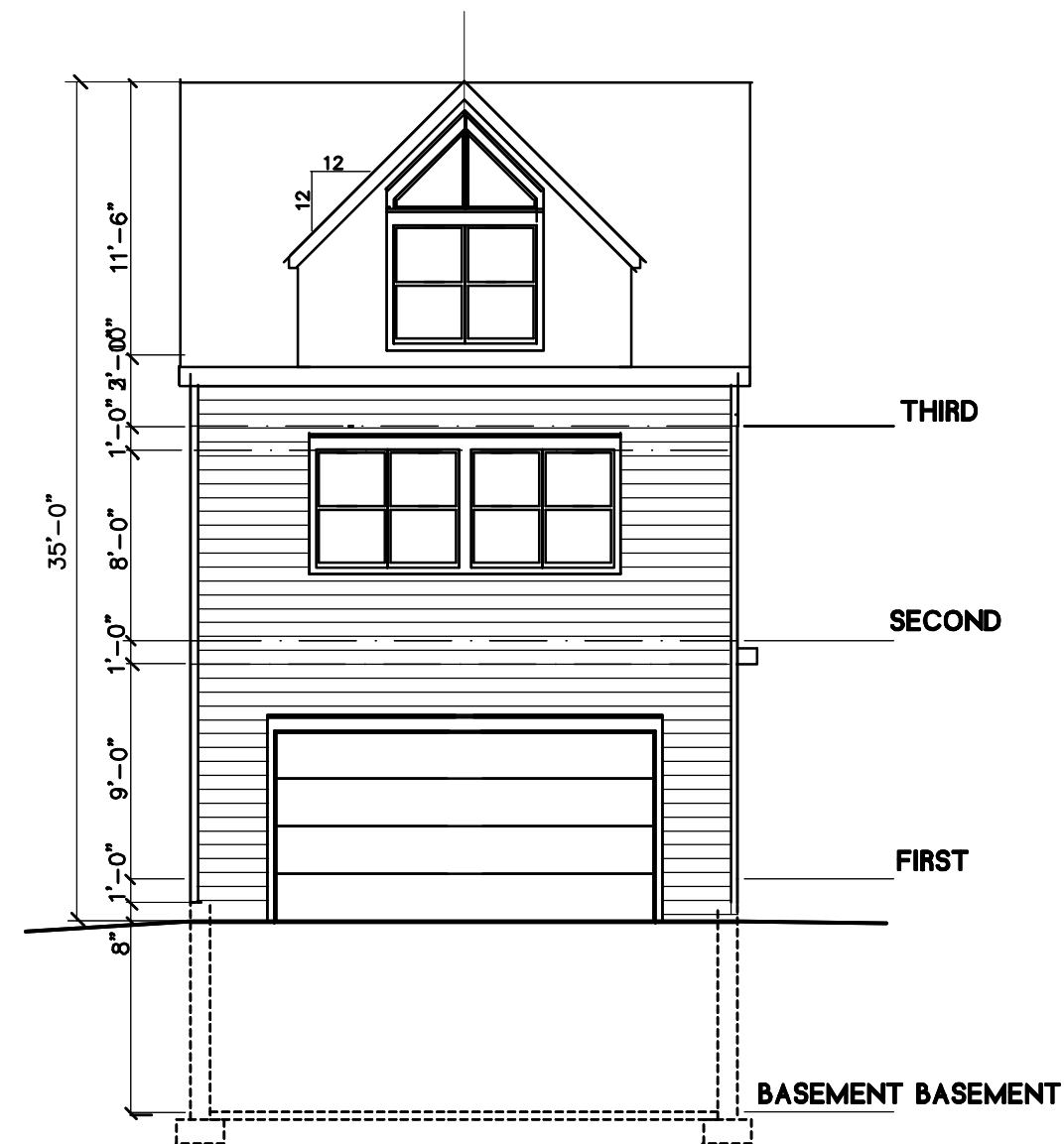
1/4" = 1'-0"

BASEMENT FLOOR AREA APPROX 966 SF
GARAGE FLOOR AREA APPROX 564 SF



LOVERIDGE-DOHR RESIDENCE
6074 COLUMBIA STREET
HASLETT, MICHIGAN

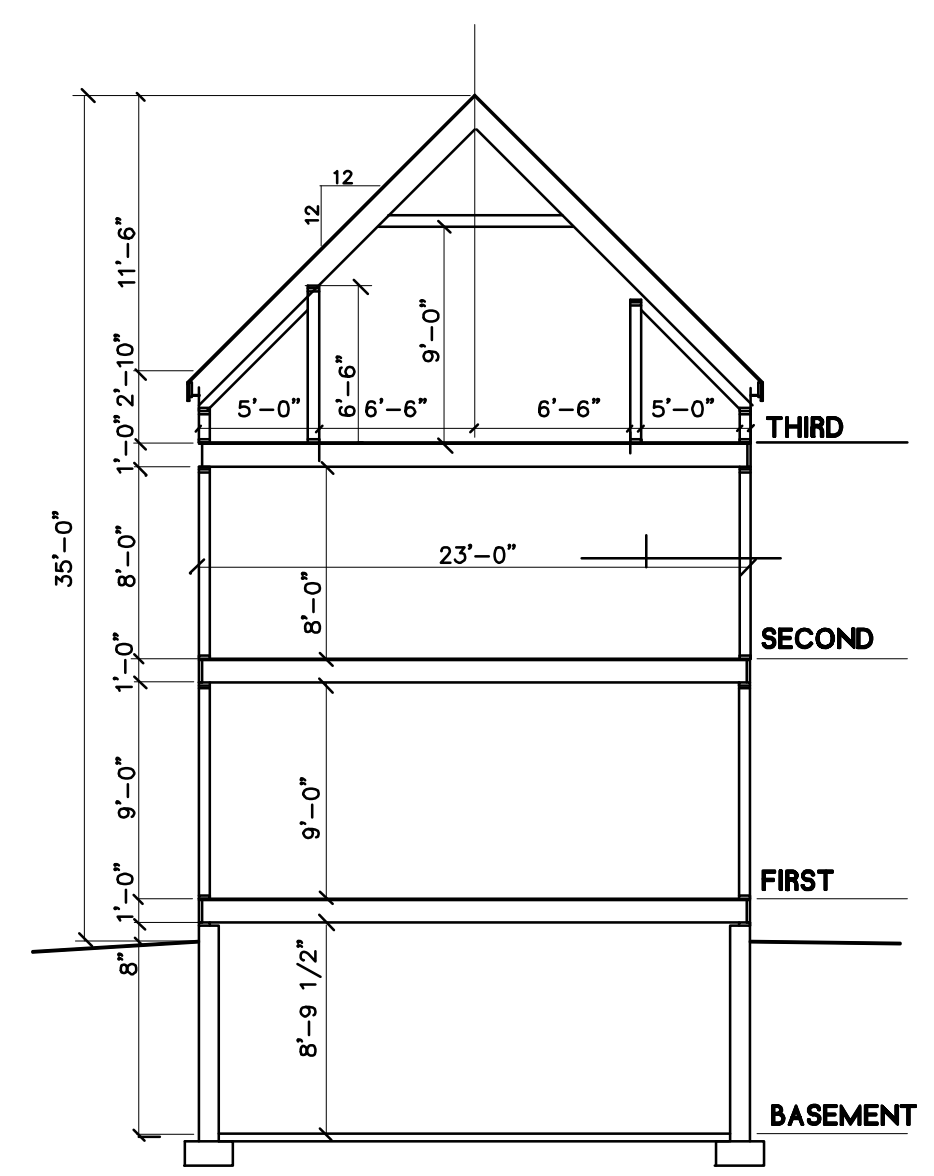
LOVERIDGE-DOHR RESIDENCE
6074 COLUMBIA STREET
HASLETT, MICHIGAN



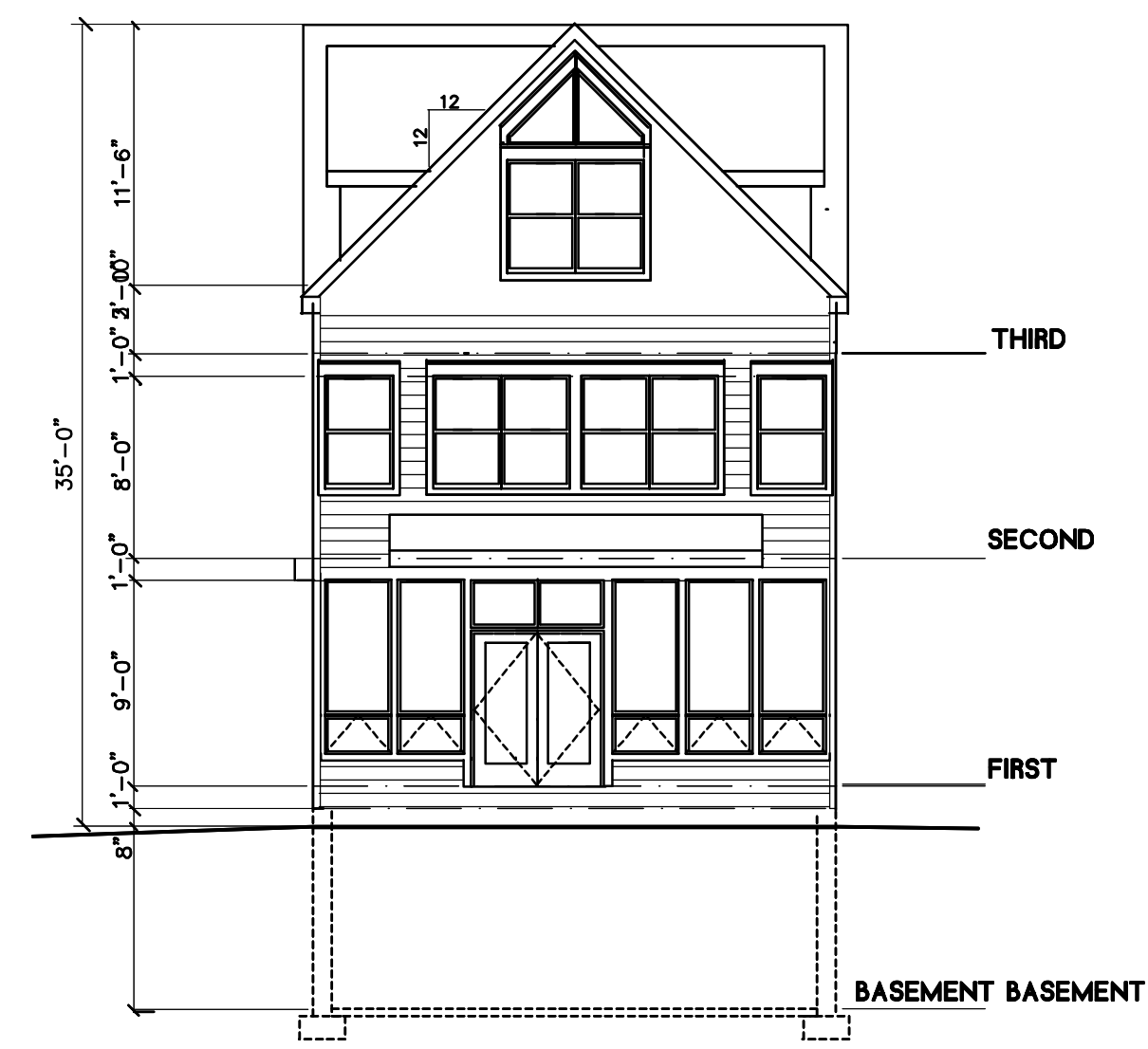
WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



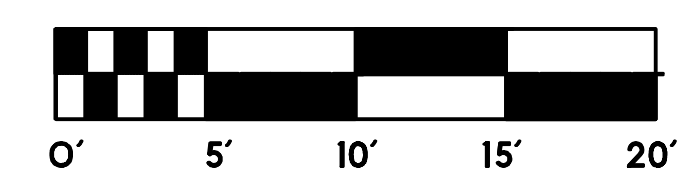
SECTION
1/8" = 1'-0"

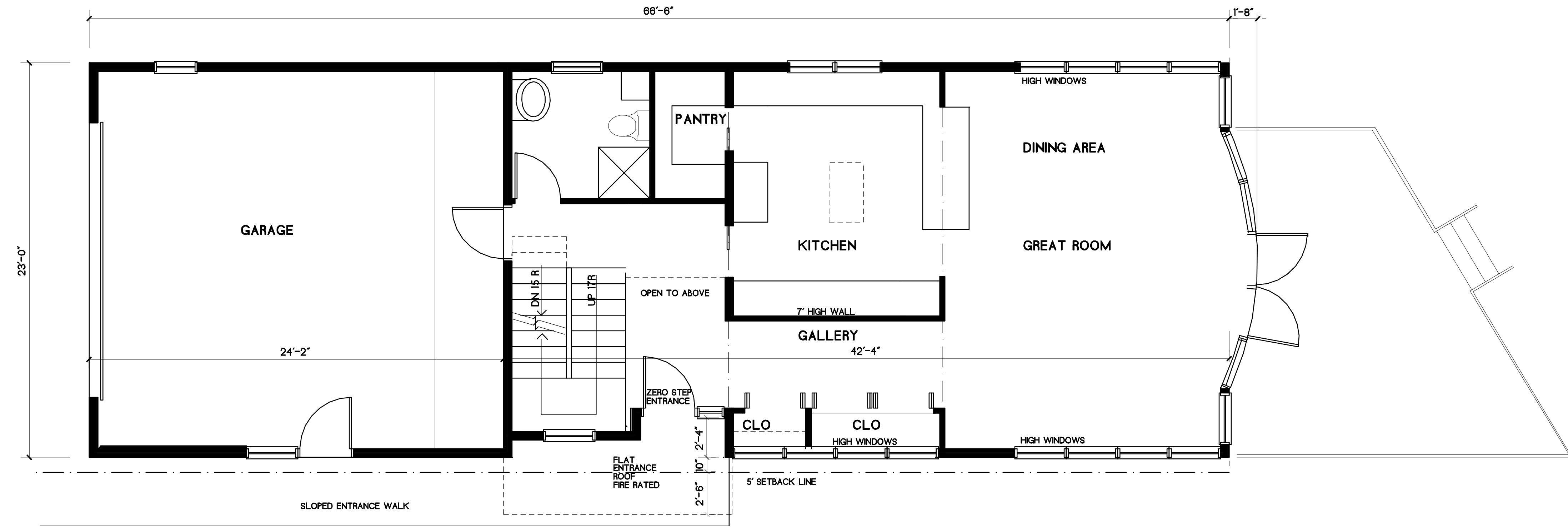


EAST ELEVATION
1/8" = 1'-0"



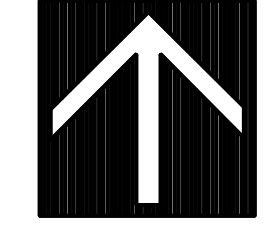
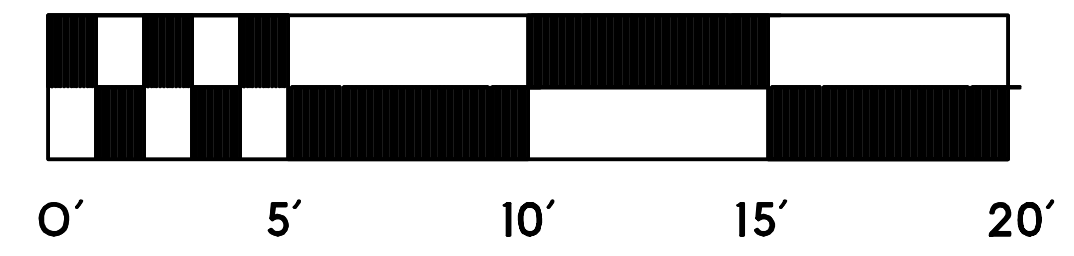
NORTH ELEVATION
1/8" = 1'-0"





