

**CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING AGENDA  
5151 MARSH ROAD, OKEMOS, MI 48864-1198  
(517) 853-4000  
WEDNESDAY, JUNE 23, 2010, 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, May 26, 2010

**D. PUBLIC REMARKS**

**E. UNFINISHED BUSINESS**

**F. NEW BUSINESS**

**1. ZBA CASE NO. 10-06-23-1 AT&T, 221 N. WASHINGTON SQUARE, LANSING, MI 48933**

DESCRIPTION: 4640 Dobie Road  
TAX PARCEL: 22-405-006  
ZONING DISTRICT: C-2 (Commercial)

The applicant is requesting variances from the following sections 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.**
- **Section 86-404(b)2(3), which states no building, parking, access drive, or other structure shall be less than 100 feet from a residential district line, except that a 60-foot setback shall be required if that incorporates a double row of interlocking trees, primarily evergreens, of the equivalent in addition to general screening standards.**

The applicant is proposing to alter a non-conforming building by adding an attached screen wall and to construct an accessory building (dumpster enclosure) which does not meet the required setback. The applicant is requesting variances to alter a non-conforming building and to allow an accessory building to encroach into the required setback.

**2. ZBA CASE NO. 10-06-23-2 ALI DAMSAZ 743 GRAND RIVER AVENUE, OKEMOS, MI 48864**

DESCRIPTION: 743 Grand River Avenue  
TAX PARCEL: 25-126-001 and 25-126-002  
ZONING DISTRICT: C-2 (Commercial)

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

- **Section 86-404(e)(13)b.2., which states any building, gas island, air compressors, tire filling stations, vacuum cleaners, or similar equipment shall be set back a minimum 300 feet from an abutting residential district line.**

- Section 86-565(1), which states no accessory building shall project into any front yard.

The applicant is proposing a redevelopment project which includes a new commercial building, gas islands, pump island canopy, and air compressors which do not meet the required setback from a residential zoning district. The applicant is also proposing to install an accessory building (dumpster enclosure) which projects into the front yard. The applicant is requesting variances to encroach into the required setback for the proposed buildings, gas islands, pump island canopy, and air compressors.

**3. ZBA CASE NO. 10-06-23-3 MERIDIAN TOWNSHIP DEPARTMENT OF PUBLIC WORKS AND ENGINEERING, 5151 MARSH ROAD, OKEMOS, MI 48864**

DESCRIPTION: Section 16, east side of Okemos Road, south of 2100 Gaylord C. Smith Court and north of 5130 Okemos Road  
ZONING DISTRICT: RAAA (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(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 proposing a compensating cut for work in the 100-year floodplain related to the proposed bicycle/pedestrian pathway along Okemos Road. The construction activities associated with the compensating cut will encroach into the wetland setback and natural vegetation strip of a regulated wetland; 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.**

**G. OTHER BUSINESS**

**H. PUBLIC REMARKS**

**I. BOARD MEMBER COMMENTS**

**J. ADJOURNMENT**

**K. POST SCRIPT –Lynn Ochberg**

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 owners of property located within a 300-foot radius of the property under consideration
4. Comments by other persons
5. Applicant rebuttal
6. ZBA members discuss the case. If necessary, the applicant may be asked to respond to questions from the ZBA members
7. 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.

G:\PLANNING\ZBA\ZBA AGENDAS\2010 ZBA AGENDAS\ZBAGNDA.100623