

CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING AGENDA  
5151 MARSH ROAD, OKEMOS, MI 48864-1198  
(517) 853-4000  
WEDNESDAY, September 14, 2016 6:30 PM  
TOWN HALL ROOM

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- o Wednesday, August 24, 2016

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. ZBA CASE NO. 16-09-14-1 (RUSSELL BULDERS, INC.), 2149 HAMILTON RD, OKEMOS MI 48864

DESCRIPTION: 1749 Hamilton Rd  
TAX PARCEL: 22-404-001  
ZONING DISTRICT: PO (Professional and Office)

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

- Section 86-686(2)b., which states a wall sign shall not exceed 20 square feet in the surface display area.

The applicant is requesting a variance to construct a wall sign that will be thirty square feet in size at 1749 Hamilton Rd in Okemos.

2. ZBA CASE NO. 16-09-14-2 (MUNCIE), 2787 EASTWAY DR., OKEMOS MI 48864

DESCRIPTION: 2787 Eastway Drive  
TAX PARCEL: 29-128-001  
ZONING DISTRICT: RR (One Family Rural Residential)

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

- Section 86-565(1), which states no accessory building shall project into any front yard.

The applicant is requesting a variance to construct an accessory structure in the front yard at 2787 Eastway Drive in Okemos.

- ☞ 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.

F. OTHER BUSINESS

G. PUBLIC REMARKS

H. BOARD MEMBER COMMENTS

I. ADJOURNMENT

J. POST SCRIPT – ELIZABETH LEGOFF

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.

BRET DREYFUS, CMMC  
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 other persons
4. Applicant rebuttal
5. ZBA members discuss the case. If necessary, the applicant may be asked to respond to questions from the ZBA members
6. 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.

**CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING MINUTES \*\*\*DRAFT\*\*\*  
5151 MARSH ROAD, OKEMOS MI 48864-1198  
517.853.4000  
WEDNESDAY, August 24, 2016**

PRESENT: Members Jackson, LeGoff, Ohlrogge, Chair Beauchine  
ABSENT: Ballard (alternate)  
STAFF: Mark Kieselbach, Director of Community Planning and Development

**A. CALL MEETING TO ORDER**

Chair Beauchine called the meeting to order at 6:30 p.m.

**B. APPROVAL OF AGENDA**

MEMBER OHLROGGE MOVED TO APPROVE THE AGENDA AS WRITTEN.

SECONDED BY MEMBER JACKSON.

VOICE VOTE: Motion carried unanimously.

**C. CORRECTIONS, APPROVAL, & RATIFICATION OF MINUTES**

Wednesday, August 10, 2016

MEMBER JACKSON MOVED TO APPROVE THE MINUTES OF WEDNESDAY, August 10, 2016 AS WRITTEN.

SECONDED BY MEMBER OHLROGGE.

VOICE VOTE: Motion carried unanimously.

**D. UNFINISHED BUSINESS**

None.

**E. NEW BUSINESS**

**1. ZBA CASE NO. 16-08-24-1 (PIZZA HOUSE), 4790 HAGADORN ROAD, EAST LANSING**

DESCRIPTION:	4790 Hagadorn Road
TAX PARCEL:	20-152-007
ZONING DISTRICT:	C-2 (Commercial)

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

- Section 86-687(4), which states one freestanding sign is permitted per parcel. The applicant is requesting a variance to construct a second freestanding sign at 4790 Hagadorn Rd, East Lansing.

Director Kieselbach outlined the case for discussion. He referenced the revised letter from the applicant to extend the time for the sign from November 30, 2016 to March 31, 2017. Director Kieselbach also provided the Zoning Board of Appeals (ZBA) with a copy of Section 86-222 of the Zoning Ordinance, which allows the ZBA to place conditions on a variance. He state based on the Township Attorney's opinion the variance for this case applies to the applicant only.

Chris Tice applicant, Pizza House, 4790 S Hagadorn, East Lansing, shared the history of the free shuttle service for Michigan State University (MSU) home football games. He stated Dean Transportation provides the driver and the shuttle bus. He commented on the favorable response from campus police providing an approved route for the shuttle service. The freestanding sign is a reminder to the public the shuttle service is available. The roadside location for the freestanding sign is safer near the entrance into the plaza. He added the reason for the extension to March 31, 2017 for the freestanding sign, is to expand the service into the MSU Basketball season.

Chair Beauchine opened the floor for public comment, being none he closed public remarks.

Member Jackson asked Director Kieselbach the zoning of the property and how the frontage of the parcel is calculated. She also wondered if the freestanding sign was for the entire plaza or just for Pizza House and the zoning if there is an issue of "content neutral" for the sign.

Director Kieselbach replied the zoning is C-2 (Commercial), which allows for one freestanding sign. The variance request is for one additional freestanding sign. He stated the issue of "content neutral" does not apply as the variance is for the second freestanding sign.

Member Jackson stated based on the Ordinance a second freestanding sign is permitted under certain conditions. She asked if this applied to this parcel.

Director Kieselbach stated the parcel would need 500 feet of frontage on Hagadorn Road for a second freestanding sign but there is only four-hundred and 422 feet. He also stated the proposed freestanding sign is temporary.

Member Jackson asked Director Kieselbach if the sign had information on either side or just one side.

Director Kieselbach stated there was information only on the south side of the sign.

Chris Tice stated it was decided to use a single side based on appearance.

Chair Beauchine inquired of Director Kieselbach if there was an allowance in the C-2 District for a building having access to separate streets for a freestanding sign.

Director Kieselbach stated while there was the allowance it did not apply in this case.

Member Ohlrogge asked Director Kieselbach about the types of temporary signage.

Director Kieselbach described the types of temporary signs: grand opening, promotional, and A-Frame. He stated grand opening and promotional signs are limited to fifteen (15) days, and A-Frame signs are setup and taken down daily.

Chair Beauchine stated this is a unique circumstance which is specific to the shuttle bus service offered by Pizza House.