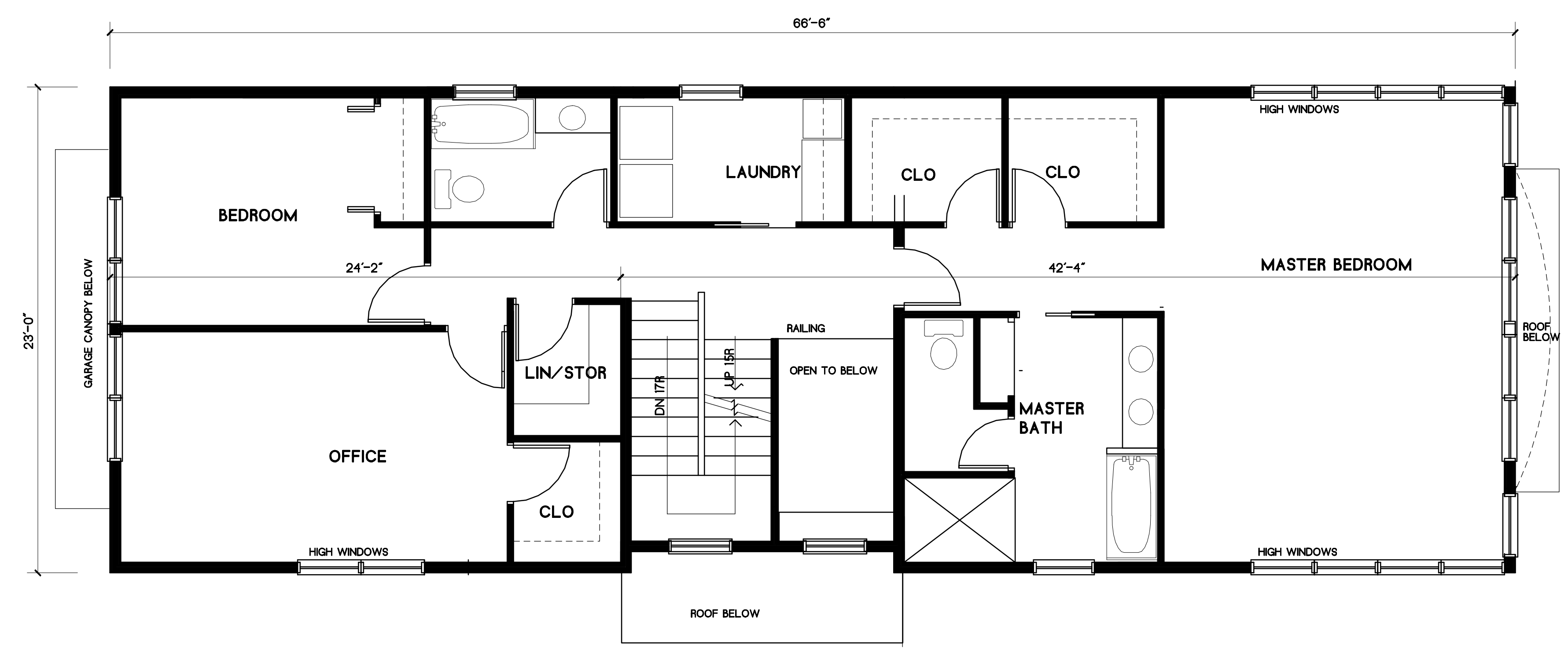
FIRST FLOOR PLAN

1/4" = 1'-0"



FIRST FLOOR AREA APPROX 966 SF
GARAGE FLOOR AREA APPROX 564 SF

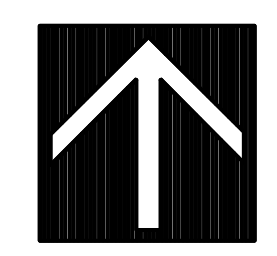
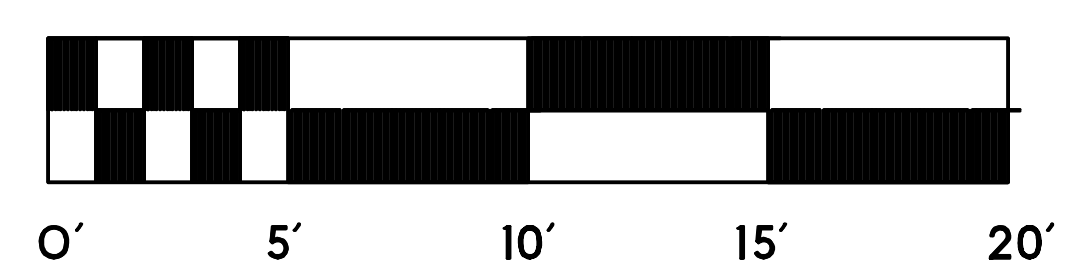
LOVERIDGE-DOHR RESIDENCE
6074 COLUMBIA STREET
HASLETT, MICHIGAN



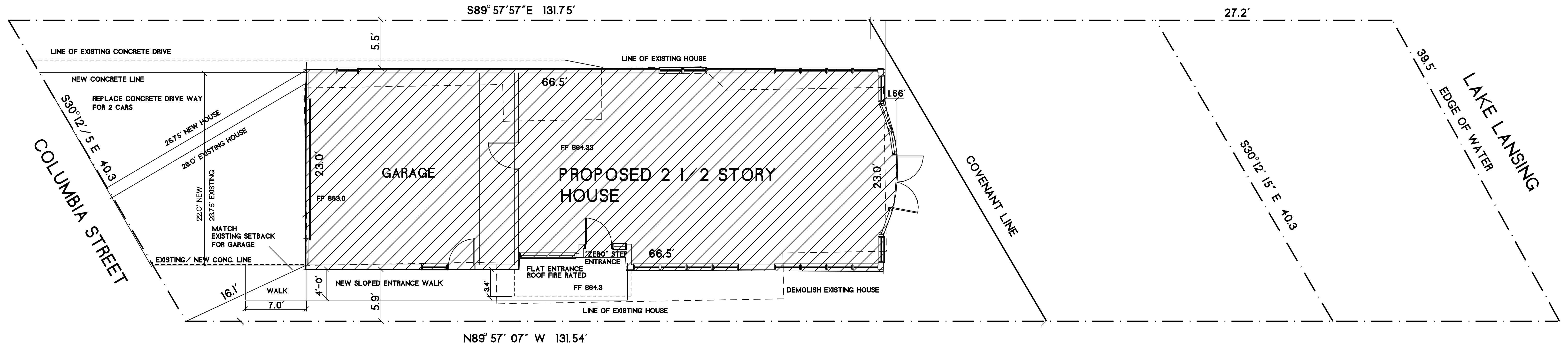
SECOND FLOOR PLAN

1/4" = 1'-0"

SECOND FLOOR AREA APPROX 1530 SF

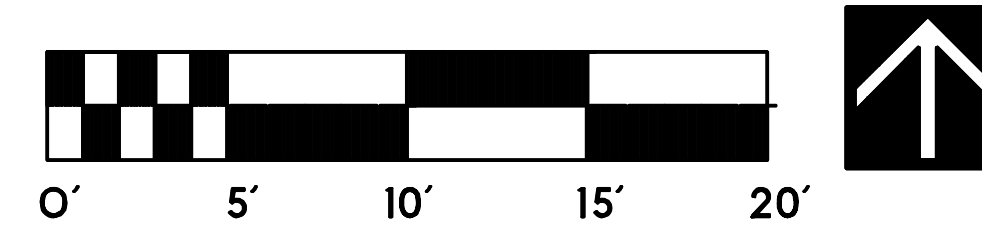


LOVERIDGE-DOHR RESIDENCE
6074 COLUMBIA STREET
HASLETT, MICHIGAN



PROPOSED SITE PLAN

3/16" = 1'-0"



LAKE LANSING OVERLAY DISTRICT

SEE SURVEY FOR PROPERTY
DESCRIPTION AND CONDITIONS

EXISTING LOT AREA 5459.75 SF

EXISTING FRONT YARD AREA 844 SF

NEW FRONT YARD AREA 844 SF

EXISTING DRIVE AREA 576 SF

NEW DRIVE AREA 554 SF (EXCLUDES WALK)

NEW SIDE YARD SETBACKS

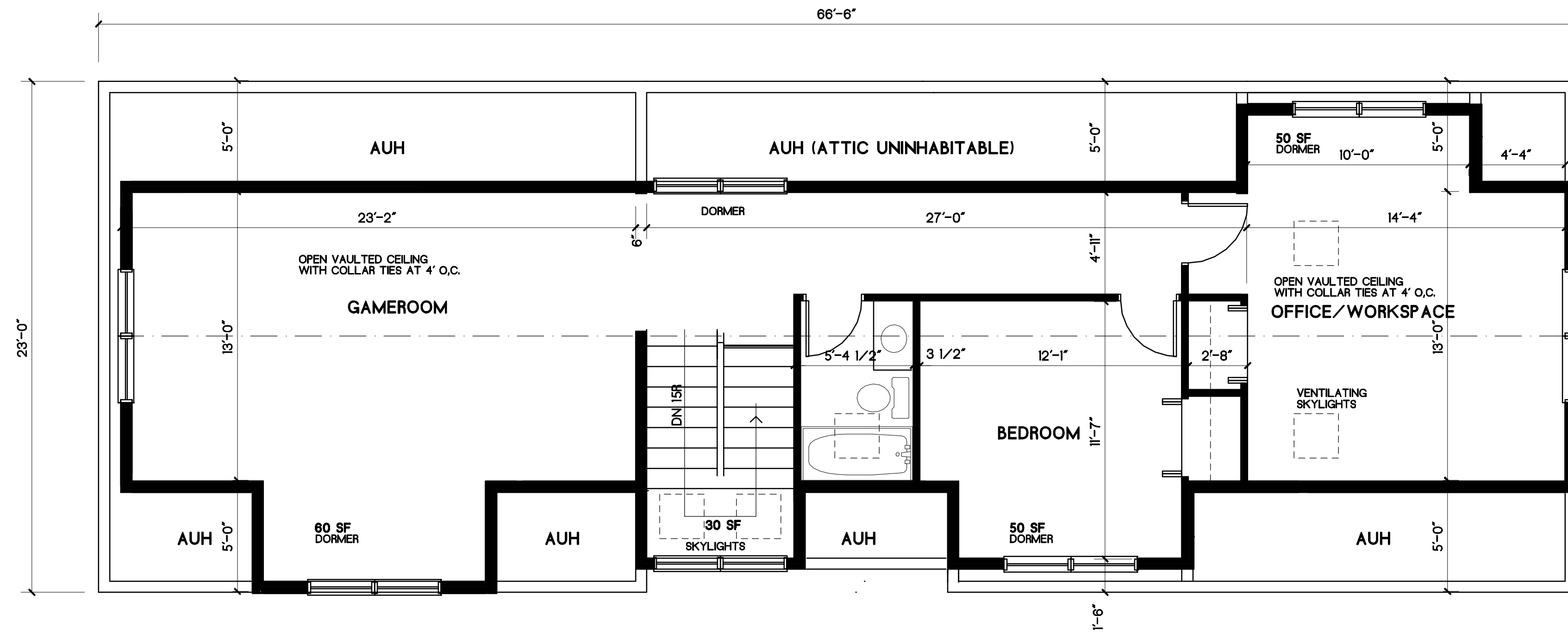
NORTH 5.5'

SOUTH 5.9'

EXISTING SIDE YARD SETBACKS

NORTH 5.5'

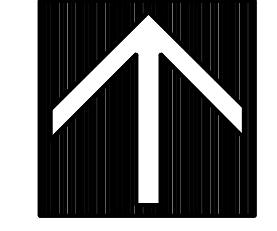
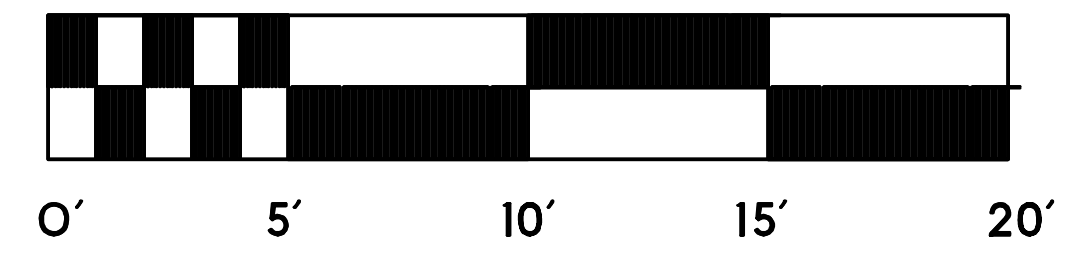
SOUTH 2.2'



THIRD FLOOR PLAN

1/4" = 1'-0"

THIRD FLOOR AREA APPROX 980 SF - 1018 SF MAX ALLOWED
ZONING LIMITS TO 2/3 OF FLOOR PLATE AS FINISHED SPACE



LOVERIDGE-DOHR RESIDENCE
6074 COLUMBIA STREET
HASLETT, MICHIGAN



To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: October 22, 2021
Re: ZBA Case No. #21-10-27-1 (Loveridge & Dohr)

ZBA CASE NO.: 21-10-27-1 (Loveridge & Dohr), 2050 Sheldrake Avenue, Okemos, MI 48864
LOCATION: 6074 Columbia Street
PARCEL ID: 03-477-004
ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing Overlay

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

- Section 86-442(f)(5)(a) - Front yards. The front yard setback shall not be less than 20 feet from the street line, except for lots fronting on Lake Drive, East Lake Drive, West Lake Drive, or Marsh Road where the front yard setback shall be in accordance with the setback requirements of section 86-367.
- Section 86-442(f)(9)(a) – Maximum Driveway Coverage. A driveway shall not occupy more than 50% of the total area of the front yard for residential lots created and recorded prior to October 5, 1960 and are less than 65 feet in width at the street line.
- Section 86-442(f)(5)(b)(1) – Side Yards. The side yard setback shall be consistent with the requirements of the underlying zoning district, except lots that were created and recorded prior to October 5, 1960, the side yard setback shall not be less than five feet for any building, accessory building, deck or porch, provided: Any portion of a residential dwelling setback less than seven feet from a side lot line shall be built with noncombustible materials or treated with an approved fire retardant with a minimum one-hour fire rating.

The applicant intends to construct a new two and a half story single-family dwelling at 6074 Columbia Street. The existing dwelling will be demolished to make way for the new approximately 4,040 square foot single-family home. According to Township Assessing Department records the existing nonconforming single-family home was built in 1931. In 1987, variances were granted that allowed the construction of the existing garage and a second story addition. A variance was granted to permit a second story on the nonconforming structure that did not meet the required side yard setback. An additional variance was granted to allow for the garage to be constructed 18 feet from the street right-of-way. According to the survey submitted by the applicant, the existing garage is 16.1 feet from the street right-of-way. The removal of the nonconforming structure eliminates the approved variances from the property.

