

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING AGENDA
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000
WEDNESDAY, MAY 28, 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 14, 2014

D. PUBLIC REMARKS

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.

2. ZBA CASE NO. 14-05-28-2 MILLIGAN & MARTIN WESTSIDE, LLC, 5325 W. MT. HOPE HWY, LANSING, MI 48917

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 curblin 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.

F. OTHER BUSINESS

G. PUBLIC REMARKS

H. BOARD MEMBER COMMENTS

I. ADJOURNMENT

J. POST SCRIPT - None

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
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 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 14, 2014

PRESENT: Members, Jackson, Deschaine (alt.), Ohlrogge, Hershiser, Chair Beauchine,
ABSENT: Member LeGoff
STAFF: Rick Brown, Associate Planner
Mark Kieselbach, Director of Community Planning & Development

A. CALL MEETING TO ORDER

Chair Beauchine called the meeting to order at 6:34 p.m.

B. APPROVAL OF AGENDA

MEMBER HERSHISER MOVED TO APPROVE THE AGENDA AS WRITTEN

SECONDED BY MEMBER JACKSON

VOICE VOTE: Motion carried unanimously.

C. CORRECTIONS, APPROVAL, & RATIFICATION OF MINUTES

Wednesday, March 26, 2014 and Wednesday, April 23, 2014

MEMBER OHLROGGE MOVED TO APPROVE THE MINUTES OF MARCH 26, 2014 AS WRITTEN

SECONDED BY MEMBER JACKSON

VOICE VOTE: Motion carried unanimously.

MEMBER OHLROGGE MOVED TO APPROVE THE MINUTES OF APRIL 23, 2014 AS WRITTEN

SECONDED BY MEMBER HERSHISER

VOICE VOTE: Motion carried unanimously.

D. UNFINISHED BUSINESS

None

E. NEW BUSINESS

1. ZBA CASE NO. 14-05-14-1 HOWARD GREEN, 6622 WHITE CLOVER DRIVE, EAST LANSING, MI 48823

DESCRIPTION: 2077 Haslett Road
TAX PARCEL: 09-427-006
ZONING DISTRICT: RR (Rural Residential)

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

- Section 86-618(2), which states nonconforming structures, other than single-family structures may be altered, expanded, or modernized without prior approval of the zoning board of appeals, provided, that such alteration or extension shall not increase the area, height, bulk, use, or extent of the structure and shall satisfy all other applicable site development regulations.
- Section 86-654(f)(1)(a), which states none of the land or structures for erection or occupancy of any of the building housing such [nonresidential] use or any part or portion of which will be any closer than 50 feet to any property or street line.

The applicant is proposing an addition to the existing nonconforming assisted living facility and is requesting the building setback from adjacent residential zoning to the east be reduced from 50 feet to 20 feet at 2077 Haslett Road.

Mr. Brown outlined the changed circumstances or newly discovered evidence of the case for the Zoning Board of Appeals to decide if they will hear the revised case.

MEMBER HERSHISER MOVED TO HEAR THE REVISED CASE BECAUSE OF SIGNIFICANT CHANGES TO THE APPLICANTS PLANS FOR THE PROPERTY

SECONDED BY MEMBER DESCHAINE

VOICE VOTE: Motion carried unanimously.

Mr. Brown outlined the case for discussion.

Mr. Greg Petru, Kebs Engineering, 2116 Haslett Road, Haslett, spoke representing the applicant. He stated the applicant had revised the plan to eliminate most of the variances. He stated there are several changes needed to the existing building to meet building code. He said these changes will be made during the time of construction.

Mr. Howard Green, 6622 White Clover Drive, East Lansing, the applicant, said he wants to create a safe environment for residents who need assisted living.

Chair Beauchine commented he would support the revised plan as a way to rehabilitate the property. He said he was glad the applicant was able to modify the plans to eliminate a majority of the variances.

Member Jackson asked Mr. Petru about the nature of the existing code violations for the building. She asked if the violations were American's with Disabilities Act (ADA) violations or Township ordinance violations.

Mr. Petru said there were a variety of violations ranging from ADA to fire code violations.

Member Ohlrogge asked if the applicant would still be willing to provide a privacy fence on either side of the property to ensure the neighbors are not adversely affected.

Chair Beauchine pointed out the current plan provides landscaping screening on both sides.

Chair Beauchine asked staff if there was any need to discuss or mandate fences or landscaping in the motion.

Mr. Brown replied the landscaping would be finalized in site plan review.

MEMBER HERSHISER MOVED TO APPROVE THE VARIANCES AS THEY MEET ALL OF THE REVIEW CRITERIA AS OUTLINED IN SECTION 86-221.

SECONDED BY MEMBER JACKSON

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

NO: None

Motion carried 5-0.

F. OTHER BUSINESS

REVIEW AND CONSIDER REVISIONS TO THE ZONING BOARD OF APPEALS RULES OF PROCEDURE

Chair Beauchine asked Mr. Brown to review staff recommendations for changes to the Rules of Procedure.

Mr. Brown listed the recommended amendments: Section 3.3, added language more consistent with recent revisions to the Open Meetings Act, Section 3.7 (a), revised text regarding open public comments, Section 3.7(b), revised procedure to match the current process of the public providing their name and address instead of having to fill out a form when speaking, Section 3.9, revised to be consistent with the Code of Ordinances, and Section 3.10, revised to be consistent with the Code of Ordinances.

Member Deschaine asked if those recommendations addressed concerns of the public.

Mr. Brown said the only concern voiced by a member of the public was the elimination of public remarks at the beginning of the meeting.

Chair Beauchine remarked he had eliminated public remarks at the beginning of the meeting to streamline the meeting because there are several other times for public remarks. He said public remarks at the beginning of the meeting can be a distraction from the cases to be discussed.

MEMBER HERSHISER MOVED TO ADOPT CHANGES AS OUTLINED IN THE STAFF REPORT.

SECONDED BY MEMBER DESCHAIINE

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

NO: None

Motion carries 5-0.