Member Jackson stated she agreed with having the two (2) signs however, would the distance of ten (10) feet between the signs have a visual impact on the main sign for the plaza.

Director Kieselbach stated the proposed freestanding sign is only eight (8) feet tall and the ten (10) foot distance from the existing sign should not create a visual barrier for the existing sign.

Member Ohlrogge read from section 86-222 Conditions that states, The Zoning Board of Appeals, in granting a variance, may require such conditions and safeguards deemed necessary to accomplish the purposes and intent of this chapter. She stated the campus police believe the shuttle service lends to the safety for game day, by keeping traffic to a minimum, and allows visitors a safe direct access to the stadium.

Member LeGoff asked if football was the only sport the sign would be used for.

Chair Beauchine stated the intent is for football. He would recommend, if the variance is approved to remove the sign the week after the last football game.

Member Jackson asked if the variance was granted would the ZBA need to indicate the specific sport.

Member Ohlrogge suggested the ZBA keep all sports in mind as they look at this request.

Member Jackson stated considering all sports available, the ZBA should keep to the request and if amendments are needed let the applicant work with staff at a later time.

Chair Beauchine indicated the request is from August 1, 2016 to November 30, 2016; however he suggested if the variance is approved, to make it from August 1, 2016 until the week after the last football game.

Member Ohlrogge read review criteria one, which reads, unique circumstances exist that are peculiar to the land or structure that is not applicable to other land or structures in the same zoning district. She stated since the variance request is temporary for the football season it would be for a limited duration of time, also it provides a service which promotes safety.

Member Ohlrogge read review criteria two, which reads, these special circumstances are not self-created. She stated Pizza House is providing a public service which has created the situation.

Member Ohlrogge read review criteria three, which reads, strict interpretation and enforcement of the literal terms and provisions of the Ordinance would result in practical difficulties. She added the majority of the ZBA's conversation has revolved around safety and transportation on Game Day.

Member Ohlrogge read review criteria four, which reads, the alleged practical difficulties, which will result from a failure to grant the variance, would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome. She added Pizza House is offering a service which helps the community with safety issues and conformity to regular signage would not avail itself to public awareness of the service provided.

Member Ohlrogge read review criteria five, which reads, granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice. She stated granting the variance provides parking to those using the service, and absolutely is securing public safety and proving substantial justice.

Member Ohlrogge read review criteria six, which reads, granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. She stated the parking lot is large enough to accommodate the extra parking and this service has already been operating for several years alongside other businesses within the plaza.

Member Ohlrogge read review criteria seven, which reads, the conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable. She added the parking lot is close to the campus where those who want to avail themselves of the service can, while safely parking their car and taking the shuttle service to the stadium.

Member Ohlrogge read review criteria eight, which reads, granting the variance will be generally consistent with public interest, the purposes and intent of this Zoning. She stated the intent is safety first.

MEMBER JACKSON MOVED TO APPROVE AN ADDITIONAL FREESTANDING SIGN WITH THE CONDITION THE SIGN BE PLACED ON AUGUST 1, 2016 AND BE REMOVED THE WEEK AFTER THE LAST HOME GAME OF THE YEAR.

SECONDED BY CHAIR BEAUCHINE.

MEMBER OHLROGGE OFFERED THE FOLLOWING FRIENDLY AMENDMENT: THE REQUEST WILL TERMINATE AFTER A FIVE YEAR PERIOD.

The friendly amendment was accepted by the maker and the seconder of the main motion.

Chair Beauchine restated the motion by Member Jackson.

MOVE TO APPROVED AN ADDITIONAL FREESTANDING SIGN WITH THE CONDITION THE SIGN TO BE PLACED ON AUGUST 1, 2016 AND WILL BE REMOVED THE WEEK AFTER THE LAST HOME GAME OF THE YEAR. THE VARIANCE REQUEST WILL TERMINATE AFTER A FIVE YEAR PERIOD.

ROLL CALL VOTE: YES: Members, Ohlrogge, LeGoff, Jackson, Chair Beauchine  
NO:  
Motion carried unanimously.

#### **F. OTHER BUSINESS**

None.

#### **G. PUBLIC REMARKS**

Chair Beauchine opened and closed public remarks.

#### **H. BOARD MEMBER COMMENTS**

Chair Beauchine reviewed the electronic packet request and stated he would like to receive his packet electronically.

Director Kieselbach stated at the last meeting it was decided staff would provide both types of packets (electronic and paper), at least once or twice until the ZBA members had made a decision. He added he knew Member Ohlrogge preferred a paper copy.

Jackson stated she preferred an electronic copy

Member LeGoff stated she would take either type.

Chair Beauchine asked if there were any other comments.

Member Ohlrogge stated she is working with Director Kieselbach on improving public awareness about Township codes and ordinances for new construction and additions.

**I. ADJOURNMENT**

Chair Beauchine adjourned the meeting at 7:25 p.m.


**J. POST SCRIPT - NONE**

Respectfully Submitted,

Rebekah Lemley  
Recording Secretary

# MEMORANDUM

**TO:** Zoning Board of Appeals

**FROM:**   
Harmony Gmazel, AICP  
Associate Planner

**DATE:** September 7, 2016

**RE:** ZBA Case No. 16-09-14-1 (Russell Builders)

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**ZBA CASE NO.** 16-09-14-1 RUSSELL BUILDERS, INC 2149 HAMILTON RD 48864  
**DESCRIPTION:** 1749 HAMILTON RD  
**TAX PARCEL:** 22-404-001  
**ZONING DISTRICT:** PO (PROFESSIONAL AND OFFICE)

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

- Section 86-686(2)b., which states a wall sign shall not exceed 20 square feet in the surface display area.

The applicant and property owner, Russell Builders, Inc. is proposing to install a new wall sign that exceeds the permitted square footage. Currently there is no existing wall sign on the existing office building. According to the application, the previous owner removed a wall sign that was designed with individual lettering. The removal of the lettering caused subsequent damage on the brick façade of the building, which the applicant intends to cover up with a new sign, if approved.

