



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



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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

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Appointment of Supervisor Pro Tem and/ or Temporary Clerk if necessary.

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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.

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Appointment of Supervisor Pro Tem and/ or Temporary Clerk if necessary.

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**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING MINUTES ***DRAFT***
5151 MARSH ROAD, OKEMOS MI 48864-1198
517.853.4000
WEDNESDAY, March 8, 2017**

PRESENT: Members Jackson, Ohlrogge, Lane, Stivers, Chair Beauchine
ABSENT: None
STAFF: Mark Kieselbach, Director of Community Planning and Development,
Keith Chapman, Assistant Planner

A. CALL MEETING TO ORDER

Chair Beauchine called the meeting to order at 6:30 p.m.

B. APPROVAL OF AGENDA

Chair Beauchine requested to amend the agenda to add a recess between Item C. Minutes and Item D. Communications to review the late communication from Cathy Baird, 3720 Hulett Road, Okemos.

MEMBER JACKSON MOVED TO APPROVE THE AGENDA AS AMENDED.

SECONDED BY MEMBER STIVERS.

VOICE VOTE: Motion carried unanimously.

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

Wednesday, February 22, 2017

MEMBER LANE MOVED TO APPROVE THE MINUTES OF WEDNESDAY FEBRUARY 22, 2017 AS WRITTEN.

SECONDED BY MEMBER JACKSON.

VOICE VOTE: Motion carried unanimously.

Chair Beauchine recessed the meeting at 6:33 p.m.

Chair Beauchine reconvened the meeting at 6:40 p.m.

D. COMMUNICATIONS

- Amna & Shafait Khan, 2730 Loon Lane RE: ZBA #17-03-08-1
- Julie VanDyke, 2641 Loon Lane RE: ZBA #17-03-08-1
- Patricia David, 3715 Hulett Road RE: ZBA #17-03-08-1
- David M. Hallman, DDS, 3922 Hulett Road RE: ZBA #17-03-08-1
- Timothy Mansfield, 2630 Loon Lane RE: ZBA #17-03-08-1
- William & Nova Fleming, 2675 Loon Lane RE: ZBA #17-03-08-1
- Vasif C. Kalfa, 2663 Loon Lane RE: ZBA #17-03-08-1
- Hayong & Minjung Yun, 2648 Loon Lane RE: ZBA #17-03-08-1
- Anne Miranda 2725 Loon Lane RE: ZBA #17-03-08-1

F. UNFINISHED BUSINESS

None.

G. NEW BUSINESS**1. ZBA CASE NO.17-03-08-1 (Charles Maniaci), PARCEL NORTH OF 3690 HULETT ROAD, OKEMOS, MI, 48864**

DESCRIPTION: Parcel north of 3690 Hulett Road
TAX PARCEL: 32-400-014
ZONING DISTRICT: RAA (Single Family, Low Density)

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

- Section 86-378(e)(5)a, which states front yard setbacks shall be in accordance with the setback requirements of Section 86-367 for the type of street upon which the lot fronts. Hulett Road is classified as a Collector street which has a required setback of eighty-five feet from the street right-of-way.

The applicant is requesting a variance to construct a single family home that does not meet the setback from Hulett Road.

Keith Chapman, Assistant Planner, outlined the case for discussion. He addressed the communications submitted in the packet and stated 2 letters were in opposition of the variance and 8 letters were in favor of the variance.

Charles Maniaci, 2553 Sundance Lane, Okemos, the property owner and applicant outlined his request using the review criteria from (Section 86-221) of the Code of Ordinances:

- Review Criteria One: Several unique circumstances exist with the parcel. The classification of Hulett Road as a Collector Street and a setback of 85 foot from the center of the road as compared the setback of 25 feet for Loon Lane. The outbuildings on the parcel were nonconforming prior to the land division. The wetland setback also creates a unique circumstance.
- Review Criteria Two: The depth of the parcel and the wetland affected the land division creating special circumstances.
- Review Criteria Three: Various configurations for placement of the house were reviewed. None were practical due to the required front, side, and rear setbacks.
- Review Criteria Four: The variance is in keeping with the adjacent properties. Without the variance the cost of tearing down the existing structures is cost prohibitive.
- Review Criteria Five: Granting the variance was not contrary to the public interest as 8 neighbors support the request. There are other houses in the area that also do not meet the required setback. Hulett Road would not have been widened if there were traffic issues.

- Review Criteria Six: The proposed house is not out of character with houses in the vicinity and would not adversely affect adjacent lands or the wetland.
- Review Criteria Seven: The subject parcel is larger in size than the adjacent parcels. Granting the variance would not be a recurring issue for the Township.
- Review Criteria Eight: The house would not be out of character in comparison with the setback from Hulett Road for the other houses in the area.

Chair Beauchine opened public remarks.

Cathy Baird, 3720 Hulett Road, Okemos, spoke in opposition to the variance and referenced her letter dated March 8, 2017. She stated her concern dealt with the DEQ regulated wetland. New construction in the area has created run off water flowing into her property causing flooding issues. She spoke about the high volume of traffic and traffic accidents on Hulett Road, which has created a safety issue. She stated the dimensional measurements on the applicant's plans are not correct.

Chair Beauchine asked the applicant if he wanted to respond to the public comment.

Mr. Maniaci stated the dimensional measurements were provided by Great Lakes Geomatics and trusted the accuracy of the survey. He added he would revisit the plan if the measurements were incorrect. He added the existing structures which were nonconforming before the land division remain nonconforming after the land division. He stated no matter where the footprint of the house was placed, the issue is the setback from the center of Hulett Road.

Chair Beauchine closed public remarks.

Chair Beauchine stated some of the issues presented by both Mr. Maniaci and Ms. Baird have no bearing on the variance request presented to the Zoning Board of Appeals (ZBA) for this case. He stated the situation is self-created due to the land division, which left outbuildings on a lot without a principal structure.

Member Ohlogge commented the only factor the ZBA is to consider is the setback from Hulett Road.

Member Stivers stated she could not support the request based on review criteria five as it is not the minimum action necessary.

MEMBER STIVERS MOVED TO DENY THE VARIANCE REQUEST FROM SECTION 86-378(e)(5)a.

SECONDED BY CHAIR BEAUCHINE.

Member Lane agreed granting the variance is not the minimum action that will make it possible to use the land. He added comparing Loon Lane to Hulett Road does not create a unique circumstance.

Chair Beauchine stated the issue for the ZBA is the dimensional variance. He added there is a buildable area available on the property without the need for a variance.

ROLL CALL VOTE: YES: Members Stivers, Jackson, Lane, Ohlrogge and Chair Beauchine.

NO: None.

Motion carried unanimously.

G. OTHER BUSINESS

H. PUBLIC REMARKS

None.

I. BOARD MEMBER COMMENTS

None.

J. ADJOURNMENT

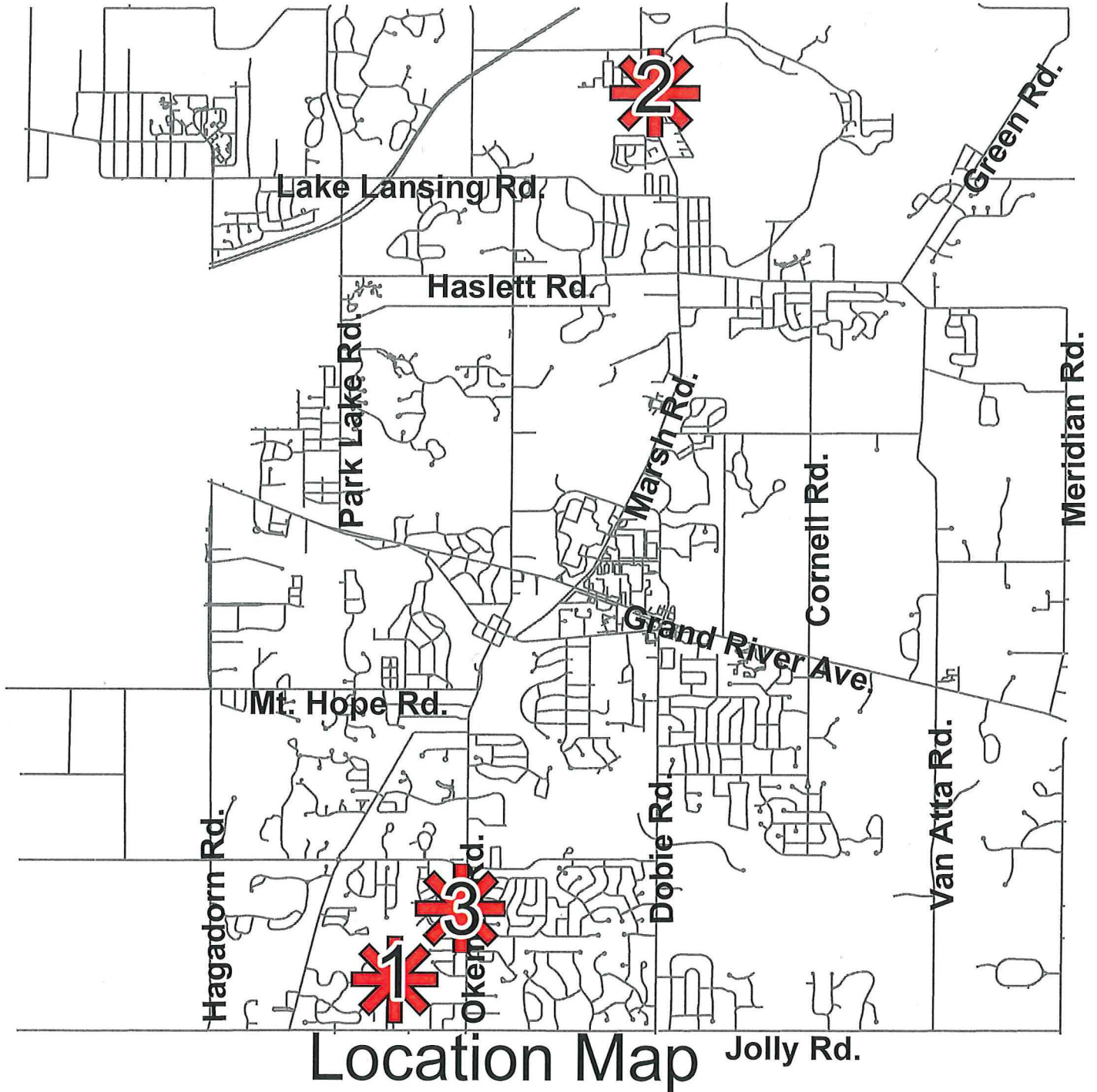
Chair Beauchine adjourned the meeting at 7:45 p.m.