G. PUBLIC REMARKS

None

H. BOARD MEMBER COMMENTS

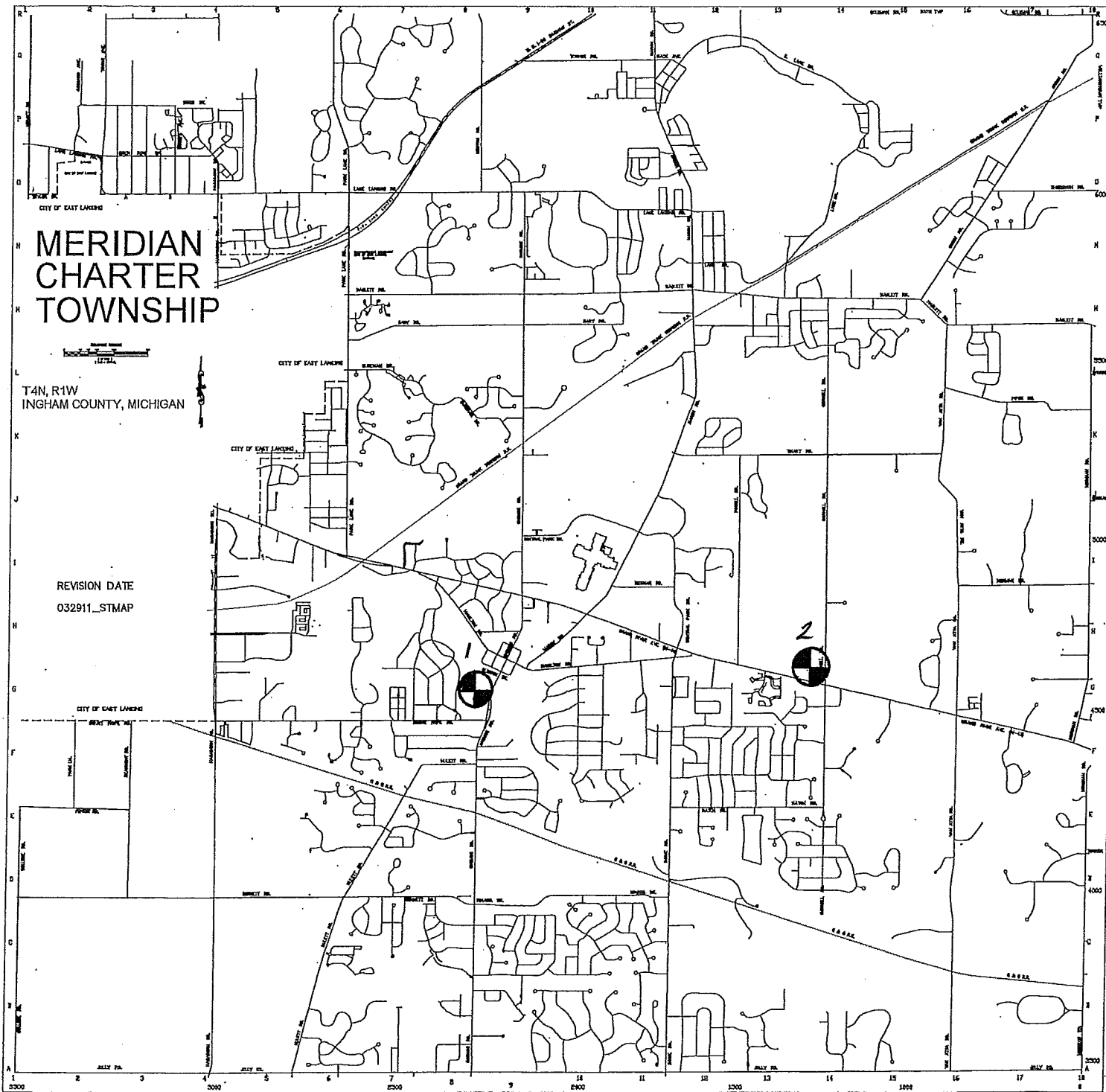
None

I. ADJOURNMENT

Chair Beauchine adjourned the meeting at 7:15 p.m.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary



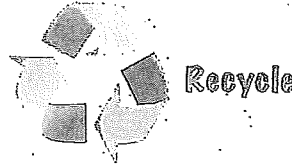
1 ZBA CASE NO. 14-05-28-1 MERIDIAN TOWNSHIP PARKS

2 ZBA CASE NO. 14-05-28-2 ECONOMIDES ARCHITECTS/KINCAID HENRY, LLC

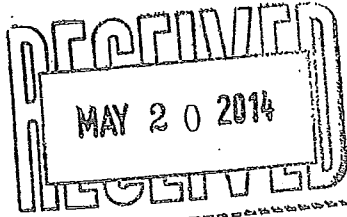


CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff Supervis
Brett Dreyfus Clerk
Julie Brixie Treasure
Frank L. Walsh Manager



Jales Trustee
yka Trustee
ra Trustee
son Trustee



May 15, 2014

33-02-02-21-378-003
WESSINGER, JAMES B & MARJORI

4277 OKEMOS RD
OKEMOS, MI. 48864

*Need a
guard rail*

RE: Zoning Board of Appeals #14-05-28-1 (Meridian Township).

Dear Property Owner:

The legal notice mailed to you last week contained a minor typo in body of the letter. It mistakenly indicated the variance request was being made by Howard Green. It should have said the variance request was coming from the Meridian Township Department Parks & Recreation. All other information contained in the notice was correct and the variance case will be heard by the Zoning Board of Appeals as planned.

We apologize for any initial confusion the typo may have caused. If you have any questions, please feel free to contact me at (517) 853-4568 or email me at brown@meridian.mi.us.

Sincerely,

[Signature]
Richard F. Brown, Jr., AICP, CBSP
Associate Planner

cc. Ms. E. LeGoff - Supervisor

JAMES B. WESSINGER, MD, PC
4277 OKEMOS ROAD
OKEMOS, MICHIGAN 48864

5/16/14 FROM: JAMES WESSINGER

*Mr. Brown -
Re: 8ft. paved path along the river.
Don't put it too close! This past week -
and every year - it floods & high water flows
fast along the bank. It is dangerous & could*

5151 MARSH ROAD, OKEMOS, MICHIGAN 48864-1198 (517) 853-4000

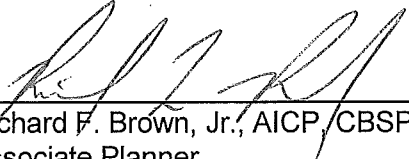
www.meridian.mi.us

*sweep children away. I live directly across
the river. 4624 NAKOMA*

MEMORANDUM

TO: Zoning Board of Appeals

FROM:


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

DATE: May 22, 2014

RE: ZBA Case No. 14-05-28-1

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 Meridian Township Department of Parks & Recreation is requesting variances for construction of an eight-foot wide paved pathway around the periphery of Wonch Park. Portions of the pathway are located along and adjacent to the Red Cedar River. The approximate 2,100 foot lineal pathway will provide access for use by pedestrians, the mobility-impaired, roller-bladers, and cyclists. No living trees will be removed for construction the pathway project, only six dead ones. The proposed pathway will be constructed at the current grade, thus not increasing the elevation nor providing any obstacles to hinder flood waters.

The variance from Section 86-471(b)(3) would allow approximately 960 lineal feet of the pathway to be constructed within the 50 foot water features setback while the variance from Section 86-471(c)(2) would allow approximately 630 lineal feet of the pathway to be constructed in the 25 foot natural vegetation strip.