The applicant is requesting to install a larger wall sign than is permitted; therefore the applicant is requesting a variance. The following chart outlines the variance request:

	<b>Permitted</b>	<b>Proposed</b>	<b>Variance Request</b>
Wall Sign:	20 sq. ft.	30 sq. ft.	10 sq. ft.

## Site History

- The office building was built in 1972. Russell Builders purchased the property in December of 2014.
- There is no sign permit for the wall sign that was removed.
- Commission Review Approval was granted for parking areas on the site related to the original 1971 site plan. (CR #71043)

## **Attachments**

1. Application
2. Photograph of Existing Façade; Wall Sign and Freestanding Sign Details
3. Site Location Map; Aerial Photograph



16-9-14-1

CHARTER TOWNSHIP OF MERIDIAN  
PLANNING DIVISION  
5151 MARSH ROAD, OKEMOS, MI 48864  
(517) 853-4560

VARIANCE APPLICATION

A. Applicant Russell Builders Inc.  
Address of Applicant 2149 HAMILTON RD., OKEMOS  
Telephone (Work) 517 349-7574 Telephone (Home) 517 204-0949  
Fax \_\_\_\_\_ Email address: RussellBuildersinc@gmail.com  
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 1749 HAMILTON RD., OKEMOS  
Zoning district P.O. Parcel number 33-02-02-22-404-001

C. Nature of request (Please check all that apply):  
 Request for variance(s)  
 Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances  
 Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) See 86-686(2)b

D. Required Supporting Material                      Supporting Material if Applicable  
-Property survey    -Architectural sketches  
-Legal description    -Other  
-Proof of property ownership or approval letter from owner  
-Site plan to scale  
-Written statement, which demonstrates how all the review criteria will be met (See next page)

John Russell                      John Russell                      Aug 16th, 2016  
Signature of Applicant                      Print Name                      Date

Fee: 1200                      Received by/Date: Normy Gmazl 8/17/16

I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)

\_\_\_\_\_  
Signature of Applicant(s)                      Date

\_\_\_\_\_  
Signature of Applicant(s)                      Date

Variance request for wall sign at 1749 Hamilton Rd., Okemos

Wall sign size restrictions in the P. O. zoning are set at 20 square feet. We are asking for an increase in this limitation up to 30 square feet.

Description of, or reason for, request: The current damaged area on brick is approximately 28 square ft.. We want to have adequate sign size to cover this unsightly area. We have included rendering of signage proposed as well as photo of damaged wall. Please note that this building has over a 150 foot set back from Hamilton Rd... And note also that we currently have a free standing sign on order that will greatly enhance the area. No variance needed for this sign.

The following criteria are reasons to grant this variance request.

- 1, Prior to our purchase there had been individual letters used to identify this building. These letters took up close to 30 overall square feet. They apparently were drilled into the brick, and in addition, heavy glue type products were used to adhere the letters. In someone's removal procedure, the damaged condition of brick was exposed and apparently increased. This was prior to our ownership. Our goal is to completely cover the damaged area with new signage.
- 2, These circumstances were created by previous owners.
- 3, Should we be limited to the 20 square feet of sign, that would be an insufficient size to cover the damage.
- 4, If we are limited to the 20 square feet we would be installing a sign that would be surrounded by damaged brick. This would be contrary to our intent of improving the frontage of this building.
- 5, By granting this variance it will assist Russell Builders to continue improvements to this building. There are numerous benefits to the surrounding properties and to the community. Many improvements are already made. Such as, removing rotting landscape retention walls and replacing with outcropping stone. Removing overgrown and unsightly shrubbery and using fresh/healthy plantings. Painting the wood siding/soffits and fascia. Resurfacing/ of parking lot.  
  
Similar improvements were made at the office building at 2109 Hamilton, across from Woods. We do improve our properties.
- 6, Granting this variance will in no way be a negative to anyone and will help to improve the surrounding property by eliminating an eyesore that has been there who knows how long.

7, This wall condition is specific to this property. It is apparent that prior signage/lettering well exceeded the 20 ft. restriction as the damaged area is at least 28 square feet.

8, Granting of this variance is in the public interest. As stated above, this area of brick wall is unsightly and will look great with the proposed new sign. Any attempt at replacing the brick themselves is not possible, the same brick are not available and if they could be located it would lead to a much larger and unnecessary project. The existing brick date back to 1972.

Thank you,

A handwritten signature in cursive script that reads "John Russell". The signature is written in black ink and is positioned below the text "Thank you,".

John Russell

President, Russell Builders Inc.

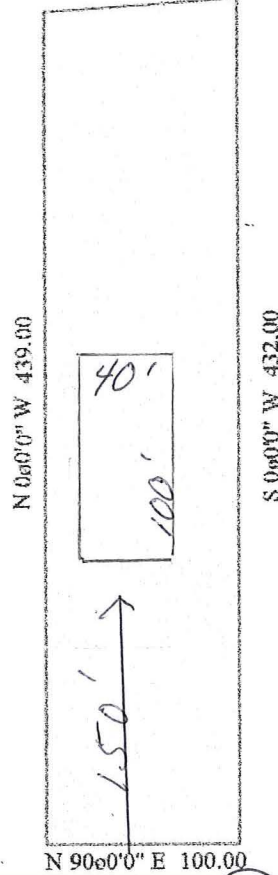
Image/Sketch for Parcel: 33-02-02-22-404-001

1749 Hamilton RD.

22-404-001

N  
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HAMILTON RD  
S 85°59'46" W 100.24



Sketch by Apex Sketch

HAMILTON RD

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Scale: Approx  
1" = 100'



Holes ~~is~~ brick



A photograph of a brick wall. In the center of the wall, there is a horizontal band of small, dark, irregular holes. The holes are arranged in a somewhat regular, repeating pattern across several courses of bricks. The rest of the wall is a standard brickwork pattern with no visible damage or holes.