K. POST SCRIPT – No Post Script

Respectfully Submitted,

Rebekah Lemley
Recording Secretary

Meridian Township



Location Map

1. ZBA #17-02-08-1 (Lupa)
2. ZBA #17-03-22-1 (Parker)
3. ZBA #17-03-22-2 (Potential)




VARIANCE APPLICATION SUPPLEMENT

A variance will be granted, if the following Review Criteria are met:

1. 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.
2. These special circumstances are not self-created.
3. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.
4. That the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted purpose.
5. Granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
7. The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.
8. Granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter.



To: Zoning Board of Appeals
From: 
Keith Chapman, Assistant Planner
Date: March 17, 2017
Re: ZBA Case No. 17-02-08-1 (Lupa)

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.

The applicant previously requested to amend a granted variance to construct an accessory building at a height of 21 feet and to allow for a second story at the February 8, 2017 ZBA meeting. The request for a variance of six feet in height, from the maximum 15 feet was denied and the request to construct a second story was granted. The applicant now submitted a revised site plan with the accessory building reaching a height of 18 feet. 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.

Two structures currently occupy the parcel addressed as 3575 Kansas Street. The applicant previously proposed to convert the existing structure closest to Kansas Street into a garage and has begun to renovate the structure to the west for future occupancy as a single family residence. The existing structure that is proposed to be used as a garage is one story and 624 square feet in size. Now the applicant is proposing to add a 624 square foot second story addition to be used as an art studio. The maximum height allowed for an accessory building in the RA district is 15 feet. The proposed accessory building is shown as 18 feet. The applicant is requesting a variance of three feet to exceed the maximum height. The plans submitted by the applicant were reviewed by the Township Building Inspector and he indicated the existing structure may not be able to be used unless it was entirely reconstructed.

Memo to Zoning Board of Appeals
March 22, 2017
Re: ZBA Case No. 17-02-08-1 (Lupa)
Page 2

At the May 11, 2016 meeting, the ZBA granted a variance (ZBA #16-05-11-1) from Section 86-565 (1) to allow the garage to project 90 feet into the front yard of the principal structure.

Site History

- On May 11, 2016 a variance of six feet was granted (ZBA #16-05-1) to allow for the creation of two lots. One with a width of 80 feet and one with a width of 74 feet.
- According to Assessing records, the two residences were constructed in 1953.
- The site is served by public sewer.
- Public water is not available on Kansas Street, but two active wells are in place to serve two parcels.

Attachments

1. Application and submitted materials
2. Site location maps

G:\Community Planning & Development\Planning\ZBA\2017 ZBA\ZBA 17-02-08\ZBA 17-02-08-1 (Lupa)\Amendment\NEWSTAFFREPORT

CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD, OKEMOS, MI 48864
(517) 853-4560

VARIANCE APPLICATION

A. Applicant Piotr Lupa
Address of Applicant 3575 Kansas Okemos
Telephone (Work) _____ Telephone (Home) 517 899-4864
Fax _____ Email address: _____
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 3575 Kansas Okemos
Zoning district RA Parcel number 33-02-02-33-352-001

C. Nature of request (Please check all that apply):
 Request for variance(s)
 Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances
 Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) Accessory buildings shall not exceed a height of 15 feet

D. Required Supporting Material Supporting Material if Applicable
-Property survey -Architectural sketches
-Legal description -Other
-Proof of property ownership or approval letter from owner
-Site plan to scale
-Written statement, which demonstrates how all the review criteria will be met (See next page)

Piotr Lupa
Signature of Applicant

PIOTR LUPA
Print Name

Feb 14, 2017
Date

Fee: _____

Received by/Date: Ken [Signature] 2/16/17

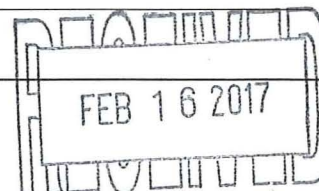
I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)

Signature of Applicant(s)

Date

Signature of Applicant(s)

Date



To: Zone Review Board Meridian Township

February 14, 2017

From: Lupa Family, 3575 Kansas Okemos

Regarding: Variance request for Accessory Building maximum height of 15 feet

We are proud owners of the property at 3575 Kansas Rd. We have done several improvements to the property and are excited about the perspective of finishing this project. We have remodeled the house to have a clean modern appearance, and would like to make the garage structure to have the same style and that will require reconstructing the existing structure. The house is modest 1,100 square feet, so we would like to use usable space while reconstructing the garage structure. We would like to add Art Studio on top of the garage structure. Both of our daughter love to paint, draw and photograph. Their work was recognized and displayed at libraries and other galleries. The Art Studio will be their dream come through, and these young inspiring young artists are very grateful to the Zone Review Board for considering this request.

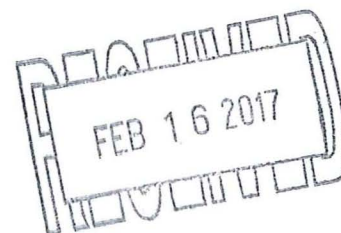
We can accomplish the goal of adding the usable space above the garage and meeting the Zoning Ordinance by constructing gable roof, since per 86-2 Definitions BUILDING, HEIGHT OF gable roof is measured to the mean height between eaves and ridges. This roof structure provides ample space within the roof structure. The issue is that this roof design would not match the more modern flat roof design we already constructed on the house building. The gable roof will also have much larger appearance and overpower the minimalistic flat roof design of the house building. We feel that the gable roof will not match the house building and is not the best architectural option and will not give the optimum esthetic appearance of the property to us and the neighbors.

Instead we are requesting variance to the Zoning Ordinance of maximum accessory building height of 15 feet to be exceeded by 3 feet, for total of 18 feet as measured to highest point of a flat roof building. This is the minimum height we need to get usable space comparable to gable roof structure. The flat roof building will fit the house building design, appear smaller, and provide optimum esthetic appearance of the property to us and the neighbors.

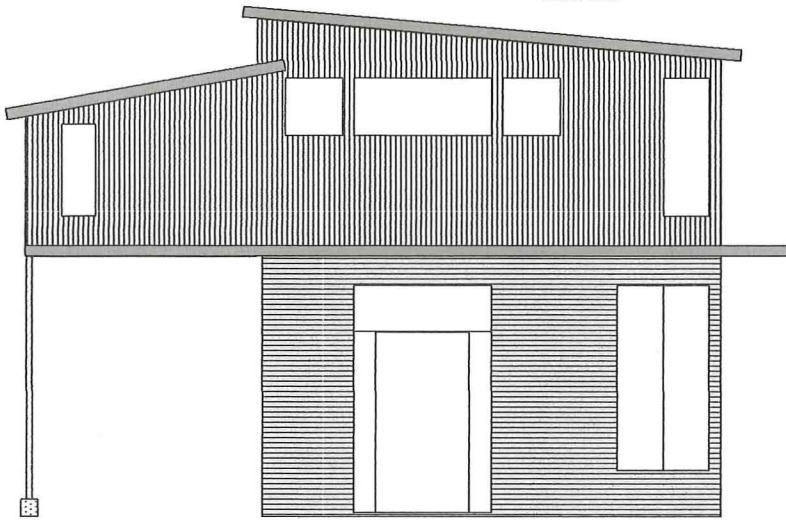
Enclosed are drawings showing the difference in constructing the garage with gable roof vs. flat roof.

