



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING  
May 17, 2023 6:30 pm

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1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
  - A. April 19, 2023
4. COMMUNICATIONS
  - A. Karen J. Reiff & Mark E. Strolle, 6174 Columbia St. RE: ZBA #23-01
  - B. Mark & Joan Mollon, 6200 Columbia St. RE: ZBA #23-01
  - C. Lisa Hansknecht & Lisa Bain, 6178 Columbia St. RE: ZBA #23-01
  - D. Michael J. Harvey, 6216 Columbia, RE: ZBA #23-01
5. UNFINISHED BUSINESS
6. NEW BUSINESS

**A. ZBA CASE NO. 23-01 (6206 Columbia), Nikolaj & Carol Oryszczak, 218 Barry Road, Haslett, MI 48840**

DESCRIPTION:	6206 Columbia St.
TAX PARCEL:	03-402-021
ZONING DISTRICT:	RB (Single Family, High Density), Lake Lansing Overlay

The variance requested is to create two new parcels that are under the minimum lot width of 65 feet at 6206 Columbia Street.

7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

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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 **\*DRAFT\***  
5151 MARSH ROAD, OKEMOS, MI 48864-1198  
(517) 853-4000, TOWNSHIP HALL ROOM  
WEDNESDAY, APRIL 19<sup>TH</sup>, 2023

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

1. CALL MEETING TO ORDER

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

2. APPROVAL OF AGENDA

**Member Trezise moved to approve the agenda as presented. Seconded by Vice-Chair Field-Foster.**

ROLL CALL VOTE: YEAS: Members Koenig, Trezise; Vice-Chair Field-Foster; Chair Mansour

NAYS: None

Motion carried: 4-0

3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

A. March 15, 2023 Meeting Minutes

**Member Koenig moved to approve the minutes of March 15, 2023 as submitted. Seconded by Chair Mansour.**

ROLL CALL VOTE: YEAS: Members Koenig, Trezise; Vice-Chair Field-Foster; Chair Mansour

NAYS: None

Motion carried: 4-0

4. COMMUNICATIONS

NONE

5. UNFINISHED BUSINESS

NONE

**A. ZBA CASE NO. 23-04 (4660 S. Hagadorn), Johnson Sign Company, 2240 Lansing Ave., Jackson, MI 49202**

DESCRIPTION: 4660 S. Hagadorn Road  
TAX PARCEL: 20-301-003  
ZONING DISTRICT: C-2 (Commercial District)

Vice-Chair Field-Foster requested to put a conflict on record. She stated she was also on the Sparrow Foundation Board, so she did not think it was appropriate to vote on this case.

**Chair Mansour brought forth a vote to allow Vice-Chair Field-Foster to abstain from ZBA Case No. 23-04.**

ROLL CALL VOTE: YEAS: Members Koenig, Trezise; Chair Mansour

NAYS: None

Motion carried: 3-0

The applicant is requesting two variances. The first variance is requesting a fourth wall sign on the building's west elevation, which currently contains three wall signs and totals 303.8 sq. ft. In total, the four wall signs would total 353.8 sq. ft.

The second variance is requesting a total of 353.8 sq. ft. on the west elevation to accommodate four signs.

Assistant Planner Chapman outlined the case for discussion.

Applicant Jim Johnson (2240 Lansing Ave) further outlined the case for discussion.

Chair Mansour opened the floor for other citizens to speak on this case, with no other speakers coming forth.

Chair Mansour opened board time. She questioned how many tenants are in the EYDE building, as she was concerned if this was the best solution for all of them. The concern came from potentially allowing all tenants utilizing the building's street-facing fronts for sign usage.

Dr. Michael Shingles stated that this building will probably be bought by Michigan State University to utilize as a medical building after the remaining six years on the current lease is up. He made the case that this building was visited largely by elderly patients, who may have a hard time finding it via cellphone navigation.

Chair Mansour stated that she does can see both sides of the argument. She understands the uniqueness of this case, but the concern is that this variance will stay with the building even after the current tenants are gone.

Member Trezise questioned what the south facade looked like on the building.

Assistant Planner Chapman pulled up the south facade view and the board discussed accordingly.

Applicant Johnson continued outlining the case, specifically the importance of having it on the west facade as opposed to the south.

Member Koenig supported Chair Mansour's concerns about all tenants being able to utilize the building's facades. He also stated his support for the case, but also is keeping in mind that this is setting a precedent for future sign regulations on the building.

Member Trezise agreed that this wasn't an intrusive sign, and mirror Chair Mansour's and Member Koenig's opinions.

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 and these unique circumstances are not self-created.

Chair Mansour stated Criteria one has been met.

Chair Mansour 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.

Chair Mansour stated criteria two has been met.

Chair Mansour 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.

Chair Mansour stated criteria three has been met.

Chair Mansour 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.

Chair Mansour stated Criteria four has been met.

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

Chair Mansour stated criteria five has been met.

**Chair Mansour moved to approve ZBA CASE NO. 23-04 (4660 S. Hagadorn), Johnson Sign Company. Seconded by Member Trezise.**

ROLL CALL VOTE: YEAS: Members Koenig, Trezise; Chair Mansour

NAYS: None

Motion carried: 3-0



7. OTHER BUSINESS

A. Election of 2023 officers

**Vice-Chair Field-Foster nominated Chair Alexia Mansour to continue her role as Chair of the Zoning Board of Appeals. Member Koenig seconded.**

ROLL CALL VOTE: YEAS: Members Koenig, Trezise; Vice-Chair Field-Foster; Chair Mansour

NAYS: None

Motion carried: 4-0

**Vice-Chair Field-Foster nominated Member James Koenig to the position of Vice-Chair of the Zoning Board of Appeals. Member Koenig seconded.**

ROLL CALL VOTE: YEAS: Members Koenig, Trezise; Vice-Chair Field-Foster; Chair Mansour

NAYS: None

Motion carried: 4-0

8. PUBLIC REMARKS

Chair Mansour opened public remarks at 7:02 pm.

NONE

Chair Mansour closed public remarks at 7:02 pm.

9. BOARD MEMBER COMMENTS

Chair Mansour thanked Member Field-Foster for her years of service as Vice-Chair, and welcomed Vice-Chair Koenig to his new role.

Vice-Chair Koenig thanked Member Field-Foster for her service.

10. ADJOURNMENT

**The Zoning Board of Appeals Adjourned at 7:03 pm.**

February 7, 2023

Keith Chapman  
Assistant Planner  
Charter Township of Meridian  
5151 Marsh Rd.  
Okemos, MI 48864  
RE: Zoning Board of Appeals #23-01 (6206 Columbia St.)- Oryszczak

Dear Mr. Chapman:

We are neighbors of the property owners listed above, and recently became aware of the variance requested to create 2 lots from one existing lot. (Many of us who live in this vicinity have been aware of this property for years, as well as the lots to the east which have recently been built upon.) We vehemently opposed a variance for the lots to the east several years ago, and we are **vehemently opposed** to the proposed variance now.

The variance in question is absurd for many reasons, but the primary one is that our street is narrow, with a curve to the road very close to the lot. Over the years, we have witnessed accidents, including a recent one where a drunk driver crashed near the lot attempting to navigate the curve. An additional reason is that the area is dense with houses already, including cars and parking and, frankly, even walking on the road is perilous as it is. Lastly, that area has at least one "road end" access for backlot owners to the lake, and therefore, seems incomprehensible that 2 properties could even fit on that lot.

We appreciate your offer to weigh in on this important topic. Please do not hesitate to contact us at 517.230.7343 or 517.974.2767.

Thank you.

Karen J. Reiff  
Mark E. Strolle  
6174 Columbia St, Haslett

February 22, 2023

Zoning Board of Appeals  
Attn.: Keith Chapman, Assistant Planner

Re: Variance Request #23-01 (6202 Columbia)

We reside at 6200 Columbia which is adjacent to the subject property (with unimproved Virginia Lane which provides common lake access, in between). We do not specifically object to a variance but wish to express some concerns regarding statements in the request which sound nice but which may not really happen.

Contrary to the statement in the request that "new homes would maintain the neighborhood trend of single-story ranch homes," we are not aware of any such limitation being imposed on the ultimate purchasers that would prevent other types of homes which would also comply with zoning requirements. Similar to the situation in *Bartow*, the applicant has no knowledge of what type of home may or may not be constructed. The fact that towering multistory homes were not built on the lots considered in *Bartow* does not justify the characterization given in the application. We do not see how anyone could predict what a future homeowner might do.