**Here are the holes.  
This would be hard to match**



**2.5 ft x 8ft Panface sign**





**3.5 ft x 8ft Panface sign**

96 in

30 in



Customer:	
Company:	
Address:	
City:	State/ZIP:
Phone:	
Fax:	



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 810-225-7446  
[signsbytomorrow.com/brighton](http://signsbytomorrow.com/brighton)

Scale	Date:
0.027	8/1/2016
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File Name:	
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1" THICK DOUBLE SIDED CARVED SIGN PANEL 3' x 6' WITH PVC POSTS



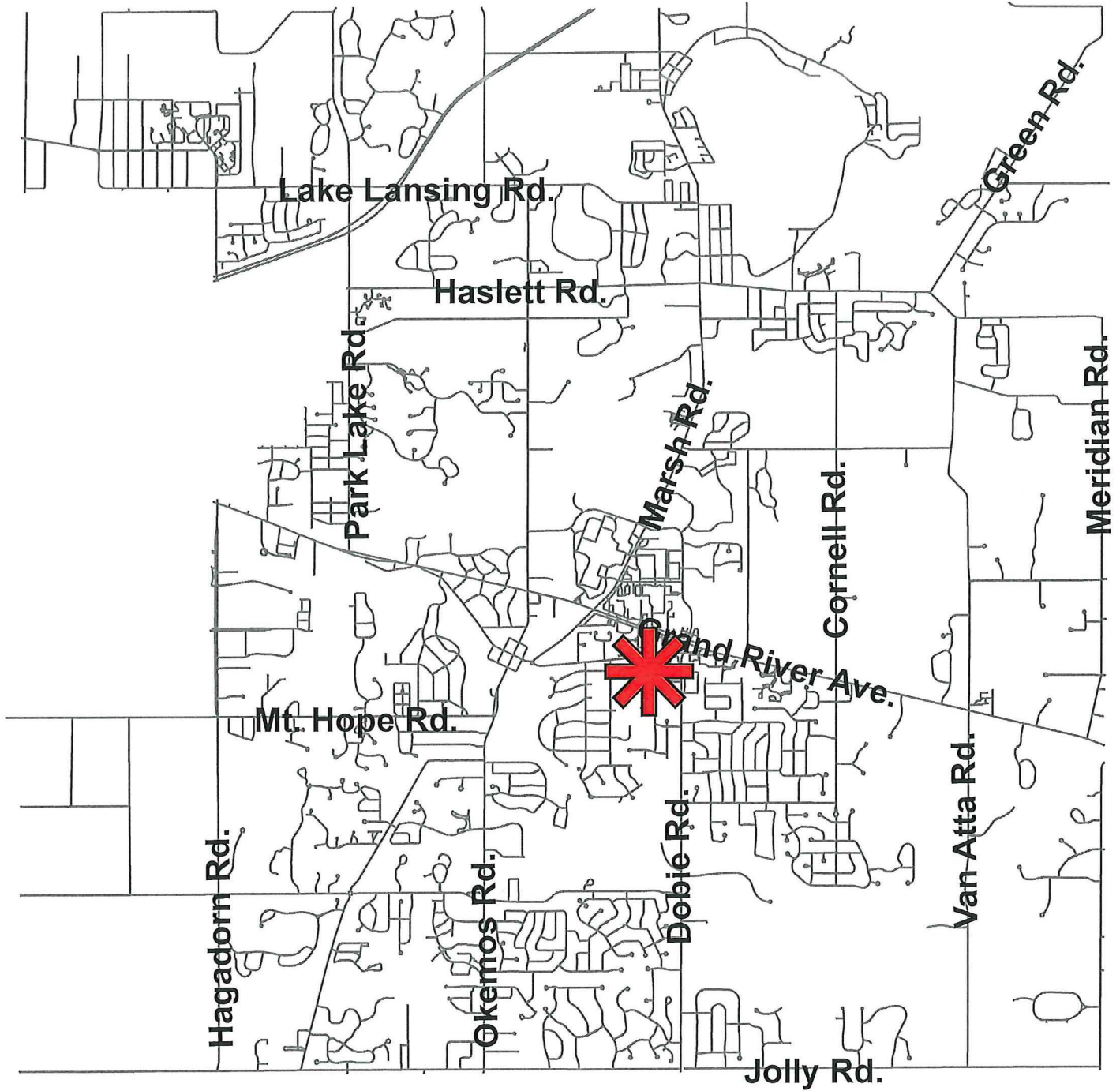
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# Meridian Township



Location Map

ZBA #16-09-14-1 (Russell Builders, Inc.)

1749 Hamilton Rd





Hamilton Rd

Seneca Dr

1749 Hamilton



# MEMORANDUM

TO: Zoning Board of Appeals

FROM:   
Harmony Gmazel, AICP  
Associate Planner

DATE: September 7, 2016

RE: ZBA Case No. 16-09-14-2

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**ZBA CASE NO.:** 16-09-14-2 GLENN AND LINDA MUNCIE, 2787 EASTWAY DR. OKEMOS, MI 48864  
**DESCRIPTION:** 2787 EASTWAY DR.  
**TAX PARCEL:** 29-128-001  
**ZONING DISTRICT:** RR (Single Family, Low Density)

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

- Section 86-565(1), which states no accessory building shall project into any front yard.

The applicant is proposing to construct a garden shed in the front yard of a corner lot at 2787 Eastway Drive. The proposed shed, approximately 8 feet wide and 12 feet in length (96 square feet), is to be installed 10 feet north of the house, 8 feet from the property line to the east and approximately 45 feet from the road right-of-way.

The front yard is defined by the area between the leading edge of the house and the road right-of-way. The lot is a curved corner lot with a front yard to the north and west along Eastway Drive. The shed will project into the northern front yard; therefore the applicant is requesting a variance to project 22 feet into the front yard.

