

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING ZONING BOARD OF APPEALS 2023
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
Wednesday, March 20th, 2024, 6:30 pm

PRESENT: Members Bennett, Trezise, McCurtis

ABSENT: Chair Mansour, Vice-Chair Koenig

STAFF: Associate Planner Chapman

1. CALL MEETING TO ORDER

Member Bennett called the March 20th, 2024, regular meeting for the Meridian Township Zoning Board of Appeals to order at 6:47pm. Member Bennett called the roll of the Board. All board members present except for Chair Mansour, Vice-Chair Koenig.

2. APPROVAL OF THE AGENDA

Member Trezise moved to approve the agenda for the March 20th, 2024, regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member McCurtis.

VOICE VOTE YEAS: Members Bennett, Trezise, McCurtis

NAYS: None

Motion carried: 3-0

3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES

Member Trezise moved to approve the minutes from the December 20th, 2023, regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Bennett.

VOICE VOTE YEAS: Members Bennett, Trezise, McCurtis

NAYS: None

Motion carried: 3-0

4. COMMUNICATIONS

- A. John & Cheri Fraser, 5866 Bois Ile Dr. RE: ZBA #24-02
- B. Thomas E. Frazier & Carol VanRandwyk, 5861 Bois Ile Dr. RE: ZBA #24-02
- C. Laura & Dale Cloud, 5875 Bois Ile Dr. RE: ZBA #24-02
- D. Vern & Jeannie Terry, 5872 Bois Ile Dr. RE ZBA #24-02
- E. Todd M. Kosta, 4277 Okemos Rd. Ste. 200. RE: #24-03
- F. Tony R. Schmidt, multiple properties to the east. RE: #24-03

5. UNFINISHED BUSINESS

6. NEW BUSINESS

A. ZBA CASE NO. 24-01 (3689 Van Atta), Steven L. Drayer, 3689 Van Atta Road, Okemos, MI 48864

LOCATION: 3689 Van Atta Road
PARCEL ID: 36-300-001
ZONING DISTRICT: RR (Rural Residential)

The variance requested is to create three new parcels from one parcel. One of the proposed parcels is under the minimum lot width of 200 feet at 3689 Van Atta Road.

Associate Planner Chapman outlined the case for discussion.

Applicant Drayer provided an explanation for the request.

Peggy Ostrom, neighboring property owner, concerned that increased amount of asphalt and housing will increase water runoff and pose a higher risk for flooding, concern that greater use of fertilizers and pesticides in property maintenance will infiltrate into groundwater affecting wells.

Charlie DeCamp, neighboring property owner, asked that the current zoning standards be maintained.

Member Trezise asked the applicant for clarity regarding the proposed driveway

Member Bennett asked the applicant about the label “non-building” on the map. The applicant explained that he will require the occupant of the property to not build on that area.

Member McCurtis asked Associate Planner Chapman about the current zoning and if that zoning would allow for two more homes. Associate Planner Chapman clarified that the applicant would ordinarily be allowed to split off one parcel under the current zoning.

Member Bennet and Member Trezise discussed if the property meets the first review criterion and determined that it does not because the circumstances are self-created, and that the property does not have unique circumstances.

Member Trezise stated that it does not meet criteria two because the current zoning does not prevent the owner from using the property for it's permitted purpose

Member Trezise stated that it does not meet criteria three because granting the variance would not comply with the zoning ordinance

Member Trezise noted that doesn't have the information necessary to determine if the variance will affect adjacent land, though he has heard statements from neighbors that suggest it would.

Member Trezise stated that the variance does not appear to meet criteria five.

Member Trezise moved to deny the ZBA Case No. 24-01 (3689 Van Atta Rd). Seconded by Member McCurtis.

ROLL CALL VOTE YEAS: Members Bennett, Trezise, McCurtis

NAYS: None

Motion carried: 3-0

B. ZBA CASE NO. 24-02 (5867 Bois Ile), Keri & Brandon Lardie, 5867 Bois Ile Drive, Haslett, MI 48840

LOCATION: 5867 Bois Ile Drive
PARCEL ID: 10-151-003
ZONING DISTRICT: RA (Single Family-Medium Density)

The variance requested is to reconstruct an existing deck that does not meet the side yard setback requirement.

Associate Planner Chapman outlined the case for discussion.

Applicants Lardie provided an explanation for the request.

Laura Cloud, neighboring property owner, spoke in support of the variance

Member Trezise asked the applicants to clarify the differences in the measurements of the existing deck and the proposed deck.

The Board determined that the variance meets all five of the application criteria.

Member Trezise moved to approve the ZBA Case No. 24-02 (5867 Boils Ile). Seconded by Member McCurtis.

ROLL CALL VOTE YEAS: Members Bennett, Trezise, McCurtis

NAYS: None

Motion carried: 3-0

C. ZBA CASE NO. 24-03 (2120 Saginaw Hwy.), 2120 Saginaw, LLC, 927 E. Grand River Ave. Ste. 11, East Lansing, MI 48823

DESCRIPTION: 2120 Saginaw Highway
TAX PARCEL: 04-201-005
ZONING DISTRICT: C-2 (Commercial)

Associate Planner Chapman outlined the case for discussion.

Brian Hagan, representing the applicant, provided an explanation for the request.

Member McCurtis asked Associate Planner Chapman about the calculations for parking spaces.

The Board determined that the variance meets all five application criteria.

**Member Bennett moved to approve the ZBA Case No. 24-03 (2120 Saginaw Hwy).
Seconded by Member Trezise.**

ROLL CALL VOTE YEAS: Members Bennett, Trezise, McCurtis

NAYS: None

Motion carried: 3-0

7. OTHER BUSINESS

A. Election of Officers

To be postponed until the next meeting.

8. PUBLIC REMARKS

NONE

9. BOARD MEMBER COMMENTS

NONE

10. ADJOURNMENT

Member Bennett adjourned the March 20th, 2023 regular meeting for the Meridian Township Zoning Board of Appeals. Approved unanimously.

Meeting adjourned at 7:43 pm.