

**CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, SEPTEMBER 23, 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, September 9, 2009

D. PUBLIC REMARKS

E. UNFINISHED BUSINESS

F. NEW BUSINESS

1. ZBA CASE NO. 09-09-09-1 FAST CASUAL, LLC (WILD WING CAFÉ) 505 S. MISSION, MT. PLEASANT, MI 48858

DESCRIPTION: 2085 W. Grand River Avenue
TAX PARCEL: 21-276-007
ZONING DISTRICT: C-2 (Commercial)

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

- Section 86-687(4)a., which states one freestanding sign per parcel shall be permitted, except a site with 500 feet or more of contiguous frontage on one street and more than one point of access on that street may have one additional sign. If two freestanding signs are located on a site based on this provision, a minimum of 250 feet shall separate the two signs.
- Section 86-687(4)d., which states freestanding signs greater than five feet in height shall not exceed 28 square feet in surface display area per side.

The applicant intends to install four freestanding signs and one freestanding sign is allowed for the site. The total square footage of the four freestanding signs exceeds the maximum permitted surface display area of 28 square feet. Therefore, the applicant is requesting a variance to install more signs than permitted and to allow the total size of all signs to exceed the permitted size.

2. ZBA CASE NO. 09-09-23-1 LORRAINE A.B. SMITH, 6206 RUTHERFORD AVENUE, EAST LANSING, MI 48823

DESCRIPTION: 6206 Rutherford Avenue
TAX PARCEL: 06-328-051
ZONING DISTRICT: RB (Single Family, High Density)

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

- Section 86-374(d)(5)a., which states the front yard setback shall be in accordance with the setback requirements of Section of 86-367 for the type of street upon which the lot fronts.
- Section 86-374(d)(5)b., which states the side yard setback is seven feet.

- Section 86-754, which states parking on non-paved open space is prohibited. Parking in driveways is prohibited, except in one-family residential districts. In one-family residential districts, no motor vehicle parking space shall be provided in the front yard, except on a paved or gravel driveway that occupies no more than 35 percent of the total area of the front yard.

The applicant intends to construct an addition onto the existing residential structure, including an attached garage and a front porch, which does not meet the required front yard or side yard setbacks and to expand the existing driveway in the front yard which exceeds the allowed front yard coverage. Therefore, the applicant is requesting variances for the proposed addition and the expanded driveway area.

3. ZBA CASE NO. 09-09-23-2 GORDON FOOD SERVICE MARKETPLACE, LLC, 420 50TH STREET SW P.O. BOX 1787, GRAND RAPIDS, MI 49501

DESCRIPTION: 1851 Newman Road
 TAX PARCEL: 22-177-003
 ZONING DISTRICT: C-2 (Commercial)

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

- From Section 86-687(3)a., 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.
- From Section 86-687(3)e., which states signs shall not project above the roof line or cornice.

The applicant intends to install a second wall sign on the proposed Gordon Food Service building and the wall sign would project above the roof line. Therefore the applicant is requesting variances for the proposed sign.

4. ZBA CASE NO. 09-09-23-3 JOHN SCHAUBROECK, 2294 BARNSBURY ROAD, EAST LANSING, MI 48823

DESCRIPTION: 2294 Barnsbury Road
 TAX PARCEL: 09-130-012
 ZONING DISTRICT: RA (Single Family, Medium Density)

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(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 install a fence in the rear yard of the subject site. The proposed grading activities associated with the construction of the fence will encroach into the setback and natural vegetation strip of a regulated wetland. 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

K. POST SCRIPT – Lynn Ochberg

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.