

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, JUNE 11, 2014 6:30 PM
TOWN HALL ROOM

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- o Wednesday, May 28, 2014

D. NEW BUSINESS

1. ZBA CASE NO. 14-06-11-1 MARK SANDERS CONSTRUCTION, INC., 8787 COLEMAN ROAD, HASLETT, MI 48840

DESCRIPTION: 16.86 acres South of Piper Road and East of Van Atta Road

TAX PARCEL: 13-100-035

ZONING DISTRICT: RR (Rural Residential)

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

Section 86-368(d)(4)e, which states that access to residential sites shall be located on the street with the lowest functional classification as illustrated in section 86-367. The applicant is requesting for a gravel driveway to be constructed to a 16.86 acre parcel from Van Atta Road instead of Piper Road

Section 86-565, which states no accessory building shall project into any front yard. The applicant is requesting variances to allow two accessory structures (one existing pole barn and one proposed barn) to be located in the front yard of the proposed single-family dwelling.

E. OTHER BUSINESS

F. PUBLIC REMARKS

G. BOARD MEMBER COMMENTS

H. ADJOURNMENT

I. POST SCRIPT – CAROL OHLROGGE

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.

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, MAY 28, 2014

PRESENT: Members, Jackson, LeGoff, Ohlrogge, Hershiser, Chair Beauchine,
ABSENT: None
STAFF: Martha Wyatt, Associate Planner/Landscape Architect;
Rick Brown, Associate Planner

A. CALL MEETING TO ORDER

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

B. APPROVAL OF AGENDA

MEMBER HERSHISER MOVED TO APPROVE THE AGENDA AS WRITTEN

SECONDED BY MEMBER OHLROGGE

VOICE VOTE: Motion carried unanimously.

C. CORRECTIONS, APPROVAL, & RATIFICATION OF MINUTES

Wednesday, May 14, 2014

MEMBER HERSHISER MOVED TO APPROVE THE MINUTES AS WRITTEN

SECONDED BY MEMBER JACKSON

VOICE VOTE: Motion carried unanimously.

D. UNFINISHED BUSINESS

None

E. NEW BUSINESS

1. ZBA CASE NO. 14-05-28-1 MERIDIAN TOWNSHIP PARKS, 2100 GAYLORD C SMITH COURT, HASLETT, MI 48840

DESCRIPTION: 4555 Okemos Road (Wonch Park)
TAX PARCEL: 21-451-004
ZONING DISTRICT: RB (Single Family-High Density)

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

- Section 86-471(b)(3), which states all structures and grading activities shall be setback from the edge of a water feature as follows – 50 feet from the ordinary high water mark of the Red Cedar River.
- Section 86-471(c)(2), which states a natural vegetation strip shall be maintained from the edge of a water feature as follows – 25 feet as measured from the abutting ordinary high water mark of the Red Cedar River.

The applicant is requesting variances for a proposed eight-foot wide paved pathway within the required 50-foot water features setback and the 25-foot natural vegetation strip from the ordinary high water mark of the Red Cedar River. The proposed setback for the paved pathway in Wonch Park, located at 4555 Haslett Road, is 15 feet from the ordinary high water mark of the Red Cedar River.

Mr. Brown outlined the case for discussion and noted two additional variances were required from Sections 86-471(c)(1) because the pathway will come within 10 feet of the regulated wetlands. Mr. Brown also noted the two written communications from area residents.

Ms. Jane Greenway, 2100 Gaylord C. Smith Court, Haslett, Parks and Land Management Coordinator for Meridian Township, the applicant, stated the variances are needed to complete the pathway so citizens can walk along the river in the park. The purpose of the pathway was to get people as close to the river as possible. Ms. Greenway said the Parks Department is working on a map to show how Lansing can be reached from Williamston by the river and the pathway would be a great amenity for those people using the river. She explained the concerns voiced by residents revolve mostly around vegetation removal and safety. She stated the Parks Department is not removing any live vegetation and the park is closed when there is flooding.

Mr. George Kass, 4512 Nakoma, Okemos, said he is very concerned with the pathway being so close to the river and said it would destroy his view. He also said he thought it would negatively affect his property value.

Ms. Greenway said there are no plans for development of the site beyond the pathway at this time.

Member Hershiser commented even though the Parks Department is getting a grant the Township is giving money as well and thought the area was better off being grass. It is safer for children and softer under foot. He said the paving requires more maintenance and the cost of upkeep will be greater.

Member Ohlrogge asked staff to speak to Mr. Kass's concern about working so close to the river. She asked why the State would have enacted these regulations if they are not followed.

Mr. Brown stated the setbacks are Township regulations in place to preserve the water features. Such buffers are in place to protect the habitat and to keep runoff from contaminating the water.

