

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS REGULAR MEETING
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000, TOWNSHIP HALL ROOM
WEDNESDAY, APRIL 19TH, 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.