## Site History

- The house was built in 1956. The applicant bought the property in 1975.
- In 1981, the applicant received a variance from the Township Zoning Board of Appeals permitting the construction of an addition to a single family residence 6 feet from the east (rear) property line. A variance of 29 feet was requested. (ZBA #81-05-13-11).

## **Attachments**

1. Application
2. Site Location Map; Zoning Map
3. ZBA Minutes, dated May 13, 1981

CHARTER TOWNSHIP OF MERIDIAN  
PLANNING DIVISION  
5151 MARSH ROAD, OKEMOS, MI 48864  
(517) 853-4560

VARIANCE APPLICATION

A. Applicant Glenn T. and Linda M. Muncie  
Address of Applicant 2787 Eastway Dr.  
Okemos, MI 48864  
Telephone (Work) cell 517-927-8370 Telephone (Home) 517-332-6277  
Fax \_\_\_\_\_ Email address: tmuncie@juno.com  
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 2787 Eastway Dr. Okemos, MI 48864  
Zoning district Rural Residential Parcel number 33-02-02-29-128-001

- C. Nature of request (Please check all that apply):
- Request for variance(s)
  - Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances
  - Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) Installing a shed in a front yard. (Corner Lot)

- D. Required Supporting Material                      Supporting Material if Applicable
- Property survey     Architectural sketches
  - Legal description     Other
  - Proof of property ownership or approval letter from owner
  - Site plan to scale
  - Written statement, which demonstrates how all the review criteria will be met (See next page)

Glenn T. Muncie                      Glenn T. Muncie                      Aug. 16, 2016  
Signature of Applicant                      Print Name                      Date

Fee: \$150                      Received by/Date: Norman Gmard 8/17/16

I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): **This is optional and will not affect any decision on your application.**)

Glenn T. Muncie                      August 16, 2016  
Signature of Applicant(s)                      Date

Linda M. Muncie                      August 16, 2016  
Signature of Applicant(s)                      Date

Glenn T. and Linda M. Muncie  
2787 Eastway Drive  
Okemos, MI 48864  
517-332-6277 H  
517-927-8370 C  
[tmuncie@juno.com](mailto:tmuncie@juno.com)

August 16, 2016

Charter Township of Meridian  
Planning Division  
5151 Marsh Road  
Okemos, MI 48864

Attention: Zoning Board of Appeals

We are the owners of a corner lot and are requesting a variance for the purpose of installing a storage shed in a front yard. Our house faces Eastway Dr. to the west. We are proposing to install an 8' x 12' shed on what we consider our north side yard. Because it is a corner lot, our side yard on the north of the house is considered a front yard according to the township.

The way the house is positioned on the lot creates a unique circumstance. As shown on the survey and aerial photo, we basically do not have a backyard (east of house), which makes it impossible to install a shed there. We considered putting the shed in the southeast corner of the lot but it would be very close to our deck and encroach on what little lawn area we have near our back door. It would also negatively affect our sight line and that of three of our neighbors. Our neighbors to the south requested it not be installed in that location and we would like to honor their request.

We have a single car garage in which we store a lawn mower, snow blower, tool box, lawn and garden tools, bicycles, garden hose reels, storage bins, trash and recycling containers and other items. We have not been able to put a car in the garage for many years. Cleaning snow off the car during the winter is becoming a challenge. We also store items in our attic. The access to the attic is by use of a step ladder. The use of the ladder is becoming more difficult and is also a safety concern. The availability of a shed would be a great convenience and also help to insure our safety. We had already invested a considerable amount in a storage shed before we became aware that a variance would be necessary.

The rear line of our corner lot coincides with the side line of our neighbor to the east, John Setterlin of 2777 Eastway Dr. He has given his approval to our proposal. We have also contacted all of our other adjacent neighbors and those who live across the street (additional seven) concerning the proposed shed location. They have all given us a positive response. The roof style, shed color and shingle color will match that of our house. Our lot has many evergreen shrubs and trees along Eastway Dr. to the north and northwest of the proposed shed location. They will block the view of the shed from Fairlane Dr. to the north and can be seen on the aerial photo. Thank you for your consideration of our request.

Sincerely,

*Glenn T. Muncie*

*Linda M. Muncie*  
Glenn T. & Linda M. Muncie



# CERTIFICATE OF SURVEY

FOR: Glenn T. Muncie  
2787 Eastway Dr.

REQUESTED BY: Capitol Savings & Loan

LEGAL DESCRIPTION: Lot 18, plat of Eastgate, Meridian Township,  
Ingham County, Michigan.