Sincerely,

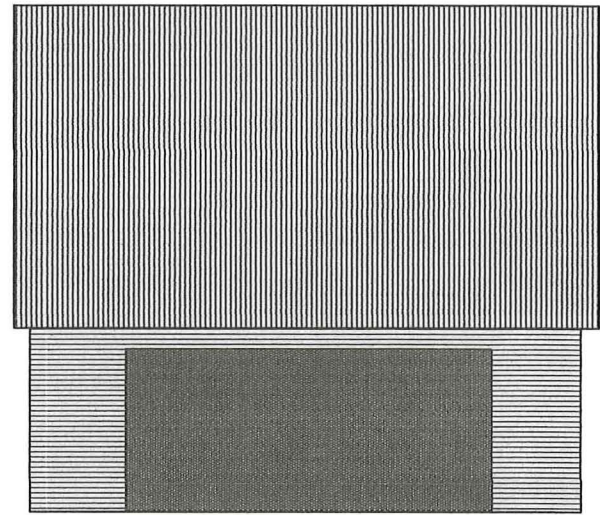
Piotr and Malgorzata Lupa



South Side

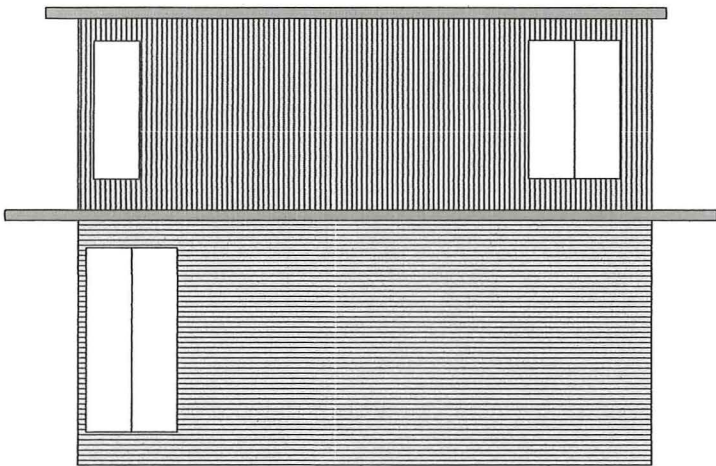


House

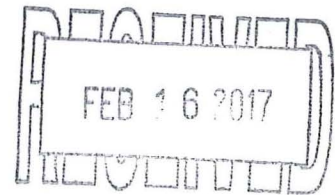


Garage

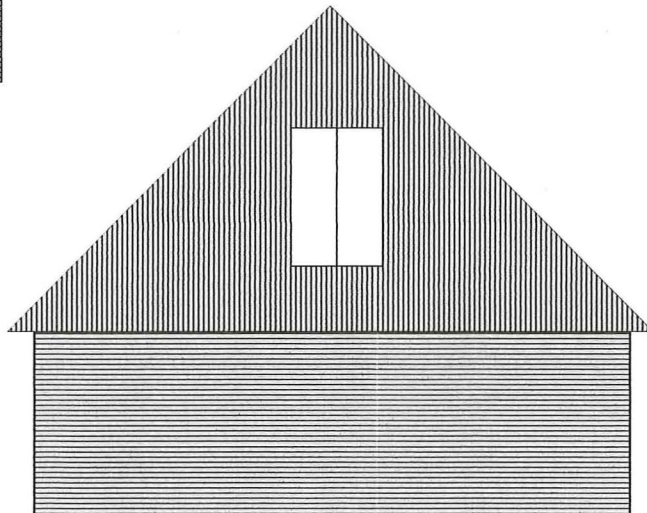
East Side



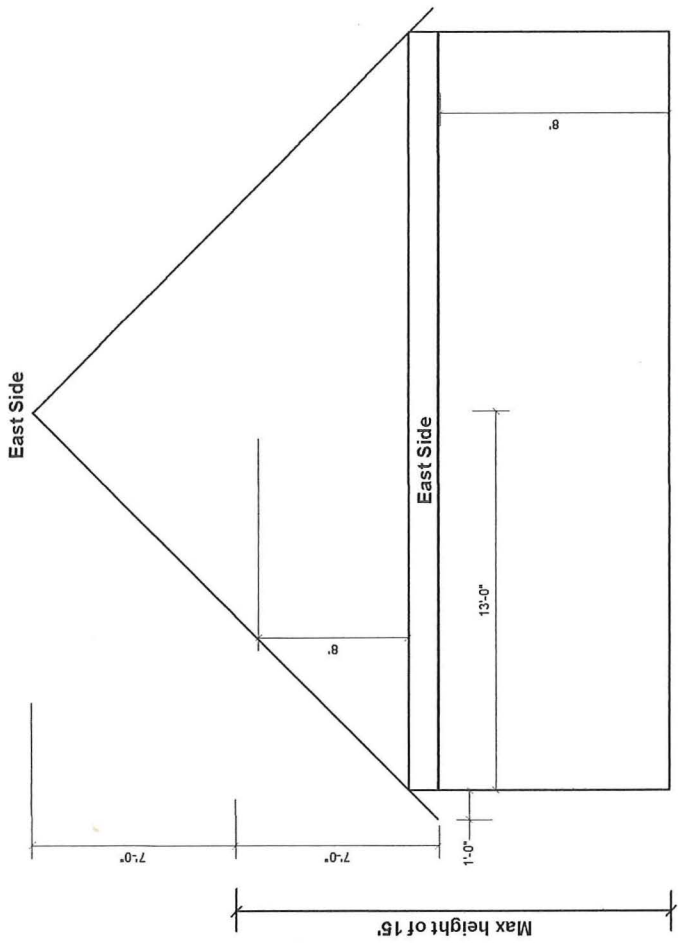
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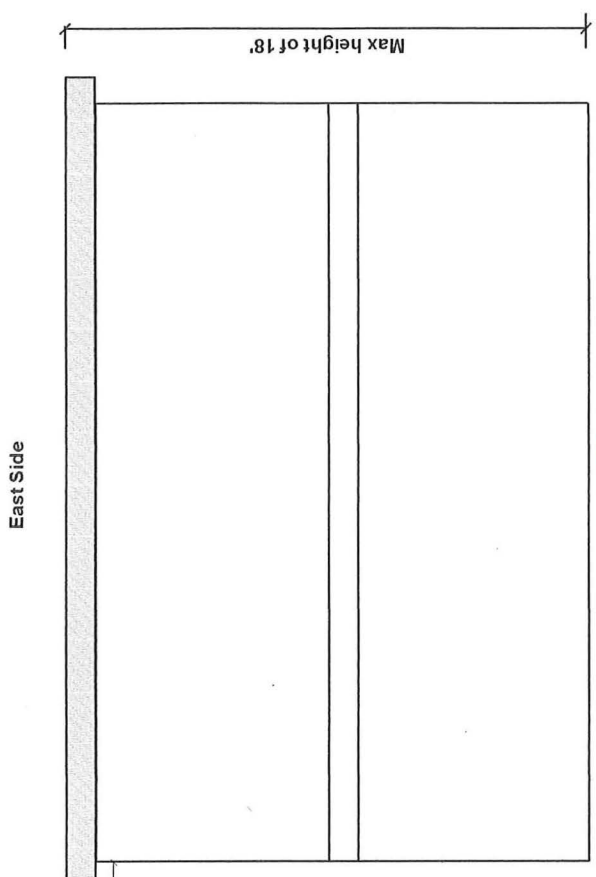
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Garage

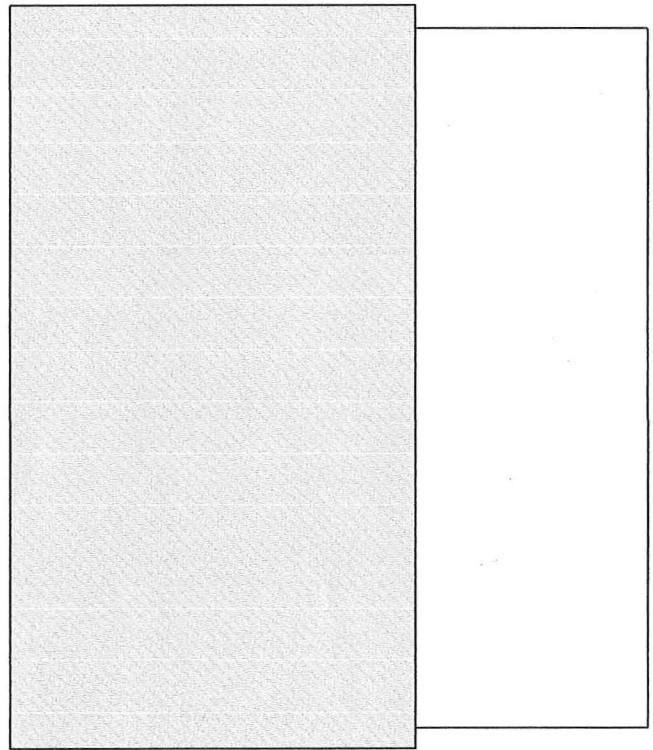


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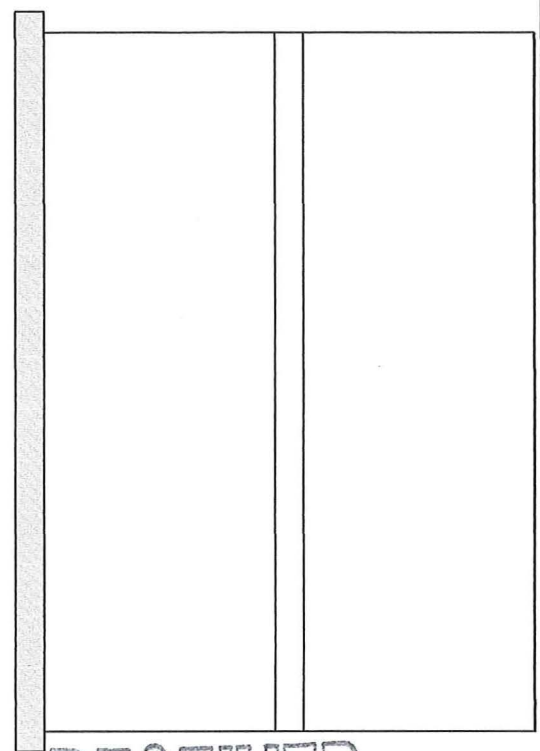
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South Side

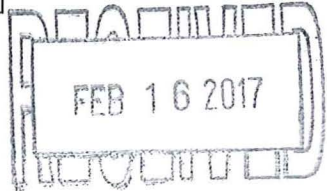


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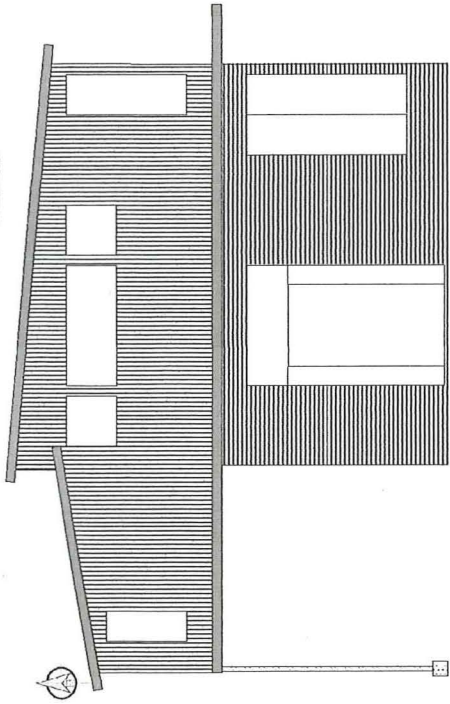
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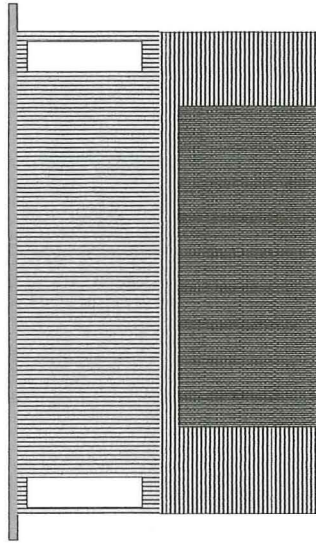