The deepest incursion into the required setbacks occurs in the southwest portion of the park where the outer edge of the proposed pathway would be 15 feet from the ordinary high water mark of the river. Otherwise, the pathway generally follows along and near to the 25 foot natural vegetation strip.

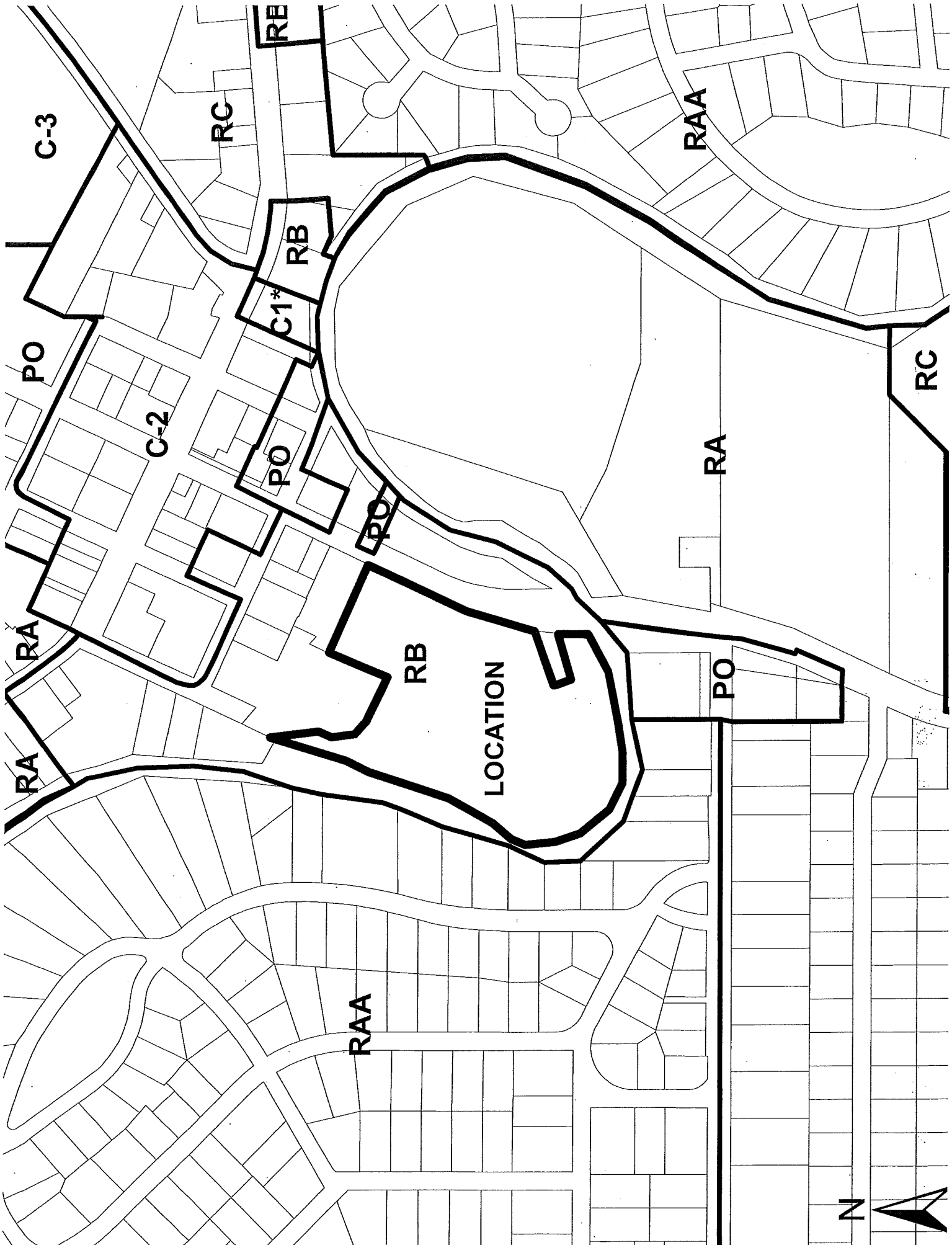
FEATURE	REQUIRED SETBACK	PROPOSED SETBACK
Water Features Setback	50 feet	15 feet
Natural Vegetation Strip	25 feet	15 feet

Site History

- Wonch Park was acquired by the Township from Theodore Wonch in 1969 and occupies approximately 15 acres on the north bank of the Red Cedar River. It currently contains a pavilion, picnic areas, sand volleyball courts, a playground, restrooms, off-street parking, and bicycle parking.
- The Department of Parks & Recreation received a \$45,000 grant from the Michigan Department of Natural Resources for installation of the pathway in Wonch Park in order to make more of the park accessible to all residents.
- The Planning Commission approved Special Use Permit #14051 for the proposed work in the 100-year floodplain associated with the pathway project on April 28, 2014.
- The project was approved on May 7, 2014, under Site Plan Review #14-07, subject to the applicant applying for and receiving all applicable variances.


Attachments

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



MEMORANDUM

TO: Mark Kieselbach, Director of Planning
Martha Wyatt, Associate Planner
Richard Brown, Associate Planner

FROM: 
LuAnn Maisner, CPRP
Director of Park and Recreation

DATE: April 30, 2014

RE: Variance Application - Wonch Park Accessible Loop Trail

Meridian Township Parks has received a Michigan Natural Resource Trust Fund Grant for the development of an accessible, paved, perimeter loop pathway at Wonch Park. The paved pathway has been designed by the Meridian Township Engineering Department. Our hope is to begin construction as soon possible, as this is a grant project that requires immediate attention before it expires. We received approval of the Special Use Permit for construction within a floodway at the April 28, 2014 Planning Commission meeting.

Please note the following items:

- Improvements include: paved (asphalt) perimeter pathway, 8' wide, 2,100 LF
- Six dead trees will be removed
- Portions of the future pathway are partly within the floodway
- Portions of the future pathway are partly within the 25' vegetated river setback
- Portions of the future pathway are partly within the 50' water features setback
- The cut and fill for the project is balanced
- There are no endangered species on-site, but there are wonderful wildlife viewing opportunities for visitors to the park
- The plans have also been submitted to the Michigan Department of Environmental Quality for their review and approval
- We are fully aware that the park is subject to periodic flooding and the pathway has been designed accordingly

Attached please find the following items for your review:

- Variance Application and supplemental information
- Property survey
- Legal description
- Proof of ownership
- Site plan to scale
- Special Use Permit #14051 dated April 29, 2014

Attached are the following additional items:

- Meeting minutes from Park Commission and Township Board meetings indicating project approval
- Future master plan for Wonch Park

The pathway is just one feature of an overall master plan that was developed for Wonch Park in 2008. Future improvements include a parking lot expansion, new restroom facility, picnic shelter, river vista seating, and a canoe launch. Wonch Park is a well-used park and is one of the oldest within the park system. The pathway will provide paved access on the perimeter of the park and will also provide access to the existing play structure. Thank you for your consideration.

