

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, May 11, 2016 6:30 PM
TOWN HALL ROOM**

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- o Wednesday, April 13, 2016

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. ZBA CASE NO. 16-05-11-1 PIOTR LUPA, 3575 KANSAS STREET, OKEMOS, MI 48864

DESCRIPTION: 3575 Kansas Street & 3579 Indiana Road
TAX PARCEL: 33-352-001 & 33-351-002
ZONING DISTRICT: RA (Single Family, Medium Density)

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

- Section 86-373(e)(2), which states the minimum interior lot width in the RA district is 80 feet.
- Section 86-565(1), which states no accessory structure shall project into any front yard.

The applicant is requesting the variances to (1) split a metes and bounds parcel to create two parcels, one of which will 74 feet of lot width when 80 feet is required; and (2) to allow a detached accessory structure (garage) to project into the front yard of a principal structure.

2. ZBA CASE NO. 16-05-11-2 GBC DESIGN, INC., 565 WHITEPPOND DRIVE, AKRON, OH 44320

DESCRIPTION: 2055 Grand River Avenue
TAX PARCEL: 21-276-010
ZONING DISTRICT: C-3 (Commercial)

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

- Section 86-506, which states no fence, wall, or screen shall be erected higher than six feet, as measured from the ground upon which it sites to the highest point.
- Section 86-687(3)(a), which states one wall sign shall be permitted and may be located flat against the building's front façade or parallel to the front façade 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 façade and no wall sign shall be located on a rear façade.

The applicant is requesting variances to (1) install a dumpster enclosure measuring 8'6" in height exceeding the maximum height allowed height of six (6) feet by 2'-6" and (2) to install one wall sign on each building façade for a total of four (4) wall signs when one sign is permitted on the front (Grand River Avenue) façade and no wall signs are permitted on the rear facade.

- ☞ 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. ZBA CASE NO. 14-06-11-1 CORY CHVALA, 5540 EARLIGLOW LANE, HASLETT, MI 48840**
DESCRIPTION: 15.86 acres south of Piper Road and east of Van Atta Road
TAX PARCEL: 13-100-035
ZONING DISTRICT: RR (Rural Residential)

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

- Section 86-565(1), which states no accessory structure shall project into any front yard.

The applicant is requesting to modify the plan approved under ZBA Case No. 14-06-11-1, regarding the location of a proposed detached accessory building which projects into the front yard of the subject site.

G. PUBLIC REMARKS

H. BOARD MEMBER COMMENTS

I. ADJOURNMENT

J. POST SCRIPT – NO POST SCRIPT

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.