Chair Beauchine remarked the Review Criteria (Section 86-221) must be met to grant a variance, sometimes special circumstances override the regulations and variances are based on meeting the Review Criteria (Section 86-221).

Member Ohlrogge said she is concerned the pathway is very close. The flooding and current in the river could undermine the pathway making maintenance difficult. She said even after the flooding there is sediment left on the pathway which is not washed away and could make the pathway unattractive to users.

Member Hershiser said he was concerned about the maintenance as well and stated he would prefer to see the area remain grass. He said he did not think the case meets any of the first five review criteria.

Member Jackson stated the goal of getting users closer to the river is not a compelling reason to encroach so far into the setbacks.

Member Ohlrogge commented she also understood the desire to get users closer to the river but was not convinced this was the proper project or place for that goal to be reached.

Member Hershiser asked Ms. Greenway if it would be possible to build the pathway without the variances.

Ms. Greenway said yes, it was possible but the pathway would not be as close to the river as desired.

Member Jackson asked if the pathway could be further away from the river without removing trees.

Ms. Greenway said part of having the pathway close to the river was to follow the slope and avoid grading near the river. If the pathway is moved away from the river then grading will have to be done.

MEMBER HERSHISER MOVED TO DENY THE VARIANCES BECAUSE THEY DO NOT MEET THE REVIEW CRITERIA AND THERE ARE OTHER OPTIONS

SECONDED BY CHAIR BEAUCHINE

Member Ohlrogge commented Review Criteria 1, is not met since there are other properties in the same zoning district which means the circumstances are not unique. Review Criteria 3 and 4 are not met because the park certainly can be used without the pathway. Review Criteria 5 is not met because the pathway can be located elsewhere without the variances. 6 is not met because it could have an adverse effect on adjacent property. Review Criteria 7 and 8, are not met because the circumstances are general and recurrent and are not consistent with overall public interest.

Member Hershiser agreed with Member Ohlrogge's assessment.

Chair Beauchine commented the pathway is a good idea but the project needs to be changed so the river is not as greatly affected.

Member LeGoff stated the pathway would provide citizens who otherwise would not be able to enjoy the river to get closer and it should be redesigned to meet the ordinances.

Member Jackson commented the design did not meet the Review Criteria and should be revised to eliminate the objections. She asked if the grant would be compromised by moving the pathway out of the setbacks.

Ms. Greenway commented she did not know if the grant would be compromised.

VOICE VOTE: YES: Member Hershiser, Chair Beauchine, Jackson, and Ohlrogge

NO: Member LeGoff

Motion to deny carries 4-1.

2. ZBA CASE NO. 14-05-28-2 MILLIGAN & MARTIN WESTSIDE, LLC, 5325 W. MT. HOPE HWY, LANSING, MI48917

DESCRIPTION:	1284 Grand River Avenue
TAX PARCEL:	23-376-002
ZONING DISTRICT:	RR (Rural Residential)

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

- Section 86-473(1), which states street trees shall be placed between the curb line and the right-of-way line of the street when sufficient area is available to meet road commission or state department of transportation standards for tree placement. If insufficient area is

available, trees may be placed outside the right-of-way of the road. In no case shall any street tree be placed closer than four feet to a sidewalk or bike path.

- Section 86-506, which states no fence, wall, or screen shall be erected higher than six feet, as measured from the ground upon which it sits to its highest point. Altering the existing grade, such as but not limited to mounding or terracing of land shall not be permitted to increase the height of the fence, wall, or screen, unless the combined height of such grading, mounding, or terracing together with the fence, wall, or screen is six feet or less above the ground upon which it sits.

The applicant is requesting a variance to install less than the number of required street trees along Grand River Avenue and Cornell Road. The applicant is also requesting a variance to install a 10-foot high fence around the outdoor play area (for a commercial kennel to be located at 1284 Grand River Avenue) and the maximum allowed fence height is 6 feet.

Ms. Wyatt outlined the case for discussion.

Ms. Janice Milligan, 235 Leland Place, Lansing, the applicant, explained the Doggy Daycare and Spa is a kennel free, safe place for dogs. She remarked fencing is a major component of keeping the dogs in their care safe. She said the 10 foot fence is needed for the safety of the dogs. They are using wood in the front to look nicer and the fence will be harmonious with the building. The chain link fence in the back will provide air flow and security. She said they are only removing trees to provide space for other trees to grow in.

Member Hershiser commented historically he has not favored fences taller than 6 feet, but this could be one exception.

Member LeGoff remarked the tall fence is certainly needed to keep the dogs safe.

Member Ohlrogge commented the Township Board should change the Ordinance because the Zoning Board of Appeals is supposed to consider the needs of the property and not the needs of a specific situation or owner. She said she supports the project and agrees the fence is necessary in this situation but cannot support the variance because it is not related to the property as much as it is to the situation.