Similarly, we question the statements in the application relating to driveways and parking. Visibility is tight, and driveway placement may or may not worsen the issue. There are many walkers, joggers, and bikers using the narrow street, and the concern of many neighbors continues to relate to safety along the street which can be negatively impacted by traffic and parking. This is especially so when considering street parking. Size of driveway, details of a garage, and number of vehicles at a home are all variable factors that undermine the definitive statements in the application.

If a variance is granted, we request that it would be subject to appropriate conditions which would ensure that the applicant's stated expectations would be realized.

Respectfully,

Mark and Joan Mollon  
6200 Columbia

February 7, 2023

Keith Chapman, Assistant Planner  
Charter Township of Meridian  
5151 Marsh Rd.  
Okemos, MI 48864

**RE: Zoning Board of Appeals #23-01 (6206 Columbia) - Oryszczak  
6206 Columbia Street**

Dear Mr. Chapman:

We are homeowners and live a few doors down from the property listed above that has requested a variance. It is my understanding that someone wants permission to split this single property into two lots. **We strongly oppose this change.**

This is not the first time that someone has wanted to split property into smaller lots on this block. A few years back, we opposed a variance to the lots right next to the one now in question which would have divided one lot into three smaller lots. Instead, that single lot was divided into two lots; and, unfortunately, with that previous change, the street's density already increased due to the new homes, driveways, and traffic on the curve in the road.

The variance in question would create even more danger on the curve of the road. Our street is not wide and the curve where this lot is located already poses a danger to pedestrians without trying to pack in more driveways and parked cars. We would also like to note that this lot is next to a lake access for the homes across the street from the lake (often called backlots). There is simply not enough room to divide this lot into two lots and have room for the access path as well.

Trying to squeeze in more homes is short sighted and poor public policy, especially as Meridian Township is making progress on other fronts to address climate change. It is most certainly not in alignment with the tagline of the Charter Township of Meridian: "Providing a safe and welcoming, sustainable, prime community." It is not safe nor sustainable to increase the density of homes and traffic as proposed, especially on a lake front.

We cannot attend the hearing as we will be out of state for work, but we wish to express our strong opposition to this variance and request that you deny it without delay. Feel free to call us with any questions (cells: 517-388-1201 and 734-645-0671, respectively).

Sincerely and thank you for your consideration,

Lisa Hansknecht and Lisa Bain  
6178 Columbia Street  
Haslett, MI 48840

Re ZBA #23-01

I am Michael J Harvey I live at 6216 Columbia the property immediately to the west of the property that this application is asking for variances to divide the parcel (three lots) in half (make two lots). Have lived at my home since February 1978.

I principle have some concerns but no strong objection. In general an owner of property has to right within reason to use their property as they wish. I have had problems with people that wish to modify adjacent property for their use. Lot lines are to be respected. That said minor transgressions are eeded for maintenance or either or both sides.

I did not give an opinion to the previous split as I was not an immediate neighbor. I am to this one. My major concern is to the over reach of most construction crews onto other properties during construction. Minor repairable things happen. What I see in Virginia lane is a shift in the drainage both by pushing to the far side and partial blockages. This tendency occurs at most sights where there is not much space from the structure being built to the lot line. Currently the common lot line the drainage is within 10 feet of either side. The towards the street is on the east side mist of the rest of the way it is close to but on my side it then crosses back to the low corner of lot 17 where any nutrients are captured by two willows. Would like to see this remain in some form.

With my knowledge of past variances. It is reasonable to grant the request.

Michael J. Harvey

History of similar requests and other division with little or no variances needed other than the one previous lot split. Within my knowledge only two of the listed needed any consideration to build the home that is currently needed.

It has been my understanding that any plated lot has to be giver accommodations to be built on. This I first heard at a ZBA hearing when neighbors objecting to a different 3 lots to be divided into two parcels. The board stated that three homes could be built there. So the division was a better option for them. I have seen single lots sold off of a larger parcel many time since where new homes have been built. Lots 8 9 and 10 all to the south and east of the most recent similar division ( lots 11 12 and 13)a couple of years ago. In this case lot 11 was one parcel and lots 11 and 12 was a separate parcel. Across the street lots 60 and 59 were split off and built on . 57 and 58n remain as part of the original parcel.

Defs

Lot A plated lot

Parcel A piece of described land and or multiple plated lots bundled together in on tax bill

## 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 and these unique circumstances are not self-created.
- (2) 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.
- (3) 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.
- (4) Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
- (5) Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.



**To:** Zoning Board of Appeals  
**From:** Keith Chapman, Assistant Planner  
**Date:** May 9, 2023  
**Re:** ZBA Case No. #23-01 (6206 Columbia)

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**ZBA CASE NO.:** 23-01 (6206 Columbia), Nikolaj & Carol Oryszczak, 218 Barry Road, Haslett, MI 48840  
**LOCATION:** 6206 Columbia Street  
**PARCEL ID:** 03-402-021  
**ZONING DISTRICT:** RB (Single Family, High Density), Lake Lansing Residential Overlay

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

- Section 86-374 (d)(2), Minimum interior lot width. 65 feet.

Nikolaj & Carol Oryszczak, the applicant, has requested variances to create two new parcels that are under the minimum lot width of 65 feet at 6206 Columbia Street. The approximate 0.46-acre site is zoned RB (Single Family, High Density) and is located in the Lake Lansing Overlay District.

The submitted survey shows that the subject property consists of lots 14, 15, and 16 of Lakebrook #1 subdivision, which was platted in 1930. Currently, the lots are combined into one 20,037.6 square foot lot with a width of 120 feet on Columbia Street. An 816 square foot, one-story, single-family home constructed in 1976 currently occupies the lot and is proposed to be demolished.

The Lake Lansing Residential Overlay District, states lot area shall be consistent with the requirements of the underlying zoning district, except lots that were created and recorded prior to October 5, 1960, may be used for single-family residential purposes provided the lot is not less than 5,000 square feet in area. An interior lot width shall be consistent with the requirements of the underlying zoning district, except lots that were created and recorded prior to October 5, 1960, may be used for single-family residential purposes provided the lot is not less than 35 feet in width at the street line and the minimum yard setbacks are maintained for the district where the lot is located. The three lots were likely combined in the 1970's prior to the house being constructed, which removed their status as lots of record.

The proposal is to create Parcel A, which would have 60 feet of lot width, and Parcel B, which would have 60 feet of lot width. The applicant is requesting a five-foot variance for the creation of both Parcel A & Parcel B.

**Additional Information**

The applicant's application references a variance that was granted east of the subject site across the Virginia Lane road end. In 2017, ZBA Case No. 17-10-25-1 allowed the creation of two lots, which have 58.09 feet and 57.81 feet of lot width. The initial application was denied for the creation of three lots.

**Attachments**

1. Variance application
2. Site location map





## 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 and these unique circumstances are not self-created.
2. 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.
3. 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.
4. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
5. Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

### **Effect of Variance Approval:**

1. Granting a variance shall authorize only the purpose for which it was granted.
2. The effective date of a variance shall be the date of the Zoning Board of Appeals approves such variance.
3. A building permit must be applied for within 24 months of the date of the approval of the variance, and a Certificate of occupancy must be issued within 18 months of the date the building permit was issued, otherwise the variance shall be null and void.

### **Reapplication:**

1. No application for a variance, which has been denied wholly or in part by the Zoning Board of Appeals, shall be resubmitted until the expiration of one (1) year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions found by the Zoning Board of Appeals to be sufficient to justify consideration.

## **ATTACHMENTS TO VARIANCE APPLICATION**

- Exhibit A      Variance Request**
- Exhibit B      Review Criteria**
- Exhibit C      Lot Survey Existing and Proposed**
- Exhibit D      Proof of Ownership**
- Exhibit E      Google Maps Picture**
- Exhibit F      Zoning Ordinance § 86.374(d)(2)**
- Exhibit G      Lake Lansing Residential Overlay District § 86-442**
- Exhibit H      Lakebrook No. 1 Subdivision Plat 1930**

**EXHIBIT A**  
**Variance Request**

## Variance Request - 6206 Columbia Street

### Request

This variance application is requesting to create two new lots that are under the minimum lot width of 65 feet at 6206 Columbia Street. As it currently sits, 6206 Columbia Street is comprised of three lots; lots 14, 15, and 16 of the Lakebrook No.1 subdivision. The lot widths of lots 14, 15, and 16 are 40 feet each. The Lakebrook No.1 subdivision was platted in 1930 (Exhibit H).

Applicant understands this variance request is conditional on the removal of the building which is currently situated on lots 14 and 15. The building is to be removed due to its decayed condition. Applicant is asking to create two equal size parcels from/out of the three plated parcels, see attached lot survey by Kebbs, Inc. (Exhibit C)

Proposed Parcel A: would have 59.89 feet interior lot width and 9,085.5 square feet. Applicant seeks a variance of 5.11 feet.