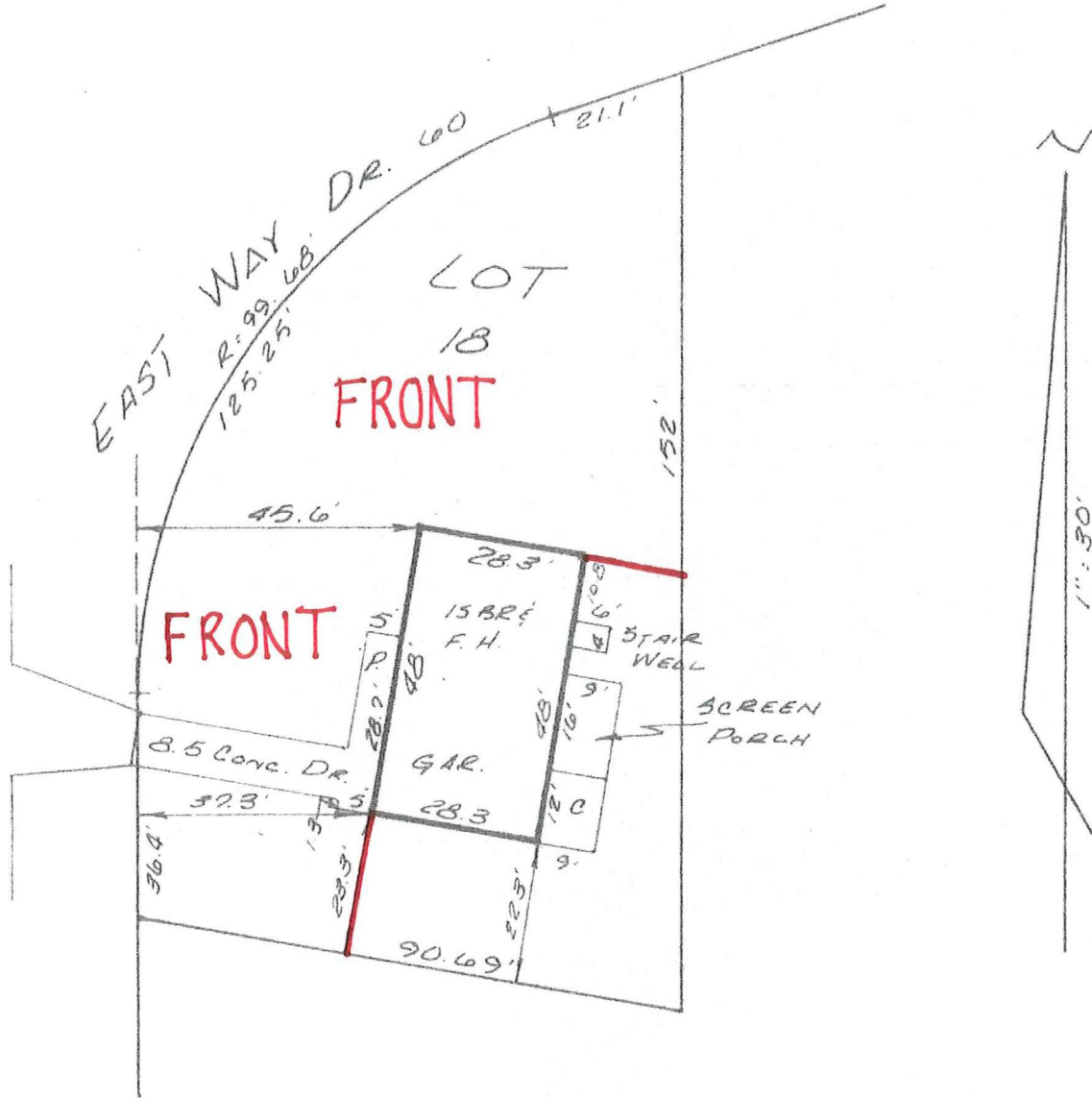
Stairwell &  
Screen Porch  
Removed,  
Family Room &  
Deck Added in  
1981.

# CERTIFICATE OF SURVEY

FOR: Glenn T. Muncie  
2787 Eastway Dr.

REQUESTED BY: Capitol Savings & Loan

LEGAL DESCRIPTION: Lot 18, plat of Eastgate, Meridian Township,  
Ingham County, Michigan.



WE CERTIFY TO THE ABOVE NAMED PARTIES THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE, AND THAT THE IMPROVEMENTS AND ENCROACHMENTS AFFECTING SAID PROPERTY, IF ANY, ARE LOCATED AS SHOWN ABOVE.

CLIENT'S NO. \_\_\_\_\_

DATE 10-3-75

DRAWING NO. 75-509

DRAWN BY M.H.M.

**G. A. STEADMAN & SON, INC.**

LAND SURVEYING & ENGINEERING  
3236 W. ST. JOSEPH ST.  
LANSING, MICHIGAN 48917

BY Richard W. Steadman  
REGISTERED LAND SURVEYOR

This tax is due in our office by 5 pm, September 14, 2016. Our office at 5151 Marsh Rd is open 8am to 5pm M-F and our curbside payment dropbox is open 24 hrs. 1% interest will be added Sept. 15th and each following first of the month beginning Oct. 1. Allow 7 days for mailed payments.

**Postmarks not accepted.**

\*Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value.

**This tax is due by: 09/14/2016 by 5:00 p.m.**

Tax Detail\*  
 Taxable Value: 49,489  
 State Equalized Value: 57,200  
 PRE / MBT%: 100.0000  
 Princ. Residence Exemption Has Reduced Bill By: 445.40

**Property Information**  
 OKEMOS School: 33170  
 Property Assessed To:  
 MUNCIE, GLENN & LINDA  
 Prop #: 33-02-02-29-128-001  
 Prop Addr: 2787 EASTWAY  
 OKEMOS, MI 48864

**Legal Description:**  
 MP 5218 LOT 18 EASTGATE.

**Operating Fiscal Years**  
 The taxes on bill will be used for governmental operations for the following fiscal years. This does NOT affect when the tax is due or its amount.  
 County: 01-01-17 - 12-31-17  
 Twp: 01-01-17 - 12-31-17  
 School: 07-01-16 - 06-30-17  
 State: 10-01-16 - 09-30-17

<u>DESCRIPTION</u>	<u>MILLAGE</u>	<u>AMOUNT(\$)</u>
State Educ Tax	6.00000	296.93
Okemos Non-Home	9.00000	EXEMPT
Okemos Debt	3.50000	173.21
Okemos Bldg/Site	0.49440	24.46
Ingham Intermed	5.98810	296.34
Ingham County	6.38420	315.94
<b>Total Tax</b>	<b>31.36670</b>	<b>1,106.88</b>
<b>Administration Fee</b>		<b>11.06</b>
<b>TOTAL SUMMER AMOUNT DUE \$</b>		<b>1,117.94</b>

RETURN THIS PORTION WITH YOUR PAYMENT IN THE ENVELOPE SUPPLIED

MUNCIE, GLENN & LINDA  
 2787 EASTWAY  
 OKEMOS, MI 48864

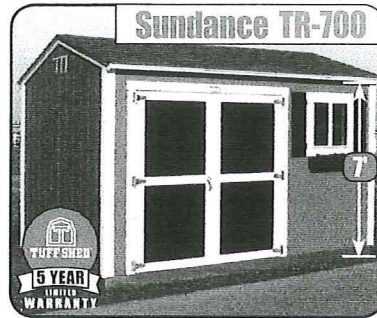
Make Checks payable to Meridian Township

