

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, December 14, 2016 6:30 PM
TOWN HALL ROOM

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL, & RATIFICATION OF MINUTES

- o Wednesday, November 9, 2016

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. ZBA CASE NO. 16-12-14-1 (TOM & DARCY HAM), 5569 WOOD VALLEY DRIVE, HASLETT, MI, 48840

DESCRIPTION: 5569 Wood Valley Drive
TAX PARCEL: 12-154-009
ZONING DISTRICT: RA (Single Family, Medium Density)

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 structural alteration or extension shall not increase the extent of the nonconformity and shall satisfy all other applicable site development regulations.

The applicant is requesting a variance to construct an addition to a non-conforming single family structure at 5569 Wood Valley Drive, Haslett.

2. ZBA CASE NO. 16-12-14-2 (FEDEWA HOLDINGS), 5570 OKEMOS ROAD, EAST LANSING, MI, 48823

DESCRIPTION: 1730 Chamberlain Drive
TAX PARCEL: 03-451-003
ZONING DISTRICT: RD (Multiple Family)

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

- Section 86-756(11), which states where a parking area, or its associated internal access or service drives, adjoins a public street, except parking areas on individual residential driveways, a landscaped buffer at least 20 feet wide shall be provided between the parking area and the adjacent right-of-way, as measured from the back of the parking lot curb to the right-of-way line.

The applicant is requesting a variance to encroach into the required 20 foot landscape buffer at 1730 Chamberlain Drive, Haslett.

3. ZBA CASE NO. 16-12-14-3 (BRYAN & RACHEL MANGIAVELLANO), 2655 COREOPSIS DRIVE, OKEMOS, MI, 48864

DESCRIPTION: 2655 Coreopsis Drive
TAX PARCEL: 32-477-004
ZONING DISTRICT: RA (Single Family, Medium Density)

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

- Section 86-502, which states authorized accessory buildings may be erected as part of the principal building or may be connected to it by a roofed-over porch, patio or breezeway, or similar structures, or they may be completely detached. If attached to the principal building, an accessory building shall be made structurally a part of it and shall comply in all respects with the requirements applicable to the principal building. An accessory building not attached and not made a part of the principal building as provided in the preceding statement shall not be nearer than 10 feet from any other separate structure on the same lot.

The applicant is requesting a variance to install an accessory building that encroaches into the required 10 foot setback from the principal building at 2655 Coreopsis Drive, Okemos.

4. ZBA CASE NO. 16-12-14-4 (SIGNWORKS OF MICHIGAN, INC.), 4612 44th STREET SE, GRAND RAPIDS, MI, 49512

DESCRIPTION: 4800 Okemos Road
TAX PARCEL: 21-276-012
ZONING DISTRICT: C-3 (Commercial)

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

- Section 86-687(3)(a), which states one wall sign shall be permitted and may be located flat against the building's front facade or parallel to the front facade on a canopy. For businesses with frontage on more than one public street, two signs may be permitted. In no case shall more than one wall sign be located on a facade and no wall sign shall be located on a rear facade.
- Section 86-687(4)(d), which states freestanding signs greater than five feet in height shall not exceed 28 square feet in surface display area per side..

The applicant is requesting a variance to install a second wall sign and a freestanding sign greater than 25 square feet in size at 4800 Okemos Road, Okemos.

- ☞ 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.

F. OTHER BUSINESS

1. 2017 Meeting schedule

G. PUBLIC REMARKS

H. BOARD MEMBER COMMENTS

I. ADJOURNMENT

J. POST SCRIPT – BRIAN BEAUCHINE

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.