Member Jackson said she did not think 10 feet is really necessary, 8 feet would suffice. She asked staff if there was a forest area adjacent to the river portion of the property.

Ms. Wyatt said there was a forested area.

Member Jackson asked if any of those trees could be considered for street trees.

Ms. Wyatt said some of the trees could be close enough to count as street trees but she was not certain without walking the site to know for sure.

Member Jackson commented she would be more likely to vote for the tree variance due to the forested area.

Chair Beauchine commented he is looking to the future of the Township and the variances remain with the property. He thought 10 feet was too tall for a fence and would like to see an alternative plan but could support the variance for street trees due to all the trees on the property.

Member Hershiser said the street trees would help screen the fence.

Chair Beauchine remarked there is underground stormwater retention which would eliminate one of the street trees.

Mr. Chris Rau, 2437 Eifert Road, Holt, with Kincaid Henry, spoke representing the applicant, explained the underground stormwater retention is proposed to collect and retain runoff from the parking lot to keep it from going into the wetlands.

Member Jackson asked if there was any proof that dogs could leap over an eight foot fence.

Ms. Milligan said she has no experience with an eight foot fence so she did not know. She explained dogs are opportunistic and will take any chance they get to escape. She stated they were trying to keep the dogs safe.

Chair Beauchine commented the main concern is the variance for the fence would remain with the property until the fence was removed. He asked staff if there was a time period after the removal of the fence when a fence could not be put back up.

Staff did not know if there was a time period.

Member Hershiser asked the applicant if she could make the project work with an eight foot fence.

Ms. Milligan replied she could make it work but who would take responsibility if a dog escaped.

Member LeGoff said she agreed there was too much potential danger.

MEMBER HERSHISER MOVED TO APPROVE THE VARIANCE FROM SECTION 86-473(1)

SECONDED BY MEMBER JACKSON

Member Ohlrogge remarked maintaining the ecosystem around the wetlands is important and she would support the variance.

Member Jackson asked if the Zoning Board of Appeals could require street trees to be planted if any of the other trees were lost in the future.

Chair Beauchine said that would not be enforceable in the future.

VOICE VOTE: YES: Member Hershiser, Jackson, Ohlrogge, LeGoff and Chair Beauchine
NO: None
Motion carries 5-0.

Member Hershiser asked if the Zoning Board of Appeals could approve an 8 foot fence in the front (wood portion) and the 10 foot fence (cyclone portion) in the back.

Member Jackson said that would not ensure the safety of the dogs.

MEMBER LEGOFF MOVED TO APPROVE THE VARIANCE FROM SECTION 86-506

SECONDED BY MEMBER HERSHISER

Member Hershiser said he would feel better if the fence was tall enough to keep the animals safe.

Member Ohlrogge commented she could not support the variance because she thinks this matter should be addressed by the Township Board not the Zoning Board of Appeals.

Member Jackson said she was not convinced the fence could be 8 foot without endangering the dogs.

VOICE VOTE: YES: Member LeGoff, Hershiser and Chair Beauchine
NO: Member Ohlrogge and Jackson
Motion carries 3-2.