South Side



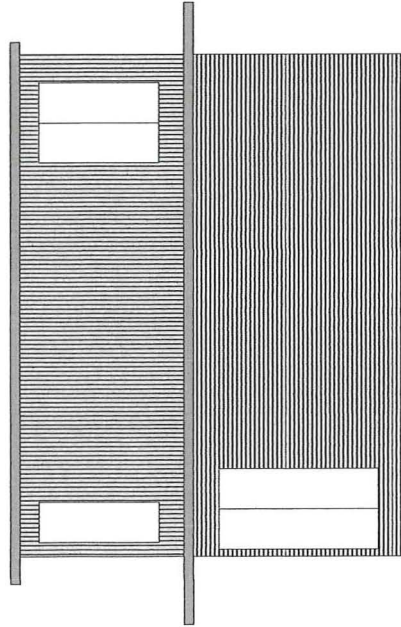
House

South Side



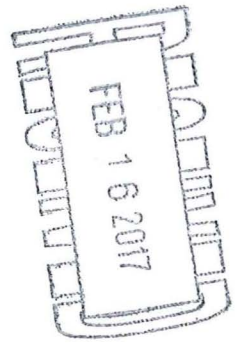
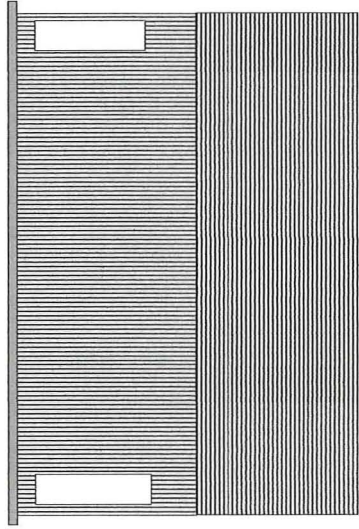
Garage

East Side



House

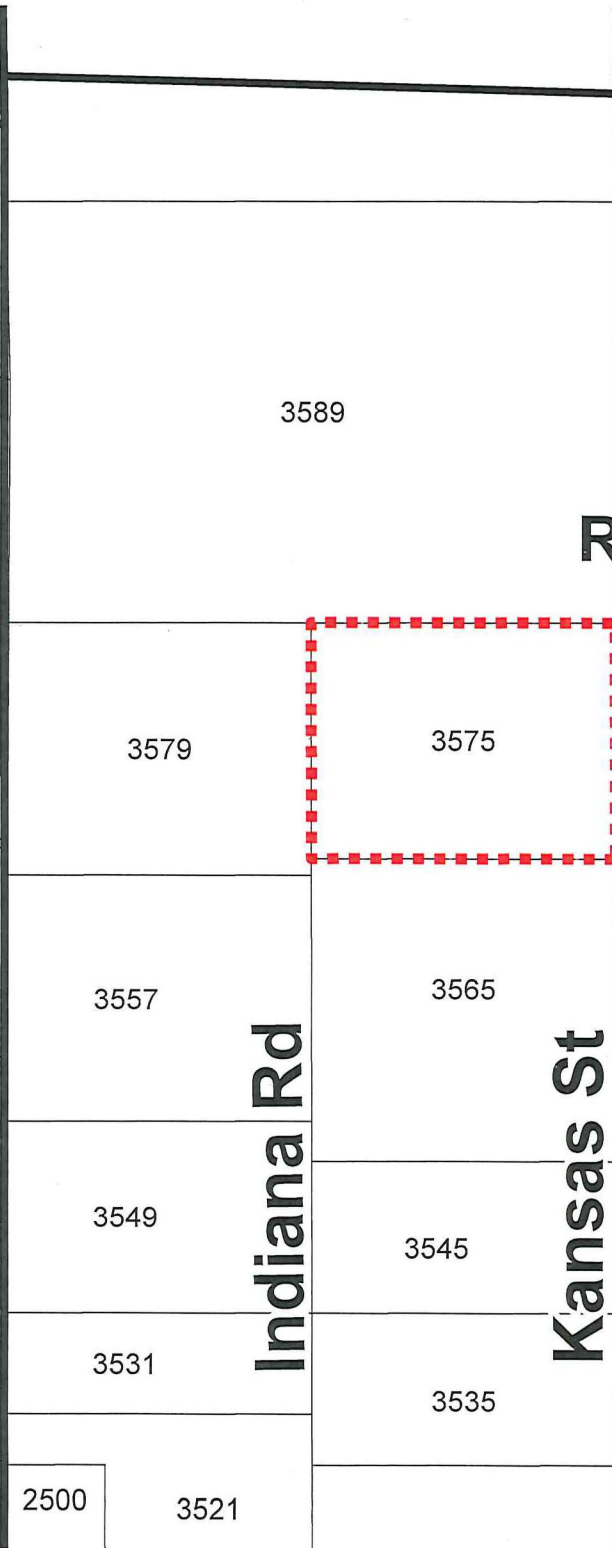
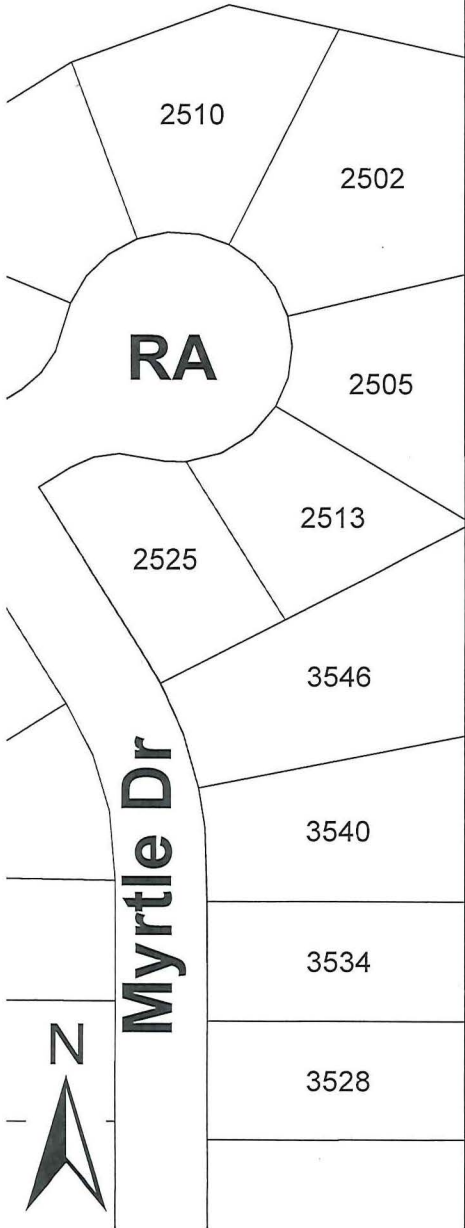
East Side



RAA

RR

3622



RA

Indiana Rd

Kansas St

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C-2*

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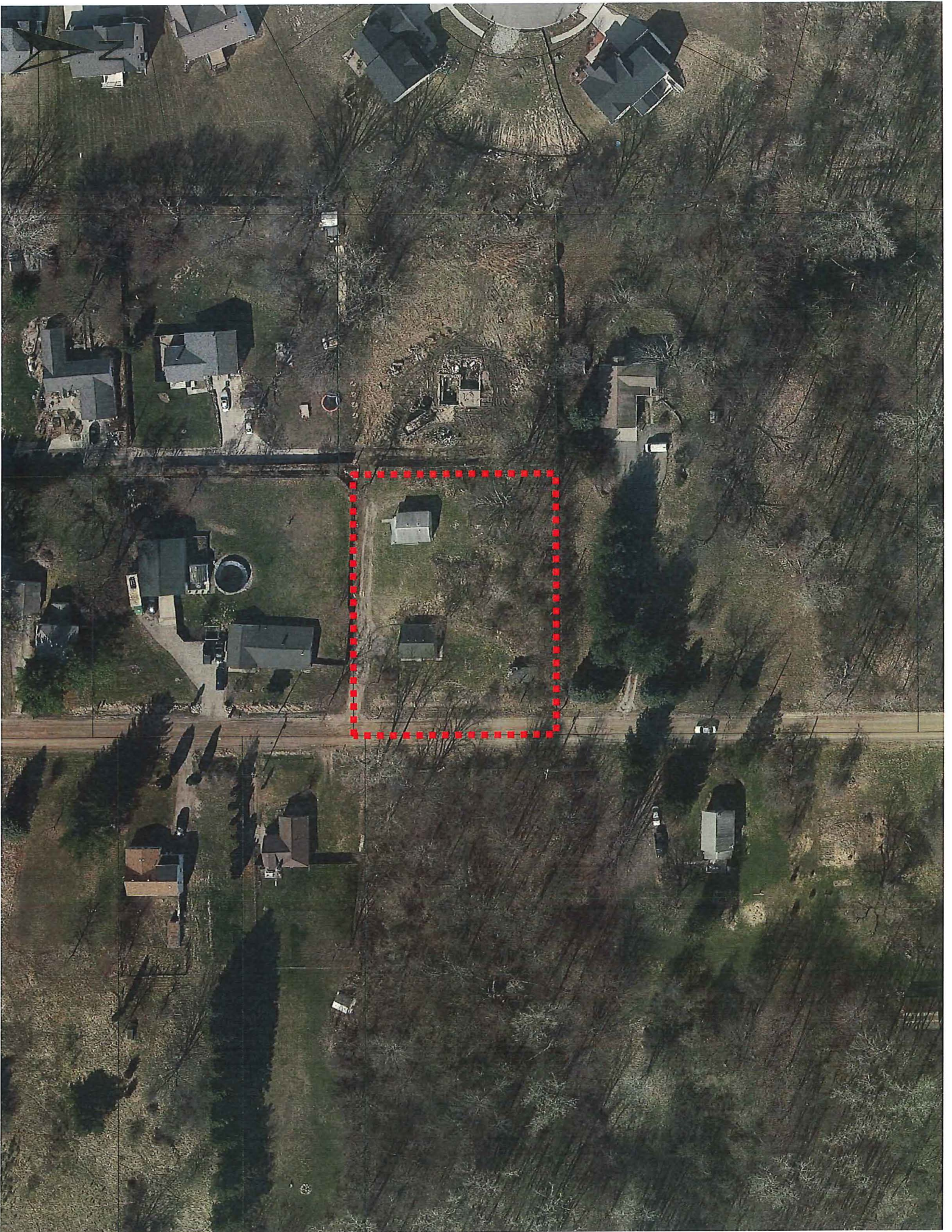
3535

