

CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS REGULAR MEETING  
5151 MARSH ROAD, OKEMOS, MI 48864-1198  
(517) 853-4000, TOWNSHIP HALL ROOM  
WEDNESDAY, MAY 17<sup>TH</sup>, 2023

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

1. CALL MEETING TO ORDER

Chair Mansour called the meeting to order at 6:33 p.m.

2. APPROVAL OF AGENDA

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

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

NAYS: None

Motion carried: 4-0

3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

A. March 15, 2023 Meeting Minutes

**Chair Mansour moved to approve the minutes of April 19<sup>th</sup>, 2023 as submitted. Seconded by Member Trezise.**

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

NAYS: None

Motion carried: 4-0

4. COMMUNICATIONS

A. RE: ZBA #23-01

i. Karen J. Reiff & Mark E. Strolle, 6174 Columbia St.

ii. Mark & Joan Mollon, 6200 Columbia St.

iii. Lisa Hansknecht & Lisa Bain, 6178 Columbia St.

iv. Michael J. Harvey, 6216 Columbia St.

5. UNFINISHED BUSINESS

NONE

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. The site is approximately .46 acres in size.

Assistant Planner Chapman outlined the case for discussion.

Applicant representative attorney Robert McCarthy, 411 West Lake Lansing Road, East Lansing, MI further outlined the case for discussion.

Chair Mansour opened the floor to public comment at 6:45pm.

Donald Wencil, 6203 Columbia St., Haslett, MI stated support for the new parcels.

Chair Mansour moved to board time at 6:49pm.

Member Field-Foster inquired about the current status of the plot.

Applicant Rep McCarthy stated that he couldn't find any documentation on the combination, however, they are currently combined into one plot.

Assistant Planner Chapman mirrored this statement and confirmed it is currently one plot.

Member Field-Foster inquired about the floodplain impact.

Applicant Rep McCarthy noted that the houses would be much closer to Columbia Road, thus being away from the floodplain boundary of Lake Lansing.

Assistant Planner Chapman mirrored this statement and confirmed that there doesn't seem to be any interference with the floodplain boundary that Staff is aware of at this time.

Member Field-Foster inquired whether there was other support, such as support from the land-bank. She also questioned whether splitting this plot would allow those who will be moving into the newly split sections to further request new variances.

Assistant Planner Chapman stated that splitting the plot would be the first step, and that any further variances would have to be presented to the ZBA separately.

Member Trezise noted that the deed provided only covered plots 14 & 15.

Applicant Rep McCarthy stated that they are in the process of getting the title for plot 16.

Vice-Chair Koenig noted the multitude of safety concerns in this area and at this plot. He also noted his support, citing a previous approval for a similar case.

Chair Mansour noted mirrored Vice-Chair Koenig's concerns for safety and the challenges that follow those concerns. She also mirrored his support to approve this case.

Both Chair Mansour and Member Trezise noted that this case is simply to split the parcel, not an approval for building on the land.

Chair Mansour further noted that the applicants would need to come before the ZBA again should they wish to build on the newly split plot.

Member Field-Foster inquired about the requirements of a shared driveway, should the parcel be split.

Assistant Planner Chapman noted that this would be up to both Ingham County Road Commission as well as the Township's ordinance, which doesn't permit shared driveways.

Member Trezise noted that the overlay district doesn't apply, as the lots were combined at some point, the intent of the overlay district still remains.

Vice-Chair Koenig further noted that the current code has strict rules on parcel splitting, and that if they followed the code as is, they would still not be compliant. Thus, he believed that criteria two should be met to allow fair and permitted use of the property.

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.**

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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.**

Member Field-Foster expressed support for the case, however she noted her concern with what will eventually be built upon the split plots. She also noted that she hoped that Meridian Township looks at the overlay in general, to take in consideration the concerns of the residents in the area.

**Member Trezise moved to approve ZBA CASE NO. 23-01 (6206 Columbia), Nikolaj & Carol Oryszczak. Seconded by Chair Mansour.**

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

NAYS: None

Motion carried: 4-0

7. OTHER BUSINESS

A. NONE

8. PUBLIC REMARKS

Chair Mansour opened public remarks at 7:27 pm.

Michael Harvey, 6216 Columbia St noted support for the approved ZBA Case #23-01, and commented on the process of how the Board achieved that result.

Chair Mansour closed public remarks at 7:29 pm.

9. BOARD MEMBER COMMENTS

NONE

10. ADJOURNMENT

**The Zoning Board of Appeals Adjourned at 7:30 pm.**