F. OTHER BUSINESS

None

G. PUBLIC REMARKS

None

H. BOARD MEMBER COMMENTS

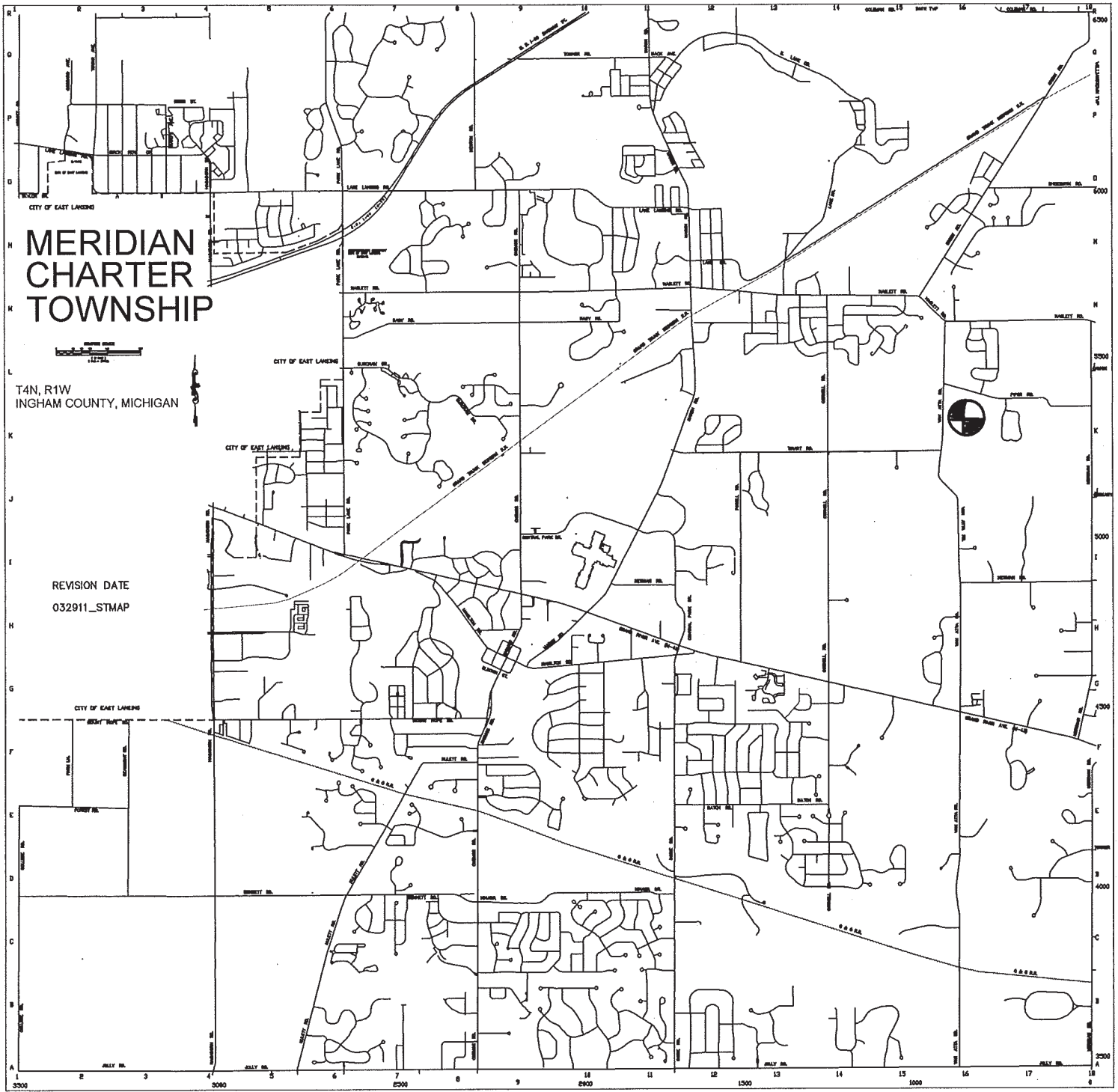
None

I. ADJOURNMENT

Chair Beauchine adjourned the meeting at 8:11 p.m.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary



