

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA-REVISED
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, OCTOBER 28, 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, October 14, 2009

D. PUBLIC REMARKS

E. UNFINISHED BUSINESS

F. NEW BUSINESS

1. ZBA CASE NO. 09-10-28-2 SUSAN AND MICHAEL WITKUS, 5700 WOOD VALLEY DRIVE, HASLETT, MI 48840

DESCRIPTION: 5700 Wood Valley Drive
TAX PARCEL: 12-202-001
ZONING DISTRICT: RA (Single Family, Medium Density)

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

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

The applicant intends to construct a shed onto an existing residential structure located at 5700 Wood Valley Drive, which does not meet the required side yard setback. Therefore, the applicant is requesting a variance.

2. ZBA CASE NO. 09-10-28-3 MERIDIAN TOWNSHIP DEPARTMENT OF PUBLIC WORKS AND ENGINEERING, 5151 MARSH ROAD, OKEMOS, MI 48864

DESCRIPTION: South of Gaylord C. Smith Court and east of Okemos Road; west of Okemos Road and east of the Grand Trunk Western Railroad; and south of Grand River Avenue near Small Acres Lane
ZONING DISTRICT: RAA (Single Family, Low Density) and 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(b)(2), which states all structures and grading activities shall be setback twenty (20) feet from the edge of a wetland regulated by the township, the state, or by federal law equal to or greater than one-quarter acre in area but less 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 intends to construct a sanitary sewer main and a twelve (12) foot wide gravel access road which will commence south of the Township Service Center building, located at 2100 Gaylord C. Smith Court, travel west across Okemos Road and east of the Grand Trunk, then turning south toward Grand River Avenue. Portions of the access route will be used for a future paved off-road pedestrian-bicycle pathway. An additional section of the new sanitary sewer main will be located south of Grand River Avenue and north of Small Acres Lane. The proposed grading activities associated with the construction of the gravel access road and the sanitary sewer main will encroach into the setback and natural vegetation strip of regulated wetlands. 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

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.