

**CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING AGENDA  
5151 MARSH ROAD, OKEMOS, MI 48864-1198  
(517) 853-4000  
WEDNESDAY, MAY 22, 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 May 8, 2013

**D. UNFINISHED BUSINESS**

**E. NEW BUSINESS**

**1. ZBA CASE NO. 13-05-22-1 EXP U.S. SERVICES, INC., 150 E. GAY STREET SUITE 1510, COLUMBUS, OH 43215**

DESCRIPTION:	1659 Grand River Avenue
TAX PARCEL:	22-403-001
ZONING DISTRICT:	C-2 (Commercial)

The applicant is requesting variances from the following sections 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 part of it and shall comply in all respects with the requirements applicable with the principal building. An accessory building not attached and not made part of the principal building as provided in the preceding statement shall not be nearer than ten feet.
- Section 86-506, which states no fenced, wall, or screen shall be erected higher than six feet, as measured from the ground upon which it sits to the highest point.
- Section 86-565(1), which states, no accessory building shall project into any front yard.
- Section 86-618(2), which states nonconforming structures, other than single-family structures, may be altered, expanded, or modernized without prior approval of the zoning board of appeals; provided, that structural alterations or extensions shall not increase the area, height, bulk, use, or extent of the structure and shall satisfy all other applicable site development regulations.
- Section 86-755, which states for businesses with a gross floor area less than 25,000 square feet: five parking spaces per 1,000 square feet (minimum) to 5 ½ parking spaces per 1,000 square feet (maximum) are required.

The applicant is proposing to add onto a nonconforming structure (convenience store), construct an accessory building in the front yard (detached accessory building and dumpster enclosure), construct a wall (dumpster enclosure) which exceeds the maximum allowed height, and provide less than the required number of parking spaces at the Speedway gasoline station; therefore the applicant is requesting variances.

**2. ZBA CASE NO. 13-05-22-2 DAVID CORBETT, 200 FROST, WILLIAMSTON, MI 48895**

DESCRIPTION: 1608 Bass Street  
TAX PARCEL: 03-454-014  
ZONING DISTRICT: RB (Single Family, High Density) & RD (Multiple Family, Low Density)

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

- Section 86-442(f)(9)b., which states a driveway shall not occupy more than 35 percent of the total area of the front yard for residential lots 65 feet or greater in width at the street line.

The applicant is requesting to install a driveway which exceeds the maximum allowed coverage of the front yard; therefore the applicant is requesting a variance.

**3. ZBA CASE NO. 13-05-22-3 KEVIN SCHOEN & LYNDIA GAUTHIER, 6102 COLUMBIA STREET, HASLETT, MI 48840**

DESCRIPTION: 6102 Columbia Street  
TAX PARCEL: 03-476-001  
ZONING DISTRICT: RB (Single Family, High Density)

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

- Section 86-442(f)(9)a., which states a driveway shall not occupy more than 50 percent of the total area of the front yard for residential lots created prior to October 5, 1960, and are less than 65 feet in width at the street line.

The applicant is requesting to install a driveway which exceeds the maximum allowed coverage of the front yard; therefore the applicant is requesting a variance.

☞ 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 –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.

BRETT DREYFUS  
TOWNSHIP CLERK

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.

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