MERIDIAN CHARTER TOWNSHIP

T4N, R1W
INGHAM COUNTY, MICHIGAN

REVISION DATE
032911_STMAP

CITY OF EAST LANSING

CITY OF EAST LANSING

CITY OF EAST LANSING

CITY OF EAST LANSING

WEST HUNT BL

PURDY BL

WINNETT BL

WINNETT BL

WINNETT BL

WINNETT BL

WINNETT BL

WINNETT BL

WINNETT BL

WINNETT BL

JULY BL

JULY BL

JULY BL

JULY BL

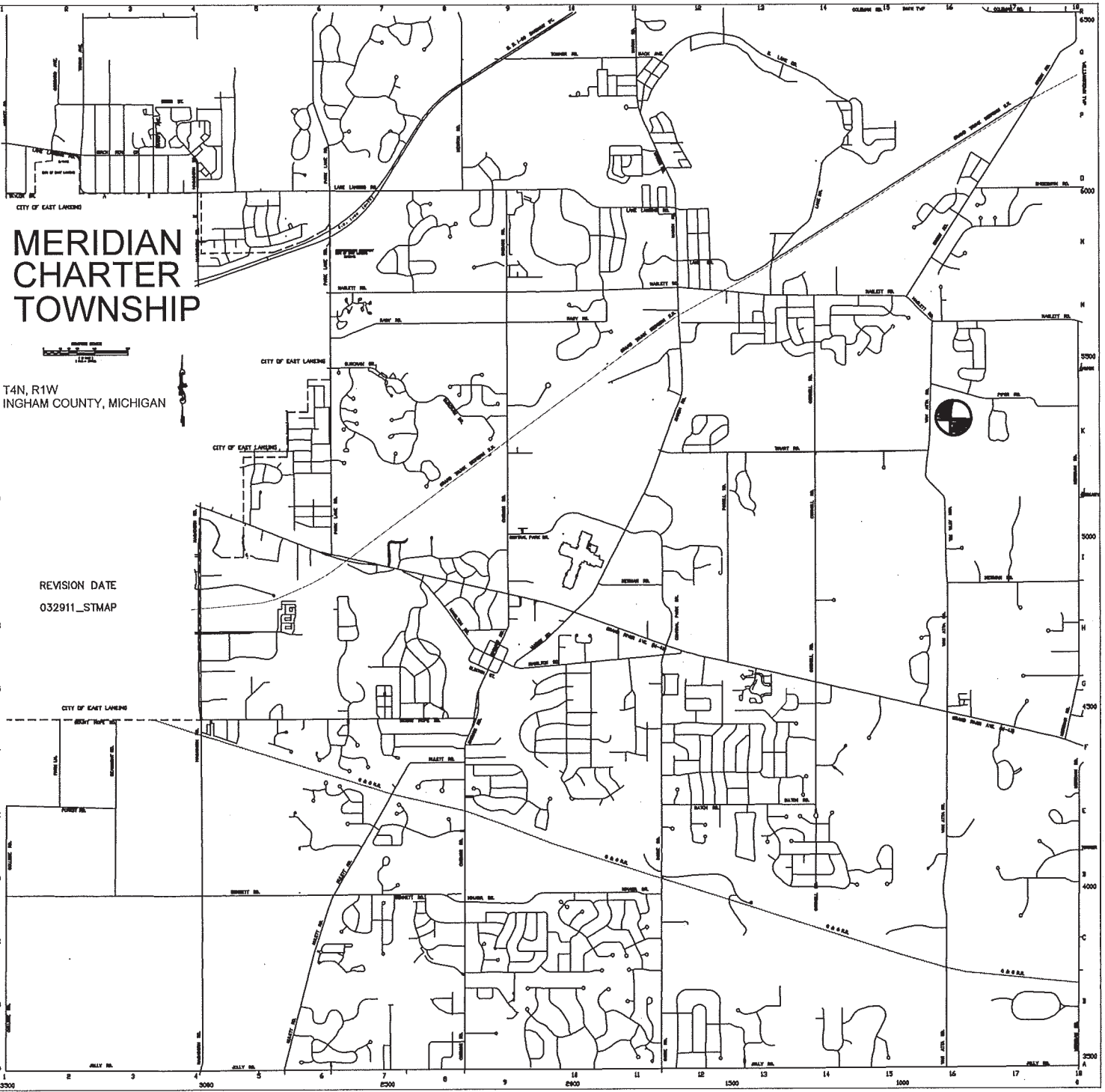
JULY BL

JULY BL

JULY BL

JULY BL

JULY BL



A variance will be granted, if the following Review Criteria are met:

1. Unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district.
2. These special circumstances are not self-created.
3. Strict interpretation and enforcement of the literal terms and provisions of the Ordinance would result in practical difficulties.
4. 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.
5. 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.
6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
7. 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.
8. Granting the variance will be generally consistent with public interest, the purposes and intent of this Zoning Ordinance.

Effect of Variance Approval:

1. Granting a variance shall authorize only the purpose for which it was granted.
2. The effective date of a variance shall be the date of the Zoning Board of Appeals approves such variance.
3. A building permit must be applied for within 24 months of the date of the approval of the variance, and a Certificate of occupancy must be issued within 18 months of the date the building permit was issued, otherwise the variance shall be null and void.

Reapplication:

1. No application for a variance, which has been denied wholly or in part by the Zoning Board of appeals, shall be resubmitted until the expiration of one (1) year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions found by the Zoning Board of Appeals to be sufficient to justify consideration.

MEMORANDUM

TO: Zoning Board of Appeals

FROM:


Richard F. Brown, Jr., AICP, CBSP
Associate Planner

DATE: June 6, 2014

RE: ZBA Case No. 14-06-11-1

ZBA CASE NO.: 14-06-11-1 MARK SANDERS CONSTRUCTION, INC., 8787 COLEMAN ROAD, HASLETT, MI 48840

DESCRIPTION: 16.86 acres South of Piper Road and East of Van Atta Road

TAX PARCEL: 13-100-035

ZONING DISTRICT: RR (Rural Residential)

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

- Section 86-368(d)(4)e, which states that access to residential sites shall be located on the street with the lowest functional classification as illustrated in section 86-367.
- Section 86-565, which states no accessory building shall project into any front yard.

Mark Sanders Construction, representing the owner, is requesting two variances for the 16.86 acre parcel located south of Pier Road and east of Van Atta Road in Section 13 of the Township. The applicant's client intends to construct a single-family residential dwelling on the subject site, south of the existing approximate 1,792 square foot pole barn and construct a second approximate 4,000 square foot accessory building (barn) to the west of the proposed dwelling.

The first variance would allow driveway access to a future single-family dwelling from Van Atta Road instead of Piper Road by utilizing a pre-existing dirt lane. The lane was used to access the subject site for agricultural purposes. Van Atta Road is classified as a "Collector" road by Section 86-367 of the Code of Ordinances, while Piper Road is classified as a "Local" road. Section 86-368(d)(4)e requires property access be from the street with the lowest functional classification, which would be Piper Road. The applicant is also attempting to avoid regulated wetlands on the subject site near Piper Road, which were delineated by the Township consultant in 2013.

The second variance would allow the two accessory structures (one existing and one proposed) to be located in the required front yard.