3528


2500

3521

ZBA #17-02-08-1 (Lupa)
Location Map





To: Zoning Board of Appeals
From: 
Keith Chapman, Assistant Planner
Date: March 17, 2017
Re: ZBA Case No. 17-03-22-1 (Parker)

ZBA CASE NO.: 17-03-22-1 (PARKER), 6281 W. REYNOLDS ROAD, HASLETT, MI 48840
DESCRIPTION: 6281 West Reynolds Road
TAX PARCEL: 03-253-023
ZONING DISTRICT: RB (Single Family-High Density), Lake Lansing Overlay

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 intends to expand the footprint and square footage of the existing nonconforming single-family dwelling at 6281 West Reynolds Road. The existing dwelling is nonconforming as the southeast side of the house is at its closest point is 0 feet from the property line and the northeast corner of the dwelling is approximately 2.5 feet from the property line. The existing crawlspace along the front property will be converted to a basement and expanded. The existing hill along the front of the property will be excavated to allow for a walkout basement. The additions will increase the square footage of the dwelling from approximately 1,644 square feet (including the basement) currently to approximately 2,648 square feet (including basement). An eight foot by twenty one foot deck and stairs will also be added to the first floor and will extend into the right-of-way. Approval was obtained by the applicant from the Ingham County Road Department for the excavation and construction of the deck and stairs that will be located within the right-of-way. The resulting increase in the area, bulk, and extent of the dwelling requires a variance to expand a nonconforming single-family structure pursuant to Section 86-618(1).

The Lake Lansing Overlay zoning district requires a minimum front yard setback of twenty feet. Approximately 396 square feet of the addition is considered nonconforming because it does not meet the front yard setback minimum requirement. The existing crawl space will be converted to a basement and the area will be expanded to square the front of the building with the side walls. The first floor will be expanded to match the new basement area. An approximate 218 square foot deck

Memo to Zoning Board of Appeals
March 22, 2017
Re: ZBA Case No. 17-03-22-1 (Parker)
Page 2

will also be added off the front of the first floor and is mostly located within the road right-of-way. The second floor will have a new L-shaped addition that extends towards the front of the property. The remaining 608 square foot over the garage meets the setback requirements.

Site History

- The single-family dwelling was constructed in 1931.
- There are three previous variance cases for this property. A variance of five feet to construct a deck on the front of the house to be located two feet from the south property line (ZBA # 82-06-09-4). In 1989 (ZBA # 89-03-08-7), two variances were granted to add to a nonconforming structure and improving a nonconforming structure more than 30 percent of the assessed value to construct a second story. The requirement that a nonconforming structure cannot be improved over 30 percent of the assessed value is no longer in the Ordinance. Two variances were granted in 2000 (ZBA # 00-01-12-6) to allow for all buildings to cover 39 percent of the lot, a variance of 4 percent. The Lake Lansing Overlay district now allows for buildings to cover 40 percent of the lot. Also, a variance of two feet to allow for the driveway to be paved to the side and rear lot lines.

Attachments

1. Application materials
2. Site location map
3. Photographs
4. Building plans

G:\COMMUN PLNG & DEV\PLNG\ZBA\2017 ZBA\ZBA 17-03-22\ZBA 17-03-22-1 (Parker)

CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD, OKEMOS, MI 48864
(517) 853-4560

VARIANCE APPLICATION

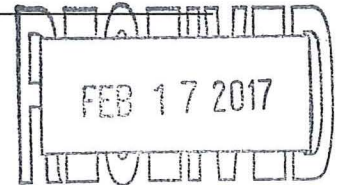
A. Applicant Stephen and Deena Parker
Address of Applicant 6281 W Reynolds Road Haslett, MI 48840
Telephone (Work) 517-712-0052 Telephone (Home) _____
Fax 866-303-6209 Email address: sparker@appliedfloors.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 6281 W Reynolds Road Haslett, MI 48840
Zoning district RB - Lake Lansing Parcel number 03-25-30-16
Overlay District

C. Nature of request (Please check all that apply):
 Request for variance(s)
 Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances
 Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) 86-618 (1) and 86-442 (f) (5) (a)

D. Required Supporting Material Supporting Material if Applicable
-Property survey -Architectural sketches
-Legal description -Other
-Proof of property ownership or approval letter from owner
-Site plan to scale
-Written statement, which demonstrates how all the review criteria will be met (See next page)





Signature of Applicant

Stephen Parker

Print Name

February 16, 2017

Date

Fee: \$150.00

Received by/Date:  2/17/17

I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)



Signature of Applicant(s)


Signature of Applicant(s)

February 16, 2017

Date

February 16, 2017

Date

February 16, 2017

Meridian Township Zoning Board of Appeals
5151 Marsh Road
Okemos, MI 48864

RE: 6281 W. Reynolds Road House Remodel

Dear Board Members:

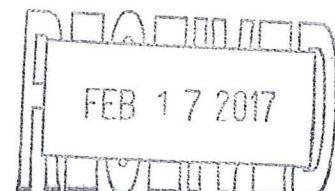
Here is an outline of the Variance Review Criteria:

1. Prior to the current ownership, the existing building was as close to the road as possible but within the setback rules. However, the ROW setback makes the home non-conforming.
2. This unique circumstance is an existing condition and not self-created. The original home was built under previous ownership.
3. Strict enforcement of the existing front yard setback variance would require removal of a portion of the existing home which is not practical.
4. The failure to grant the variance would prevent the owner from improving and adding on to the existing building – as the building would remain a non-conforming building.
5. Granting the variance is the minimum action required to bring the existing building into conformity – thereby allowing improvements to the existing structure. The setback variance would provide for substantial justice as many houses (including the neighboring properties) are built closer to the right-of-way than this existing building. Building improvements, as a result of the variance, would also secure public safety as it would keep the building from becoming an eyesore and falling into disrepair. All improvements will be in accordance with the zoning ordinance and setback variance.
6. Granting the variance will allow the owner to improve the building in a manner that is consistent with the character of the surrounding properties. The improvements made possible by the variance would provide a positive impact on the adjacent homes and will also help the road commission in the winter with plowing.
7. The conditions pertaining to the building are specific in nature – setback variance request to bring an existing non-conforming building into conformity. This does not necessitate a change to the general regulations of the zoning ordinance. In fact, the 86-422 Lake Lansing Residential Overlay District may cover this variance request.
8. Granting the variance would allow the owner to improve the building. The improvements are consistent with the public interest and intent of the zoning ordinance. They will also help open-up the roadway by removing the tier landscaping that makes it difficult to plow and keep the street clean.