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

VARIANCE APPLICATION

A. Applicant CHARTER TOWNSHIP OF MERIDIAN (PARKS)
Address of Applicant 2100 GAYLORD SMITH CT.
HASLETT, MI 48840
Telephone (Work) 517 853 4600 Telephone (Home) -
Fax 517-853-4099 Email address: Maisner@meridian.mi.us
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 4555 OKEMOS ROAD
Zoning district R-13 (SINGLE HIGH FAMILY DENSITY) Parcel number 21-451-004

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) 86-471(b) and 86-471(c) for portions of path within 25' vegetated river setback and 50' water

D. Required Supporting Material Supporting Material if Applicable features setback.
-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) SEE ATTACHED

LuAnn Maisner / LuAnn Maisner 4-30-14
Signature of Applicant Print Name Date

Fee: n/a Received by/Date: [Signature] 5/1/14

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.**)

LuAnn Maisner / 4-30-14
Signature of Applicant(s) Date

Signature of Applicant(s) Date

VARIANCE APPLICATION SUPPLEMENT

A variance will be granted, if the following Review Criteria are met: **PLEASE SEE ATTACHED**

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.


**Wonch Park Pathway
Meridian Charter Township
April 30, 2014
Variance Application Supplement**

Variance Review Criteria

1. The Wonch Park pathway project is a unique circumstance in that the property is along the Red Cedar River. The majority of the pathway lies within the floodplain.
2. The special circumstances of river frontage are not self-created. There is nowhere else within the park to develop a trail that allows park user's views of the river while gaining exercise and nature appreciation.
3. Constructing the pathway outside of the floodway and river setbacks would defeat the purpose of developing a trail along the river. Also, the majority of the property is located within the floodplain.
4. The difficulties of constructing the pathway outside of the floodplain and vegetative and river setbacks would result in us losing our grant to develop a paved pathway along the river.
5. If we are granted the variance, the pathway will not be contrary to the public interest or general spirit of the zoning ordinance.
6. Granting the variance will not adversely affect adjacent land or character in the vicinity, in fact, it may improve the adjacent areas because this and other future park improvements are long overdue in Wonch Park. Also, there is no additional fill; therefore, the capacity of the floodplain will not be reduced.
7. The conditions pertaining to the land are somewhat unique (river frontage and floodplain); therefore, the formulation of a general regulation would not be practical.
8. Granting the variance will be generally consistent with public interest and the purposes and intent of the zoning ordinance. The project protects natural features by avoiding all live trees and having minimal grading; preserves and improves a public park near residential areas and schools; provides improved access for persons with a disability; provides outdoor recreation for scheduled activities, drop-in visitors, local schoolchildren visiting the park, and for paddlers utilizing the Red Cedar Water Trail. In addition, the request is supported by the Parks and Recreation 5-Year Master Plan, the Okemos DDA Plan, and the Greenspace Plan.

Wonch Park
(Legal)

[Back to Search Results Page](#)

 [Print Parcel Information](#)

Assessing Information current as of: 8:00 AM, Feb 24, 2014

Assessing Information for Parcel: 33-02-02-21-451-004

Property Address:

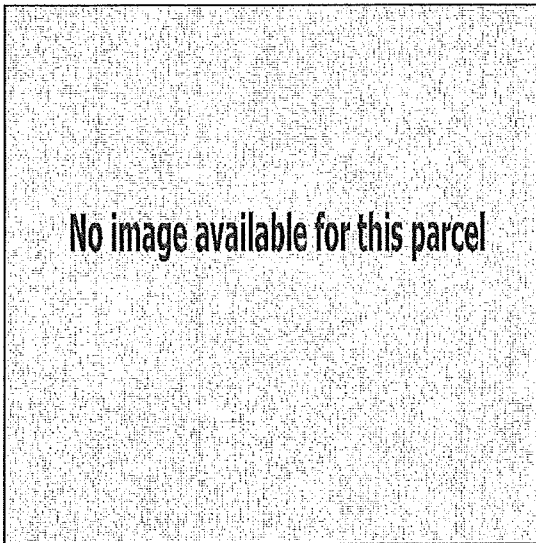
WONCH PARK
OKEMOS
MI 48864

Owner Information:

MERIDIAN CHARTER TOWNSHIP
5151 MARSH RD
OKEMOS
MI 48864

Taxpayer Information:

MERIDIAN CHARTER TOWNSHIP
5151 MARSH RD
OKEMOS
MI 48864



[Click here for Building Sketch](#)

[Click here for Land Sketch](#)

Legal Description:

A PCL. OF LAND IN THE E 1/2 OF SW 1/4 SEC. 21 & THE W 1/2 OF SE 1/4 SEC. 21 BOUNDED BY THE RED CEDAR RIVER, OKEMOS RD. & THE GRIST MILL TAIL RACE TO THE RED CEDAR RIVER. EXC. INGHAM COUNTY PCL. AS DESC. IN LIBER 758 PAGE 857 I.C.R. SEC. 21 T4NR1W 15 AC M/L "WONCH PARK"

General Information for Tax Year 2014:

Property Class	Real Exempt	Homestead (%)	0
Neighborhood/Subdivision	EXEMPT/VAC	Homestead Filed	
School District	Okemos	Assessed Land Value	\$ 0
Total Assessed Value	\$ 0	Assessed Building Value	\$ 0
Current SEV	\$ 0	Current TAXABLE Value	\$ 0
Prior Year Values:			
2013 SEV	\$ 0	2013 TAXABLE Value	\$ 0
2012 SEV	\$ 0	2012 TAXABLE Value	\$ 0

Land & Building Information:

Acreage	15	Frontage (ft.)	0
Depth (ft.)	0	Floor Area (sq. ft.)	0
Year Built	0	Number of Bathrooms	0
Zoning	RB	Number of Bedrooms	0

Sales Information :

[Click here to find other sales in EXEMPT/VAC subdivision](#)

No Sale.

Parcel ID	Sale Date	Sale Price	Grantor	Grantee	Instrument	Terms Of Sale	Liber/Page
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Permits :

5 Building Permits.



**DOCUMENTATION OF SITE CONTROL FOR MICHIGAN NATURAL RESOURCES TRUST FUND
GRANT APPLICATIONS (FOR DEVELOPMENT PROJECTS ONLY)**

This information is requested by authority of Part 19 of Act 461 of 1994, to be considered for a MNRTF grant.