- *Yard, front* is defined by Section 86-2 of the Code of Ordinances as: *a yard extending across the front of a lot between the side lot lines and measured from the frontline of the lot and the nearest point of the main building or land use.*

The existing pole barn would be situated between the proposed single-family dwelling and the proposed second barn would be in the front yard located between the proposed home and Piper

ZBA Case No. 14-06-11-1

June 6, 2014

Page 2

Road. The proposed second barn is between the proposed home and Van Atta Road, 12 feet from the west property line or approximately 548 feet from the center of Van Atta Road.

The existing pole barn is proposed to be located 130 feet closer to Piper Road than the proposed single-family dwelling. The proposed second barn will be 150 feet closer to Piper Road and 78 feet closer to Van Atta Road than the proposed home.

Site History

- The approximate 16.86 acre parcel was first established under a land contract in 1986 (Liber 1597/Page 1074). A warranty deed was then filed in 1991 under Liber 1897/Page 559 which superseded the land contract.
- The Township's Environmental Consultant conducted an onsite wetland delineation (WDV #13-03) in the northeast portion of the subject site near Piper Road in September 2013. A copy of the delineation is attached.
- The existing pole barn was constructed with a building permit (#18214) in 1988.

Attachments

1. Site Location Map
2. Application
3. Submittals from the applicant
4. Wetland delineation



RAAA

PIPER ROAD

VAN ATTA ROAD

LOCATION

RR

5435

5422

809

771

721

703

681

690

630

564

5396

5370

5360

5354

5340

5240

5250

575



PIPER ROAD

LOCATION

VAN ATTA ROAD



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

VARIANCE APPLICATION

- A. Applicant Mack Sanders Construction, Inc.
Address of Applicant 8787 Coleman Road
Haslett MI 48840
Telephone (Work) 517-290-2700 Telephone (Home) 517-339-6489
Fax 517-827-5485 Email address: _____
Interest in property (circle one): Owner Tenant Option Other
Contractor
- B. Site address/location Piper Rd
Zoning district _____ Parcel number B3-02-02-13-100-035
- 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) _____

- 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)

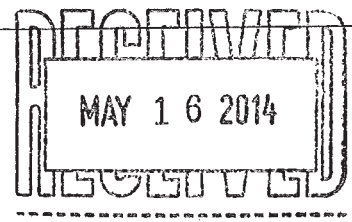
Mack Sanders Mack Sanders 5/15/14
Signature of Applicant Print Name Date

Fee: 150.00 Received by/Date: Martyn Wyatt 5/16/14

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.)

Mack Sanders 5/16/14
Signature of Applicant(s) Date

Signature of Applicant(s) Date





Okemos, Michigan

5140 Times Square Drive ♦ Okemos, MI 48864 ♦ (517) 853-8714 Phone ♦ (517) 853-8717 Fax

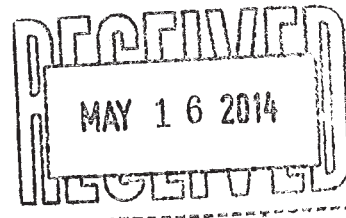
5/14/14

Charter Township of Meridian Planning Division:

This letter authorizes Mark Sanders Construction, Inc. with offices at 8787 Coleman Rd Haslett, Michigan 48840 to represent January Chvala and Myself, Cory Chvala to obtain the necessary variance and building permits for us to use the property we purchased last September to construct a drive way, new garage and single family home on our property (parcel #33-02-02-13-100-035).

Sincerely,

Cory Chvala
Owner / Operator
Culver's of Okemos
517-853-8714
culversofookemos@mailbag.com



**MARK SANDERS
CONSTRUCTION, INC.**

8787 COLEMAN ROAD
HASLETT, MICHIGAN 48840

TELEPHONE: 517-339-6489
FAX: 517-827-5485

May 15, 2014

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

Re: Chvala, Piper Rd., Parcel # 33-02-02-13-100-035

To Whom It May Concern:

I am requesting variance for the property owned by Cory Chvala which is located on Piper Road. Mr. Chvala would like to put in a driveway for the purpose of building a home. The current location of the driveway is off of Piper Road, but to extend the driveway to the building site would cause disturbance to a wetland area. Mr. Chvala would like to use frontage on Van Atta Road as the new driveway. There is currently a farm drive coming into the property from Van Atta.