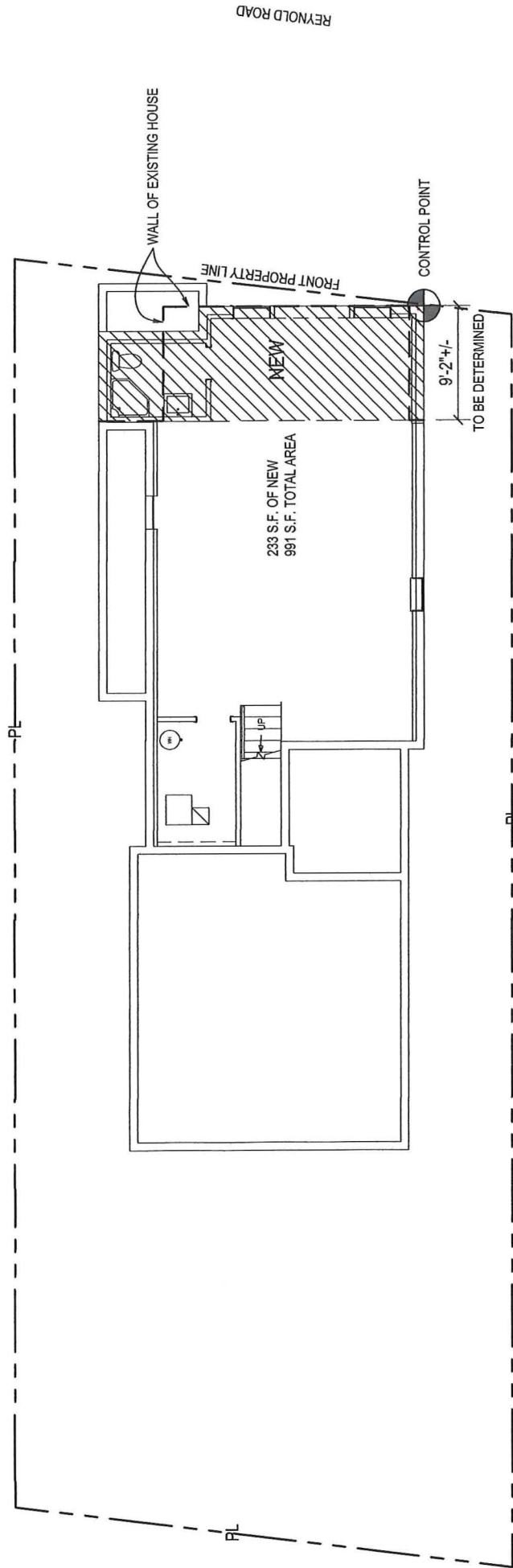
Respectfully,



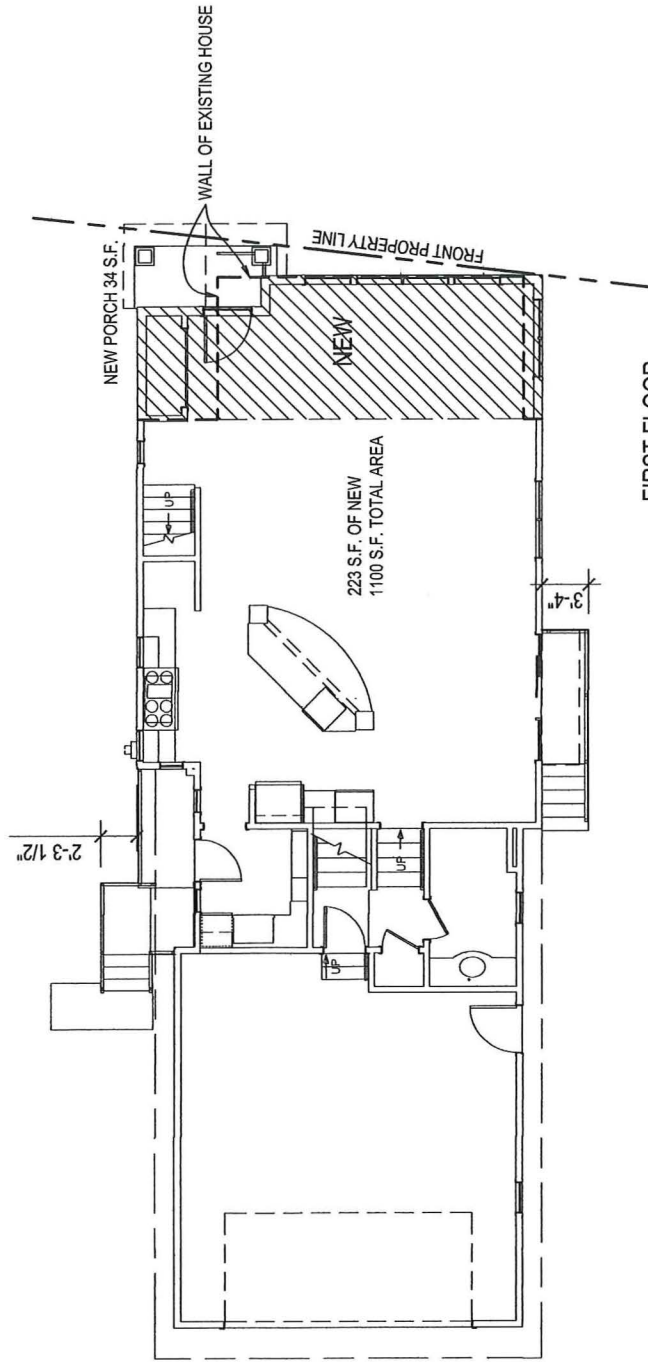
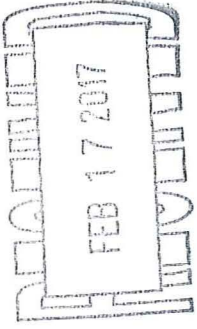
Steve Parker



FEB 17 2017

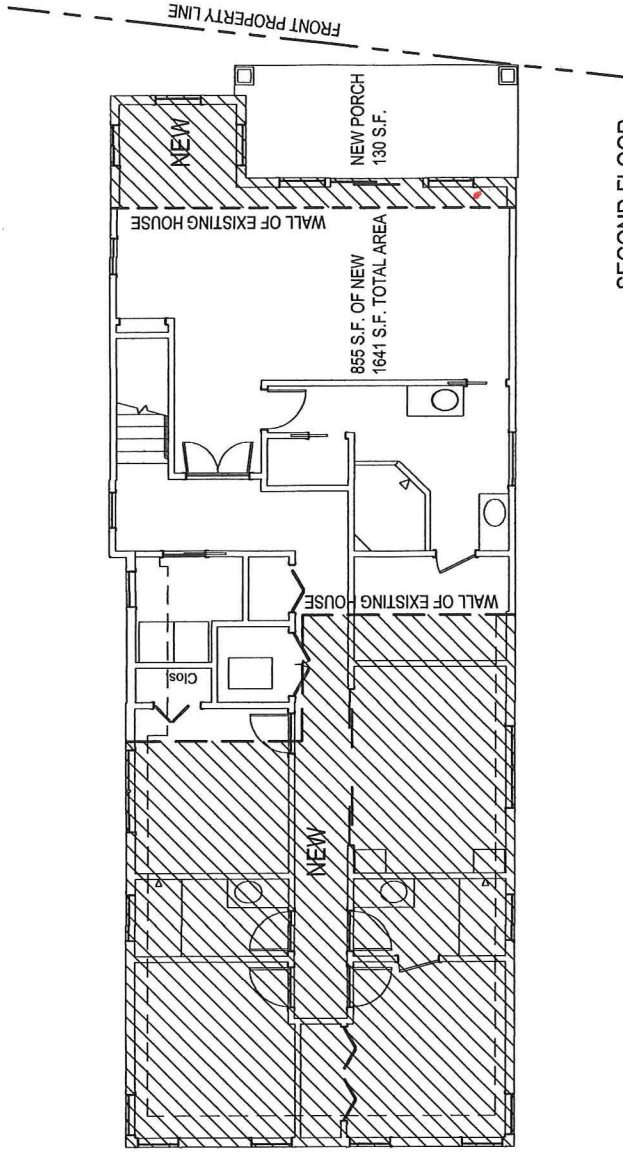


BASEMENT
6281 REYNOLDS ROAD
2/15/2017



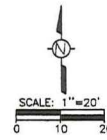
FIRST FLOOR
6281 REYNOLDS ROAD
2/15/2017

FEB 17 2017



SECOND FLOOR
6281 REYNOLDS ROAD
2/15/2017

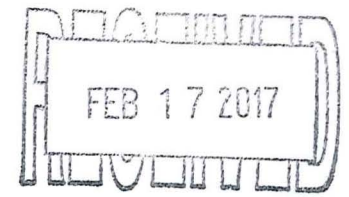
PROPERTY DESCRIPTION -
 LOT 13 BLOCK 5 HICKORY GROVE ADDITION AND
 LOT 13A BLOCK 5 HICKORY GROVE ADDITION AND
 LOT 14 BLOCK 5 HICKORY GROVE ADD. ALSO THAT PART OF LOT 15 BLOCK 5
 SAID SUB DESC AS BEG @ MOST E'LY COR LOT 15 -SW'LY ALONG SE'LY LOT
 LN 10 FT -NW'LY 64.19 FT TO A PT 8 FT SW'LY OF NE'LY LN LOT 15 -N'LY
 5.14 FT TO A PT 4.96 FT SW'LY OF NE'LY LOT LN -NW'LY PLL WITH NE'LY LOT
 LN 31.10 FT -NE'LY ON NW'LY LOT LN 5 FT TO NW COR SAID LOT 15 -SE'LY
 ON N'LY LOT LN TO POB BLOCK 5 HICKORY GROVE ADD SEC 3, T4NR1W



