

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, AUGUST 13, 2014 6:30 PM
TOWN HALL ROOM**

- A. CALL MEETING TO ORDER**
- B. APPROVAL OF AGENDA**
- C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES**
- D. NEW BUSINESS**

- 1. ZBA CASE NO. 14-08-13-1 CONSUMERS ENERGY, ONE ENERGY PLAZA, JACKSON, MI 49201**
 - DESCRIPTION: 4761 Marsh Road
 - TAX PARCEL: 22-152-002
 - ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-367, which requires a minimum 100 foot setback from the center of Marsh Road.
- Section 86-474(2), which states no plant material, berm, fence, wall screen, sign, or other structure shall obstruct the visibility of motorists, pedestrians, or cyclists within a sight triangle at street and driveway intersections between the height(s) of three feet and ten feet as measured from the back of the curb or edge of pavement.
- 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 sits to its highest point.
- Section 86-565(1), which states no accessory building shall project into any front yard.
- Section 86-565(3), which states no accessory building shall be closer than five feet to any lot line.

The applicant is requesting variances to allow an accessory heating enclosure to remain where it was installed at 4761 Marsh Road. The variances would allow the heating enclosure to be located in the front yard approximately 58 feet from the center of Marsh Road and two feet from the north property line, while also allowing eight foot tall screen walls to be constructed east and south of the heating enclosure, one of which is proposed within the sight triangle.

- 2. ZBA CASE NO. 14-08-13-2 KELVIN POTTER, 4175 VAN ATTA ROAD, OKEMOS, MI 48864**
 - DESCRIPTION: 4175 Van Atta Road
 - TAX PARCEL: 25-351-010
 - ZONING DISTRICT: RR (Rural Residential)

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

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

The applicant is requesting a variance to allow construction of a 1,200 square foot garage in the front yard at 4175 Van Atta Road.

3. ZBA CASE NO. 14-08-13-3 JERRY SOHN, 6117 GREEN ROAD, HASLETT, MI 48840

DESCRIPTION: 6117 Green Road
TAX PARCEL: 01-401-007
ZONING DISTRICT: RR (Rural Residential)

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

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

The applicant is requesting a variance to allow construction of a 1,280 square foot pole barn in the front yard at 6117 Green Road.

E. OTHER BUSINESS

F. PUBLIC REMARKS

G. BOARD MEMBER COMMENTS

H. ADJOURNMENT

I. POST SCRIPT - Patricia Jackson

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
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.