Proposed Parcel B: would have 60.2 feet interior lot width and 9,338.2 square feet. Applicant seeks a variance of 4.8 feet.

If approved, the proposed lot widths of 59.8 and 60.2 feet would be more analogous to the neighboring properties on Columbia Street. Likewise, this variance request is similar to ZBA Case No. 17-10-25-1 (*Bartow*), approved January 10, 2018. In *Bartow*, the applicant combined and divided three existing lots at 6200 Columbia Street to create two new parcels after receiving lot-width variances of 6.91 feet and 7.19 feet.

## 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 and these unique circumstances are not self-created.

**6206 Columbia Street, parcel 33-02-02-03-402-021, is comprised of three lots; lots 14, 15, and 16 of the Lakebrook No.1 subdivision. The Lakebrook No.1 subdivision was platted in 1930 (Exhibit H). The widths of lots 14, 15, and 16 are 40 feet each. Parcel 33-02-02-03-402-021 was built upon in 1976 but lots 14, 15, and 16 were never combined. Due to the original lot sizes it is difficult to build houses that could meet the zoning restrictions.**

**The lot dimensions were platted in 1930. The lots have never been combined. The current structure at 6206 Columbia Street was built prior to applicant acquiring an ownership interest in the property. Applicant acquired the property in 1986 (Exhibit D). Applicant did not create the special circumstances.**

2. 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.

**Strict interpretation and enforcement would create practical difficulties for the applicant to use the property for a permitted use; to develop the land and build new construction upon it. As Chair Beauchine stated in *Bartow*, "Due to the original lot sizes it was difficult to build houses that could meet the zoning requirements. The Lake Lansing Overlay District was created to allow smaller lots to be used for new construction."**

**Combining the three parcels and dividing the net result into two parcels for new construction is considered a permitted use. Failing to grant this variance would result in having three, small lots with the same dimensions as established in 1930. The construction of three single-family dwellings, one on each lot, lots 14, 15, and 16, would be frustrated as the original lot sizes are difficult to build houses that could meet the zoning restrictions. Furthermore, the homes may require a second or third story to achieve reasonable living space. As seen in *Bartow*, the proposition of constructing three, multi-level homes in a similarly-sized area drew opposition from neighbors.**

3. 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 the zoning ordinance, secure public safety, and provide substantial justice.

**Public interest would be preserved by granting this variance. The new homes would maintain the neighborhood trend of single-story ranch homes, keeping visibility of Lake Lansing for area residents. The homes would have clear and adequate visibility of road traffic to the east and west as driveways would not be near a curve. On-road parking issues would be minimized with sufficient driveways for the new homes. New home construction would bring energy efficient homes and the current trend of interactive home surveillance would make the neighborhood safer.**

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

**Adjacent land would remain untouched. New construction methods and materials would improve the fire safety of new structures and would benefit neighboring homes. Additionally, new homes would be aesthetically similar to the current neighborhood.**

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

**The purpose of the Lake Lansing Overlay District was to allow smaller lots to be used for new construction (Exhibit G § 86-442(a)) . Granting this variance would allow new home construction on 2 new lots comprised of the consolidation of lots 14, 15, and 16. The new homes would be similar to the surrounding neighborhood, would help the environment by being energy efficient, and foster a safe community by relieving on-road parking. Additionally, the current well on the property would be capped and septic system removed.**

**EXHIBIT B**  
**Review Criteria**



**EXHIBIT C**  
**Lot Surveys- Existing and Proposed**

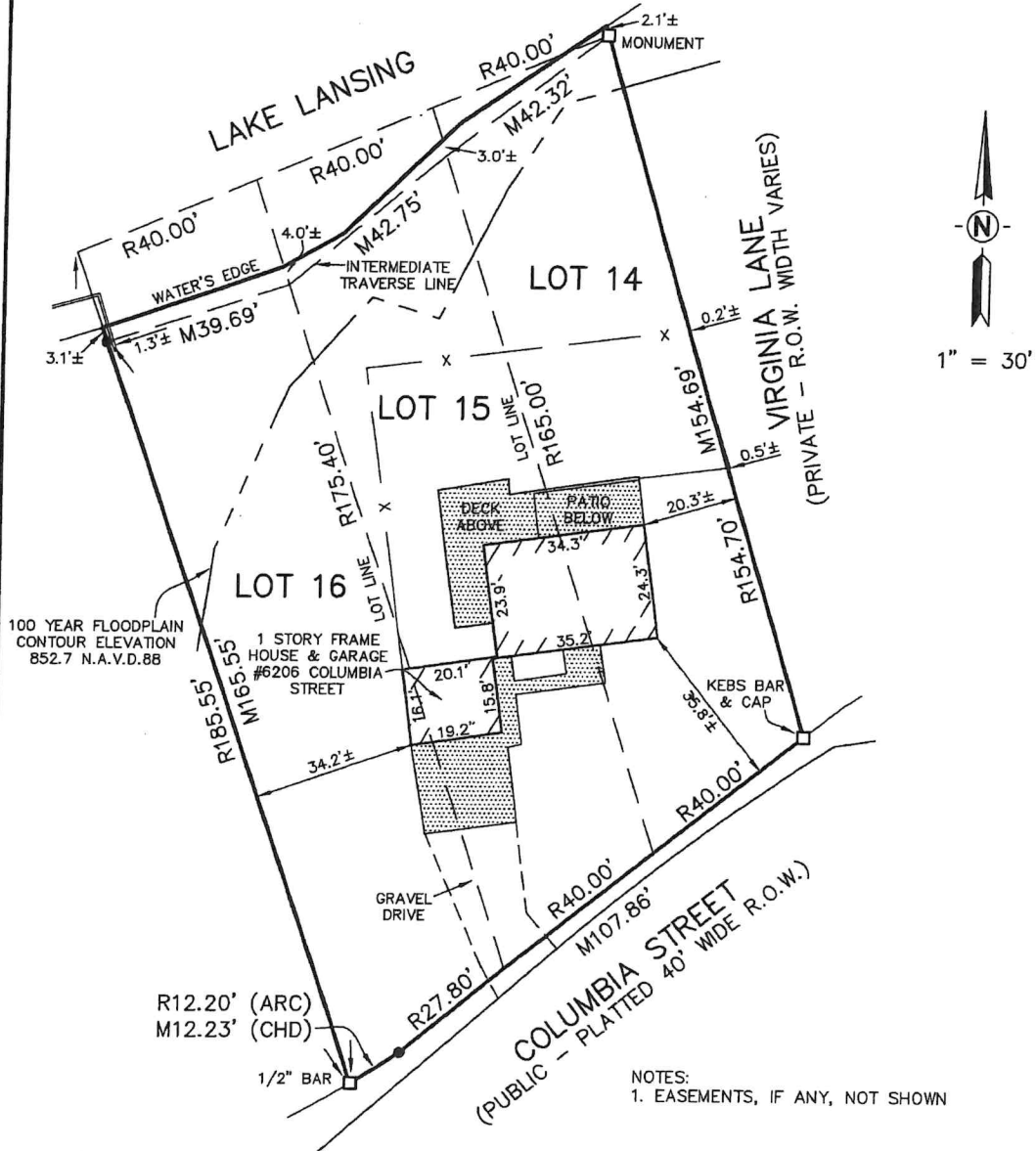
**(The legal descriptions are included on the Surveys. The existing and proposed site plans are depicted on the Surveys.)**

For:  
 Carol Orszczcak  
 6206 Columbia Street  
 Haslett, MI 48840

# LOT SURVEY EXISTING CONDITIONS

Survey Address:  
 6206 Columbia Street  
 Haslett, MI 48840  
 Tax ID# 33-02-02-03-402-021

Legal Description (as provided): Lots 14, 15 & 16, Lakebrook No. 1, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 12 of Plats, Page 10, Ingham County Records.



NOTES:  
 1. EASEMENTS, IF ANY, NOT SHOWN

I hereby certify only to the parties hereon that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set, as noted hereon, permanent markers to all corners of said lot and that all visible encroachments of a permanent nature upon said lot are as shown on this survey. Said lot subject to all easements and restrictions of record.