1. SITE DESCRIPTION: Describe the project site (all areas to be developed) below and attach a legal description:
 Wonch Park, 4555 Okemos Road, Okemos, MI, 48864; Meridian Township
 Ingham, County

2. SITE CONTROL: Indicate the type of control the applicant has over the site. Refer to the MNRTF application guidelines booklet for guidance on control requirements for grant applications. If there is more than one type of control or multiple leases or easements covering the project area, please provide a separate form for each lease or easement included in the project area.

TYPE OF CONTROL	PORTION OF SITE	DOCUMENTATION ATTACHED
Fee Simple Title <input type="checkbox"/> Current <input type="checkbox"/> Proposed	<input type="checkbox"/> Entire Site <input type="checkbox"/> That portion of the site described below and as highlighted on a boundary map submitted with your application	<input type="checkbox"/> For proposed fee simple title, a written commitment signed by landowner and the applicant to transfer ownership to applicant by a specific date <input type="checkbox"/> Other
Less than Fee Simple Title <input checked="" type="checkbox"/> Current <input type="checkbox"/> Proposed	<input checked="" type="checkbox"/> Entire Site <input type="checkbox"/> That portion of the site described below and as highlighted on a boundary map submitted with your application	<input checked="" type="checkbox"/> For proposed less than fee simple title, a written commitment signed by landowner and the applicant to transfer ownership to applicant by a specific date <input type="checkbox"/> Other
Lease <input type="checkbox"/> Current <input type="checkbox"/> Proposed	<input type="checkbox"/> Entire Site <input type="checkbox"/> That portion of the site described below and as highlighted on a boundary map submitted with your application	<input type="checkbox"/> Copy of Current Lease <input type="checkbox"/> Copy of Draft Lease <input type="checkbox"/> Written commitment signed by landowner and applicant to enter into an unconditional lease for a specified timeframe <input type="checkbox"/> Other
Easement	<input type="checkbox"/> Entire Site <input type="checkbox"/> That portion of the site described below and as highlighted on a boundary map submitted with your application	<input type="checkbox"/> Copy of Current Easement <input type="checkbox"/> Copy of Draft Easement <input type="checkbox"/> Written commitment signed by landowner and applicant to grant an unconditional easement <input type="checkbox"/> Other

3. LIMITATIONS, CONDITIONS OR ENCUMBRANCES:

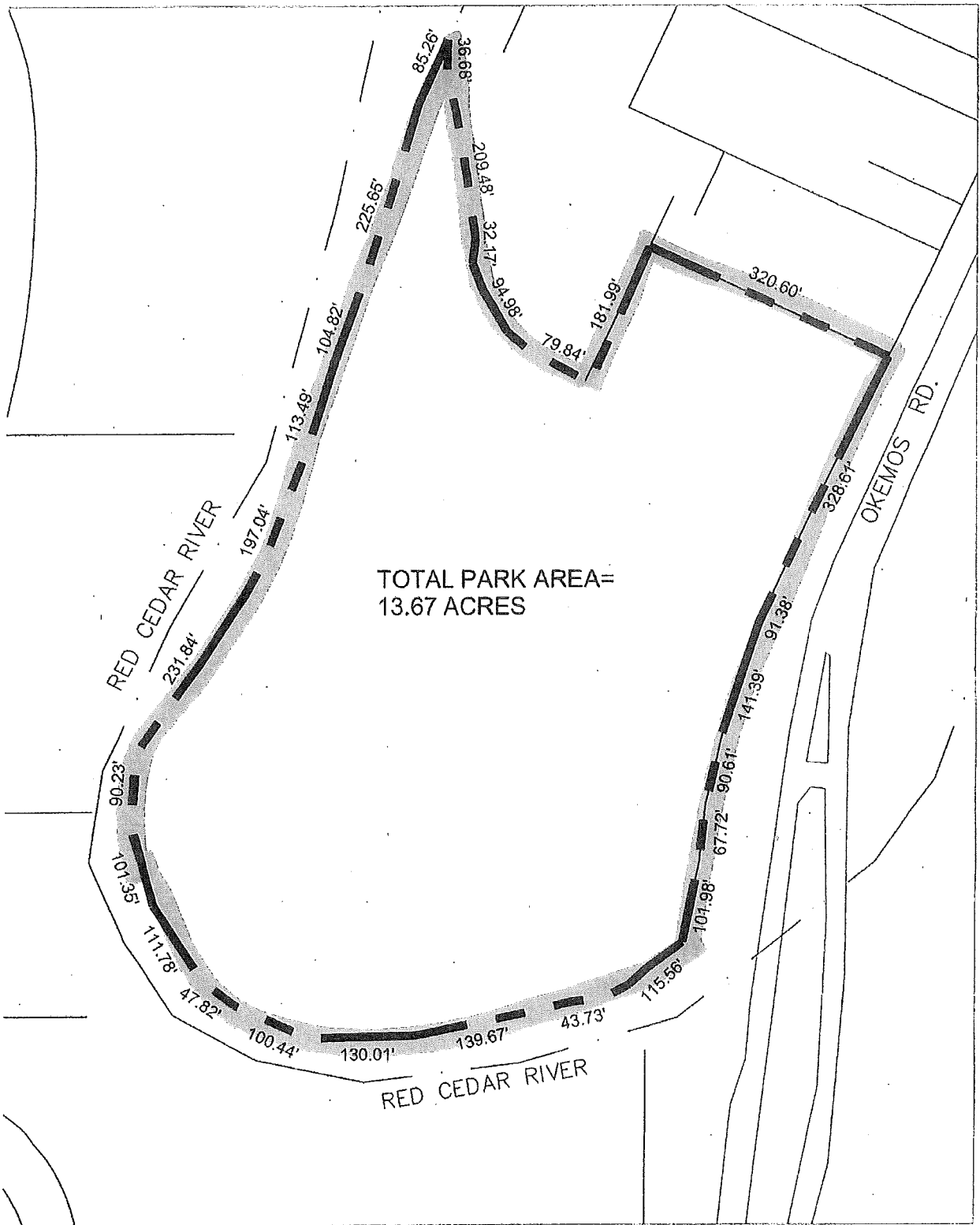
a) For property owned or to be owned by the applicant, describe all easements or encumbrances.
 None

b) For property to be controlled through other methods, describe any conditions or limitations in current or proposed leases, easements or use agreements, including restrictions on the applicant's use of the site or the rights to be reserved by the landowner, that may in any way impact the applicant's ability to complete the project in a timely manner and provide for public recreational use in perpetuity.
 None

No limitations, conditions or encumbrances

4. CERTIFICATION: (For projects on property owned in fee simple by the applicant, the form must be signed by the applicant's attorney or another local unit official capable of certifying that the information provided is accurate. For leases, easements or other less than simple control, the form must be signed by the applicant's attorney).
 I hereby certify that the information provided above and attached is accurate to the best of my knowledge. I understand that site control is an application eligibility requirement and an evaluation factor.