ADD 800 TO THE ELEVATIONS
 TO GET TO NAVD 88

LEGEND

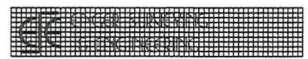
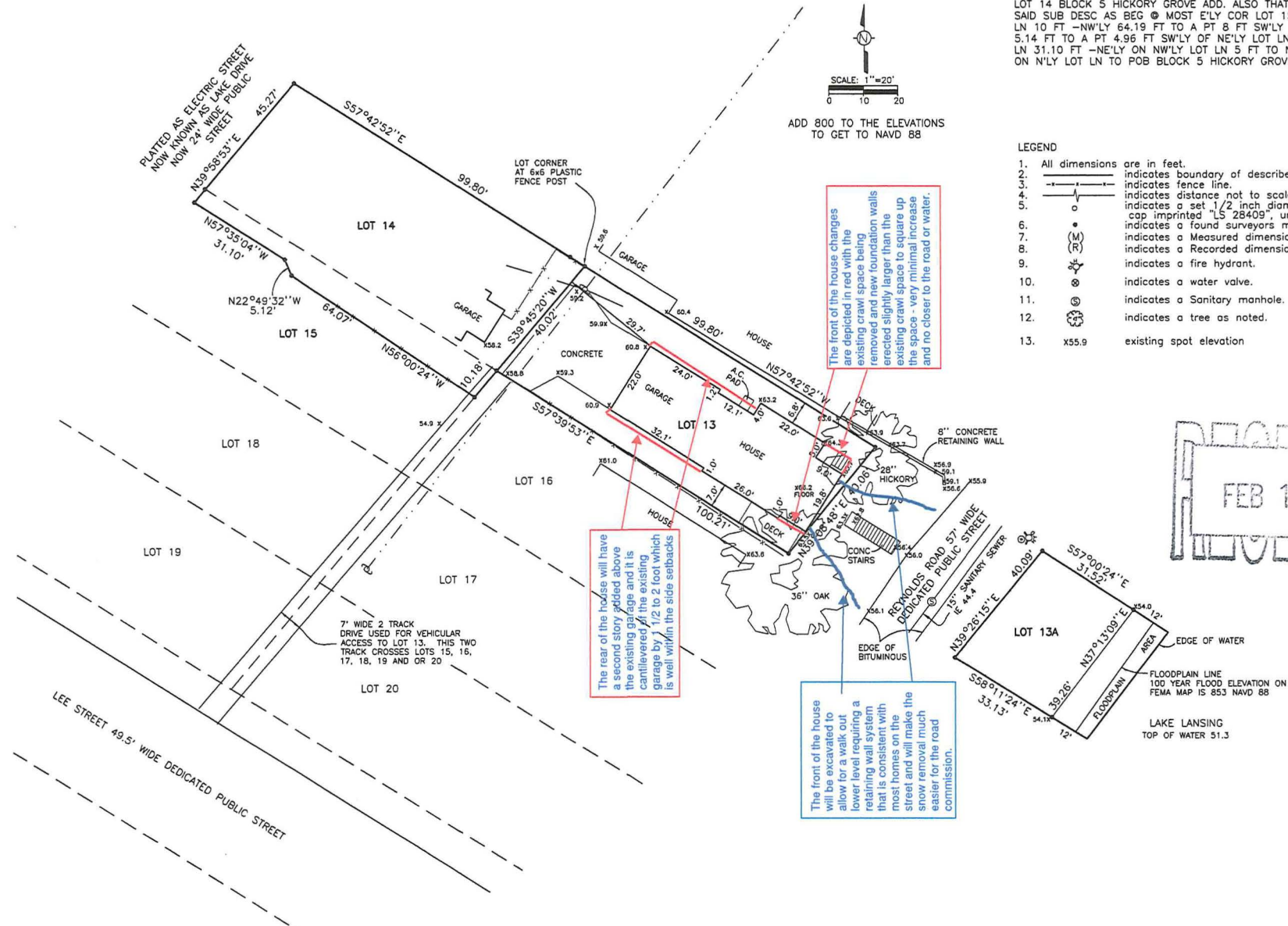
1. All dimensions are in feet.
2. ——— indicates boundary of described parcel.
3. - - - - - indicates fence line.
4. ——— indicates distance not to scale.
5. ——— indicates a set 1/2 inch diameter by 18 inch long bar with cap imprinted "LS 28409", unless otherwise noted.
6. ○ indicates a found surveyors marker.
7. (M) indicates a Measured dimension.
8. (R) indicates a Recorded dimension.
9. ⚡ indicates a fire hydrant.
10. ⊕ indicates a water valve.
11. ⊕ indicates a Sanitary manhole.
12. 🌳 indicates a tree as noted.
13. x55.9 existing spot elevation



The front of the house changes are depicted in red with the existing crawl space being removed and new foundation walls erected slightly larger than the existing crawl space to square up the space - very minimal increase and no closer to the road or water.

The rear of the house will have a second story added above the existing garage and it is cantilevered at the existing garage by 1/2 to 2 foot which is well within the side setbacks

The front of the house will be excavated to allow for a walk out lower level requiring a retaining wall system that is consistent with most homes on the street and will make the snow removal much easier for the road commission.



6281 W REYNOLDS ROAD, HASLETT MICHIGAN
 6280 LAKE DRIVE, HASLETT MICHIGAN
 Lot 13, 13A, 14 & part of 15, Block 5
 Hickory Grove Addition
 Ingham Co. Michigan

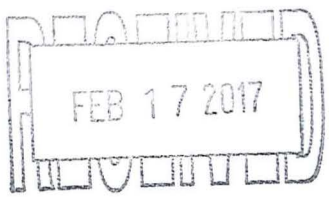
805 N. CEDAR PO BOX 87
 MASON, MICHIGAN 48854-0087
 517-676-6565

September 2, 2016 Job No. 33-3083
 Sheet 1 of 1

The undersigned Licensed Land Surveyor hereby certifies that he has surveyed the property described herein in accordance with the recorded plat thereof and that this drawing is a correct representation of conditions as found on August 10 and 31, 2016.

Ronald L Enger Michigan Land Surveyor No. 28409

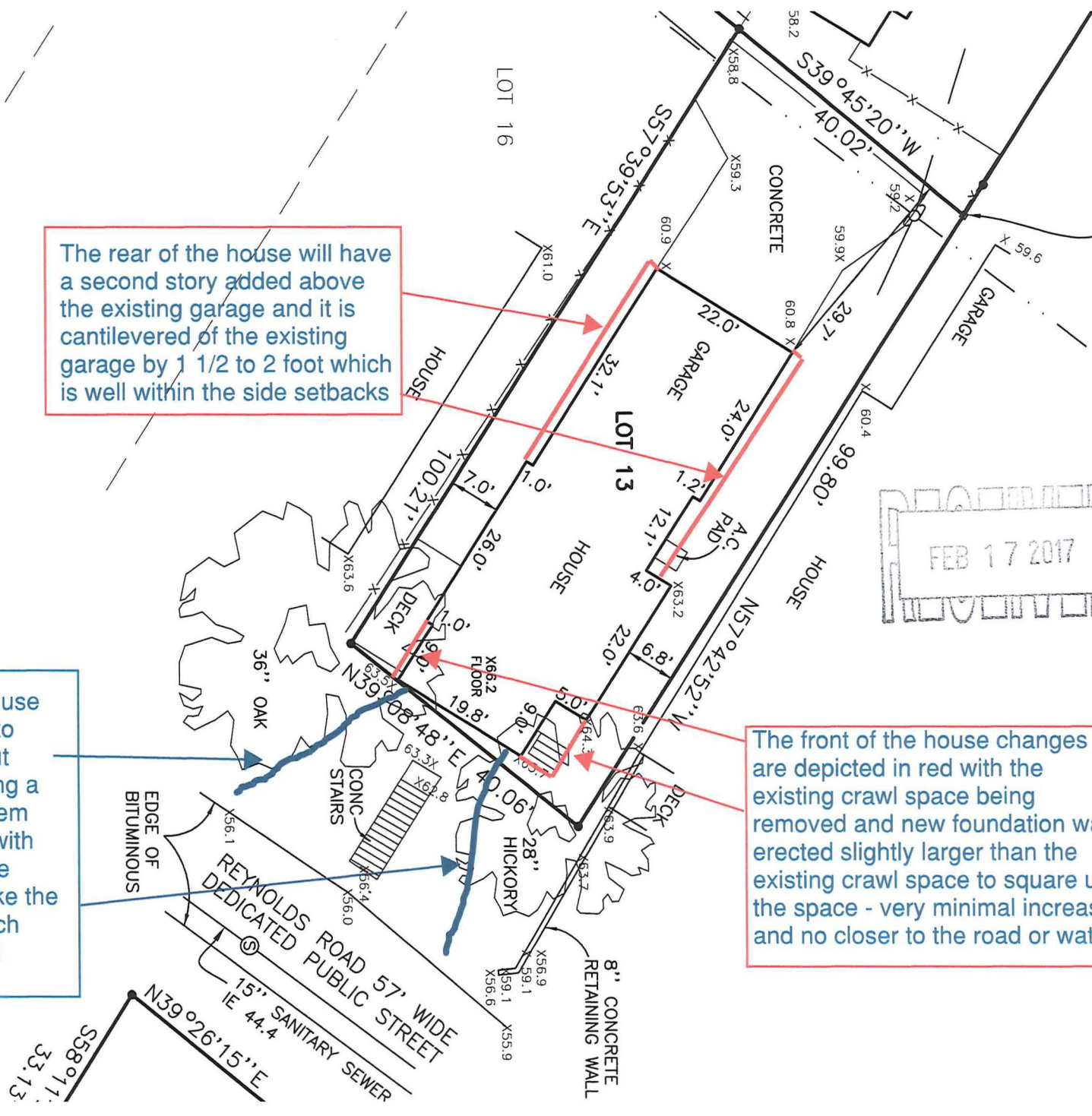
LOT CORNER
AT 6x6 PLASTIC
FENCE POST



The rear of the house will have a second story added above the existing garage and it is cantilevered of the existing garage by 1 1/2 to 2 foot which is well within the side setbacks

The front of the house will be excavated to allow for a walk out lower level requiring a retaining wall system that is consistent with most homes on the street and will make the snow removal much easier for the road commission.

The front of the house changes are depicted in red with the existing crawl space being removed and new foundation walls erected slightly larger than the existing crawl space to square up the space - very minimal increase and no closer to the road or water.



Ingham County Road Department
301 Bush Street
P.O. Box 38
Mason, MI 48854-0000
Phone: 517-676-9722
Fax: 517-676-5914

APPLICATION AND PERMIT TO CONSTRUCT, OPERATE, USE AND/OR MAINTAIN WITHIN THE RIGHT-OF-WAY; OR TO CLOSE A COUNTY ROAD. If a contractor is to perform the construction entailed in this application and permit, and is supplying the deposit, and bond, he will fill out the information block provided, and thereby assumes responsibility, along with the applicant, for any provisions of this application and permit which apply to him.

Application No. 232009
 Permit No. 2017-000076
 Date 2/15/2017

A P P L I C A N T

Stephen & Deena Parker
 6281 W. Reynolds Road
 Haslett, MI 48840-0000

Phone(s): 517-712-0052
 Fax: 866-303-6209

Signature _____
 Title _____ Date _____

C O N T R A C T O R

Signature _____
 Title _____ Date _____

R E Q U I R E M E N T

Permit 150.00

Receipt No.
 To Be Billed
 Letter/Credit
 Work Order No.

A T T A C H M E N T S

Insurance Plans No
 Retainer Letter No
 Attachments No

Bond No.
 Bond Amt.