ZBA Case No. 21-10-27-1 (Loveridge & Dohr)
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The Lake Lansing Overlay zoning district requires a minimum front yard setback of twenty feet. The closest point to the front property line is the canopy along the garage. The Zoning Ordinance does not differentiate between a canopy and a single-family home, so they are considered to have the same setback requirements. The proposed single-family home encroaches 6 feet into the front yard setback and is 14 feet from the front property line. The applicant is requesting a variance of 6 feet for the front yard setback on Columbia Street.

The existing asphalt driveway is approximately 573 square feet in size and is nonconforming at approximately 69.7 percent coverage of the front yard, which is approximately 822 square feet in size. For lots less than 65 feet in width the Lake Lansing Residential Overlay District allows a driveway to cover a maximum 50 percent of the total area of a front yard. The proposed driveway will cover approximately 69.7 percent of the front yard, or 573 square feet. The applicant is requesting a variance to exceed the maximum allowed driveway coverage by 19.7 percent.

The canopy is located along the walkway on the southside of the house and will project 3.4 feet from the house. The Lake Lansing Residential Overlay District allows for a side yard setback of 5 feet when constructed with fire resistant material. The canopy will be 2.5 feet from the side yard, requiring a variance of 2.5 feet.

Attachments

1. Variance application and attachments dated September 28, 2021 and received by the Township on September 28, 2021.
2. Location map

G:\COMMUN PLNG & DEV\PLNG\ZBA\2021 ZBA\ZBA 21-10-27\ZBA 21-10-27-1 (Loveridge & Dohr)\ZBA 21-10-27-1 staff report



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

VARIANCE APPLICATION

A. Applicant Scott Loveridge and Ellen Dohr
Address of Applicant 2050 Sheldrake ave. Okemos, MI 48864 (Please send all mail correspondence to our Okemos address)

Telephone Cell: 517-927-8809 Telephone (Home) 517-349-9423
Fax _____ Email address: _____
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 6074 Columbia st Haslett, MI 48840 Lot 4, Block 2 Lakeview. Section 3, T4N, R1W
Zoning district Lake Lansing Residential Overlay District Parcel number 33-02-02-03-477-004

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. and (9) a.

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)

Scott Loveridge SCOTT LOVERIDGE 9/27/21
Ellen Dohr Ellen Dohr 9/28/21
Signature of Applicant Print Name Date

Fee: \$ 250.00 Received by/Date: 9/28/2021

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.)**

Scott Loveridge 9/27/2021
Signature of Applicant(s) Date
Ellen Dohr 9/28/2021
Signature of Applicant(s) Date

Background

We currently live in Okemos and purchased the house at 6074 Columbia Street in 2017 with the purpose of moving there as our retirement home. Since that time we have lived at the home part of the year and it currently is a sabbatical home for a visiting Michigan State University Scholar.

The existing home was built in the 1930s and has undergone various renovations and additions. The existing building consists of a one-story narrow garage and a two-story home over partial basement and crawl space. Existing construction consists of 2x4 wood framing. As the home has developed over time the resulting floor plan has small spaces, the previous addition floor doesn't align with original floor level, the basement has some leaking, the floor at the top of the stair sags, there are limited views, and the structure and energy performance are outdated.

Project Intent and Goals

Our intent is to have a 2 ½ story home, with a more open floor plan better configured for day to day living and family guests, expanded basement, better lake views, and improved energy performance.

We initially considered renovating and adding to the existing house but have determined that the existing home is structurally inadequate to support the addition of the ½ story over the main house, and a new 1 ½ story over the existing garage. The existing foundation walls, footings and wall framing do not meet the current Michigan Residential Code (2015) structural requirements for a 2 ½ story home. Structural changes necessary to support new loads and remove or relocate some existing walls would be extensive. The existing 2 x 4 wall framing and insulation yields an energy performance which is about 50% worse than that required by the current Michigan Energy Code (MEC 2015).

Due to the limitations identified above we have decided that the best approach is to demolish the existing home including the basement and construct a new home that meets our floor plan objectives and fully complies with the current building code (MRC 2015) and energy code (MEC 2015).

Zoning Use Category and Setback Requirements

The project is located in the Lake Lansing Residential Overlay District. This district requires a front yard setback of 20', minimum side yard setbacks of 5', front yard driveway coverage not to exceed 50%, minimum lot area of 5,000 square feet, minimum lot width of 35' at the street line, and maximum building coverage of 35%. The rear yard setback is required to be "consistent with requirements of the underlying zoning district, except the rear yard setback for those lots that directly abut Lake Lansing shall be measured from the ordinary high-water mark of Lake Lansing as defined in § 86-2." For this property the rear yard setback therefore is 40' from the ordinary high-water mark.

The zoning district allows for a 2 ½ story home not more than 35' measured to the mean roof height.

Additionally, there is a covenant for this property which restricts a building from being built more than 6 "rods" from the property corners at the street. A surveyor's rod is 16.5 feet long, so this covenant restricts a building from being built more than 99 feet east of the property corners located at Columbia Street. The covenant line is shown on the site plan.

Existing Site Conditions

The attached survey shows the existing property to be 5459.75 Square Feet, and the existing home located a varying distance from 16.1' to 26.0' from the property line at the street, a varying distance of 7.6' to 5.5' from the north property line and distance of 2.2' from the south property line. Refer to attached existing building survey.

The true lot width is approximately 34.4' when measured perpendicularly between the north and south property lines.

Surrounding Neighborhood

Lot widths are generally narrow along Columbia Street. A number of homes have been previously renovated or replaced and present themselves as two- or three-story homes. A number of the renovated or replaced homes along Columbia have building volumes and heights similar to what we are proposing and likely have side yard and front yard setbacks in the range of what is proposed for our building project. We have included a Google Earth image and photo montage of other homes along Columbia to illustrate street views and setbacks.

Proposed Building Description

We are proposing a 2 ½ story 2 x 6 wood framed home over new basement, 23' wide and 66.5' long. The home will have a maximum height measured to the ridge line of 35'. We are researching the property setback covenant and if it allows for a detached deck beyond the covenant line we would include a deck to the east subject to meeting zoning requirements.

Privacy for our family, as well as that of our neighbors is very important, so we have configured the north and south facing windows to be of glass block or located high on room walls so there are no direct facing window views from rooms to and from neighboring houses.

We have designed a home which respects the general architectural character of the neighborhood.

Due to the proximity on the site, the north and south walls will be built as one hour fire rated construction per requirements of the Zoning Ordinance and the Michigan Residential Code 2015. Siding is proposed to be a cement based noncombustible lapped siding.

The building will be built to comply with the current building and energy codes for new buildings.

Proposed Site Plan

The proposed Site Plan attached calls for a 23' wide by 66.5' long building. The building will be located similarly to the existing home to be demolished. The proposed north setback for the new building is 5.5' which is the same as the existing house setback of 5.5' at its narrowest point. The proposed south setback line will be 5.9' which is farther than the current 2.2' from the existing house to the property line. The setback from the street edge at its narrowest point is set at 16.1' which is the same as the existing setback. The driveway will be approximately 23' wide (compared with current 23'6") and be

setback 5.5' from the north property line. There will be an adjacent walkway and landscaping to the south which will slope up to a zero step main doorway. (Refer to the site plan for details.)

Variations Required

We met with the Meridian Township Zoning Office to discuss the site, the proposed project and any required variations. We believe we are able to comply with the applicable zoning requirements in this zoning overlay district except for the setback requirement from the street and the front yard driveway coverage and are seeking variations from those two requirements.

Zoning Review Criteria

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

Our existing lot is very small at 5469.75 sf, narrow at 34.4 ', measured perpendicularly to north and south property lines. Additionally, the buildable area is limited and relatively shallow in the east west direction due to the covenant discussed above, which does not allow for building to the rear minimum setback provided in the zoning ordinance.

2. These special circumstances are not self-created.

The site configuration was existing at the time the zoning ordinance was enacted. For the reasons discussed above under existing building conditions the building is structurally and functionally obsolete.

A number of the homes on our street have garages that are close to the street and likely are nonconforming with the front yard setbacks requirement in the ordinance. See attached Google Earth image and photo montage.

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

Literal enforcement of the driveway width would yield a driveway that would not allow two cars to be parked side by side. The front yard setback in combination with the covenant line restricts the first floor area such that the remaining finished first floor area becomes so small that it is difficult to accommodate usual living spaces. Building the garage further from the street would substantially reduce the living area of the house.

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.

To build a home with sufficient first floor area the garage would have to be configured with less depth. Building the garage with reduced depth would limit ability to park our 2 vehicles in the garage

and have reasonable storage.

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

We will meet the side yard setbacks for the overlay district. We are not proposing to change the existing driveway coverage percentage.

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

We are not building any closer to the street than the existing structure and our driveway coverage percentage will not be greater than what currently exists.

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.

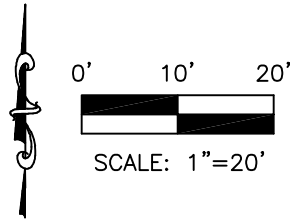
Our street is unique due to the angle of the road and proximity to the lake and the property covenant line restricts us from moving the home farther to the east.

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

The new home will be sided with one hour fire rated walls which will make the house safer for us and our neighbors to the north and south. We believe that constructing the new home supports the objectives and intents of zoning ordinances. We will improve safety, structural integrity and energy performance over the house that currently exists.

SURVEY MAP

LOT 4, BLOCK 2, LAKEVIEW, A PART OF THE
SOUTHEAST ONE-QUARTER, SECTION 3, T.04N,
R.01W, MERIDIAN TOWNSHIP, INGHAM COUNTY,
MICHIGAN.
PARCEL TAX NO. 33-02-02-03-477-004



SURVEY NOTES

NOT ALL EASEMENTS OF PUBLIC RECORD
MAY BE SHOWN.

NOT ALL IMPROVEMENTS MAY BE SHOWN.

ZONING

ZONED RB
SETBACKS:
FRONT - 25 FEET
SIDE - 7 FEET
REAR - 40 FEET
MAX BUILDING HEIGHT - 35 FEET
MAX COVERAGE - 35%

REGISTER OF DEEDS RECORDING AREA

PARCEL DESCRIPTION

Lot 4, Block 2, Lakeview, a subdivision of a part of the Southeast one-quarter of Section 3, T4N, R1W, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 3 of Plats, Page 5, Ingham County Records.

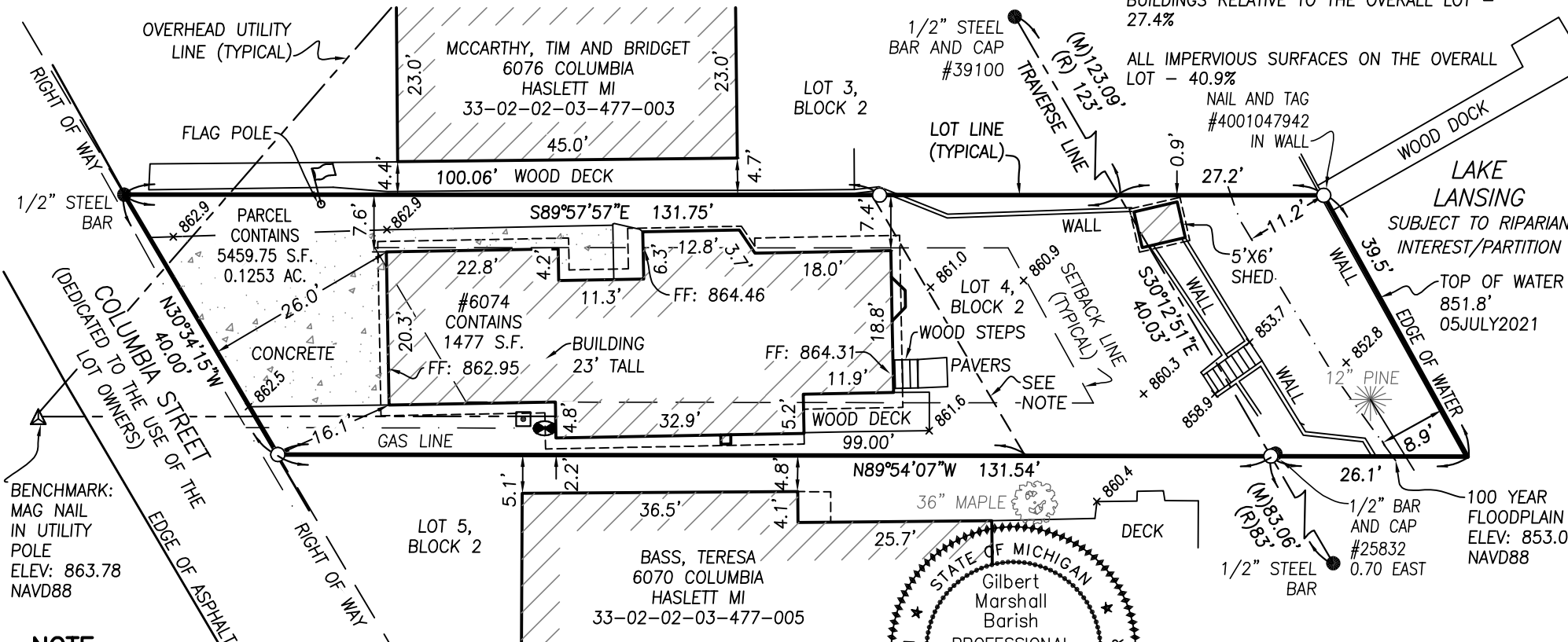
EXISTING SURFACE COVERAGE

BUILDINGS RELATIVE TO THE OVERALL LOT - 27.4%

ALL IMPERVIOUS SURFACES ON THE OVERALL LOT - 40.9%

LEGEND

- = SET 5/8"X24" STEEL BAR AND CAP
- = FOUND EVIDENCE AS NOTED
- ↖ = DISTANCE NOT TO SCALE
- M = MEASURED
- R = RECORDED
- ⊗ = GAS METER
- ◻ = AIR CONDITIONING UNIT



I, Gilbert M. Barish, hereby certify that I have surveyed the above parcel of land and have met the requirements of MCL 54.213.

Bearings are based on the east line of Columbia Road Per Grid North referencing the Michigan Coordinate System of 1983 (South Zone 2113) bearing North 30°34'15" West.

Linear dimensions are in international feet and decimals thereof.