NAME (Printed/Typed) Andria Ditschman TITLE Township Attorney
 SIGNATURE [Signature] DATE 3/28/12 Attorney's P# P48247



WONCH PARK
 MERIDIAN TOWNSHIP, MICHIGAN

John M. ... 7/1/13

NORTH
 SCALE: 1" = 150'

CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff Supervisor
Brett Dreyfus Clerk
Julie Brixie Treasurer
Frank L. Walsh Manager



Milton L. Scales Trustee
Ronald J. Styka Trustee
John Veenstra Trustee
Angela Wilson Trustee

April 29, 2014

LuAnn Maisner
Director of Parks & Recreation
Meridian Township Service Center
2100 Gaylord C. Smith Court
Haslett, MI 48840

RE: Special Use Permit #14051 (Meridian Township)

Dear LuAnn:

At its regular meeting held on April 28, 2014, the Planning Commission voted to approve Special Use Permit #14051, a request to construct a 2,100 foot paved pathway in the 100-year floodplain in Wonch Park. Approval was granted subject to the following conditions:

1. Approval is subject to the revised Wonch Park Pathway plan prepared by the Meridian Township Department of Public Works & Engineering, dated March 25, 2014, and the related materials submitted as part of Special Use Permit #14051, subject to revisions as required.
2. The applicant shall obtain all permits and approvals from the Michigan Department of Environmental Quality and the Township prior to any work taking place related to the project. A copy of all permits and approvals shall be provided to the Department of Community Planning & Development.
3. The applicant shall obtain all necessary variances from the Zoning Board of Appeals prior to any work taking place related to the project or revise the plans so no variances are required.
4. In no case shall the impoundment capacity of the floodplain be reduced.
5. Fill placed in the floodplain as part of the project shall be protected against erosion pursuant to a soil erosion permit from the Department of Public Works & Engineering.
6. The applicant shall properly dispose of all excess materials from the compensating cut areas to an off-site location subject to the approval of the Director of Community Planning & Development.



Ann Maisner
28, 2014
ge 2

7. The disposed materials at an off-site location shall be protected from erosion and reseeded subject to the approval of the Director of Community Planning & Development.

Decisions by the Planning Commission regarding special use permits may be appealed to the Township Board. An appeal must be filed within ten (10) days of the date of the Planning Commission's action and be in accordance with Section 86-189 of the Code of Ordinances. Consequently, your special use permit will not become valid until May 9, 2014.

This letter shall act as the Special Use Permit. The use permitted by the granting of the special use permit must have commenced within two years after issuance or the permit shall be void. All construction related to the special use must be completed within three years from the effective date of the special use permit.

Submitting a site plan review application to the Department of Community Planning and Development is the next step in the process. If you have any questions, please contact me at 517-853-4568 or by e-mail at brown@meridian.mi.us.

Sincerely,



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

cc: Jane Greenway
Martha Wyatt

RESOLUTION

At a regular meeting of the Park Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 14th day of February, 2012 at 7:00 p.m., Local Time.

PRESENT: Marilyn Aronoff, Teri Banas, Eckhart Dersch, Mark Stephens, Todd Wilson

ABSENT: None

The following resolution was offered by Commissioner Aronoff and supported by Commissioner Stephens:

WHEREAS, the Michigan Department of Natural Resources accepts grant requests from local units of government to assist in the development of recreation properties; and

WHEREAS, it is possible to have up to 75% of the total project cost funded through these grant programs; and

WHEREAS, the Park Commission is interested in the continued improvement of Meridian Township's parks and recreation system; and

WHEREAS, Meridian Township has prepared a grant application for submission to the Michigan Department of Natural Resources for the Michigan Natural Resources Trust Fund Program for an estimated \$60,000 of improvements to Wonch Park that includes an accessible perimeter pathway that will provide recreation opportunities and accessibility for visitors of all abilities; and

WHEREAS, the grant request is outlined and justified in the 2011-2015 Parks and Recreation Master Plan adopted by the Meridian Township Board and Park Commission, and is on file with the Michigan Department of Natural Resources; and

WHEREAS, this grant request was open to public review on February 14, 2012.

NOW, THEREFORE BE IT RESOLVED BY THE PARK COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, as follows:

To support submission of the grant application to the Michigan Natural Resources Trust Fund Program for \$60,000 for improvements to Wonoh Park, including an accessible perimeter pathway and providing a local 25% match funded by the Meridian Township Park Millage

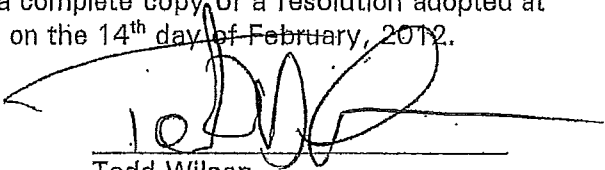
ADOPTED: YEAS: Commissioners Banas, Aronoff, Dersch, Stephens, Chair
Wilson

NAYS: None

The resolution passed.

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Park Commission, Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Park Commission on the 14th day of February, 2012.



Todd Wilson
Park Commission Chair

**RESOLUTION TO AUTHORIZE GRANT AGREEMENT ACCEPTANCE
FOR WONCH PARK PATHWAY DEVELOPMENT PROJECT
MICHIGAN NATURAL RESOURCES TRUST FUND GRANT PROGRAM**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 21st day of May 2013, at 6:00 p.m. Local Time.

PRESENT: Supervisor LeGoff, Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka,
Veenstra, Wilson

ABSENT: None

The following resolution was offered by Trustee Wilson and supported by Trustee Scales:

WHEREAS, the Charter Township of Meridian has been awarded a Michigan Natural Resources Trust Fund Grant to develop a paved pathway in Wonch Park that will provide recreation opportunity and universal access for visitors of all abilities while allowing park visitors to enjoy the natural beauty of the river and improved access to the play structure; and

WHEREAS, the Charter Township of Meridian is in receipt of the Agreement between the Charter Township of Meridian and Michigan Department of Natural Resources which outlines the terms and conditions of the grant; and

WHEREAS, the \$60,000 project will be supported by the grant in an amount up to \$45,000, with the local match committed from the General Fund in the amount of \$15,000; and

WHEREAS, the development of the Wonch Park Pathway Development Project supports Township Board Policy 1.1,2; 1.2,5; 1.3,2; and 1.3,5.

