

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, MARCH 27, 2013, 6:30 PM
TOWN HALL ROOM, OPEN TO PUBLIC**

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- Wednesday February 27, 2013

D. UNFINISHED BUSINESS

1. ZBA CASE NO. 13-02-27-1 WILLIAM WHITE/WHITE BROS. MUSIC, 4706 OKEMOS ROAD, OKEMOS, MI 48864

DESCRIPTION: 4706 Okemos Road
TAX PARCEL: 21-406-001
ZONING DISTRICT: C-2 (Commercial)

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

- 86-687(3)c., which states in the case of multitenant structures, one wall sign shall be permitted for each tenant having an individual means of public access up to a size equivalent to one square foot for each one lineal foot of building frontage occupied.

The applicant is requesting to install a larger than allowed sign on the canopy at 4706 Okemos Road; therefore the applicant is requesting a variance.

***This case was tabled by the Zoning Board of Appeals at the February 27, 2013 regular meeting of the Zoning Board of Appeals. Prior to hearing the case the Zoning Board of Appeals must first vote to take the case off the table.**

E. NEW BUSINESS

1. ZBA CASE NO. 13-03-27-1 MERIDIAN TOWNSHIP DEPT. OF PUBLIC WORKS & ENGINEERING, 5151 MARSH ROAD, OKEMOS, MI 48864

DESCRIPTION: North of Jo Pass (Keystone Woods)
ZONING DISTRICT: RAA (Single Family, Low Density)

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

- Section 86-471(b)(1), which states all structures and grading activities shall be setback forty (40) feet from the edge of a wetland regulated by the township, the state, or by federal law equal to or greater than two (2) acres in area.
- Section 86-471(b)(4), which states all structures and grading activities shall be setback fifty (50) feet from the an open county drain or creek as measured from the top of the bank on the side of the drain where the structure is to be located or grading activity is to occur.

- Section 86-471(c)(1), which states a twenty (20) foot natural vegetation strip shall be maintained from the edge of a wetland regulated by the township, the state, or by federal law.
- Section 86-471(c)(3), which states a twenty-five (25) foot natural vegetation strip shall be maintained from the top of the abutting bank of an open county drain or creek.

The applicant is requesting to construct an 8-foot wide bridge to provide a connection from the pathway in the Keystone Woods subdivision to the Interurban Pathway, which is located north of the Eberly Drain. A portion of the existing 7-foot wide pathway (which will be reconstructed) and proposed bridge are located within the setback and natural vegetation strip of a regulated wetland and open county drain; therefore the applicant is requesting variances.

☞ **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

G. PUBLIC REMARKS

H. BOARD MEMBER COMMENTS

I. ADJOURNMENT

J. POST SCRIPT –ELIZABETH LEGOFF

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 DRYFUSS
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.