Gilbert M. Barish 03AUG2021

GILBERT M. BARISH, P.S. DATE
LICENSED PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 4001047942

FOR: ELLEN DOHR
6074 COLUMBIA STREET, HASLETT, MI

PROJECT: S143-2021 REVISION DATE:
FIELD BY: GB EB JC 05AUG2021 SET ADD
MONUMENTS

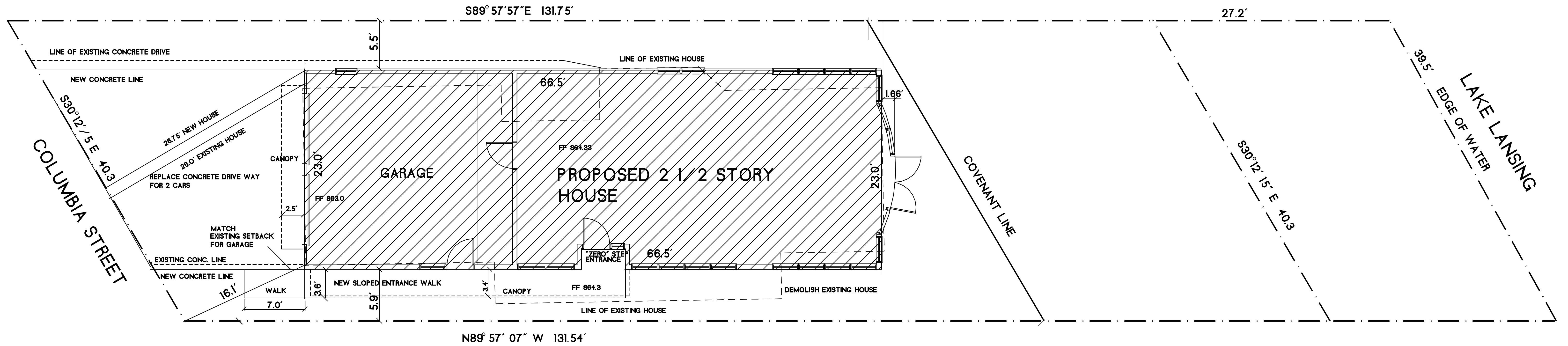
DRAWN BY: GB
REVIEWED BY: JC SHEET 1 OF 1

GEODETIC DESIGNS INC.
2300 NORTH GRAND RIVER AVE
LANSING, MI 48906
PH: 517-908-0008
WWW.GEODETICDESIGNS.COM



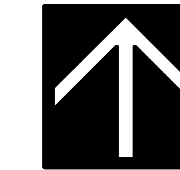
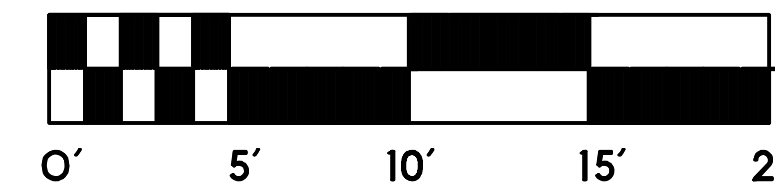
NOTE
PLATTED DEED RESTRICTION FOR THE PLAT OF LAKEVIEW AS SHOWN IN THE DESCRIPTION FOR THE PLAT.
"THE EASTERLY LINE OF ALL BUILDINGS ON LOTS FACING THE LAKE SHALL NOT BE OVER 6 RODS FROM COLUMBIA STREET AS SHOWN ON THE PLAT..."





PROPOSED SITE PLAN

3/16" = 1'-0"



LAKE LANSING OVERLAY DISTRICT

SEE SURVEY FOR PROPERTY
DESCRIPTION AND CONDITIONS

EXISTING LOT AREA 5459.75 SF

EXISTING FRONT YARD AREA 822 SF

NEW FRONT YARD AREA 822 SF

EXISTING DRIVE AREA 573 SF

NEW DRIVE AREA 573 SF (INCLUDES WALK)

NEW SIDE YARD SETBACKS

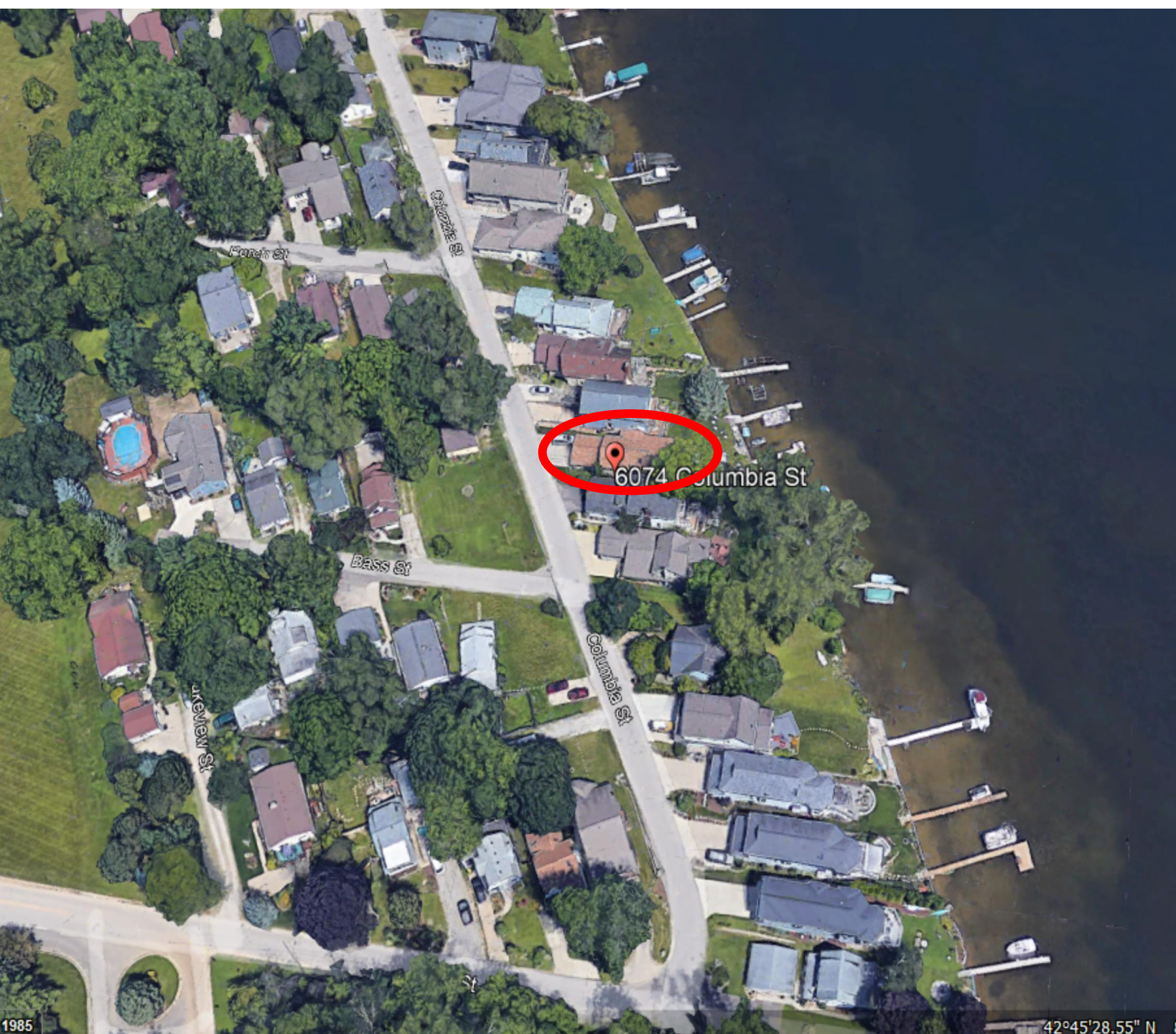
NORTH 5.5'
SOUTH 5.9'

EXISTING SIDE YARD SETBACKS

NORTH 5.5'
SOUTH 2.2'



LOVERIDGE-DOHR RESIDENCE
6074 COLUMBIA STREET
HASLETT, MICHIGAN



Google Earth View Columbia Street showing relative setbacks of other properties

- Google Earth View
Columbia Street showing
relative setbacks of other
properties to the south



Image Landsat / Copernicus
Image NOAA

Google Earth

- Google Earth View
Columbia Street showing
relative setbacks of other
properties to the north