**3 WORKING DAYS
 BEFORE YOU DIG - DIAL
 (MISS DIG)
 (TOLL FREE)
 (800-482-7171)**

Applicant and/or Contractor request a Permit for the purpose indicated in the attached plans and specifications at the following location:

City/Township Meridian **Project** Landscaping, Sanitary, , ,
Name of Road Reynolds Rd W **Roadside**
Between **and**

For a Period Beginning 02/15/2017 **and Ending** 02/15/2018
and Agrees to the terms of this permit.



*PERMITTED ACTIVITIES INCLUDE EXCAVATION AND INSTALLATION OF A RETAINING WALL AND STAIRWAY LOCATED AT 6281 W. REYNOLDS ROAD. WORK TO BE PERFORMED PER DRAWINGS DATED 2-15-17. PROPOSED INSTALLATION SHALL NOT EXTEND CLOSER TO REYNOLDS ROAD THAN THE ADJACENT CONCRETE RETAINING WALL TO THE NORTHEAST. TRAFFIC CONTROL PER MMUTCD. ROADWAY PAVEMENT SHALL NOT BE DISTURBED. PUBLIC RIGHT-OF-WAY SHALL BE RESTORED IN-KIND.

**SANITARY SEWER LINE REPLACEMENT MAY BE REQUIRED. HOMEOWNER WILL NOTIFY INGHAM COUNTY ROAD DEPARTMENT AND PROVIDE PLANS, INSURANCE, BOND AND FEES AT THAT TIME.

Recommended For Issuance:

 (Investigator)

 (Project/Traffic Engineer)

02/15/2017
 Date

 Date

**Board of County Road Commissioners
 Ingham County, Michigan**

By _____
 County Highway Engineer

Ingham County Road Department
301 Bush Street
P.O. Box 38
Mason, MI 48854-0000



Received of:

Stephen & Deena Parker
6281 W. Reynolds Road
Haslett, MI 48840-0000

Check No: 1824 150.00

Receipt Total:

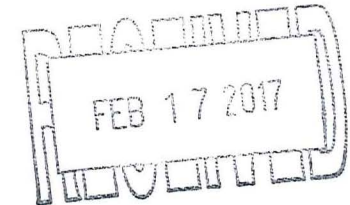
Category: MISC

Operation(s): Landscaping Sanitary

Amount: ONE HUNDRED FIFTY AND XX / 100 DOLLARS

~~Application Number: 232009 Disbursement Code: 201 000 000 000 000000 583 222 000000~~

232009 201 000 000 000 000000 583 222 000000 Permit 150.00



Comments:

Signed: Robert H. Peterson, County Highway Engineer

Per: Brenda Moyer



W Lake Dr

RB

W Reynolds Rd

Lee St

Lake Lansing

N



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To: Zoning Board of Appeals
From: 
Keith Chapman, Assistant Planner
Date: March 17, 2017
Re: ZBA Case No. 17-03-22-2 (Potential Sign Company)

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 a variance for a proposed sign on the property at 2273 Club Meridian Road. The request is to install a second freestanding sign. The proposed freestanding sign is 3.25 feet by eight feet in size, for a total of 24.75 square feet. The total size permitted for a freestanding sign over five feet in height is 25 square feet, plus three square feet for the address of the property.

The applicant intends to remove the existing 25 square foot freestanding post and panel sign from the grass area along Okemos Road on the east side of the property. This sign was constructed for Club Meridian. In 2001, the property was split (Commission Review #01103), which made the sign nonconforming with two freestanding signs on the parcel. The site currently contains one 20 square foot Tutor Time freestanding sign located in front of the building. There is also a 17 square foot Tutor Time wall sign on the northwest corner of the building.

Attachments

1. Application and submitted materials
2. Site location maps

G:\Community Planning & Development\Planning\ZBA\2017 ZBA\ZBA 17-03-22\ZBA 17-03-22-2 (Potential)

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD, OKEMOS, MI 48864
(517) 853-4560**

VARIANCE APPLICATION

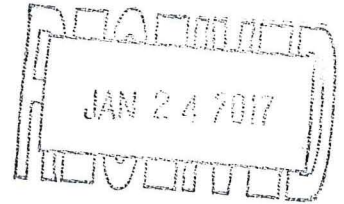
A. Applicant Potential Sign Company L.L.C.
 Address of Applicant 6925 Windsor Hwy.
Pottersville, Mi 48876
 Telephone (Work) (517)749-9933 Telephone (Home) _____
 Fax _____ Email address: signangler75@gmail.com
 Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 2273 Club Meridian Okemos, MI 48864
 Zoning district PO Parcel number 33-100-026

C. Nature of request (Please check all that apply):
 Request for variance(s)
 Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances
 Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) _____

D. Required Supporting Material Supporting Material if Applicable
 -Property survey Architectural sketches
 -Legal description -Other
 -Proof of property ownership or approval letter from owner
 Site plan to scale
 Written statement, which demonstrates how all the review criteria will be met (See next page)



[Signature] Kyle S. Allen 01-24-2017
 Signature of Applicant Print Name Date

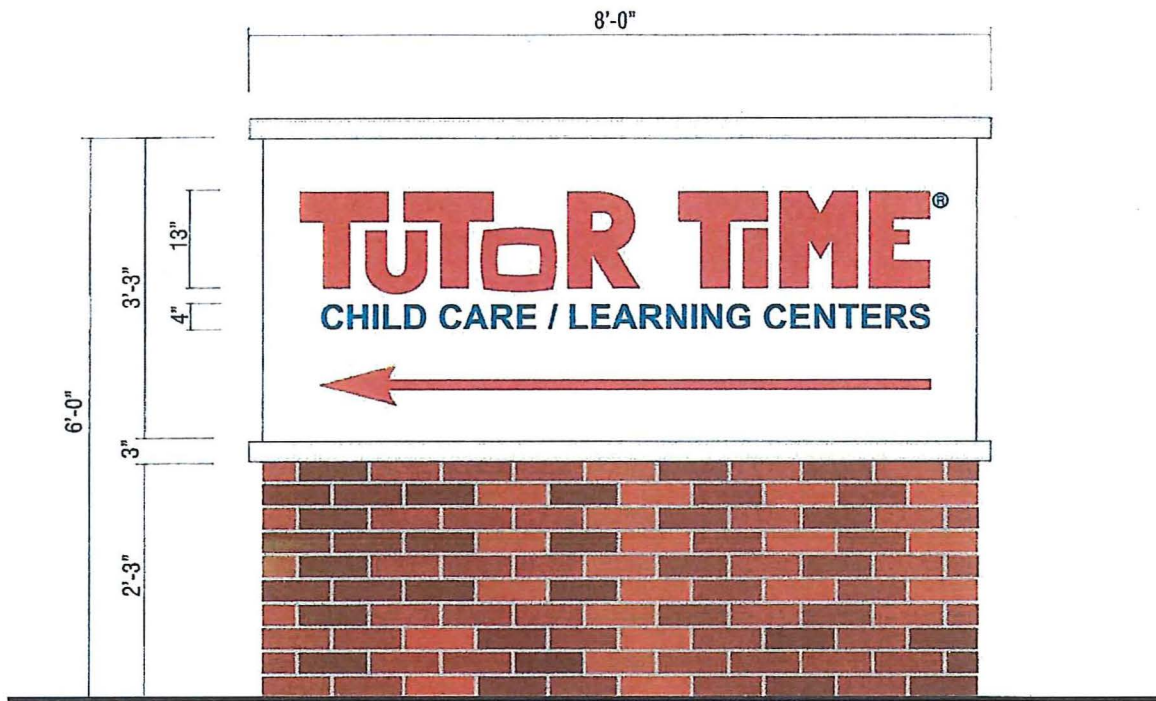
Fee: 4200.00 Received by/Date: Jennifer Allen

I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)

 Signature of Applicant(s) Date

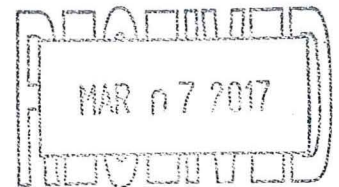
 Signature of Applicant(s) Date

- 1.) The frontage shape of the parcel would allow a ideal location for the directional sign.
- 2.) These circumstances are not self created.
- 3.) Having a directional sign would be of great benefit to tenant as main id sign in front of the building is not easily visible from main road (Okemos RD.)
- 4.) It is the tenants only location to put up a directional sign.
- 5.) The area that is proposed for sign is not going to interfere with public safety and provide my client with the result they need.
- 6.) The sign would not affect any adjoining parcels.
- 7.) No, as the parcel is of unique shape.
- 8.) Yes, as it would provide clear visible direction to tenants location.



D/F Non Illuminated Faux Monument Sign

White faces / faux brick base
 Non illuminated
 Tutor Time to match PMS 186 Red
 Tagline to match PMS 286 Blue



Remove Existing sign



Existing Signage



New Signage

This drawing is confidential and the exclusive property of Koz-National Sign Contractor.

	LOCATION:	FILE:	6266	PAGE:	1
	2273 Club Meridian Okemos, MI 48864	DATE:	9/28/16	SCALE:	NOTED
		DESIGNER:	BG	APPROVED:	
				4115 W. 90th Place Hometown, Illinois 60456	

Schmalzried Properties, LLC

January 3, 2017

PO Box 208

Union Lake, MI 48387

To whom it may concern,

My name is Richard Schmalzried, manager of Schmalzried Properties, LLC and I represent the landlord/owners of the Okemos, Michigan Tutor Time located at 2273 Club Meridian Drive.

I am writing to state the Landlord's approval for Tutor Time's sign contractor, Potential Sign Company, to file for any variance needed for their new ground sign at the corner of Okemos Road and Club Meridian Drive.

The contractors contact information is listed below:

Mr. Kyle Allen, owner operator
Potential Sign Company, LLC
6925 Windsor Hwy
Pottersville, MI 48876
517-749-9933
signangler75@gmail.com

Please feel free to contact me with any questions you might have at 248-752-7767, or at my email address,

richschmalz@gmail.com

Sincerely,



Richard Schmalzried, Manger
Schmalzried Properties, LLC