- R = Recorded Distance
- M = Measured Distance
- = Distance Not to Scale
- = Deed Line
- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- ▨ = Concrete, Asphalt, Deck, and Porch
- \*\* = Fence
- 0.0'± = Denotes Distance to the Survey Line

*Dane B. Pascoe*  
 DANE B. PASCOE  
 PROFESSIONAL SURVEYOR  
 DATE 11/9/22  
 No. 54434

<b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047	
	13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX 269-781-9805	
DRAWN BY	KDB	SECTION 3, T4N, R1W
FIELD WORK BY	NAW	JOB NUMBER:
SHEET	1 OF 2	100629.LOT

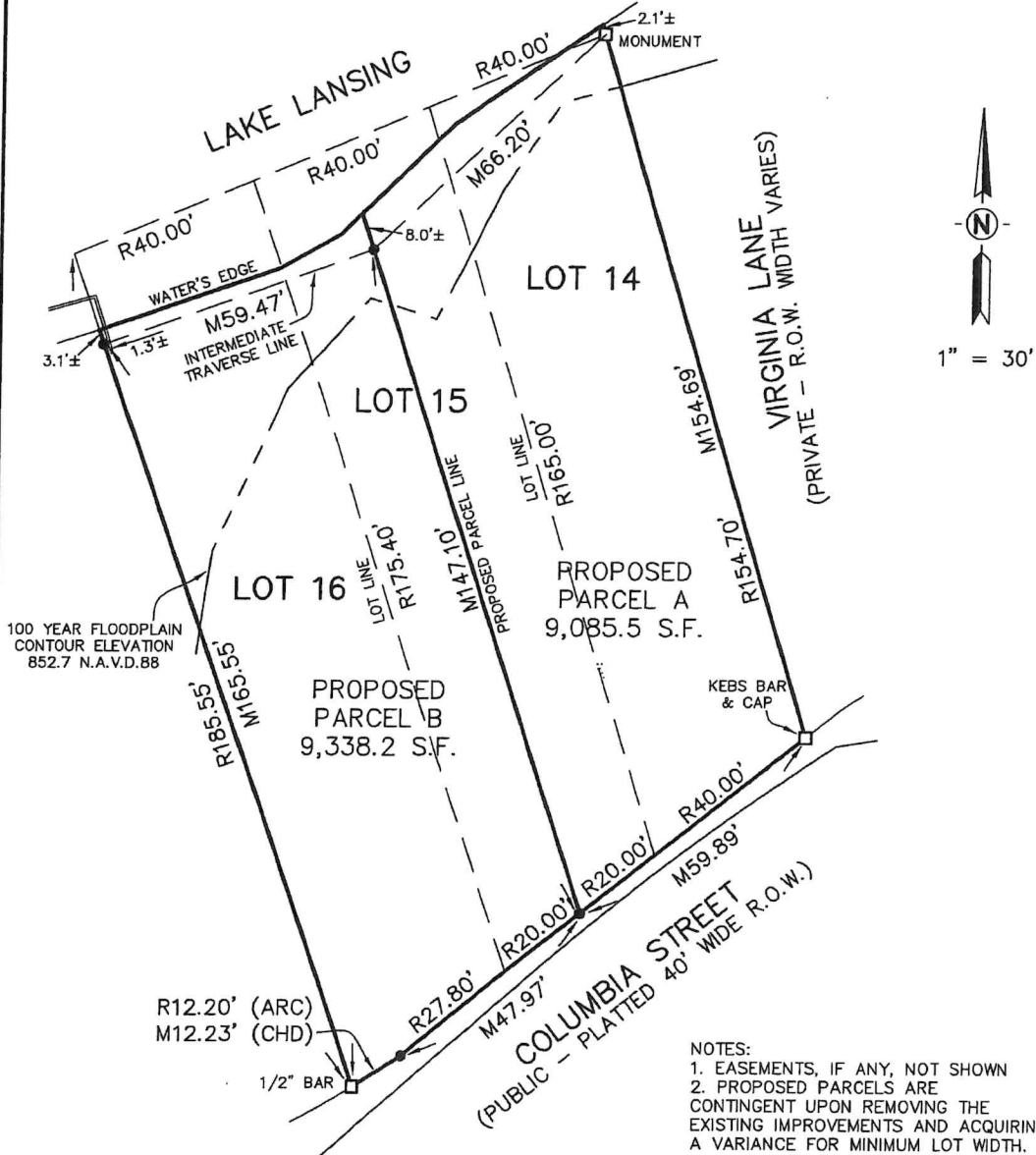
For:  
 Carol Oryszczczak  
 6206 Columbia Street  
 Haslett, MI 48840

**LOT SURVEY  
 PROPOSED**

Survey Address:  
 6206 Columbia Street  
 Haslett, MI 48840  
 Tax ID# 33-02-02-03-402-021

Legal Description: Proposed Parcel A: Lot 14 and the Easterly 1/2 of Lot 15, Lakebrook No. 1, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 12 of Plats, Page 10, Ingham County Records.

Proposed Parcel B: Lot 16 and the Westerly 1/2 of Lot 15, Lakebrook No. 1, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 12 of Plats, Page 10, Ingham County Records.



NOTES:  
 1. EASEMENTS, IF ANY, NOT SHOWN  
 2. PROPOSED PARCELS ARE CONTINGENT UPON REMOVING THE EXISTING IMPROVEMENTS AND ACQUIRING A VARIANCE FOR MINIMUM LOT WIDTH.

I hereby certify only to the parties hereon that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set, as noted hereon, permanent markers to all corners of said lot and that all visible encroachments of a permanent nature upon said lot are as shown on this survey. Said lot subject to all easements and restrictions of record.

- R = Recorded Distance
- M = Measured Distance
- = Distance Not to Scale
- = Deed Line
- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- ▨ = Concrete, Asphalt, Deck, and Porch
- \*\* = Fence
- 0.0'± = Denotes Distance to the Survey Line

*Dane B. Pascoe*  
 DANE B. PASCOE  
 PROFESSIONAL SURVEYOR  
 11/9/22  
 DATE  
 No. 54434

**KEBS, INC.** KYES ENGINEERING  
 BRYAN LAND SURVEYS  
 2116 HASLETT ROAD, HASLETT, MI 48840  
 PH. 517-339-1014 FAX. 517-339-8047  
 13432 PRESTON DRIVE, MARSHALL, MI 49068  
 PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY	KDB	SECTION	3, T4N, R1W
FIELD WORK BY	NAW	JOB NUMBER:	
SHEET	2 OF 2		100629.LOT

## **EXHIBIT D**

### **Proof of Ownership**

**(Attached is a copy of a deed, BS&A tax information which shows the legal title is in the name of Gary and Carol Oryszczak. Gary Oryszczak passed away 9/29/2022 (death certificate attached). Gary's son, Nikolaj Oryszczak, has been appointed as Gary's personal representative. A copy of the Letters of Authority from the Ingham County Probate Court are attached. Carol Oryszczak is the legal title owner as the survivor of her deceased husband. Carol Oryszczak and her son, Nikolaj, reside together at 218 Barry Road, Haslett, MI 48840. In addition to being the personal representative of his father's estate, Nikolaj handles most business matters for his mother.)**

AUG 27 4 16 PM '86

REGISTER OF DEEDS  
Ruth Johnson  
INGHAM COUNTY, MICH.

The Grantor(s) Martin R. Wong and Gretchen S. Barbatsis,  
husband and wife

1623 Colorado, East Lansing, Michigan 48823, whose address is

convey(s) and warrant(s) to Gary T. Oryszczak and Carol A. Oryszczak,  
husband and wife  
whose address is 518 Barry Road, Haslett, Michigan

the following described premises situated in the Township  
of Meridian, County of Ingham  
and State of Michigan:

Lots 14 and 15 of Plat of Lakebrook No. 1, a part of the Southeast fraction  
1/4 of Section 3, Town 4 North, Range 1 West, Township of Meridian, Ingham County,  
Michigan, according to the recorded plat thereof as recorded in Liber 12, Page 10,  
Ingham County Records.

Commonly Known As 6206 Columbia

for the sum of Eighty Five Thousand and 00/100ths Dollars (\$85,000.00)

subject to easements and building and use restrictions of record

Dated this 13th day of August

Signed in presence of:

*Lucille L. Johnson*  
Lucille L. Johnson

*JoAnn Begick*  
JoAnn Begick

*Martin R. Wong*  
Martin R. Wong  
*Gretchen S. Barbatsis*  
Gretchen S. Barbatsis

Signed by:

STATE OF MICHIGAN }  
COUNTY OF Ingham } ss.

The foregoing instrument was acknowledged before me this 30th day of June  
19 86 by Martin R. Wong and Gretchen S. Barbatsis, husband and wife

*Janet Cornelius*

Notary Public, JANET CORNELIUS County.  
Michigan Notary Public, Ingham County, MI  
My Commission Expires Aug. 27, 1989

County Treasurer's Certificate  
I HEREBY CERTIFY that there are no TAX LIENS or  
LIENS held by the state or any individual against the  
within description and all TAXES and LIENS are paid for  
five years previous to the date of this instrument, as  
appears by the records in this office as stated.

