

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, MAY 28, 2014 6:30 PM
TOWN HALL ROOM

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- o Wednesday, May 14, 2014

D. PUBLIC REMARKS

E. NEW BUSINESS

1. ZBA CASE NO. 14-05-28-1 MERIDIAN TOWNSHIP PARKS, 2100 GAYLORD C SMITH COURT, HASLETT, MI 48840

DESCRIPTION: 4555 Okemos Road (Wonch Park)
TAX PARCEL: 21-451-004
ZONING DISTRICT: RB (Single Family-High Density)

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

- Section 86-471(b)(3), which states all structures and grading activities shall be setback from the edge of a water feature as follows – 50 feet from the ordinary high water mark of the Red Cedar River.
- Section 86-471(c)(2), which states a natural vegetation strip shall be maintained from the edge of a water feature as follows – 25 feet as measured from the abutting ordinary high water mark of the Red Cedar River.

The applicant is requesting variances for a proposed eight-foot wide paved pathway within the required 50-foot water features setback and the 25-foot natural vegetation strip from the ordinary high water mark of the Red Cedar River. The proposed setback for the paved pathway in Wonch Park, located at 4555 Haslett Road, is 15 feet from the ordinary high water mark of the Red Cedar River.

2. ZBA CASE NO. 14-05-28-2 MILLIGAN & MARTIN WESTSIDE, LLC, 5325 W. MT. HOPE HWY, LANSING, MI 48917

DESCRIPTION: 1284 Grand River Avenue
TAX PARCEL: 23-376-002
ZONING DISTRICT: RR (Rural Residential)

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

- Section 86-473(1), which states street trees shall be placed between the curblineline and the right-of-way line of the street when sufficient area is available to meet road commission or state department of transportation standards for tree placement. If insufficient area is available, trees may be placed outside the right-of-way of the road. In no case shall any street tree be placed closer than four feet to a sidewalk or bike path.

- 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. Altering the existing grade, such as but not limited to mounding or terracing of land shall not be permitted to increase the height of the fence, wall, or screen, unless the combined height of such grading, mounding, or terracing together with the fence, wall, or screen is six feet or less above the ground upon which it sits.

The applicant is requesting a variance to install less than the number of required street trees along Grand River Avenue and Cornell Road. The applicant is also requesting a variance to install a 10-foot high fence around the outdoor play area (for a commercial kennel to be located at 1284 Grand River Avenue) and the maximum allowed fence height is 6 feet.

F. OTHER BUSINESS

G. PUBLIC REMARKS

H. BOARD MEMBER COMMENTS

I. ADJOURNMENT

J. POST SCRIPT – None

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.