

**CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING AGENDA  
5151 MARSH ROAD, OKEMOS, MI 48864-1198  
(517) 853-4000  
WEDNESDAY, NOVEMBER 18, 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, October 28, 2009

**D. PUBLIC REMARKS**

**E. UNFINISHED BUSINESS**

**F. NEW BUSINESS**

**1. ZBA CASE NO. 09-11-18-1 CHRIS BLAXTON, 1664 ALGOMA DRIVE, OKEMOS, MI 48864**

DESCRIPTION: 1664 Algoma Drive  
TAX PARCEL: 34-426-014  
ZONING DISTRICT: RAA (Single Family-Low Density)

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

- Section 86-373(5)b., which states the side yard setback is ten feet.

The applicant intends to construct an attached carport onto an existing residential structure located at 1664 Algoma Drive, which does not meet the required side yard setback; and therefore, the applicant is requesting a variance.

**2. ZBA CASE NO. 09-11-18-2 MERIDIAN WIRELESS, 1963 GRAND RIVER AVENUE, OKEMOS, MI 48864**

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

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

- Section 86-687(3)c. of the Code of Ordinances, which states in the case of multi-tenant structures, one (1) 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 one lineal foot of building frontage occupied.

The applicant has installed a wall sign on the front building façade, which exceeds the allowed square footage for a wall sign; and therefore, the applicant is requesting a variance for the wall sign.

**3. ZBA CASE NO. 09-11-18-3 AT&T COMMUNICATIONS, 337 N. ABBOTT ROAD, EAST LANSING, MI 48823**

DESCRIPTION: 1941 Kinawa Drive  
TAX PARCEL: 34-101-001  
ZONING DISTRICT: RA (Single Family-Medium Density)

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

- Section 86-474(1), which states no plant material, berm, fence, wall screen, sign, or other structure shall obstruct the visibility of motorists, pedestrians, or cyclists, within a sight triangle at street intersections between the height(s) of three feet and ten feet, as measured from the back of the curb or edge of the pavement. The sight triangle shall be formed by measuring 45 feet in each direction from the intersection of the back of curb or edge of asphalt of each street and connecting the two points.

The applicant has installed a utility cabinet within the sight triangle at the intersection of Kinawa Drive and Channing Way. The height of the cabinet does not comply with allowed height range within the sight triangle and; therefore, the applicant is requesting a variance.

**4. ZBA CASE NO. 09-11-18-4 INDIAN LAKES HOMEOWNERS ASSOCIATION, OKEMOS, MI 48840**

DESCRIPTION: Northeast corner of Comanche Drive and Mt. Hope Road  
TAX PARCEL: 20-478-022  
ZONING DISTRICT: RAA (Single Family-Low Density)

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

- Section 86-685(b)(4), which states a permanent structure, (development entry sign), which may be illuminated, may be permitted at each entrance to a development and shall be located at last ten feet back of the street right-of-way line. Signs on such structure may only include the names of the development and the developer, and the sign and structure shall be harmonious and appropriate in appearance with the existing and intended character of the general vicinity.

The applicant intends to install a new free-standing sign at the entrance to the Indian Lakes subdivision, at the northeast corner of Comanche Drive and Mt. Hope Road. The sign is proposed to be installed at the road right-of-way line of Mt. Hope Road and does not meet the required ten foot setback; 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.**

**G. OTHER BUSINESS**

- Resolution for 2010 Zoning Board of Appeals Meeting Schedule

**H. PUBLIC REMARKS**

**I. BOARD MEMBER COMMENTS**

**J. ADJOURNMENT**

**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.

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