*Donald R. Moore*  
Donald R. Moore, County Treasurer  
Sec. 135, Act 206, 1933 as amended

City Treasurer's Certificate

INGHAM  
COUNTY  
175410

STATE OF  
MICHIGAN  
Dept. of  
Taxation  
AUG 27 '86  
P.O. 10583



REAL ESTATE  
TRANSFER TAX  
93.50

When Recorded Return To:

Peoples State Bank

(Name)  
105 W. Middle Street  
(Street Address)  
Williamston, MI 48895  
(City and State)

Send Subsequent Tax Bills To:

Peoples State Bank  
105 W. Middle Street  
Williamston, MI 48895

Drafted By:

Tomie Raines, Inc.  
Business Address:  
941 Abbott Rd.  
East Lansing, MI. 48823

Tax Parcel = Part of 3302-03-402-021 Recording Fee \$6.00 Transfer Tax \$93.50

\* TYPE OR PRINT NAMES UNDER SIGNATURES.

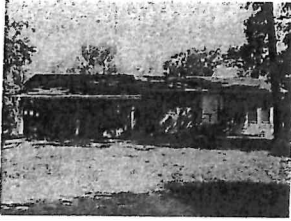
47-080-023

FIRST AMERICAN TITLE INSURANCE COMPANY OF MID-AMERICA - BURTON ABSTRACT DIVISION - SERVING YOU SINCE 1866

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING FIRST AMERICAN TITLE INSURANCE COMPANY OF MID-AMERICA

**6206 COLUMBIA ST HASLETT, MI 48840** (Property Address)

Parcel Number: 33-02-02-03-402-021 Account Number: COLU-006206-0000-01



Item 1 of 3 1 Image / 2 Sketches

**Property Owner:** ORYSZCZAK, GARY & CAROL

**Summary Information**

- > Residential Building Summary
  - Year Built: 1976
  - Full Baths: 2
  - Sq. Feet: 816
- Bedrooms: 1
- Half Baths: 0
- Acres: 0.466
- > Assessed Value: \$270,900 | Taxable Value: \$160,063
- > 20 Special Assessments found
- > Property Tax information found
- > Utility Billing information found
- > Building Department information found

**Owner and Taxpayer Information**

**Owner** ORYSZCZAK, GARY & CAROL **Taxpayer** SEE OWNER INFORMATION  
 4912 W ST JOE HWY STE 3  
 LANSING, MI 48917

**General Information for Tax Year 2022**

<b>Property Class</b>	401 RESIDENTIAL-IMPROVED	<b>Unit</b>	02 MERIDIAN TOWNSHIP
<b>School District</b>	HASLETT PUBLIC SCHOOLS	<b>Assessed Value</b>	\$270,900
<b>MG</b>	No Data to Display	<b>Taxable Value</b>	\$160,063
<b>APPRAISAL</b>	Not Available	<b>State Equalized Value</b>	\$270,900
<b>C. AREA</b>	Not Available	<b>Date of Last Name Change</b>	05/04/2017
<b>INFLUENCE</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	Not Available	<b>Census Block Group</b>	No Data to Display
<b>PROBLEMS</b>	Not Available	<b>Exemption</b>	No Data to Display

**Principal Residence Exemption Information**

**Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2022	0.0000 %	0.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2021	\$263,000	\$263,000	\$154,950
2020	\$242,800	\$242,800	\$152,811
2019	\$218,500	\$218,500	\$149,962

**Land Information**

<b>Zoning Code</b>	RB	<b>Total Acres</b>	0.466
<b>Land Value</b>	\$456,200	<b>Land Improvements</b>	\$836
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	4145 RESIDENTIAL DD	<b>Mortgage Code</b>	465
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
Lot 1	120.00 ft	169.00 ft
<b>Total Frontage: 120.00 ft</b>		<b>Average Depth: 169.00 ft</b>

**Legal Description**

MP 1740, 1741, 1742 LOTS 14, 15 & 16 LAKEBROOK NO. 1.

**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
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Privacy - Terms

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
08/01/1986	\$102,000.00	WD			03-ARM'S LENGTH		

**Building Information - 816 sq ft 1 STORY (Residential)**

**General**

<b>Floor Area</b>	816 sq ft	<b>Estimated TCV</b>	\$94,686
<b>Garage Area</b>	0 sq ft	<b>Basement Area</b>	816 sq ft
<b>Foundation Size</b>	816 sq ft	<b>Year Remodeled</b>	No Data to Display
<b>Year Built</b>	1976	<b>Class</b>	C
<b>Occupancy</b>	Single Family	<b>Tri-Level</b>	No
<b>Effective Age</b>	46 yrs	<b>Heat</b>	Forced Air w/ Ducts
<b>Percent Complete</b>	100%	<b>Wood Stove Add-on</b>	No
<b>AC w/Separate Ducts</b>	No	<b>Water</b>	Public Water
<b>Basement Rooms</b>	0	<b>Sewer</b>	Public Sewer
<b>1st Floor Rooms</b>	0	<b>Style</b>	1 STORY
<b>2nd Floor Rooms</b>	0		
<b>Bedrooms</b>	1		

**Area Detail - Basic Building Areas**

Height	Foundation	Exterior	Area	Heated
1 Story	Basement	Siding	816 sq ft	1 Story

**Exterior Information**

<b>Brick Veneer</b>	0 sq ft	<b>Stone Veneer</b>	0 sq ft
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**Basement Finish**

<b>Recreation</b>	450 sq ft	<b>Recreation % Good</b>	0%
<b>Living Area</b>	0 sq ft	<b>Living Area % Good</b>	0%
<b>Walk Out Doors</b>	1	<b>No Concrete Floor Area</b>	0 sq ft

**Plumbing Information**

<b>3 Fixture Bath</b>	2
-----------------------	---

**Built-In Information**

<b>Cook Top</b>	1	<b>Dishwasher</b>	1
<b>Garbage Disposal</b>	1	<b>Vented Hood</b>	1
<b>Oven</b>	1		

**Fireplace Information**

<b>Exterior 1 Story</b>	1
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**Carport Information**

<b>Area</b>	256 sq ft	<b>Roof Type</b>	Comp. Shingle
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**Porch Information**

<b>WPP</b>	609 sq ft	<b>Foundation</b>	Standard
<b>WPP</b>	32 sq ft	<b>Foundation</b>	Standard