Photo showing 6074 Columbia and property to the north



Photo showing existing garage and drive at 6074 Columbia



Photo showing 6074 Columbia and property to the south



Photo showing street view of house to the north



Photo showing street view of house to the north

Photo showing street view of another house farther north





Photo showing street view of another house farther north



Photo showing street view of another house farther south

Photo showing street view of another house farther south

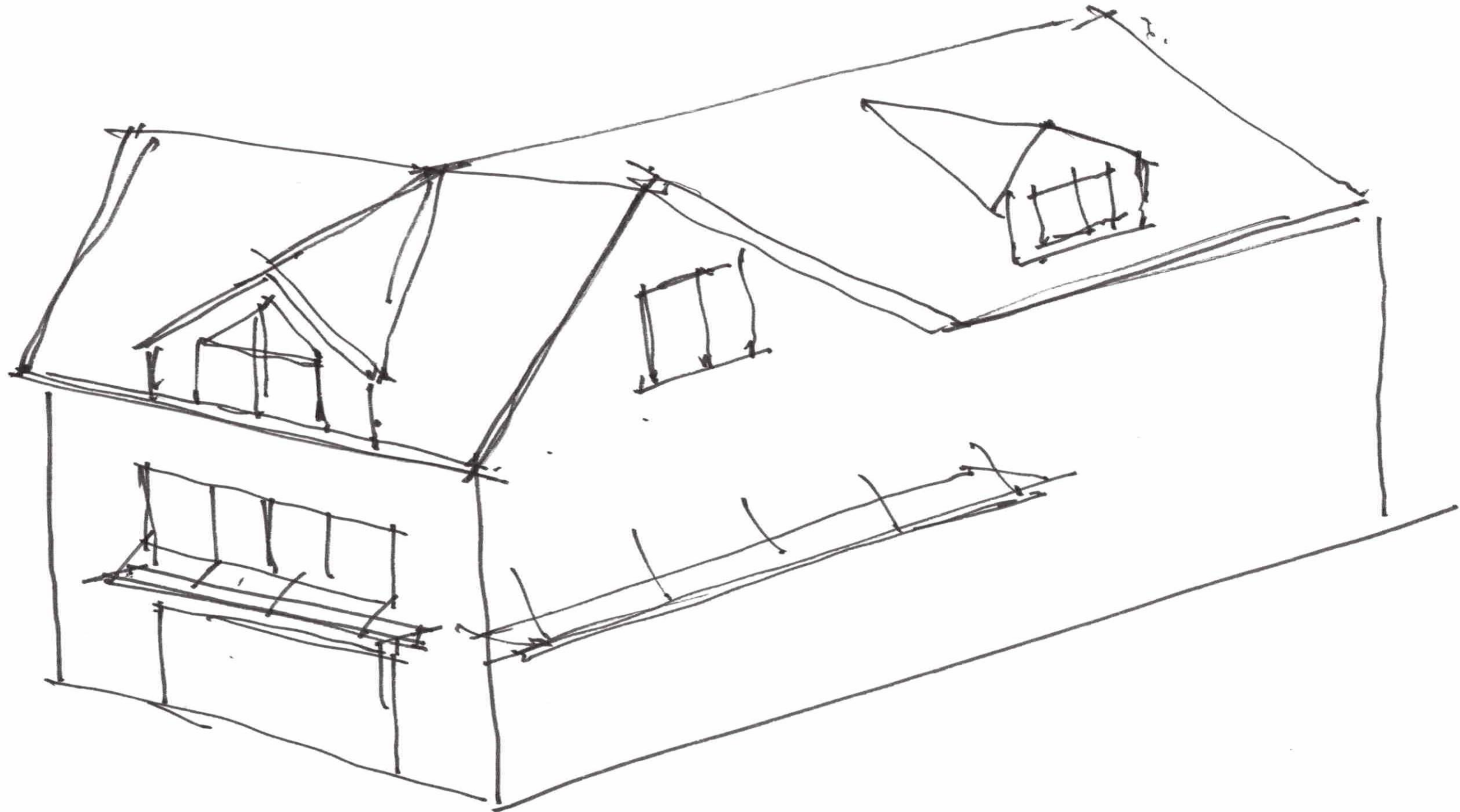


Photo showing street view of another house farther south

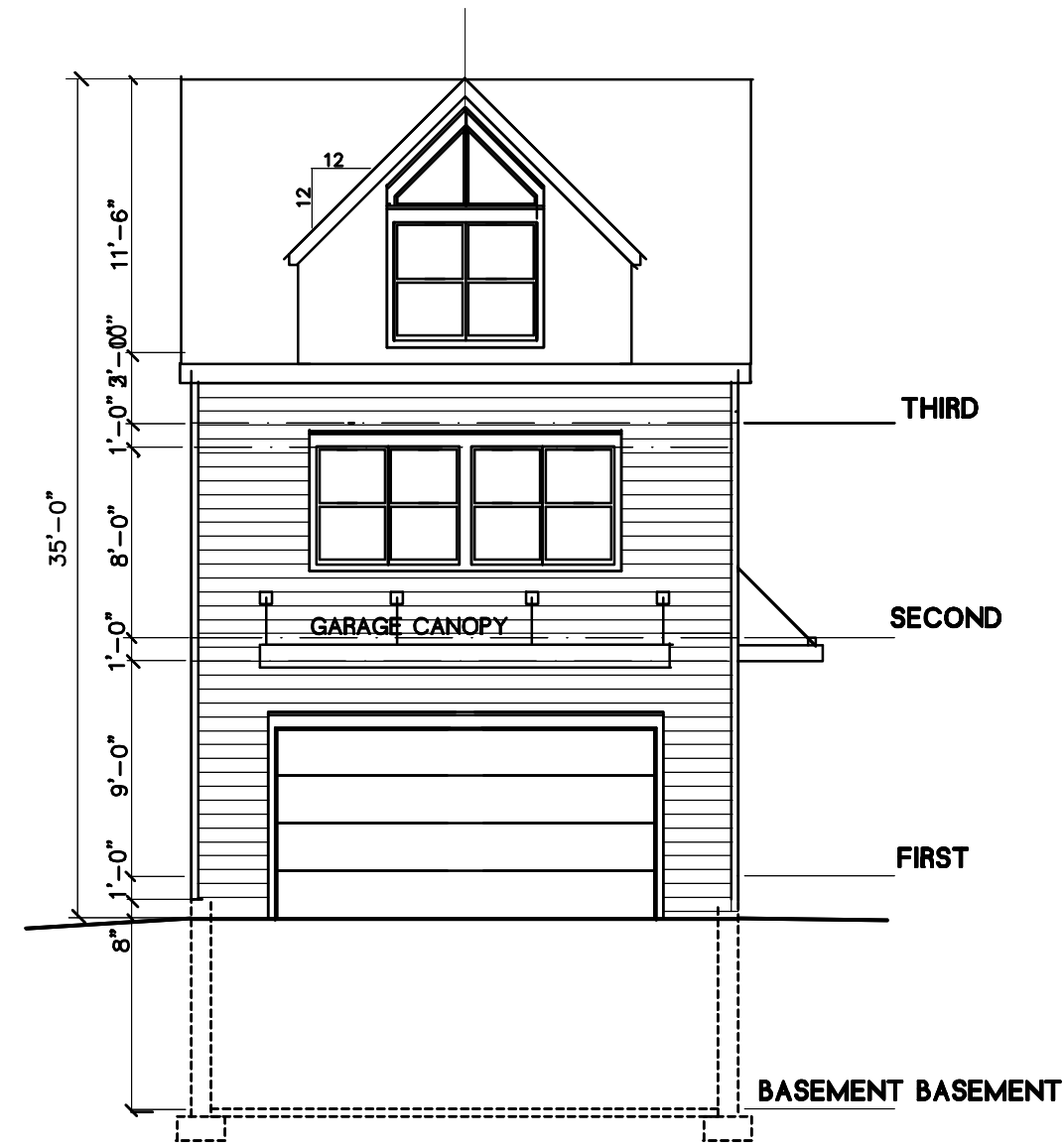


Photo showing street view of another house farther south





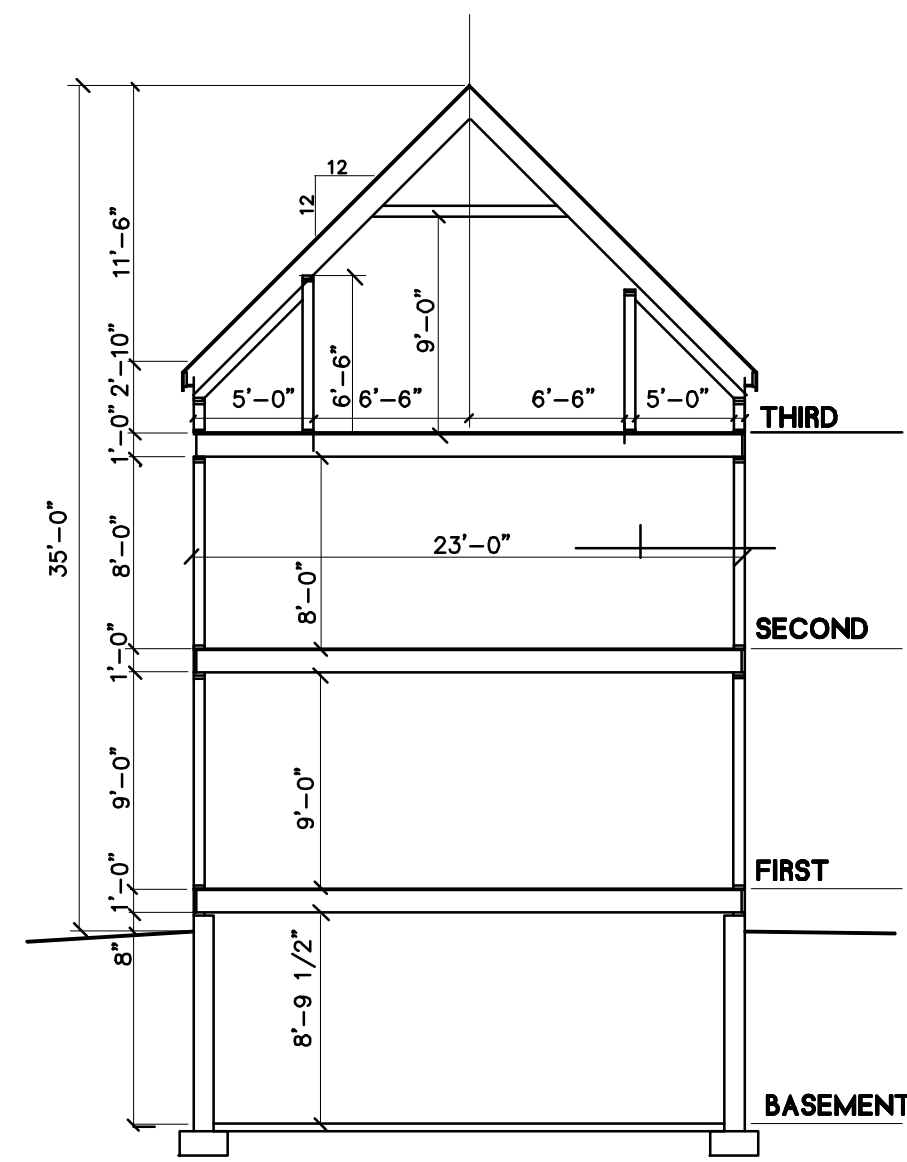
General Form of Proposed Replacement House at 6074 Columbia



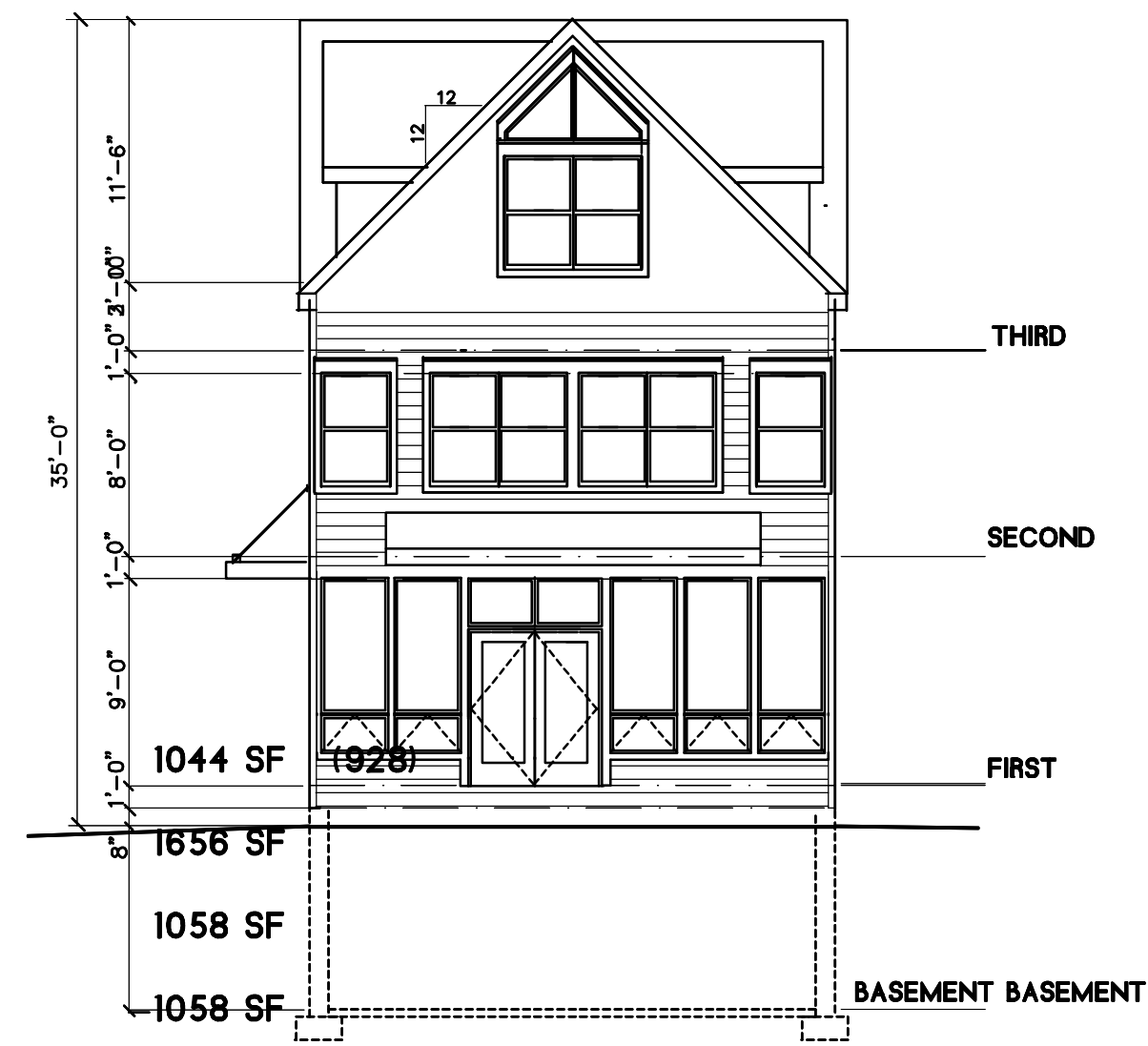
WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



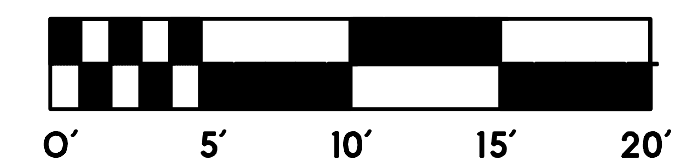
SECTION
1/8" = 1'-0"



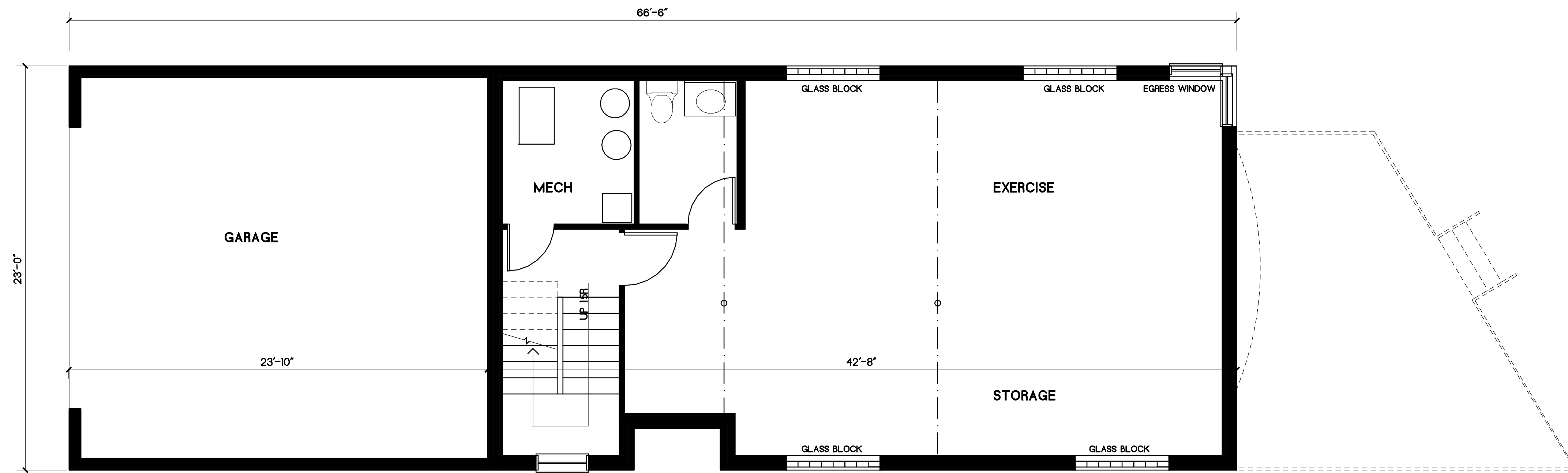
EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



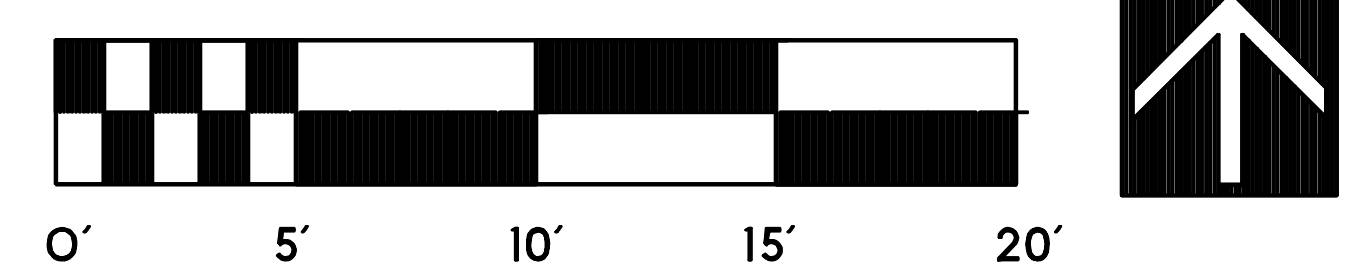
LOVERIDGE-DOHR RESIDENCE
6074 COLUMBIA STREET
HASLETT, MICHIGAN



BASEMENT FLOOR PLAN

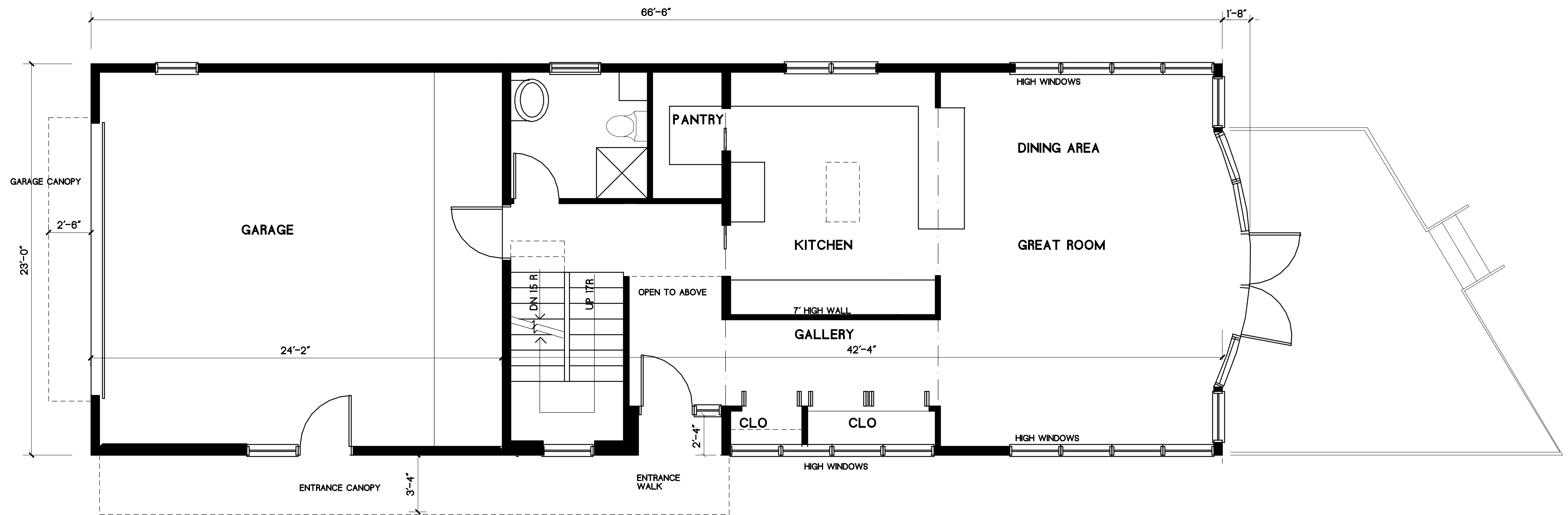
1/4" = 1'-0"

BASEMENT FLOOR AREA APPROX 966 SF
GARAGE FLOOR AREA APPROX 564 SF



LOVERIDGE-DOHR RESIDENCE
6074 COLUMBIA STREET
HASLETT, MICHIGAN

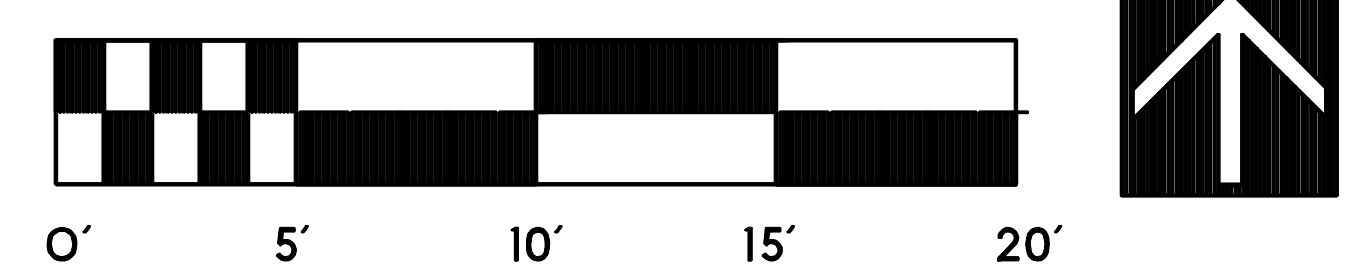
 **tim mrozowski, aia**
613 Grove Street, East Lansing, MI 48823
517-648-1470 tim.mrozowski@gmail.com



