

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, JUNE 10, 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

- o Wednesday, May 13, 2009

D. PUBLIC REMARKS

E. UNFINISHED BUSINESS

F. NEW BUSINESS

1. ZBA CASE NO. 09-06-10-1 SPRINT, 3552 MERIDIAN CROSSING DRIVE, SUITE 590, OKEMOS, MI 48864

DESCRIPTION: 1963 Grand River Avenue
TAX PARCEL: 22-154-002
ZONING DISTRICT: C-2 (Commercial District)

The applicant is requesting a variance from Section 86-687(3)e. of the Code of Ordinances, which states signs shall not project above the roof line or cornice.

The applicant intends to install a wall sign on the building, which would be located above the roof line of the building. Therefore, the applicant is requesting a variance for the proposed wall sign.

2. ZBA CASE NO. 09-06-10-2 JON SZUTARSKI (METRO PCS MICHIGAN, INC.), 39555 ORCHARD HILL PLACE, SUITE L-70, NOVI, MI 48375

DESCRIPTION: 2224 Fox Hollow Drive
TAX PARCEL: 33-401-008
ZONING DISTRICT: RR (Rural Residential)

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

- From Section 86-368(d)(1), which states no lot shall hereafter be subdivided to provide less than 40,000 square feet of lot area.
- From Section 86-368(d)(2), which states the minimum lot width shall be two hundred (200) feet.

The applicant intends to create a lease parcel for a telecommunications facility. The proposed lease parcel does not comply with the minimum lot size and minimum lot area requirements. Therefore, the applicant is requesting a variance for the proposed lease parcel.

3. ZBA CASE NO. 09-06-10-3 CHERYL SAVAGE, 1655 HASLETT ROAD, HASLETT, MI 48840

DESCRIPTION: 5135 Times Square Drive
TAX PARCEL: 15-400-029

ZONING DISTRICT: CS (Community Service)

The applicant is requesting a variance from Section 86-687(3)a. of the Code of Ordinances, which states one (1) wall sign shall be permitted and may be located flat against the building's front façade or parallel to the front façade on a canopy. For businesses with frontage on more than one (1) public street, two (2) signs may be permitted. In no case shall more than one (1) wall sign be located on a façade and no wall sign shall be located on a rear façade.

The applicant intends to install a wall sign on an elevation, which is not the front façade for the tenant space and the applicant also intends to install a second wall sign on the front façade for the tenant space. The proposed signs do not comply with the sign regulations; and therefore, the applicant is requesting a variance for the proposed signs.

- ☞ **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 – 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 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.