**\*\*Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.



LF  
CF D2022-2557



STATE OF MICHIGAN  
DEPARTMENT OF HEALTH AND HUMAN SERVICES  
CERTIFICATE OF DEATH

STATE FILE NUMBER  
**080012**

1. DECEDENT'S NAME (First, Middle, Last) <b>Gary Thomas Oryszczak</b>		2. DATE OF BIRTH <b>February 22, 1944</b>	3. SEX <b>Male</b>	4. DATE OF DEATH <b>September 29, 2022</b>	
5. NAME AT BIRTH OR OTHER NAME USED FOR PERSONAL BUSINESS		6a. AGE - Last Birthday (Years) <b>78</b>	6b. UNDER 1 YEAR MONTHS      DAYS		6c. UNDER 1 DAY HOURS      MINUTES
7a. LOCATION OF DEATH <b>Sparrow Health Systems Sparrow Campus</b>		7b. CITY, VILLAGE OR TOWNSHIP OF DEATH <b>Lansing</b>		7c. COUNTY OF DEATH <b>Ingham</b>	
8a. CURRENT RESIDENCE - STATE <b>Michigan</b>	8b. COUNTY <b>Ingham</b>	8c. LOCALITY <b>Williamstown Twp</b>		8d. STREET AND NUMBER <b>218 Barry Road</b>	
8e. ZIP CODE <b>48840</b>	9. BIRTH PLACE <b>Walled Lake, Michigan</b>		10. SOCIAL SECURITY NUMBER <b>386-42-1713</b>		11. DECEDENT'S EDUCATION <b>Professional degree</b>
12. RACE <b>White</b>		13a. ANCESTRY <b>Polish</b>		13b. HISPANIC ORIGIN <b>No</b>	14. EVER IN THE U.S. ARMED FORCES? <b>Yes</b>
15. USUAL OCCUPATION <b>Dentist</b>		16. KIND OF BUSINESS OR INDUSTRY <b>Dental Practice</b>		17. MARITAL STATUS <b>Married</b>	18. NAME OF SURVIVING SPOUSE (If wife, give name before first married) <b>Carol Ann Howard</b>
19. FATHER'S NAME (First, Middle, Last) <b>John Oryszczak</b>			20. MOTHER'S NAME BEFORE FIRST MARRIED (First, Middle, Last) <b>Mildred Scott</b>		
21a. INFORMANT'S NAME <b>Carol Ann Oryszczak</b>		21b. RELATIONSHIP TO DECEDENT <b>Wife</b>	21c. MAILING ADDRESS <b>218 Barry Road, Haslett, Michigan 48840</b>		
22. METHOD OF DISPOSITION <b>Burial</b>		23a. PLACE OF DISPOSITION <b>Summit Cemetery</b>		23b. LOCATION - City or Village, State <b>Williamston, Michigan</b>	
24. SIGNATURE OF MORTUARY SCIENCE LICENSEE <b>Angela S. Van Core</b>		25. LICENSE NUMBER <b>4501006884</b>		26. NAME AND ADDRESS OF FUNERAL FACILITY <b>Gorsline Runciman Funeral Homes - Williamston Chapel, 205 E. Middle Street, Williamston, Michigan 48895</b>	
27a. CERTIFIER <input checked="" type="checkbox"/> <b>Certifying Physician</b> - To the best of my knowledge, death occurred due to the (cause) and manner stated. <input type="checkbox"/> <b>Medical Examiner</b> - On the basis of examinations, and/or investigation, in my opinion, death occurred at the time, date, and place, and due to the cause(s) and manner stated. <b>Kirill Zakharov, DO</b> Signature and Title		28a. ACTUAL OR PRESUMED TIME OF DEATH <b>0440 Military Time</b>		28b. PRONOUNCED DEAD ON <b>September 29, 2022</b>	28c. TIME PRONOUNCED DEAD <b>0440 Military Time</b>
29. MEDICAL EXAMINER CONTACTED <b>No</b>		30. PLACE OF DEATH <b>Hospital</b>		31. IF HOSPITAL <b>Inpatient</b>	
27b. DATE SIGNED <b>October 03, 2022</b>		27c. LICENSE NUMBER <b>5101025624</b>		32. MEDICAL EXAMINER'S CASE NUMBER	
33. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER					
34. NAME AND ADDRESS OF CERTIFYING PHYSICIAN <b>Kirill Zakharov, DO, 1140 East Michigan Avenue, Suite 300, Lansing, Michigan 48912</b>					
35a. REGISTRAR'S SIGNATURE 				35b. DATE FILED <b>October 04, 2022</b>	
36. PART I. ENTER the chain of events - diseases, injuries or complications - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest or ventricular fibrillation without showing the etiology. Enter only one cause on line. If diabetic was an underlying or contributing cause of death be sure to record diabetes in either Part I or Part II of the cause of death section, as IMMEDIATE CAUSE (Final disease or condition resulting in death) Sequentially list IF ANY, leading to the listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting LAST <b>Type A aortic dissection likely secondary to recent coronary artery bypass grafting</b>					Approximate Interval Between Onset and Death Hours
PART II. OTHER SIGNIFICANT CONDITIONS contributing to death but not resulting in the underlying cause given in Part I					37. DID TOBACCO USE CONTRIBUTE TO DEATH? <input type="checkbox"/> Yes <input type="checkbox"/> Probably <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
39. MANNER OF DEATH <b>Natural</b>		40a. WAS AN AUTOPSY PERFORMED? <b>No</b>		40b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? <b>Not Applicable</b>	
41a. DATE OF INJURY		41b. TIME OF INJURY		41c. DESCRIBE HOW INJURY OCCURRED	
41d. INJURY AT WORK		41e. PLACE OF INJURY		41f. IF TRANSPORTATION INJURY	
41g. LOCATION					

D2022-2557  
10/4/22 2:24 PM Page 1 of 1  
DEATH \$0.00  
Barb Byrum Ingham County Clerk

SP04901588

VOID WITHOUT WATERMARK OR IF ALTERED OR ERASED.



STATE OF MICHIGAN  
PROBATE COURT  
COUNTY OF INGHAM

LETTERS OF AUTHORITY FOR  
PERSONAL REPRESENTATIVE

FILE NO.  
22- 1314 -DE

Estate of Gary Thomas Oryszczak

TO:

Name and address

Nikolaj Gary Thomas Oryszczak

218 Barry Road  
Haslett, MI 48840

Telephone no.

(517) 749-7740

You have been appointed and qualified as personal representative of the estate on 10/13/2022. You are authorized to perform all acts authorized by law unless exceptions are specified below. Date

Your authority is limited in the following way:

You have no authority over the estate's real estate or ownership interests in a business entity that you identified on your acceptance of appointment.

Other restrictions or limitations are:

These letters expire: 2/25/2024

Date

10/13/22

Date

Morgan E. Cole

Judge (formal proceedings)/Register (informal proceedings)

Bar no.

SEE NOTICE OF DUTIES ON SECOND PAGE

Robert E. McCarthy

P28450

Attorney name (type or print)

Bar no.

411-C W. Lake Lansing Rd, Ste. 110

Address

East Lansing, MI 48823

(517) 337-2000

City, state, zip

Telephone no.

I certify that I have compared this copy with the original on file and that it is a correct copy of the original, and on this date, these letters are in full force and effect.

10/13/22

Date

Casey J. Peera  
Deputy register

Do not write below this line - For court use only

The following provisions are mandatory reporting duties specified in Michigan law and Michigan court rules and are not the only duties required of you. See MCL 700.3701 through MCL 700.3722 for other duties. Your failure to comply may result in the court suspending your powers and appointing a special fiduciary in your place. It may also result in your removal as fiduciary.

**CONTINUED ADMINISTRATION:** If the estate is not settled within 1 year after the first personal representative's appointment, you must file with the court and send to each interested person a notice that the estate remains under administration, specifying the reasons for the continued administration. You must give this notice within 28 days of the first anniversary of the first personal representative's appointment and all subsequent anniversaries during which the administration remains uncompleted. If such a notice is not received, an interested person may petition the court for a hearing on the necessity for continued administration or for closure of the estate. [MCL 700.3703(4), MCL 700.3951(3), MCR 5.144, MCR 5.307, MCR 5.310]

**DUTY TO COMPLETE ADMINISTRATION OF ESTATE:** You must complete the administration of the estate and file appropriate closing papers with the court. Failure to do so may result in personal assessment of costs. [MCR 5.310]

**CHANGE OF ADDRESS:** You are required to inform the court and all interested persons of any change in your address within 7 days of the change.

#### Additional Duties for Supervised Administration

If this is a supervised administration, in addition to the above reporting duties, you are also required to prepare and file with this court the following written reports or information.

**INVENTORY:** You are required to file with the probate court an inventory of the assets of the estate within 91 days of the date your letters of authority are issued or as ordered by the court. You must send a copy of the inventory to all presumptive distributees and all other interested persons who request it. The inventory must list in reasonable detail all the property owned by the decedent at the time of death. Each listed item must indicate the fair market value at the time of the decedent's death and the type and amount of any encumbrance. Where the decedent's date of death is on or after March 28, 2013, the lien amount will be deducted from the value of the real property for purposes of calculating the inventory fee under MCL 600.871(2). If the value of any item has been obtained through an appraiser, the inventory should include the appraiser's name and address with the item or items appraised by that appraiser. You must also provide the name and address of each financial institution listed on your inventory at the time the inventory is presented to the court. The address for a financial institution shall be either that of the institution's main headquarters or the branch used most frequently by the personal representative. [MCL 700.3706, MCR 5.307, MCR 5.310(E)]

**ACCOUNTS:** You are required to file with this court once a year, either on the anniversary date that your letters of authority were issued or on another date you choose (you must notify the court of this date) or more often if the court directs, a complete itemized accounting of your administration of the estate. This itemized accounting must show in detail all income and disbursements and the remaining property, together with the form of the property. Subsequent annual and final accountings must be filed within 56 days following the close of the accounting period. When the estate is ready for closing, you are also required to file a final account with a description of property remaining in the estate. All accounts must be served on the required persons at the same time they are filed with the court, along with proof of service.

**ESTATE (OR INHERITANCE) TAX INFORMATION:** You are required to submit to the court proof that no estate (or inheritance) taxes are due or that the estate (or inheritance) taxes have been paid. **Note:** The estate may be subject to inheritance tax.

#### Additional Duties for Unsupervised Administration

If this is an unsupervised administration, in addition to the above reporting duties, you are also required to prepare and provide to all interested persons the following written reports or information.