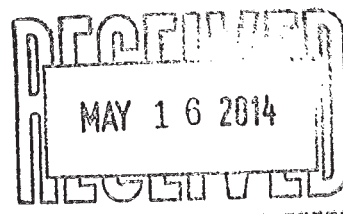
Review Criteria

1. Unique circumstances exist as there is an existing wetland area that would be affected if the driveway comes in off of Piper Road.
2. These special circumstances are not self-created. This is a natural wetland area.
3. Strict enforcement will cause a disturbance to the wetland area.
4. A failure to grant the variance will result in difficulties for the owner to use the property for a permitted purpose.
5. Granting the variance to bring the driveway in from Van Atta Road is the minimum action that will make possible the use of the land. This variance will not be contrary to the public interest.
6. The variance will not adversely affect adjacent land or in the vicinity of the property.
7. The conditions of the property are unique.
8. The granting of the variance will be consistent with the public interest, the purposes and intent of the Zoning Ordinance.

If there are any questions, please do hesitate to contact me at 517-290-2700 or by e-mail mesand1213@gmail.com.

Sincerely,

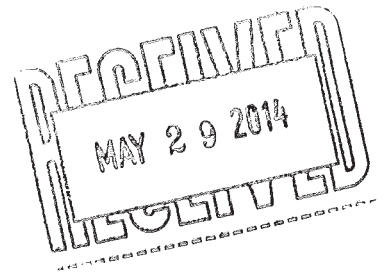

Mark Sanders



**MARK SANDERS
CONSTRUCTION, INC.**

8787 COLEMAN ROAD
HASLETT, MICHIGAN 48840

TELEPHONE: 517-339-6489
FAX: 517-827-5485



May 27, 2014

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

Re: Chvala, Piper Rd., Parcel # 33-02-02-13-100-035

To Whom It May Concern:

As an addition to the driveway variance, I am also requesting variance as to the placement of the home on the property. Sec. 86-565 - Accessory buildings: *(1) In a front yard: No accessory building shall project into any front yard.*

The proposed placement of the home was taken into careful consideration to the most proper and practical use of the land. Also taken into consideration is the placement of well, septic and drainfield. The new home and accessory building will be aesthetically pleasing and will not affect the neighboring properties. The existing building is sound and will be renovated to tie in with the new accessory building and house.

Review Criteria

1. Unique circumstances exist as there is an existing wetland area and existing accessory building that restrict the building area for the home.
2. These special circumstances are not self-created. This is a natural wetland area and an existing building on the property.
3. Strict enforcement will not allow for the full use of the property.
4. A failure to grant the variance will result in difficulties for the owner to use the property for a permitted purpose.
5. Granting the variance to build the home in the proposed location is the minimum action that will make possible the use of the land. This variance will not be contrary to the public interest.
6. The variance will not adversely affect adjacent land or in the vicinity of the property.
7. The conditions of the property are unique.
8. The granting of the variance will be consistent with the public interest, the purposes and intent of the Zoning Ordinance.

If there are any questions, please do hesitate to contact me at 517-290-2700 or by e-mail mesand1213@gmail.com.