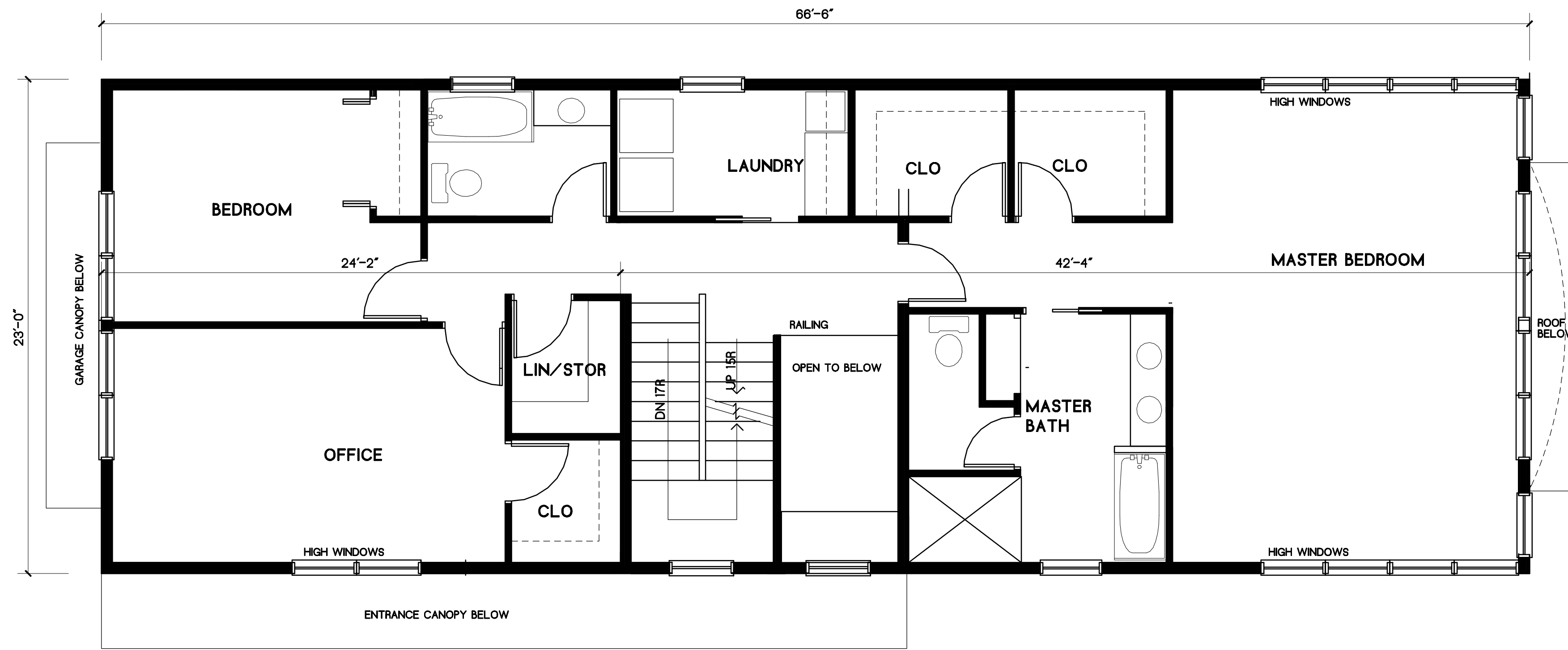
FIRST FLOOR PLAN

1/4" = 1'-0"

FIRST FLOOR AREA APPROX 966 SF
 GARAGE FLOOR AREA APPROX 564 SF



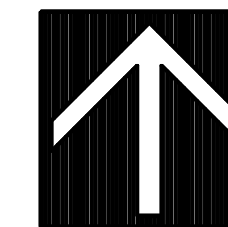
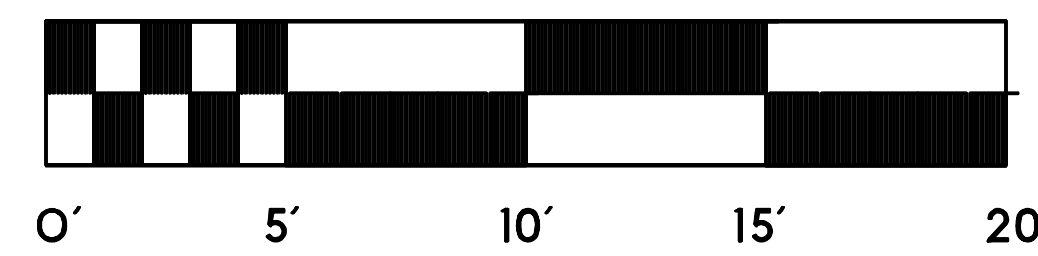
LOVERIDGE-DOHR RESIDENCE
6074 COLUMBIA STREET
HASLETT, MICHIGAN



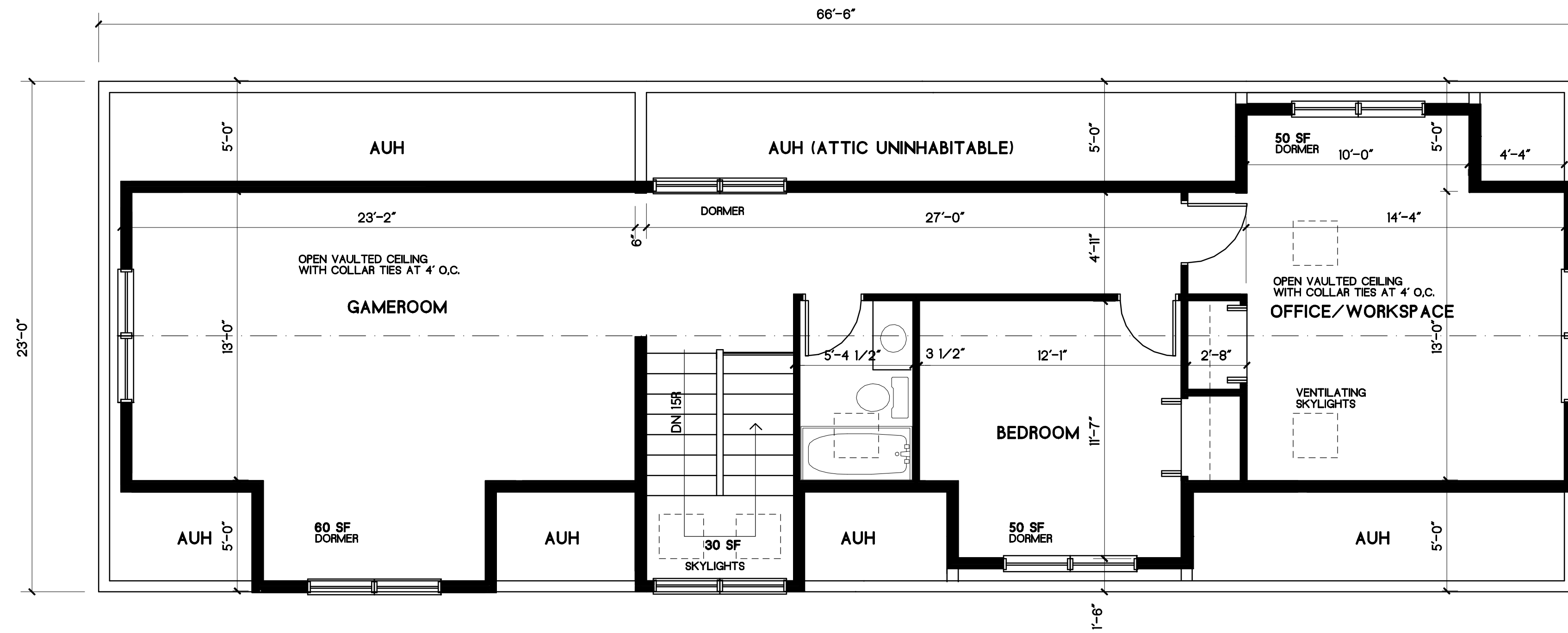
SECOND FLOOR PLAN

1/4" = 1'-0"

SECOND FLOOR AREA APPROX 1530 SF

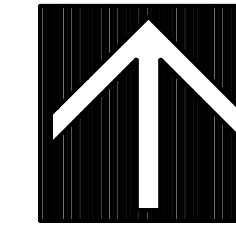
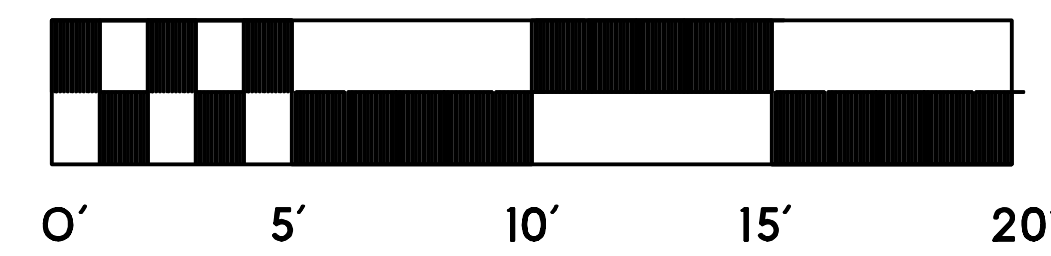


LOVERIDGE-DOHR RESIDENCE
6074 COLUMBIA STREET
HASLETT, MICHIGAN



THIRD FLOOR PLAN

1/4" = 1'-0"



THIRD FLOOR AREA APPROX 980 SF - 1018 SF MAX ALLOWED
 ZONING LIMITS TO 2/3 OF FLOOR PLATE AS FINISHED SPACE

LOVERIDGE-DOHR RESIDENCE
6074 COLUMBIA STREET
HASLETT, MICHIGAN



Lake Lansing

N



Pike St

0



Columbia Street Variance List

Address	Case	Year	Front Yard Setback	Driveway Coverage
6102 Columbia	00-09-13-5	2000	20'	
6102 Columbia	13-05-22-3 & 19-10-09-1	2013 & 2019		74.40%
6094 Columbia	84-06-27-5	1984	12'	
6094 Columbia	86-06-25-3	1986	7' 6"	
6090 Columbia	05-03-09-2	2005	14'	51.80%
6088 Columbia	98-08-26-2	1998	5'	
6080 Columbia	92-08-12-3	1992	16'	
6080 Columbia	99-11-10-1	1999	18'	
6074 Columbia	87-06-10-1	1987	18'	
6070 Columbia	87-10-14-1	1981	7'	
6070 Columbia	01-09-26-2	2001	16'	54%
6068 Columbia	98-05-13-1	1998	10'	
6060 Columbia	74-06-27-1	1974	5' 6"	
6052 Columbia	96-12-11-2	1996	15'	
6052 Columbia	03-10-08-2	2003		69%
6050 Columbia	79-09-12-4	1979	5'	



To: Zoning Board of Appeals
From: Brian Shorkey, Senior Planner
Date: November 30, 2021
Re: ZBA Case No. 17-05-24-1 (SH G2755 LLC & Green Peak Industries, Inc)

ZBA CASE NO.: 17-05-24-1 (SH G2755 LLC & Green Peak Industries, Inc). 5030 Northwind Drive, East Lansing, MI 48823
DESCRIPTION: 2755 East Grand River & 4960 – 4988 Northwind Drive
TAX PARCEL: 33-02-02-127-001, 002, & 003
ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-755, for commercial centers having a gross floor area of less than 25,000 square feet, a minimum of 5 parking spaces per 1,000 square feet to a maximum of 5.5 parking spaces per 1,000 square feet are required.

SH G2755 LLC & Green Peak Industries, Inc, the applicant, has requested a variance to construct a 13,500 square foot commercial building located at 5030 Northwind Drive. The submitted site plan shows a single retail building with 11,970 square feet of the main building and a 1,530 square foot loading area. The site is completely developed with existing commercial centers, which the applicant is proposing to demolish for the new commercial building and associated parking. A site plan for the removal of a building and construction of the current commercial building at 2755 Grand River Avenue was approved on October 9, 2002. Assessing records indicate that the building to the south was constructed in 1966. The lot lines will need to be adjusted, which the applicant plans on doing in conjunction with site plan approval. The approximate 2.2 acre site is zoned C-2 (Commercial). A shopping center is permitted by right, subject to site plan review.

Section 86-755, the schedule of requirements for parking spaces, states that commercial centers that have a gross floor area of less than 25,000 square feet have a minimum of 5 and a maximum of 5.5 parking spaces per 1,000 square feet. The commercial building is required to have a minimum of 60 and a maximum of 66 parking spaces. This calculation is based on the square footage of the main building and does not include the loading area. The site plan shows a total of 115 parking spaces. The applicant requires a variance of 49 parking spaces for the extra spaces. Note that this variance differs from the applicant's requested variance of 44 parking spaces because staff removed the loading area from the parking calculation.

Attachments

1. Application materials
2. Site location map

G:\COMMUN PLNG & DEV\PLNG\ZBA\2021 ZBA\ZBA 21-12-08\STAFF REPORT NORTHWIND BOX STORE

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

VARIANCE APPLICATION

A. Applicant SH G2755 LLC & Green Peak Industries, Inc
Address of Applicant 5030 Northwind Drive , Suite 120
East Lansing, MI 48823
Telephone (Work) 614-395-5263 Telephone (Home) _____
Fax 517-853-2016 Email address: ronc@c-devco.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 2755 E Grand River & 4960 - 4988 Northwind Dr
Zoning district C-2 Parcel number 33-02-02-20-127-001, 002 & 003

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


Zoning Ordinance section(s) 86-755

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)

 Terry Benton, Authorized Signatory November 10, 2021
Signature of Applicant Print Name 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.)