**INVENTORY:** You are required to prepare an inventory of the assets of the estate within 91 days from the date your letters of authority are issued and to send a copy of the inventory to all presumptive distributees and all other interested persons who request it. The inventory must list in reasonable detail all the property owned by the decedent at the time of death. Each listed item must indicate the fair market value at the time of the decedent's death and the type and amount of any encumbrance. Where the decedent's date of death is on or after March 28, 2013, the lien amount will be deducted from the value of the real property for purposes of calculating the inventory fee under MCL 600.871(2). You are required within 91 days from the date your letters of authority are issued, to submit to the court the information necessary to calculate the probate inventory fee that you must pay to the probate court. You may use the original inventory for this purpose. [MCL 700.3706, MCR 5.307]

**ESTATE (OR INHERITANCE) TAX INFORMATION:** You may be required to submit to the court proof that no estate (or inheritance) taxes are due or that the estate (or inheritance) taxes have been paid. **Note:** The estate may be subject to inheritance tax.

**EXHIBIT E**  
**Google Maps Picture**





## **EXHIBIT F**

### **Zoning Ordinance / Variance Request**

**The Meridian Township Zoning for this property is RB- One Family High Density Residential. The two proposed lots will require small variances from § 86-374(d)(2) of the Zoning Ordinance, which provides:**

**“Minimum interior lot width: 65 feet. Interior lot widths may be reduced for no more than 25% of the lots in any one subdivision plat, provided lots so reduced are no less than 60 feet in width, the interior lot width of the subdivision plat averages 65 feet in width, and no more than two adjacent lots shall be less than 65 feet in width.”**

Charter Township of Meridian  
Thursday, January 12, 2023

## Chapter 86. Zoning

### ARTICLE IV. District Regulations

#### DIVISION 2. Residential Districts

##### § 86-374. RB District: One-Family High-Density Residential District.

[Code 1974, § 82-5]

- (a) Purpose. The purpose of the RB district is to achieve the same character, stability, and sound residential environment as intended for the RR, RAA, and RA residential districts. The difference between the three previously mentioned and the RB district is that a higher density of population will be permitted through the construction and occupancy of one-family dwelling structures on smaller lot area. There is no intent to promote by these regulations a residential district of lower quality than in the RR, RAA, and RA districts. This section applies to the RB district.
- (b) Uses permitted by right. All uses permitted by right in the RA district, subject to all the restrictions specified therefor.
- (c) Uses permitted by special use permit. All uses permitted by special use permit in the RA district subject to all the restrictions specified therefor.
- (d) Dimensional requirements.
  - (1) Minimum lot area: 8,000 square feet. No lot shall hereafter be subdivided to provide less than 8,000 square feet of lot area. Attention is directed to supplementary area regulations, Article V, Division 3 of this chapter, for permitted exceptions to lot area.
  - (2) Minimum interior lot width: 65 feet. Interior lot widths may be reduced for no more than 25% of the lots in any one subdivision plat, provided lots so reduced are no less than 60 feet in width, the interior lot width of the subdivision plat averages 65 feet in width, and no more than two adjacent lots shall be less than 65 feet in width.
  - (3) Minimum corner lot width: 70 feet along the street upon which the lot fronts.
  - (4) Maximum lot coverage. All buildings, including accessory buildings, shall not cover more than 35% of the total area.
  - (5) Minimum yard dimension.
    - a. Front yards. In accordance with the setback requirements of § 86-367 for the type of street upon which the lot fronts.
    - b. Side yards: seven feet.
    - c. Rear yards. For lots up to 150 feet in depth, the rear yard shall not be less than 30 feet in depth. For lots over 150 feet in depth, the rear yard shall not be less than 40 feet in depth.



- d. Corner lots. A front yard shall be maintained on each street side of a corner lot. Setbacks shall be equal to those required in § **86-367** for the type of streets upon which the lot has frontage and all regulations applicable to front yards shall apply.
  - e. Through and reverse frontage lots. Principal buildings shall be located in accordance with the front yard setback requirements of § **86-367** for the type of streets upon which the through or reverse frontage lot abuts. Access to residential sites shall be located on the street with the lowest functional classification as illustrated in § **86-367**. All regulations applicable to front yards shall apply, except freestanding accessory buildings or structures, such as decks, garages, sheds, swimming pools, and tennis courts, proposed for reverse frontage lots shall be located no closer than 30 feet from the right-of-way of the designated rear yard.
- (6) Supplementary yard regulations. For permitted reductions in yard dimensions, for permitted yard encroachments, and for placement of accessory buildings in yard areas, refer to Article **V**, Division 4 of this chapter.
  - (7) Maximum building height. No residential structure shall exceed 2 1/2 stories or 35 feet. Accessory buildings shall not exceed a height of 15 feet on any residential lot. For permitted exceptions to residential building heights, refer to Article **V**, Division 5 of this chapter. For building height limitations for nonresidential structures in residential districts refer to § **86-654**.
  - (8) Minimum living space. Minimum gross living area per family shall not be less than 800 square feet of floor area on the first floor if one story or 480 square feet of area on the first floor level if two story. In any case, the total living area shall not be less than 800 square feet.

**State law reference:** State-mandated residential uses, MCL 125.286g.

**EXHIBIT G**  
**Lake Lansing Residential**  
**Overlay District**  
**§ 86-442**



## Chapter 86. Zoning

### ARTICLE IV. District Regulations

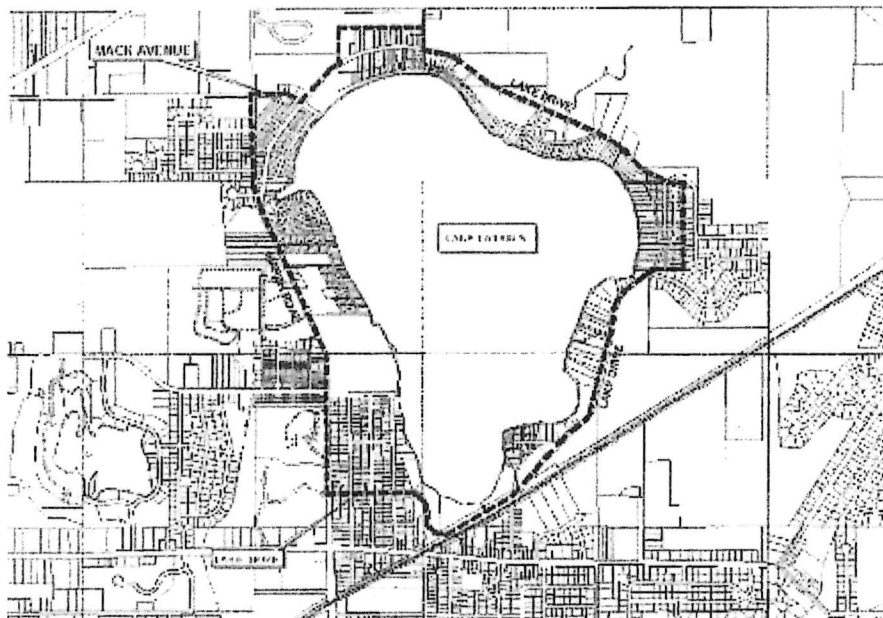
#### DIVISION 4. Other Districts

#### § 86-442. Lake Lansing Residential Overlay District.

[Ord. No. 2008-01, 2-3-2008]

- (a) Purpose. The Lake Lansing residential overlay district is designed to provide standards to allow for the development of single-family residential lots, while also preserving the quality and viability of the Lake Lansing watershed. Due to the unique development history of those areas surrounding the lake, the Lake Lansing residential overlay district also addresses development issues arising from existing lots created and recorded prior to adoption of zoning regulations.
- (b) Applicability. The Lake Lansing residential overlay district shall apply to all lots within the area shown on Map 1, which are zoned in a residential category and occupied or intended to be occupied by a single-family residential dwelling. All lots included in the overlay district shall be subject to the terms and conditions imposed in this section, in addition to the terms and conditions imposed by the zoning district where such lots may be located and any other applicable regulations of the zoning ordinance. The regulations of the Lake Lansing residential overlay district shall not apply to multiple-family and nonresidential uses.

