

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, DECEMBER 12, 2012, 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 October 24, 2012
- Wednesday November 14, 2012

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. ZBA CASE NO. 12-12-12-1 NEW LIFE INTERNATIONAL CHURCH, 2630 BENNETT ROAD, OKEMOS, MI 48864

DESCRIPTION: 2630 Bennett Road
TAX PARCEL: 29-477-014
ZONING DISTRICT: RA (Single Family, Medium Density)

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

- Section 86-689(1), which states signs for institutions for human care, churches, educational or social institutions and public utility buildings shall be permitted subject to the following limitations: All limitations governing signs in professional and office districts shall apply.

The applicant has installed a second freestanding sign. One (1) freestanding sign is permitted; therefore the applicant is requesting a variance to have two (2) freestanding signs.

2. ZBA CASE NO. 12-12-12-2 JESUS & IGNACIO MELENDEZ, 315 N. WEST 18TH STREET, RICHMOND, IN 47374

DESCRIPTION: 5900 Park Lake Road
TAX PARCEL: 08-276-003
ZONING DISTRICT: C-2 (Commercial)

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

- 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.

The applicant is requesting to add onto a nonconforming building by constructing an unenclosed, roofed canopy along the front façade; therefore the applicant is requesting a variance. A variance to provide less than the required number of parking spaces was not required as previously noticed.

3. ZBA CASE NO. 12-12-12-3 TRILOGY HEALTH SERVICES, LLC, 303 N. HURSTBOURNE PKWY, SUITE 200, LOUISVILLE, KY 40222

DESCRIPTION: 4830 Central Park Drive
(East of Central Park Drive & south of Nassau Street)
TAX PARCEL: 22-251-012; 22-251-013; 22-252-001; & 22-276-005
ZONING DISTRICT: RA (Single Family, Medium Density) & RD (Multiple 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 40 feet from the edge of a wetland regulated by the township, the state, or by federal law equal to or greater than two acres in area.
- 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.

The applicant is requesting to grade in the setback and natural vegetation strip of a Township and state regulated wetland; therefore the applicant is requesting variances.

4. ZBA CASE NO. 12-12-12-4 DENIZ OZLER, 6289 W. REYNOLDS ROAD, HASLETT, MI 48840

DESCRIPTION: 6289 W. Reynolds Road
TAX PARCEL: 03-253-025
ZONING DISTRICT: RB (Single Family, High Density)

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

- Section 86-442(f)(5)a., which states the front yard setback shall not be less than 20 feet from the street line.
- Section 86-566, which states no driveway in a single-family residential zone shall be located closer than two feet from a side or rear lot line.

The applicant is requesting to raze an existing house and construct a new house which does not meet the required front yard setback from W. Reynolds Road and to retain an existing driveway which does not meet the required setback from the rear and side lot line; 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-CAROL OHLROGGE

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

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.

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