

**CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING AGENDA  
5151 MARSH ROAD, OKEMOS, MI 48864-1198  
(517) 853-4000  
WEDNESDAY, AUGUST 12, 2009, 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, July 22, 2009

**D. PUBLIC REMARKS**

**E. UNFINISHED BUSINESS**

**F. NEW BUSINESS**

**1. ZBA CASE NO. 09-08-12-1 CAPSTONE DEVELOPMENT CORPORATION, 431 OFFICE PARK DRIVE, BIRMINGHAM, AL 35223**

DESCRIPTION:	East of Suburban Ice Arena and north of Hannah Boulevard
TAX PARCEL:	20-326-007
ZONING DISTRICT:	PO (Professional and Office)

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

- Section 86-440(d)(2)b.3., which states windows shall cover no less than 50 percent of the street level facades.

The applicant intends to construct a residential complex with multiple residential buildings as part of a mixed used planned unit development known as the Lodges of East Lansing. The windows on the street level façades of the buildings facing Hannah Boulevard cover less than 50 percent of each building façade. Therefore, the applicant is requesting a variance.

**2. ZBA CASE NO. 09-08-12-2 MARK FINK, 6239 W. REYNOLDS ROAD, HASLETT, MI 48840**

DESCRIPTION:	5965 Marsh Road
TAX PARCEL:	10-205-028
ZONING DISTRICT:	C-1 (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 86-755, which outlines the required off-street parking requirements, and states restaurants, taverns, bars, nightclubs and brewclubs shall provide one space for each 75 square feet of usable floor area, plus one for every four seats or one for 37 1/2 square feet of usable floor area, whichever is greater.

The applicant intends to add an outdoor seating area onto a non-conforming restaurant building and the site does not provide the required number of parking spaces for a restaurant. Therefore, the applicant is requesting variances for the proposed addition.

**3. ZBA CASE NO. 09-08-12-3 OKEMOS MONTESSORI RADMOOR SCHOOL, 2745 MT. HOPE ROAD, OKEMOS, MI 48864**

DESCRIPTION: 2745 Mt. Hope Road  
TAX PARCEL: 29-201-005  
ZONING DISTRICT: RAA (Single Family-Low Density)

The applicant is requesting variances from the following Section 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.
- Section 86-756(7), which states concrete curb and gutter shall be required in order to control stormwater flow from the parking area and in order to protect landscaped areas such as landscape islands and plantings.
- Section 86-758(1)b. which states landscaped areas shall be provided throughout the parking area in the amount of 200 square feet for each ten parking spaces.

The applicant intends to construct a new parking area which does not conform to design requirements. Grading activities associated with the construction of the parking area will encroach into the setback and natural vegetation strip of a regulated wetland. Therefore, the applicant is requesting variances.

**4. ZBA CASE NO. 09-08-12-4 JAMIE BERRIDGE, 1561 COLBY STREET, HASLETT, MI 48840**

DESCRIPTION: 1561 Colby Street  
TAX PARCEL: 10-278-024  
ZONING DISTRICT: RN (Multiple Family-Mixed Residential)

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

- Section 86-374(d)(4), which states all buildings, including accessory buildings shall not cover more than 35 percent of the total area of the lot.
- Section 86-565(1), which states no accessory building shall project into any front yard.
- Section 86-565(5), which states where the rear line of a corner lot coincides with the side line of an adjoining lot in a residential district, an accessory building shall not be closer than eight (8) feet to the common lot line.
- Section 86-565(6), which states in no case shall the entrance of a garage be less than twenty-five (25) feet from a street line.

The applicant intends to construct a detached garage and the proposed structure will encroach into the required setback areas and the buildings (house and propose garage) cover more than thirty-five (35) percent of the lot. Therefore, the applicant is requesting variances for the proposed garage.

- ☛ 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 – Jim Hershiser

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

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### 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.