NOW, THEREFORE BE IT RESOLVED THAT THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN DOES HEREBY ACCEPT THE TERMS OF THE "AGREEMENT" AS RECEIVED FROM THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES:

1. To appropriate all funds necessary to complete the Wonch Park Pathway Development Project during the project period and to provide Fifteen Thousand (\$15,000) dollars from the General Fund to match the grant authorized by the Michigan Department of Natural Resources.

5.21.13
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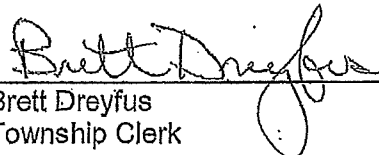
2. To maintain satisfactory financial accounts, documents, and records to make them available to the Michigan Department of Natural Resources for auditing at reasonable times.
3. To construct the project and provide such funds, services, and materials as may be necessary to satisfy the terms of said Agreement.
4. To regulate the use of the facility constructed and reserved under this Agreement to assure the use thereof by the public on equal and reasonable terms.
5. To comply with any and all terms of said Agreement.

ADOPTED: YEAS: Trustees Scales, Styka, Veenstra, Wilson, Supervisor LeGoff, Clerk
Dreyfus, Treasurer Brixie

NAYS: None

STATE OF MICHIGAN)
) ss
 COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Township Board, Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution relative to the Agreement with the Michigan Department of Natural Resources; which Resolution was adopted at a regular meeting of the Township Board on the 21st of May 2013.


 Brett Dreyfus
 Township Clerk

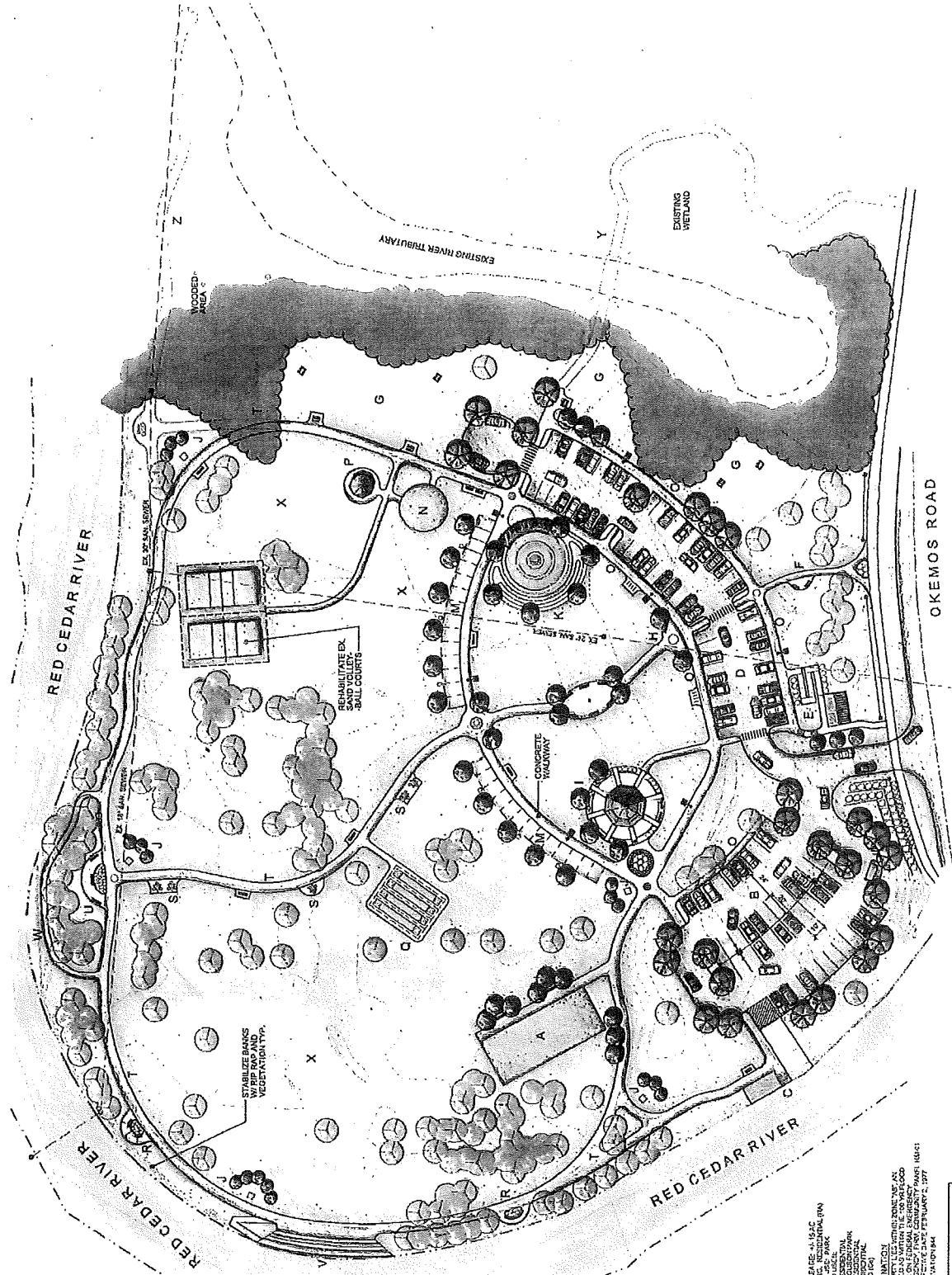
RECEIVED
 JUL 1 2013
 MICHIGAN DNR
 GRANTS MANAGEMENT

LEGEND:

- EXISTING CONTOURS (1' INTERVAL)
- EXISTING EDGE OF WOODS
- EXISTING DECIDUOUS TREE
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING POWER POLE/ GUYS
- EXISTING UTILITY CUY
- EXISTING RIVER EDGE
- EXISTING TRIJUBRARY
- PROPOSED BIKE TRACKS
- PROPOSED FLAG POLE
- PROPOSED KOSK
- PROPOSED DRINKING FOUNTAIN
- PROPOSED LIFE TRAIL FITNESS STATION
- PROPOSED BENCH
- PROPOSED PICNIC TABLE
- PROPOSED GAME TABLE
- PROPOSED SHADE TREE
- PROPOSED FLOWERING TREE
- PROPOSED FUTURE PEDESTRIAN BRIDGE
- PROPOSED LIGHT POLE
- PROPOSED OUTDOOR ELECTRIC LOCATION

FACILITY LEGEND:

