

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS REGULAR MEETING ***APPROVED***
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000, TOWNSHIP HALL ROOM
WEDNESDAY, FEBRUARY 15TH, 2023

PRESENT: Vice-Chair Field-Foster, Members Deschaine, Koenig, Trezise
ABSENT: Chair Mansour
STAFF: Assistant Planner Chapman

1. CALL MEETING TO ORDER

Vice-Chair Field-Foster called the meeting to order at 6:33 p.m.

2. APPROVAL OF AGENDA

Member Deschaine moved to approve the agenda as presented. Seconded by Member Koenig.

VOICE VOTE: YEAS: Vice-Chair Field-Foster, Members Deschaine, Koenig, Trezise

NAYS: None

Motion carried: 4-0

3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

A. December 21, 2022 Meeting Minutes

Treasurer Deschaine moved to approve the minutes of December 21, 2022. Seconded by Member Koenig.

VOICE VOTE: YEAS: Vice-Chair Field-Foster, Members Koenig, Deschaine, Trezise

NAYS: None

Motion carried: 4-0

4. COMMUNICATIONS

Assistant Planner Chapman noted a communication in favor of the request at tonight's meeting, received from the neighbors of the requester.

5. UNFINISHED BUSINESS-NONE

6. NEW BUSINESS

A. ZBA CASE NO. 23-02 (1236 Jolly), Elizabeth A. Seagull, 1236 Jolly Road, Okemos, MI 48864

DESCRIPTION: 1236 Jolly Road
TAX PARCEL: 35-451-011
ZONING DISTRICT: RR (Rural Residential)

The variance requested is to allow for a composite bridge structure to be constructed within the 20-foot wetland setback located at 1236 Jolly Road.

Assistant Planner Chapman outlined the case for discussion.

Applicant Elizabeth Seagull, 1236 Jolly Rd., Okemos, MI further outlined the case for discussion.

Member Koenig asked about the size of the new walk way compared to the existing walkway.

Applicant representative John Baynes, was not able to answer, but explained it is smaller and more soil will be exposed.

Member Trezise moved to approve the requested ZBA application as presented. Seconded by Member Deschaine.

Vice-Chair Field-Foster 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 and these unique circumstances are not self-created.

Member Trezise noted this request will improve the wetlands in the area instead of deteriorate it.

Vice-Chair Field-Foster stated Criteria one has been met.

Vice-Chair Field-Foster read review criteria two which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.

Vice-Chair Field-Foster stated criteria two has been met.

Vice-Chair Field-Foster read review criteria three which states Granting the variance is the minimum action necessary which would carry out the spirit of this Zoning Ordinance, secure public safety, and provide substantial justice.

Vice-Chair Field-Foster stated criteria three has been met.

Vice-Chair Field-Foster read review criteria four which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

Vice-Chair Field-Foster stated Criteria four has been met.

Vice-Chair Field-Foster read review criteria five which states Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Vice-Chair Field-Foster stated criteria five has been met.

ROLE CALL VOTE: YEAS: Members Trezise, Deschaine, Koenig, Vice-Chair Field-Foster

NAYS: None

Motion carried: 4-0

7. OTHER BUSINESS

A. Election of 2023 officers

Vice-Chair Field-Foster explained the Election of 2023 officers will be put off until the next Zoning Board of Appeals meeting.

8. PUBLIC REMARKS

Vice-Chair Field-Foster opened public remarks at 7:02 pm.

NONE

Vice-Chair Field-Foster closed public remarks at 7:03 pm.

9. BOARD MEMBER COMMENTS

Member Koenig

- Welcomed member Trezise to the ZBA

Vice-Chair Field-Foster

- Spoke about the tragedy at Michigan State University and extended her sympathies to those effected

10. ADJOURNMENT

The Zoning Board of Appeals Adjourned at 7:07 pm.