 November 10, 2021
Signature of Applicant(s) Date

Signature of Applicant(s) Date

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

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Zoning Ordinance section(s) 86-755

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 GREEN PEAK INDUSTRIES, INC
BR. JEFF DONAHUE, DIRECTOR November 10, 2021
Signature of Applicant Print Name Date

Fee: _____ Received by/Date: _____

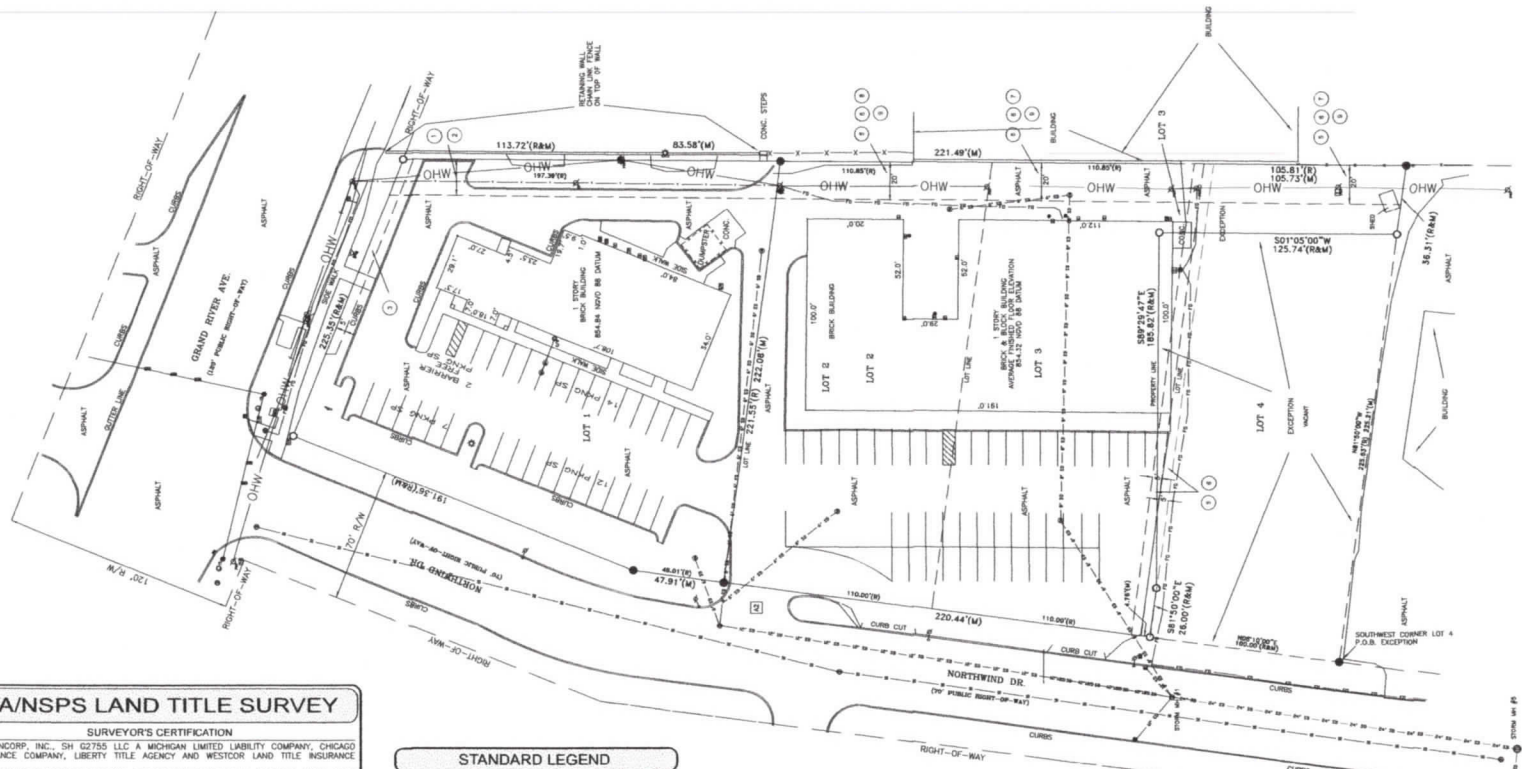
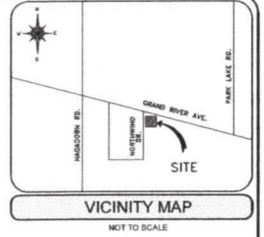
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Signature of Applicant(s) November 10, 2021
Date

Signature of Applicant(s) _____
Date

Property Survey
And
Legal Description

ALTA/NSPS LAND TITLE SURVEY



- NOTES CORRESPONDING TO SCHEDULE B**
- AS PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 2137282049 DATED MAY 5, 2021, FOR LOT 1
- ITEM 9: PARCEL SUBJECT TO A 20 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AS SHOWN ON THE RECORDED PLAT THEREOF. THE EASEMENT IS PLUMBABLE AND IS SHOWN HEREON.
 - ITEM 10: PARCEL SUBJECT TO A 20 FOOT WIDE EASEMENT FOR GAS MAIN AND OVERHEAD CABLES AS SHOWN ON THE RECORDED PLAT THEREOF. THE EASEMENT IS PLUMBABLE AND IS SHOWN HEREON.
 - ITEM 11: PARCEL SUBJECT TO A 5 FOOT BY 100 FOOT EASEMENT FOR WATER MAIN PURPOSES TO THE CHARTER TOWNSHIP OF MERIDIAN AS RECORDED IN LITER 2144, PAGE 279 INGHAM COUNTY RECORDS. EASEMENT IS PLUMBABLE AND IS SHOWN HEREON.
 - ITEM 12: PARCEL SUBJECT TO A LICENSE FACILITIES MAINTENANCE AGREEMENT TO THE INGHAM COUNTY DRAIN COMMISSIONER AS RECORDED IN LITER 1232, PAGE 971 INGHAM COUNTY RECORDS. AGREEMENT IMPACTS ALL DRAINAGE STRUCTURES AND FACILITIES ON SUBJECT PROPERTY.
- AS PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 2137282049 DATED SEPTEMBER 13, 2021, FOR LOTS 2, 3 & 4
- ITEM 8: PARCEL SUBJECT TO A 20 FOOT WIDE EASEMENT FOR POLES AND OVERHEAD WIRE, FURNISHED AND A 10 FOOT EASEMENT FOR UNDERGROUND CONDUIT CABLES AND WIRE ALONG AND WITHIN 3 FEET OF THE COMMON LINE BETWEEN LOTS 2 AND 4. TO CONSUMERS POWER COMPANY (NOW CONSUMERS ENERGY) AS RECORDED IN LITER 899, PAGE 703 INGHAM COUNTY RECORDS. THE EASEMENT IS PLUMBABLE AND IS SHOWN HEREON.
 - ITEM 10: PARCEL SUBJECT TO A 20 FOOT WIDE EASEMENT FOR POLES AND OVERHEAD WIRE, FURNISHED AND A 10 FOOT EASEMENT FOR UNDERGROUND CONDUIT CABLES AND WIRE ALONG AND WITHIN 3 FEET OF THE COMMON LINE BETWEEN LOTS 3 AND 4. TO CONSUMERS POWER COMPANY (NOW CONSUMERS ENERGY) AS RECORDED IN LITER 899, PAGE 703 INGHAM COUNTY RECORDS. THE EASEMENT IS PLUMBABLE AND IS SHOWN HEREON.
 - ITEM 11: PARCEL SUBJECT TO A 20 FOOT WIDE EASEMENT FOR GAS LINE PURPOSES TO CONSUMERS POWER COMPANY (NOW CONSUMERS ENERGY) ON LOTS 2, 3, 4 AND 5 OF THE PROPOSED PLAT OF NORTHWIND, AS RECORDED IN LITER 13, 14 AND 15 OF THE PROPOSED PLAT OF NORTHWIND, AS RECORDED IN LITER 811, PAGE 971 INGHAM COUNTY RECORDS. THE EASEMENT IS PLUMBABLE AND IS SHOWN HEREON.
 - ITEM 12: PARCEL SUBJECT TO A 20 FOOT WIDE EASEMENT FOR GAS LINE PURPOSES TO CONSUMERS POWER COMPANY (NOW CONSUMERS ENERGY) ON LOT 2 OF THE PROPOSED PLAT OF NORTHWIND, AS RECORDED IN LITER 811, PAGE 971 INGHAM COUNTY RECORDS. THE EASEMENT IS PLUMBABLE AND IS SHOWN HEREON. ***WAITING FOR COPY OF EASEMENT***
 - ITEM 13: PARCEL SUBJECT TO A 20 FOOT WIDE UTILITY EASEMENT AS SHOWN ON THE RECORDED PLAT OF NORTHWIND, LITER 28 OF PLATS, PAGE 29 INGHAM COUNTY RECORDS. THE EASEMENT IS PLUMBABLE AND IS SHOWN HEREON.

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION
 TO: KISH BANCORP, INC., SH G2755 LLC A MICHIGAN LIMITED LIABILITY COMPANY, CHICAGO TITLE INSURANCE COMPANY, LIBERTY TITLE AGENCY AND WESTCOR LAND TITLE INSURANCE COMPANY.
 THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS 2021, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 16, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 20, 2021.

FIELD SURVEY: JEFFREY K. AUTENRIETH PS#31588

AUTENRIETH LAND SURVEYS, LLC
 PO BOX 80678
 LANSING, MICHIGAN 48917
 517-763-3062 | jka@autenr.com

PREPARED FOR: **SH G2755 LLC**

PROJECT LOCATION:
 INGHAM COUNTY, STATE OF MICHIGAN

PROJECT ADDRESS:
 2755 GRAND RIVER AVE.
 EAST LANSING, MICHIGAN

PROJECT TYPE:
 ALTA/NSPS LAND TITLE SURVEY

SHEET 1 OF 1

JOB NUMBER:
 L21016AA

JEFFREY K. AUTENRIETH PS #4001031588

STANDARD LEGEND

- | | | | | | | | | | | | | | | | | | | | | |
|--------------------|------------------|-------------------|---------------------|--------------------|-----------------|-----------------------|-----------------|-----------------|------------------|------------------|---------------------|-----------------|-----------------|-------------------|-----------------|-----------------|---------------------------|-------------------------|-----------------|-----------------|
| ● MONUMENT FOUND | ○ SET IRAC #3188 | ○ P.K. NAIL FOUND | ○ P.K. NAIL SET | ○ IRAC NAIL FOUND | ○ IRAC NAIL SET | ○ FOUND MARK | ○ SET MARK | ○ BENCHMARK | ○ P.K. BENCH SET | ○ SECTION CORNER | ○ CONC. P.V. MARKER | ○ RECORD DATA | ○ MEASURED DATA | ○ CALCULATED DATA | ○ RIGHT OF WAY | ○ BACK SET LINE | ○ NOT RECORDED CONC. PIPE | ○ CORRUGATED METAL PIPE | ○ PLASTIC PIPE | ○ METAL |
| ○ SQUARE METAL LID | ○ PAUL TANK LID | ○ FLAG POLE | ○ UNKNOWN ANCHORAGE | ○ FROZEN ANCHORAGE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE METAL | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE |
| ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE | ○ UNKNOWN VALVE |

LEGAL DESCRIPTION

LAND SITUATE IN THE TOWNSHIP OF MERIDIAN, COUNTY OF INGHAM, STATE OF MICHIGAN AND DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, and 4 NORTHWARD, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LITER 28 OF PLATS, PAGES 25-27 INGHAM COUNTY RECORDS, EXCEPT THAT PART OF LOTS 3 AND 4 DESCRIBED AS BEING AT THE SOUTHWEST CORNER OF SAID LOT 4, THENCE NORTH 08 DEGREES 10 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF NORTHWIND DRIVE 100.00 FEET; THENCE SOUTH 81 DEGREES 47 SECONDS EAST 150.00 FEET TO A POINT 50.00 FEET FROM THE EAST LINE OF SAID NORTHWIND SUBDIVISION; THENCE SOUTH 01 DEGREE 00 MINUTES 00 SECONDS WEST PARALLEL WITH SAID EAST LINE 123.74 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 81 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE 225.83 FEET TO THE POINT OF BEGINNING.

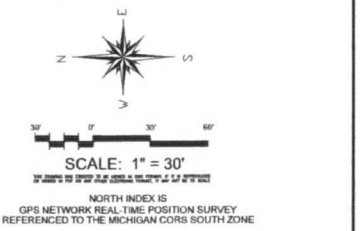
PARCEL CONTAINS 95,817.28 SQUARE FEET
 2.20 ACRES

SITE DATA

NO DISCREPANCY EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTMENT WITHIN RECENT WORKING. NO DISCREPANCY CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK REPAIRS.

FLOOD DATA This property is in Zone **X**
 of the Flood Insurance Rate Map, Community Panel No. **26060501500**
 which has an effective date of **APRIL 11, 2011** and is NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.



CERTIFICATION IS ONLY TO THE PARTIES HERIN NAMED. THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY.

DATE OF ORIGINAL: **OCTOBER 8, 2021**
 REVISION: **REUSE CERTIFICATE** DATE: **OCTOBER 7, 2021**
 REVISION: _____ DATE: _____ 2021
 REVISION: _____ DATE: _____ 2021

Site Plan



LAP + CREATIVE
Landscape Architects and Planners
DANLAND CENTER
400 CENTER STREET
SLATE ONE
LANSING, MI 48206 P: (313) 445-0000
F: (313) 480-5276
info@lapc.net

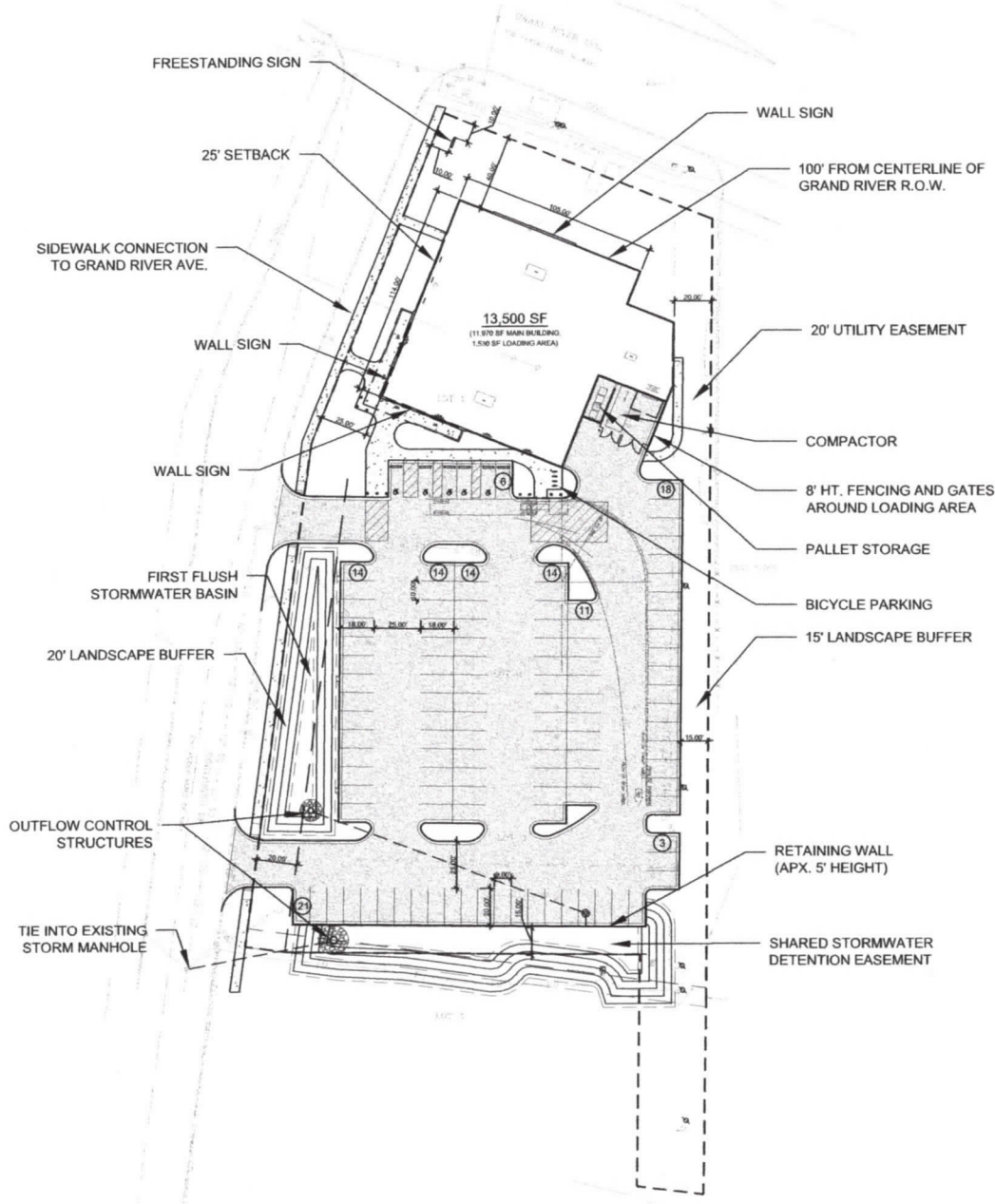
REVISIONS	DATE	COMMENTS

SH G2755, LLC
2715 GRAND RIVER AVENUE EAST LANSING, MI
P: (313) 483-3308

NORTHWIND BOX STORE
PRELIMINARY SITE PLAN
2715 GRAND RIVER AVENUE EAST LANSING, MI

DATE: 11/9/2021
DESIGNED BY: JMW
CHECKED BY: BEP
PROJECT NO.: 21023
SCALE:
VERTICAL: 1"=10'
HORIZONTAL: AS SHOWN

SHEET
1 of 1



ZONE C-2 COMMERCIAL

PARKING REQUIREMENTS

MINIMUM NUMBER OF REQUIRED SPACES (5/1,000 SF) = 67
MAXIMUM ALLOWABLE SPACES (5.5/1,000 SF) = 74
115 SPACES PROPOSED, INCLUDING 2 VAN ACCESSIBLE ADA SPACES AND 3 STANDARD ADA SPACES.

