



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
March 22, 2017 6:30PM



A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL, & RATIFICATION OF MINUTES

- o Wednesday, March 8, 2017

D. COMMUNICATIONS

E. UNFINISHED BUSINESS

F. NEW BUSINESS

1. ZBA CASE NO. 17-02-08-1 (LUPA), 3575 KANSAS STREET, OKEMOS, MI, 48864

DESCRIPTION: 3575 Kansas Street
TAX PARCEL: 33-352-001
ZONING DISTRICT: RA (One Family, Medium Density Residential)

The applicant is requesting the Zoning Board of Appeals (ZBA) to rehear a previously denied variance in accordance with the following section of the Code of Ordinances:

- Section 86-225 – No application, which has been denied wholly or in part by the Zoning Board of Appeals, shall be resubmitted until the expiration of one year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed circumstances found by the Zoning Board of Appeals to be sufficient to justify consideration.

If the ZBA decides to rehear the case then the request is a variance from the following section of the Code of Ordinances:

- Section 86-373(e)(7) - Accessory buildings shall not exceed a height of 15 feet on any residential lot.

The applicant is requesting a variance to construct an accessory building exceeding the maximum height of 15 feet.

2. ZBA CASE NO. 17-03-22-1 (PARKER), 6281 W. REYNOLDS ROAD, HASLETT, MI 48840

DESCRIPTION: 6281 W. Reynolds Road
TAX PARCEL: 03-253-023
ZONING DISTRICT: RB (Single Family-High Density), Lake Lansing Overlay

All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Supervisor.
Appointment of Supervisor Pro Tem and/or Temporary Clerk if necessary.

Individuals with disabilities requiring auxiliary aids or services should contact Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required. Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
March 22, 2017 6:30PM



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

- Section 86-618(1), which states nonconforming single-family structures may be altered, expanded, or modernized without prior approval of the zoning board of appeals, provided, that such alteration or extension shall not increase the area, height, bulk, use, or extent of the structure and shall satisfy all other applicable site development regulations.

The applicant is requesting to expand the footprint and square footage of the existing nonconforming single-family dwelling.

3. ZBA CASE NO. 17-03-22-2 (POTENTIAL SIGN COMPANY), 6925 WINDSOR HIGHWAY, POTTERVILLE, MI, 48876

DESCRIPTION:	2273 Club Meridian Road
TAX PARCEL:	33-100-026
ZONING DISTRICT:	PO (Professional Office)

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

- Section 86-686(3)(a), which states one freestanding sign shall be permitted.

The applicant is requesting to install a second freestanding sign.

- ☞ **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.**

G. OTHER BUSINESS

H. PUBLIC REMARKS

I. BOARD MEMBER COMMENTS

J. ADJOURNMENT

K. POST SCRIPT – Kenneth Lane

All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Supervisor.
Appointment of Supervisor Pro Tem and/ or Temporary Clerk if necessary.

Individuals with disabilities requiring auxiliary aids or services should contact Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required. Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
March 22, 2017 6:30PM



Information regarding the request may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 am and 5:00 pm, Monday through Friday. Comments may be made in writing addressed to the Zoning Board of Appeals at 5151 Marsh Road, Okemos, MI 48864 or may be made at the hearing.

BRET DREYFUS, CMMC

TOWNSHIP CLERK

ZONING BOARD OF APPEALS PUBLIC HEARING PROCEDURE

Persons wishing to address the topic of a scheduled public hearing are encouraged to present their remarks during the public hearing portion of the Zoning Board of Appeals meeting. **If you do intend to speak before the Zoning Board of Appeals please sign in at the door.** During a public hearing, the following order shall be used:

1. Township Staff Review
2. Comments by the applicant or applicant's designee(s)
3. Comments by other persons
4. Applicant rebuttal
5. ZBA members discuss the case. If necessary, the applicant may be asked to respond to questions from the ZBA members
6. Action by the ZBA

Persons wishing to appeal a decision of the Zoning Board of Appeals shall do so in accordance with Michigan Court Rules of Appeals to Circuit Court MCR 7.101.

G:\COMMUN PLNG & DEV\PLNG\ZBA\ZBA AGENDAS\2017 ZBA AGENDAS\ZBAAGENDA.170322NEW

All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Supervisor.
Appointment of Supervisor Pro Tem and/ or Temporary Clerk if necessary.

Individuals with disabilities requiring auxiliary aids or services should contact Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required. Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Meridian Township exists to create a sustainable community through the most effective use of available resources that achieve the highest quality of life.



A PRIME COMMUNITY
meridian.mi.us