

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

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

1. CALL MEETING TO ORDER

Chair Mansour called the meeting to order at 6:31 p.m.

2. APPROVAL OF AGENDA

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

ROLL CALL VOTE: YEAS: Members Koenig, Deschaine, Chair Mansour

NAYS: None

Motion carried: 3-0

3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

A. February 15, 2023 Meeting Minutes

Member Deschaine moved to approve the minutes of February 15, 2023 as submitted. Seconded by Member Koenig.

ROLL CALL VOTE: YEAS: Members Koenig, Deschaine, Chair Mansour

NAYS: None

Motion carried: 3-0

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

Chair Mansour noted all of the communications received are in reference to ZBA Case No. 23-01 which has been postponed by the applicant.

5. UNFINISHED BUSINESS-NONE

6. NEW BUSINESS

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

This applicant in this case decided to postpone until the May meeting.

B. ZBA CASE NO. 23-03 (2292 Lake Lansing), Susan Luks & Edward Clayton, 2292 Lake Lansing Road, East Lansing, MI 48823

DESCRIPTION: 2292 Lake Lansing Rd.
TAX PARCEL: 04-376-006
ZONING DISTRICT: RR (Rural Residential)

The variances requested are to construct a 400 square foot carport (accessory structure) in the front yard setback at 2292 Lake Lansing Road.

Assistant Planner Chapman outlined the case for discussion.

Applicants Representative Liz Harrow, 1147 Daisy Ln, East Lansing further outlined the case for discussion.

Applicant Susan Luks, 2292 E. Lake Lansing Rd., East Lansing further outlined the case for discussion.

Chair Mansour asked why the carport isn't located closer to the house.

Ms. Harrow replied there is a flat area there and to the side of the carport is a ramp for the applicant's mother to use.

Assistant Planner Chapman noted that Township Ordinance states a detached structure must be located 10 feet from the principal structure. In this case the porch is considered part of the principal structure.

Member Koenig asked if there is an existing garage or carport on the property.

Ms. Harrow replied there is not.

Member Koenig asked if there is a reason why the carport was not pushed back further.

Ms. Harrow replied the land further back on the property begins to slope down.

Member Deschaine asked if the setback on this property would have prohibited the entire house from being built now.

Assistant Planner Chapman replied about 90% of the current structure is located within the 100 ft. 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 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. 23-03 (2292 Lake Lansing), Susan Luks & Edward Clayton. Seconded by Member Deschaine.

ROLL CALL VOTE: YEAS: Members Koenig, Deschaine, Chair Mansour

NAYS: None

Motion carried: 3-0

7. OTHER BUSINESS

A. Election of 2023 officers

Chair Mansour stated that due to Vice-Chair Field-Foster's absence the election of 2023 officers will be held at the next meeting.

8. PUBLIC REMARKS

Chair Mansour opened public remarks at 6:49 pm.

NONE

Chair Mansour closed public remarks at 6:49 pm.

9. BOARD MEMBER COMMENTS

Member Deschaine asked if Chair Mansour would be willing to serve as the Zoning Board of Appeals Chair again.

Chair Mansour replied that she would.

Chair Mansour noted the Zoning Board of Appeals is in need of alternate members. If you would like to apply to be on the board you may apply at:

<https://www.meridian.mi.us/Home/Components/FormBuilder/FormBuilder/ab645b1f6ad340fa8df777891a5f6bbe/1365#!/>

10. ADJOURNMENT

The Zoning Board of Appeals Adjourned at 6:50 pm.