**DUE DATE 09-14-16 TOTAL AMOUNT DUE: \$ 1,117.94**



2016 SUMMER TAX BILL PROPERTY # **33-02-02-29-128-001**

# TUFF SHED

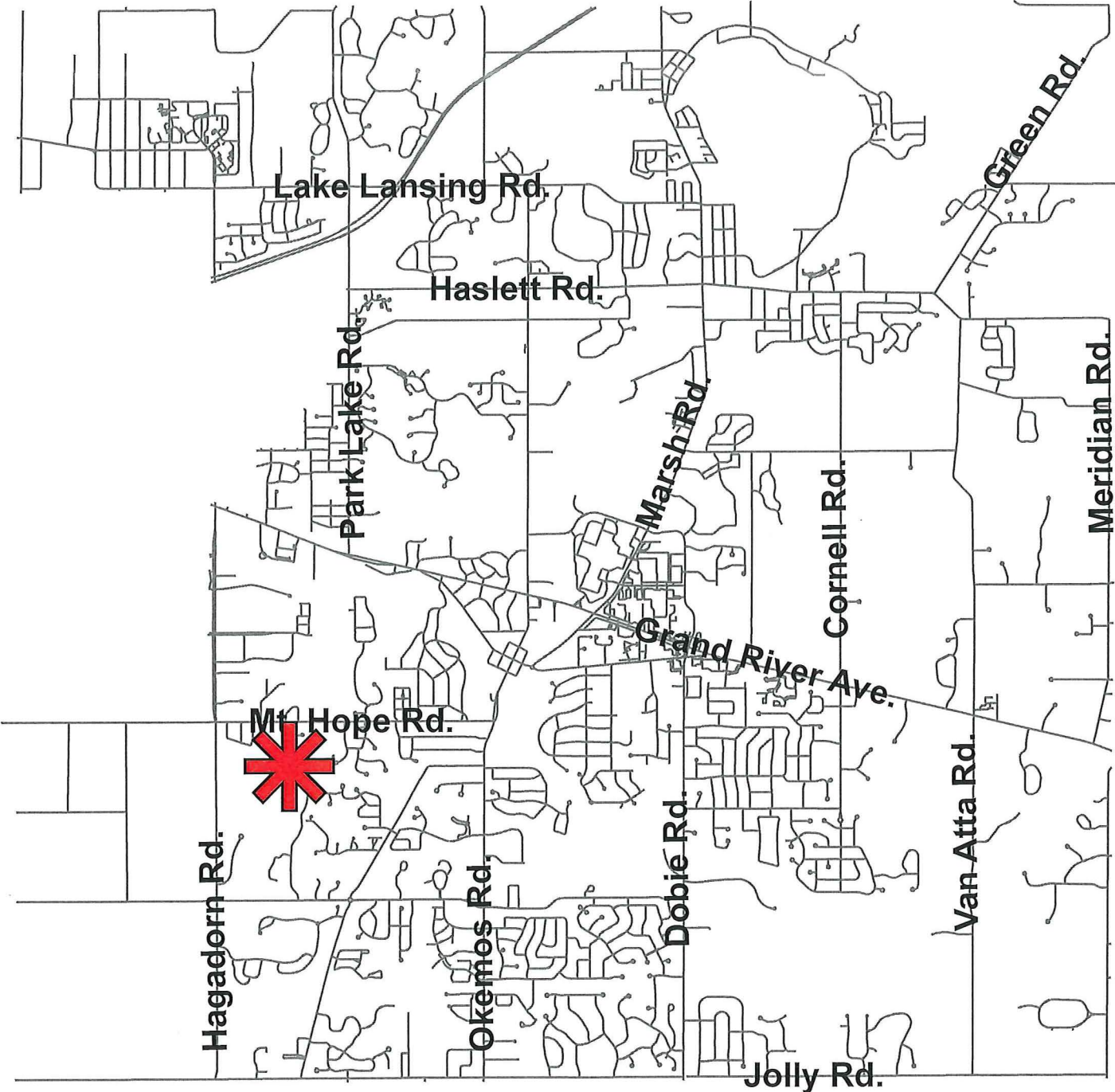


The Sundance Series TR-700 offers a foot more sidewall height than the SR-600, allowing customers to choose endwall or sidewall door placement.