A VARIANCE IS REQUESTED FOR 41 ADDITIONAL PARKING SPACES ABOVE THE MAXIMUM ALLOWED

REQUIRED BICYCLE PARKING SPACES = 7 (1/10 REQUIRED VEHICLE SPACES)
8 BICYCLE SPACES PROPOSED

SITE IMPERVIOUSNESS

(INCLUDES STORMWATER BASIN STORAGE AREAS AS 50% IMPERVIOUS)

PROPOSED BOX STORE PROPERTY = 95,785 SF (2.2 ACRES)
IMPERVIOUS SURFACE = 66,849 SF (1.53 ACRES) = 69.7% OF SITE

PRELIMINARY SITE PLAN
11/9/2021

SITE PLAN LEGEND

- ASPHALT
- CONCRETE



Know what's below.
Call before you dig.

Written Statement

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.**

Answer: Boutique specialty grocers have unique circumstances such that they have a much larger trade area and thus have a lot more customers. In addition, specialty grocers have a proven track record to be a "destination" for unique private label items only offered in their stores. They are also consumer oriented with a significant fresh produce, fresh meat and fresh flowers offering so the perishability of their products results in more frequent visits than typical large-box grocers. With national brand recognition and budget conscious consumers, the number of day trips are significantly higher on a per square foot basis than other grocers. Compounding this problem is consumers primarily visit these retailers during peak shopping periods between 5:00 PM and 7:00 PM resulting in an increased parking demand during these peak periods.

The reported revenue for a specialty grocer in 2020 was about \$25,850,000 per store while typical grocers had revenue of \$33,840,000 per store. On a per square foot basis, the specialty grocer has a significantly smaller footprint (about 1/3 the size) resulting in significantly higher sales per square foot compared to the typical large-box grocer. Specialty grocers sell almost twice as much per square foot as other grocer concepts. The competition has revenue of about \$173,550 per parking space while this retailer averages \$224,750 per parking space. The result is more customers, more vehicle trips, and the corresponding demand for more parking spaces.

These unique circumstances exist such that the land and building will support this use only with a variance to provide an adequate number of parking spaces.

2. **These special circumstances are not self-created.**

Answer: This specialty grocer is coveted by communities and experiences an extremely high level of customer satisfaction and demand. The demand is generated by the customers in a much larger trade area than a typical large-box grocer who in turn need access to safe, convenient parking. These special circumstances are not self-created but follow demand created by the community for this particular destination retailer.

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

Answer: This chapter cannot anticipate every scenario and uses averages to calculate requirements for parking spaces. Because of the high volume of sales and large assortment of fresh products that must be replenished daily, this specialty grocer must staff a much larger number of team members to stock shelves, coolers, unload trucks and staff cash registers resulting in more parking taken up by team members than a typical large-box grocer on a per square foot basis. Strict interpretation and enforcement of the literal terms and provisions of the chapter would result in this use being significantly under parked resulting in an unsafe parking facility, frustrated consumers, and compromised operations.

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.**

Answer: This property is adjacent to zoning for medical marijuana, adjacent to other intense retail and industrial uses, on a state highway. Finding a use that can counter-balance these difficult factors is not easy. The granting of this variance will permit a reasonable use of the property and allow the applicant to site a specialty grocer that will be utilized by the entire community. This is a unique site, and the applicant is proposing a retailer with unique parking demands. The owner will have a difficult time utilizing the site for any other reasonable use.

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.**

Answer: The zoning ordinance does a good job estimating parking demand. This is because it is in the public interest to have adequate parking resulting in safe parking facilities and not a lot of excess parking spots (a sea of asphalt). Allowing the applicant to size the parking facility in accordance with the actual demand is consistent with the intent of the ordinance and will result in a better project for all parties concerned and is the minimal action necessary to facilitate a reasonable use of the land.

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

Answer: This property is adjacent to zoning for medical marijuana, adjacent to intense retail and industrial uses, on a state highway therefore approval of the additional parking will have no impact on the surrounding uses. In addition, the actual building has been positioned to shield most of the parking from public view.

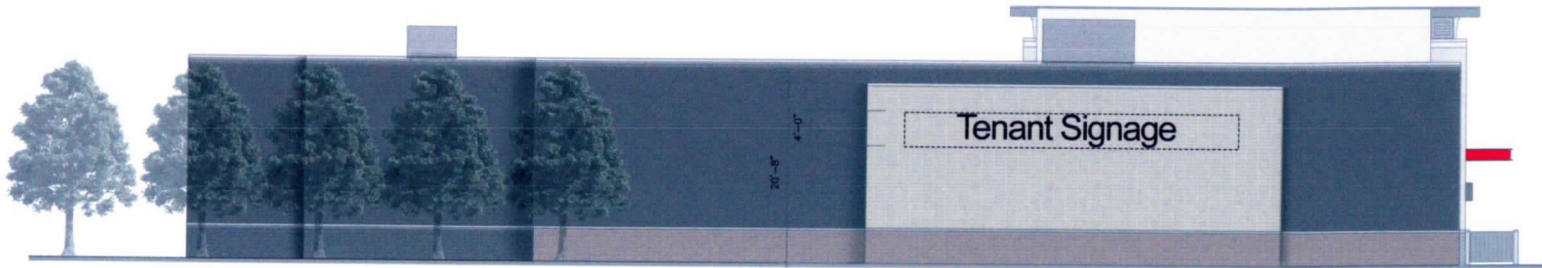
7. **The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.**

Answer: This is a specialty grocer concept that has extensive parking data to support the actual parking demand that it will experience. The ordinance does a good job of estimating parking demand for typical uses but when a use presents itself with parking demands that are different than the typical retailer, a variance is warranted as opposed to a general modification of the ordinance.

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

Answer: It is in the public's best interest to have a popular retail use with a safe parking facility, sized in accordance with the actual parking demand.

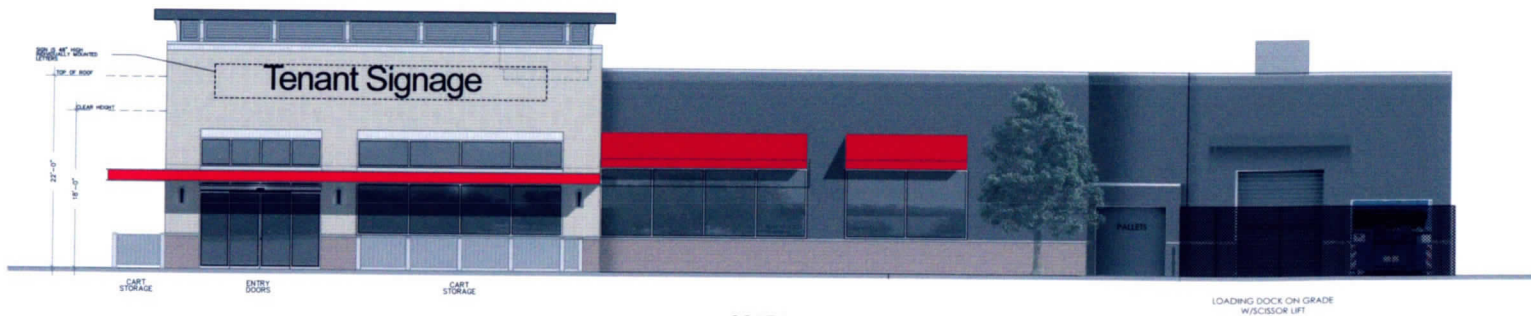
*Architectural
Elevations*



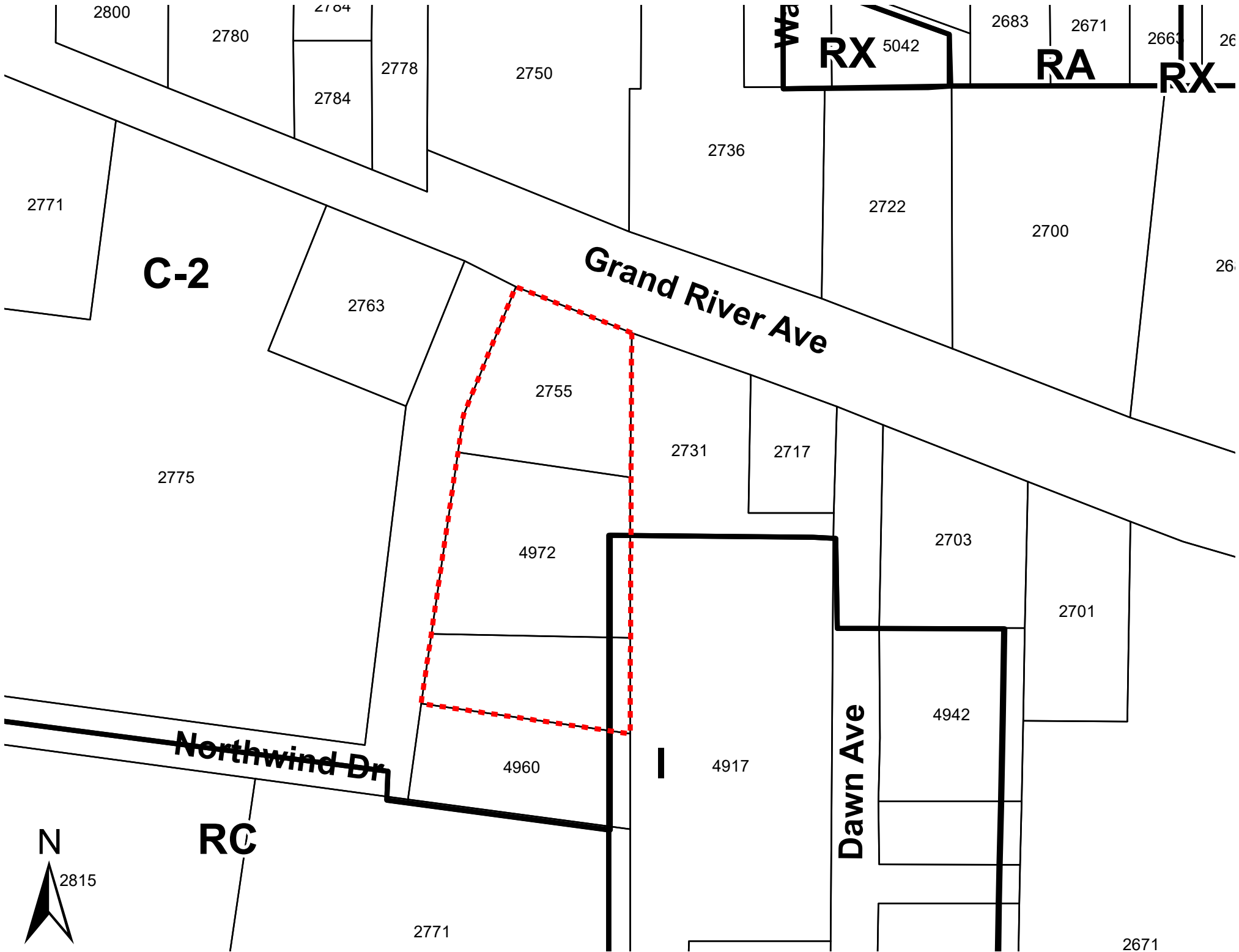
NORTH



WEST



SOUTH



C-2

RC

RX

RA

RX

I

Grand River Ave

Northwind Dr

Dawn Ave



To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: December 3, 2021
Re: 2022 Meeting Schedule

Following is the list of proposed Zoning Board of Appeals meeting dates for 2022. In previous years there were two meetings scheduled most months. This schedule reflects the declining caseload that has taken place over recent years. No special or work session meetings are planned but may be added by the Zoning Board of Appeals during the year if warranted.

The Zoning Board of Appeals will meet on the third Wednesday of each month.

2022 MEETING CALENDAR

January	19 - regular meeting
February	16 - regular meeting
March	16 - regular meeting
April	20 - regular meeting
May	18 - regular meeting
June	15- regular meeting
July	20- regular meeting
August	17 - regular meeting
September	21 - regular meeting
October	19 - regular meeting
November	16 - regular meeting
December	21 - regular meeting

2022 Meeting Schedule
Zoning Board of Appeals (December 8, 2021)
Page 2

A resolution is provided to adopt the above meeting schedule.

- **Motion to adopt the resolution approving the 2022 Zoning Board of Appeals Meeting Schedule.**

Attachment

1. Resolution to approve 2022 Zoning Board of Appeals Meeting Schedule

G:\Community Planning & Development\Planning\ZBA\MTG SCHEDULE\REVISED\2022 ZBA Calendar memo.docx



**Zoning Board of Appeals Meeting Dates
2022 Meeting Schedule**

RESOLUTION

At a regular meeting of the Zoning Board of Appeals of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 8th day of December, 2021 at 6:30 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Public Act 267 of the Public Acts of 1976 requires the publication of the meeting schedule of every municipal board at least once a year; and

WHEREAS, Zoning Board of Appeals desires to announce the time, date, and place of all regular meetings of the Zoning Board of Appeals, pursuant to the provisions of Act 267 of the Public Act of 1976;

WHEREAS, it is the desire of the Zoning Board of Appeals to maintain a meeting schedule, which is the third Wednesday of each month.

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING BOARD OF APPEALS OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

1. The Zoning Board of Appeals will meet in regular session in the Town Hall Room, Meridian Municipal Building, 5151 Marsh Road, Okemos, MI, 48864, unless noticed or posted otherwise, at 6:30 p.m. on the third Wednesday of each month.
2. The specific dates for meetings are as follows:

January	19 - regular meeting
February	16 - regular meeting
March	16- regular meeting
April	20 - regular meeting
May	18 - regular meeting
June	15- regular meeting
July	20- regular meeting
August	17 - regular meeting
September	21 - regular meeting

2022 Meeting Schedule
Zoning Board of Appeals (December 8, 2021)
Page 2

October	19 - regular meeting
November	16 - regular meeting
December	21 - regular meeting

3. A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

)ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Zoning Board of Appeals of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Zoning Board of Appeals held on the 8th day of December 2021.

Alexia Mansour
Zoning Board of Appeals Chair