**Map 1. Boundary of the Lake Lansing Residential Overlay District**



- (c) Uses permitted by right. All uses permitted by right in the underlying zoning districts.
- (d) Uses permitted by special use permit. All uses permitted by special use permit in the underlying zoning districts.
- (e) Uses not permitted. Any use not permitted in the underlying zoning district is not permitted in the Lake Lansing residential overlay district.
- (f) Dimensional requirements. The following dimensions for lot area and width, front, side, and rear yards, together with maximum dimensions for lot coverage and building heights shall be required for every structure and land use in this overlay district, except as noted:
  - (1) Minimum lot area. Lot area shall be consistent with the requirements of the underlying zoning district, except lots that were created and recorded prior to October 5, 1960, may be used for single-family residential purposes provided the lot is not less than 5,000 square feet in area.
  - (2) Minimum interior lot width. Interior lot width shall be consistent with the requirements of the underlying zoning district, except lots that were created and recorded prior to October 5, 1960, may be used for single-family residential purposes provided the lot is not less than 35 feet in width at the street line and the minimum yard setbacks are maintained for the district where the lot is located.
  - (3) Minimum corner lot width. Corner lot width shall be consistent with the requirements of the underlying zoning district, except lots that were created and recorded prior to October 5, 1960, may be used for single-family residential purposes provided the lot is not less than 40 feet in width along the street upon which the lot fronts.
  - (4) Maximum lot coverage. All buildings including accessory buildings shall not cover more than 40% of the total lot area.
  - (5) Minimum yard dimensions.
    - 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 § **86-367**.
    - b. 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:
      - 1. 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.
      - 2. A fence or wall constructed in the side yard shall not exceed two feet in height if located less than seven feet from any principle or accessory structure.
    - c. Rear yards. The rear yard setback shall 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**.
    - d. Corner lots. A front yard shall be maintained on each street side of a corner lot except a yard adjacent to a street right-of-way where the street has not been built shall be deemed a side yard.
    - e. Through and reverse frontage lots. Through and reverse frontage lots shall be consistent with the requirements of the underlying zoning district, except the front yard setback shall be in accordance with Subsection 86-442(5)(a).

- (6) Supplementary yard regulations. For permitted exceptions in yard dimensions and yard encroachments, and for additional requirements for the placement of accessory buildings in the yard area, refer to Article V, Division 4 of Chapter 86 of the Code of Ordinances.
- (7) Special structural elements. Special structural elements, such as cornices, sills, belt-courses, chimneys, gutters, eaves, pilasters, and similar structural features may project into any yard area up to a maximum of 2 1/2 feet, except such element or feature shall not be closer than three feet to a side lot line unless the element or feature is built with noncombustible materials or treated with an approved fire retardant with a minimum one-hour fire rating.
- (8) Fire escapes, outside stairways, and balconies. Fire escapes, outside stairways, and balconies, if of open construction, may project into the yard up to a maximum of five feet, except a structure shall not be closer than three feet to a side lot line unless the structure is built with noncombustible materials.
- (9) Maximum driveway coverage.
  - a. 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.
  - b. A driveway shall not occupy more than 35% of the total area of the front yard for residential lots 65 feet or greater in width at the street line.
  - c. A driveway shall not be permitted in the street right-of-way where the street has not been built.
- (10) Stormwater. Stormwater runoff from new construction, which is being directed toward Lake Lansing, shall be filtered through a vegetated area, a minimum of 20 feet in width, before entering the lake. The vegetated area may include a grass lawn.

**EXHIBIT H**  
**Lakebrook No. 1**  
**Subdivision Plat 1930**

# LAKEBROOK NO. 1

A SUBDIVISION OF A PART OF SE. PRL. 1, SEC. 1, T. 4 N., R. 12 W.,  
MERIDIAN TWP, INGHAM CO., MICHIGAN



**DESCRIPTION**

The land embraced in the annexed plat of LAKEBROOK NO. 1 a Subdivision of a part of S.E. PRL. 1, Sec. 1, T. 4 N., R. 12 W., Meridian Twp., Ingham Co., Michigan may be described as follows: Commencing at a point 106.95 ft. East and 253.1 ft. South of the center of Sec. 3, T. 4 N., R. 12 W., Meridian Twp., Ingham Co., Michigan, thence S. 45° 45' W. 224.85 ft., thence to the left on a curve with a radius of 66.5 ft., thence S. 25° 53' E. along the westerly line of Pine Lake Road 535.59 ft., to the Northerly line of Bliss St., thence N. 85° 45' E. 118 ft., thence N. 16° 46' W. 132.0 ft., thence N. 85° 43' E. 145.0 ft., thence N. 16° 46' W. 200.0 ft., thence N. 85° 43' E. 255.5 ft., to the westerly bank of Bliss Lake, thence N. 27° 37' W. 415.9 ft., thence to the left on a 100.0 ft. radius curve 255.5 ft., thence S. 85° 58' W. 262.5 ft., thence to the right on a 181.4 ft. radius curve 119.8 ft., thence S. 75° 05' W. 48.32 ft., thence N. 4° 45' E. 32.0 ft. to the place of beginning.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That we Ard R. Foster and Edna J. Foster as proprietors, and Mabel Foster and Vera I. Foster their wives respectively have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as LAKEBROOK NO. 1 a Subdivision of a part of S.E. PRL. 1, Sec. 1, T. 4 N., R. 12 W., Meridian Twp., Ingham Co., Michigan, and that the streets, roads, and drives as shown on said plat are hereby dedicated to the use of the public and that the lots as shown on said plat are hereby dedicated to the lot owners of said plat.

Signed and Sealed in Presence of  
 1. *Magda Samowicki*  
 2. *Freda Sawolak*

*Ard R. Foster*  
*Mabel Foster*  
*Edna J. Foster*  
*Vera I. Foster*

(L.S.)  
(L.S.)  
(L.S.)  
(L.S.)

STATE OF MICHIGAN  
 County of Ingham 88

On this 10th day of May 1930 before me, a Notary Public in and for said county, personally appeared the above named Ard R. Foster and Edna J. Foster and Mabel Foster and Vera I. Foster their wives respectively, known to me to be the persons who executed the above dedication, and acknowledged the same to be their free act and deed.

*Notary Public*

Notary Public, Ingham Co., Michigan

\* My Commission expires 1st day of June 1931

**COONEY TREASURER'S CERTIFICATE**

Office of County Treasurer, Ingham County.  
 I hereby certify that there are no tax liens or titles held by the State on the lands described below, and that there are no tax liens or titles held by individuals on said lands, for the five years preceding the 10th day of May 1930, and that the taxes for said period of five years are paid, as shown by the records of this office.  
 This certificate does not apply to taxes, if any, now in process of collection by township, city or village collecting officers.  
 Commencing at a point 106.95 ft. East and 253.1 ft. South of the center of Sec. 3, T. 4 N., R. 12 W., Meridian Twp., Ingham Co., Michigan, thence S. 45° 45' W. 224.85 ft., thence to the left on a curve with a radius of 66.5 ft., thence S. 25° 53' E. along the westerly line of Pine Lake Road 535.59 ft., to the Northerly line of Bliss St., thence N. 85° 45' E. 118 ft., thence N. 16° 46' W. 132.0 ft., thence N. 85° 43' E. 145.0 ft., thence N. 16° 46' W. 200.0 ft., thence N. 85° 43' E. 255.5 ft., to the westerly bank of Bliss Lake, thence N. 27° 37' W. 415.9 ft., thence to the left on a 100.0 ft. radius curve 255.5 ft., thence to the right on a curve of 181.4 ft. radius and 119.8 ft. thence S. 75° 05' W. 48.32 ft., thence N. 4° 45' E. 32.0 ft. to the place of beginning.

**EMBRASSED CERTIFICATE**

I hereby certify that the plat herein set forth is a correct one and that permanent record has been made of said plat in the office of the County Clerk of Ingham County, Michigan, and that the same is a true and correct copy of the original plat as shown on file in the office of the County Clerk of Ingham County, Michigan, and that the same is a true and correct copy of the original plat as shown on file in the office of the County Clerk of Ingham County, Michigan, and that the same is a true and correct copy of the original plat as shown on file in the office of the County Clerk of Ingham County, Michigan.

*Francis H. Bateman*, Registered Surveyor

**CERTIFICATE OF NOTARIAL AGENCY**

This plat was approved by the Township Board of Meridian at a meeting held on the 10th day of May 1930.

*Special Township Clerk*

**CERTIFICATE OF APPROVAL BY JUDICIAL SALES**

This plat was approved by the Court of Ingham County, Michigan, at a meeting held on the 10th day of May 1930.

*John J. ...* Judge of Probate  
*John J. ...* County Treasurer  
*John J. ...* Sheriff

**EMBRASSED CERTIFICATE**

I hereby certify that the plat herein set forth is a correct one and that permanent record has been made of said plat in the office of the County Clerk of Ingham County, Michigan, and that the same is a true and correct copy of the original plat as shown on file in the office of the County Clerk of Ingham County, Michigan, and that the same is a true and correct copy of the original plat as shown on file in the office of the County Clerk of Ingham County, Michigan.