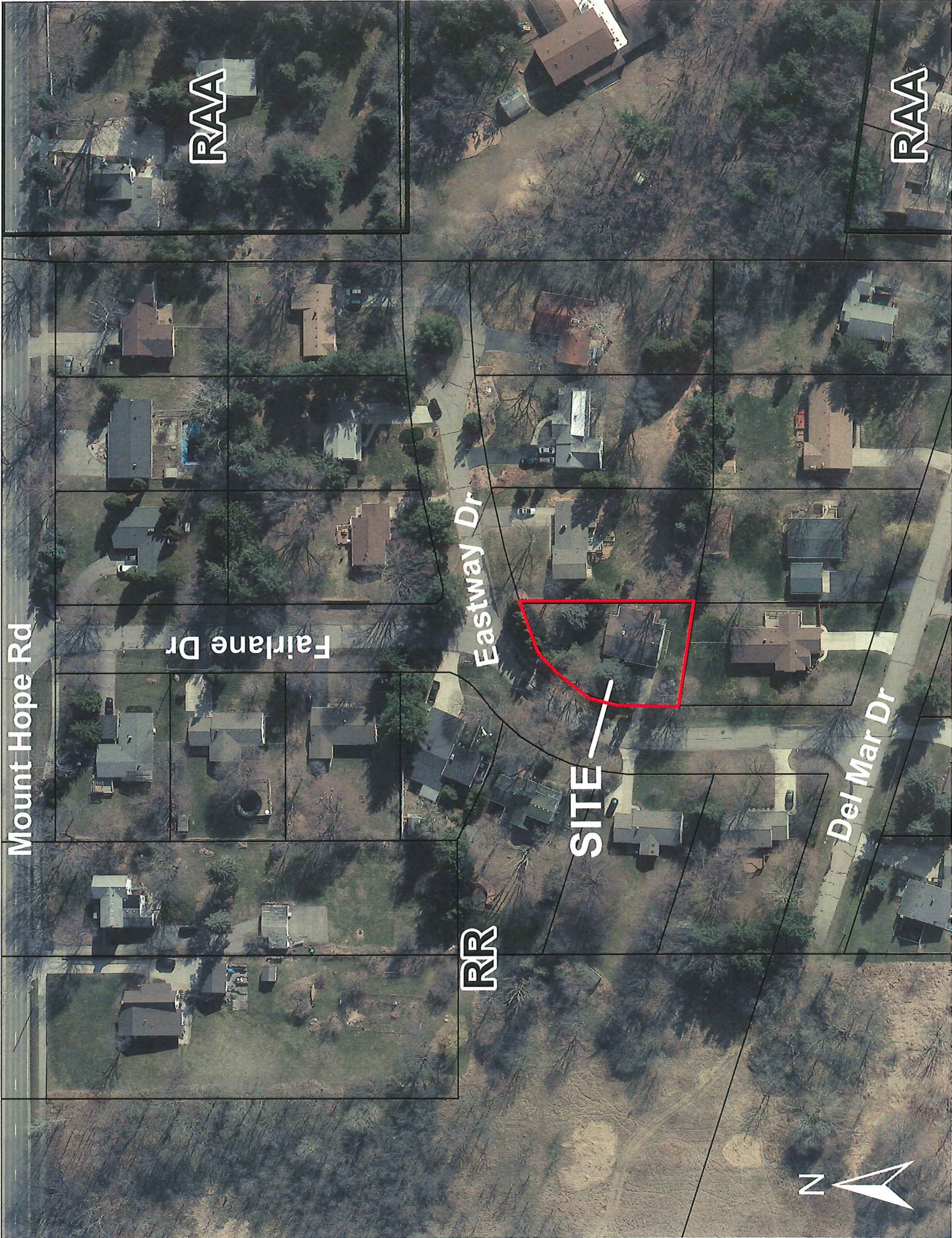
- 6" Tall Galvanized Steel Foundation
- 4'x6' Steel Reinforced Shed Door
- Endwall or Sidewall Door Placement
- 6'8" Clear Interior Wall Height
- 16" On Center 2x4 Wall Framing
- 4" Block Sidewall Eave

WxLxH	Base	w/Paint
8'x10'x8'10"	\$2,159	\$2,394
8'x12'x8'10"	\$2,419	\$2,654
8'x14'x8'10"	\$2,669	\$2,904
8'x16'x8'10"	\$2,909	\$3,144
10'x10'x9'2"	\$2,479	\$2,809
10'x12'x9'2"	\$2,779	\$3,109
10'x16'x9'2"	\$3,349	\$3,679
10'x20'x9'2"	\$3,959	\$4,289
12'x12'x9'6"	\$3,239	\$3,669
12'x16'x9'6"	\$3,909	\$4,339
12'x20'x9'6"	\$4,599	\$5,029
12'x24'x9'6"	\$5,269	\$5,699
16'x20'x10'2"	\$6,049	\$6,629
16'x24'x10'2"	\$6,939	\$7,519

# Meridian Township



Location Map  
ZBA #16-09-14-2 (Muncie)  
2787 Eastway Dr.



RAA

RAA

Mount Hope Rd

Fairlane Dr

Eastway Dr

SITE

Del Mar Dr

RR



Motion passed. VARIANCE AS REQUESTED FOR CASE NO. 81-5-13-10  
DENIED UNANIMOUSLY.

11. CASE NO. 81-5-13-11, Glenn T. Muncie, 2787  
Eastway Drive, Okemos.  
DESCRIPTION OF PROPERTY: Lot 18 of Eastgate  
Subdivision (2787 Eastway  
Drive)  
ZONING DISTRICT: RR (Rural Residential)

Applicant is requesting a variance from Section 82-2.4 (a,3) of the Code of Ordinances which stipulates that rear yard setbacks in the RR district shall be a minimum of 35 feet. The applicant proposes to construct an addition to a single family residence 6 feet from the east rear property line. A variance of 29 feet is requested.

Mr. Harlow outlined the proposed request and its location.

The applicant was present in the audience to answer any questions.

Mr. Wiley, 2777 Eastway Drive, spoke indicating he had no objections to the requested variance and recommended the Board approve the variance.

MEMBER MOSTOSKY MOVED APPROVAL OF THE REQUESTED VARIANCE AS STIPULATED IN THE ATTACHED DOCUMENT. Supported by Member Youatt. [Rationale: 4 (a,b)]

Roll call vote.

YES: Chairperson Roach, Members Mostosky, Twohy, Youatt, Wing

NO: None

12. CASE NO. 81-5-13-12, Isabel & Kim Nielsen,  
4536 Van Atta Road,  
Okemos, MI 48864  
DESCRIPTION OF PROPERTY: M 24-31-1 (4536 Van  
Atta Road)  
ZONING DISTRICT: CS (Community Service)

Applicant is requesting a variance from Section 86-6.4 of the Code of Ordinances which stipulates that legal non-conforming uses may not be structurally enlarged. The applicant proposes to construct an addition to an existing single family residence. The existing single family residence is non-conforming because the property is zoned CS and also because of the existing structure's front yard setback from Van Atta Road.

Mr. Harlow outlined the proposed request and its location.

The applicant was present to answer any questions.

MEMBER TOWHY MOVED APPROVAL OF THE VARIANCE AS REQUESTED. Supported by Member Youatt. [Rationale: 4(a)]