

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, DECEMBER 14, 2011, 6:30 PM
TOWN HALL ROOM, OPEN TO PUBLIC

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- o Wednesday November 9, 2011

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. ZBA CASE NO. 11-12-14-1 HOP FAMILY LLC, 2696 CHICAGO DRIVE SW, WYOMING, MI 49519

DESCRIPTION: 3010 Lake Lansing Road
TAX PARCEL: 06-477-015
ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-402(13), an area equal to four feet multiplied by the perimeter of the building in feet shall be incorporated either at the building or elsewhere on the site, as approved by the director of community planning and development during site plan review.
- Section 86-402(17), which states the maximum percentage of impervious surface permitted on a site shall be 70 percent. Impervious surfaces shall include all land covered with paving and buildings. The impervious surface ratio is calculated by dividing the total impervious surface by the gross area of the site. The following areas shall be counted as pervious surfaces: required perimeter landscaped buffers; fifty percent of onsite detention and retention basins above design level, if designed as an integral part of the site landscaping, providing that the side slope of such basins shall not be steeper than 4:1 (horizontal : vertical); and parking lot islands and medians that are 20 feet or greater in each dimension and used for landscape plantings.
- 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 expansions shall not increase the area, height, bulk, use, or extent of the structure and shall satisfy all other applicable site development regulations.
- Section 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 lineal foot of building frontage occupied.
- Section 86-687(5)a., which states a two-sided sign indicating only price and grade of gasoline as shown on the pumps, either side not exceeding 12 square feet in surface display area, may be permanently attached to the parcel's freestanding sign support system.

- **Section 86-755**, which outlines the off-street parking standards, and requires 5 to 5.5 parking spaces per 1,000 square feet of gross floor area for a retail use.
- **Section 86-756(11)**, which states where a parking area, or its associated internal access or service drives, adjoins a public street, except parking areas on individual residential driveways, a landscaped buffer at least 20 feet wide shall be provided between the parking area and the adjacent right-of-way, as measured from the back of the parking lot curb to the right-of-way line. A vertical screen, consisting of a masonry wall, plant material, a landscaped berm, or combination thereof, as appropriate for the site, no less than three feet in height, shall be provided to screen the parking area from view along the entire length of this buffer strip. Plantings in this buffer area shall be maintained in a healthy condition. No more than two driveway approaches may be permitted to break this buffer from an arterial or collector street, and no more than one driveway from a local street, except as provided in section 86-441, the corridor access management overlay district, no more than two driveway approaches may be permitted to break this buffer from an arterial or collector street, and no more than one driveway from a local street.
- **Section 86-756(14)**, which states where a parking area, or its associated internal access or service drives, adjoins the same or any other nonresidential district, a landscaped buffer, at least 15 feet wide, shall be provided between the parking area and the property line. A vertical screen shall be erected consisting of a masonry wall, plant material, a landscaped berm, or a combination thereof, as appropriate for the site, no less than three feet in height.

The applicant is proposing to construct a replacement convenience store with drive-through window, re-design the parking area, entrance drives, add landscaping, and install new signs at the existing gasoline station located at 3010 Lake Lansing Road. The proposed parking area, impervious surface percentage, driveways, landscaping, and signs do not meet the required standards as outlined in the Code of Ordinances; therefore the applicant is requesting variances.

2. ZBA CASE NO. 11-12-14-2 LTG HASLETT LLC C/O CB RICHARD ELLIS, 1111 MICHIGAN AVE. SUITE 201, EAST LANSING, MI 48823

DESCRIPTION: 1655 and 1673 Haslett Road
 TAX PARCEL: 10-401-003 & 10-401-005
 ZONING DISTRICT: C-2 (Commercial)

The applicant is proposing to install a free-standing sign at the retail building located at 1655 Haslett Road (Haslett Village Square). **Upon review of file information and the Code of Ordinances staff determined the proposed free-standing sign is permitted by right and a variance is not required; therefore the case has been removed from the agenda.**

3. ZBA CASE NO. 11-12-14-3 KURT MARTYN, 1350 HICKORY ISLAND DRIVE, HASLETT, MI 48840

DESCRIPTION: 1350 Hickory Island Drive
 TAX PARCEL: 11-126-009
 ZONING DISTRICT: RB (Single Family, High Density)

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

- **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 has installed a fence which exceeds the maximum allowed height; therefore the applicant is requesting a variance. **Since the time of the variance application, the applicant has removed the 2' lattice portion of the fence. The total height of the fence is 6' and complies with the Code of Ordinances; therefore a variance is not required and the case has been removed from the agenda.**

4. ZBA CASE NO. 11-12-14-4 MERIDIAN GRAND RIVER LLC, 4660 S. HAGADORN RD. SUITE 660, EAST LANSING, MI 48823

DESCRIPTION: 2655 Grand River Avenue
TAX PARCEL: 20-205-015, 20-205-018, & 20-205-019
ZONING DISTRICT: C-2 (Commercial)

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

- **Section 86-687(4)(d), which states freestanding signs greater than five feet in height shall not exceed 28 square feet in surface display area per side.**

The applicant is proposing to install two (2) replacement free-standing signs at the shopping center located at 1655 Grand River Avenue. Each proposed sign exceeds the allowed surface area display area; 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.

MARY M.G. HELMBRECHT, CMC
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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