

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, MAY 13, 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, March 11, 2009
- o Wednesday, March 18, 2009 – Training Session

D. PUBLIC REMARKS

E. UNFINISHED BUSINESS

F. NEW BUSINESS

1. ZBA CASE NO. 09-05-13-1 DELTA DENTAL OF MICHIGAN, 4100 OKEMOS ROAD, OKEMOS, MI 48864

DESCRIPTION:	4100 Okemos Road
TAX PARCEL:	28-400-008, -009, -011, & -012
ZONING DISTRICT:	PO (Professional Office)

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

- From 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.
- From Section 86-471(b)(4), which states all structures and grading activities shall be setback fifty (50) feet from an open county drain or creek, as measured from the top of the bank on the side of the drain where the structure is to be located or grading activity is to occur.
- From 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.
- From Section 86-471(c)(3), which states a twenty-five (25) foot natural vegetation strip shall be maintained from an open county drain or creek, as measured from the top of the abutting bank.

The applicant intends to construct a roadway and bridge over an open county drain. The proposed grading activities associated with the development encroach into the setback and natural vegetation strip of a regulated wetland and open county drain.

2. ZBA CASE NO. 09-05-13-2 RICHARD L. POSTEMA, P.E., 1580 44TH STREET SW, WYOMING, MI 49509

DESCRIPTION:	5211 Marsh Road
TAX PARCEL:	15-400-030
ZONING DISTRICT:	RA (Single Family, Medium Density)

The applicant is requesting an interpretation of Section 86-689(2) of the Code of Ordinances, which states free-standing signs for non-residential uses shall not exceed twenty-five (25) square feet in surface display area.

The applicant is requesting the Zoning Board of Appeals to interpret the surface display area of a proposed free-standing sign.

- ☛ **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 – NO POST SCRIPT

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.