Sincerely,

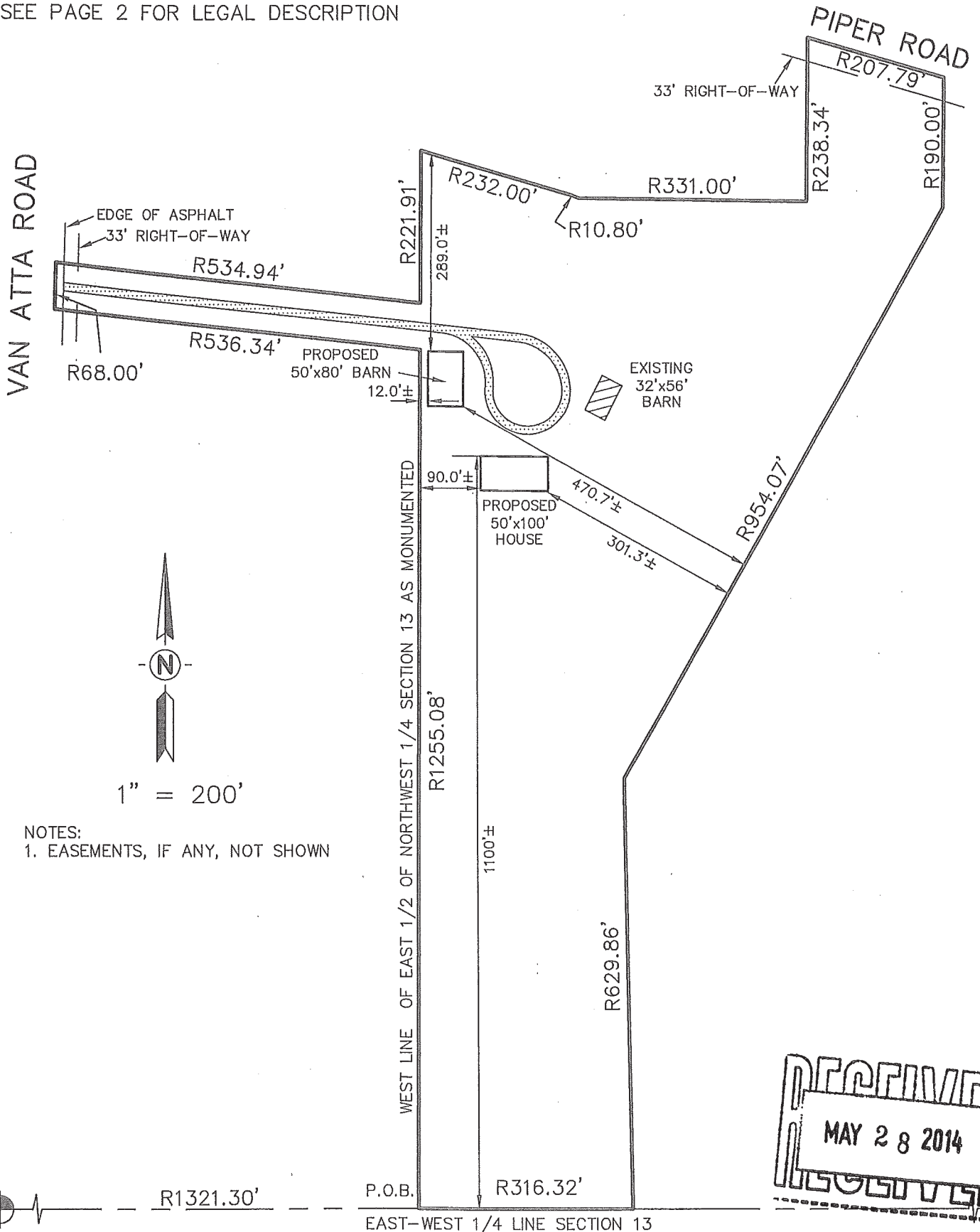
Mark Sanders

PLOT PLAN

For:
Cory Chvala
5540 Earliglow Way
Haslett, MI 48840

Survey Address:
Vacant- Piper Road
Haslett, MI 48840
ID: 33-02-02-13-100-035

SEE PAGE 2 FOR LEGAL DESCRIPTION

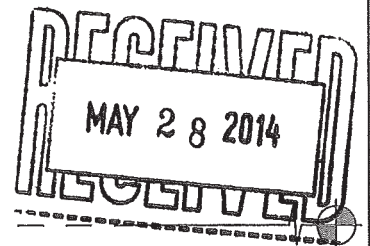


NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN

WEST 1/4 CORNER
SECTION 13, T4N, R1W

P.O.B.
EAST-WEST 1/4 LINE SECTION 13

CENTER OF SECTION 13,
T4N, R1W

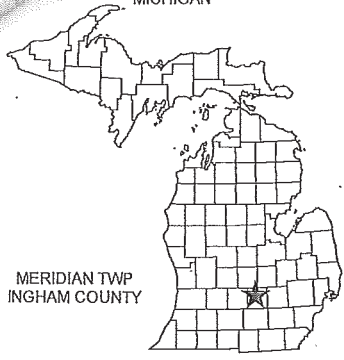


PLOT PLAN

Legal Description (as provided):

A parcel of land in the Northwest 1/4 of Section 13, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section 13; thence N89°59'26"E along the East-West 1/4 line 1321.30 feet to a point on the West line of the East 1/2 of said Northwest 1/4 as monumented and the point of beginning of this description; thence N00°15'42"E along said West line as monumented 1255.08 feet; thence N83°47'27"W 536.34 feet to the centerline of Van Atta Road; thence N01°26'35"E along said centerline 68.00 feet; thence S83°47'27"E 534.94 feet to a point on said West line as monumented; thence N00°15'42"E along said West line as monumented 221.91 feet; thence S73°45'54"E 232.00 feet; thence S69°15'41"E 10.80 feet; thence S89°18'35"E 331.00 feet; thence N00°29'41"E 238.34 feet to the centerline of Piper Road; thence S73°45'54"E along said centerline 207.79 feet; thence S00°29'41"W 190.00 feet; thence S29°11'47"W 954.07 feet; thence S00°59'31"E 629.86 feet to said East-West 1/4 line; thence S89°59'26"W along said East-West 1/4 line 316.32 feet to the point of beginning.

VICINITY MAP
MICHIGAN



MERIDIAN TWP
INGHAM COUNTY

LEGEND

- ⊙ Survey_Points_NAD83
- Delineated Wetland

ftc&h
engineers
scientist
architects
constructors

fishbeck, thompson,
carr & huber, inc.

Hard copy is
intended to be
8.5"x11" when
plotted. Scale(s)
indicated and
graphic quality may
not be accurate for
any other size.



Charter Township of Meridian
Piper Road Property, Haslett, Michigan
Wetland Delineation



WETLAND DELINEATION



PROJECT NO.
G130605

FIGURE NO.
1

©Copyright 2013
All Rights Reserved