- A EXISTING PLAYGROUND
- B PARKING LOT (46 SPACES)
- C FISHING DOCK/LAUNCH
- D PARKING LOT (60 SPACES)
- E NEW REST ROOM FACILITY
- F CONCRETE SEATING AREA (TYP)
- G PICNIC AREA
- H SEATING AREA W/ PAVERS & LOGO
- I OPEN AIR PICNIC SHELTER W/ PLAZA
- J CONCRETE PAD FOR ART DISPLAY
- K EARTHEN MOUND SEATING AREA
- L SEATING PLAZA W/ PAVERS, WATER FEATURE, ARBOR, LIGHTING & MUSIC
- M ART FAIR EXHIBIT SPACE (LAWN)
- N CLIMBING ROCK PLAY GROUND
- O THICKENED EDGE SIDEWALK
- P PICNIC SHELTER
- Q HORSE SHOES
- R CONCRETE RIVER VISTA SEATING AREA
- S LIFE TRAIL FITNESS STATION
- T ASPHALT TRAIL
- U CONCRETE SEATING AREA W/ LANDSCAPING
- V STEPPED RIVER EDGE SEATING AREA
- W CONCRETE RIVER WALK PROMENADE
- X OPEN PLAY
- Y FUTURE BOARDWALK TRAIL / BRIDGE
- Z FUTURE TRAIL EXTENSION



MASTER PLAN

WONCH PARK MASTER PLAN
 4555 OKEMOS ROAD • OKEMOS, MI 48864
 MERIDIAN TOWNSHIP PARKS AND RECREATION DEPARTMENT • 2100 GAYLORD SMITH COURT • EAST LANSING, MI 48223

0602230 SCALE: 1"=40' 5/28/07



S. ASSOCIATES, INC.
 10000 Woodward Avenue, Suite 1000, East Lansing, MI 48823
 (517) 487-1111

SITE DATA:
 RED CEDAR RIVER - 14.6 AC
 CURRENT ZONING - RECREATIONAL (R1)
 ADJACENT LAND USE:
 PARKS & RECREATION
 SOUTH - WOODS
 EAST - OKEMOS ROAD

FLOOD DESIGNATION:
 FLOOD ZONE - 100 YEAR FLOOD
 FLOOD PROTECTION - 100 YEAR FLOOD
 FLOOD ELEVATION - 197.0
 FLOOD PROTECTION DATE - FEBRUARY 7, 1997
 BASE FLOOD ELEVATION - 194.0

PREPARED BY:
 WALTER H. DICKENS & ASSOCIATES
 FOR MERIDIAN TOWNSHIP 5/17/98

MEMORANDUM

TO: Zoning Board of Appeals

FROM: 
Martha K. Wyatt
Associate Planner/Landscape Architect

DATE: May 23, 2014

RE: ZBA Case No. 14-05-28-2

ZBA CASE NO. 14-05-28-2 MILLIGAN & MARTIN WESTSIDE, LLC, 5325 W. MT. HOPE HIGHWAY, LANSING, MI 48917
DESCRIPTION: 1284 Grand River Avenue
TAX PARCEL: 21-451-004
ZONING DISTRICT: RB (Single Family, High Density)

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

- Section 86-473(1), which states street trees shall be placed between the curblineline 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 proposing to construct an approximate 6,000 square foot commercial kennel at 1284 Grand River Avenue. A commercial kennel is permitted in the RR (Rural Residential) with a special use permit. Special Use Permit #14061 was approved by the Planning Commission on May 12, 2014.

The applicant had initially requested a variance to locate an accessory building (dumpster enclosure) in the front yard, on the east side of the site. Since that time the plans have been revised such that the dumpster enclosure is not in the front yard, thus a variance is not required. A request to provide less than the required number of street trees has been added by the applicant. The variances are outlined below per ordinance section number.

Section 86-473(1) - Street Trees

The applicant has requested a variance regarding the number of required street trees. Street trees are required along the frontage of a site per Section 86-473(1). For a commercial project, the trees are placed within the property. The standard used for determining the number of street trees is one (1) tree per 70 lineal feet of frontage.

The subject site is a corner lot with approximately 762 lineal feet along Grand River Avenue, which equates to 11 street trees being required. The frontage along Cornell Road is approximately 261 lineal feet, which equates to four (4) street trees being required.

The applicant is proposing to provide less than the required number of street trees along the frontage of Grand River Avenue and Cornell Road; therefore the applicant is requesting a variance from Section 86-473(1). The following chart summarizes the request:

	Required Trees	Proposed Trees	Variance Request
Grand River Avenue	11 trees	9 trees	2 trees
Cornell Road	4 trees	3 trees	1 tree

Section 86-506 - Fence Height

A fenced outdoor play area is proposed on the west side of the building. The unroofed, concrete play area is accessed directly from the building and is approximately 3,600 square feet in size (approximately 60 feet by 60 feet).

The applicant is proposing to install a 10-foot high fence around the perimeter of the outdoor play area that is comprised of sections of solid wood fencing and chain-link fencing. Solid wood fencing is proposed along the south side of the play area (approximately 60 lineal feet) and along the west side for approximately 20 lineal feet. Chain-link fencing is proposed for the remaining portions of the play area, along the west (40 lineal feet, including gate), north (87 lineal feet), and east (9 lineal feet) sides.

The maximum allowed height for a fence is six (6) feet per Section 86-506. The applicant is proposing to install a 10-foot high fence; therefore the applicant is requesting a variance. The following chart summarizes the variance request:

Permitted Height	Proposed Height	Variance Request
6 feet	10 feet	4 feet

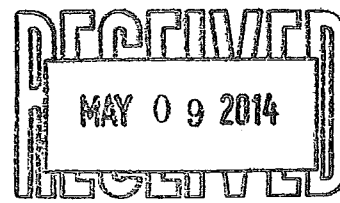
Site History

- On May 12, 2014 the Planning Commission approved Special Use Permit #14061 to allow a commercial kennel at 1284 Grand River Avenue.
- The project is currently being reviewed under Site Plan Review #14-08.

Attachments

1. Application
2. Site Location Map
3. Letter and submittals from Applicant, dated May 5, 2014 and May 22, 2014
4. Communication from Darlene Sergent dated May 14, 2014
5. Approval letter for Special Use Permit #14061 dated May 14, 2014
5. Site plan and building elevations

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



VARIANCE APPLICATION

A. Applicant MILLIGAN & MARTIN WESTSIDE, LLC
Address of Applicant 5325 W. MC HOPE HWY
LANSING, MI 48917
Telephone (Work) (517) 333-9663 Telephone (Home) _____
Fax _____ Email address: JANICE@doggysdaycareandspa.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 1284 GRAND RIVER, OKEMOS, MI 48864
Zoning district RR Parcel number 33-02-02-23-376-002

- 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) (86-506) FENCE HEIGHT & 86-565(1) ACCESSORY BUILDING

- D. Required Supporting Material Supporting Material if Applicable
- Property survey
 - Legal description
 - 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)
- Architectural sketches
-Other

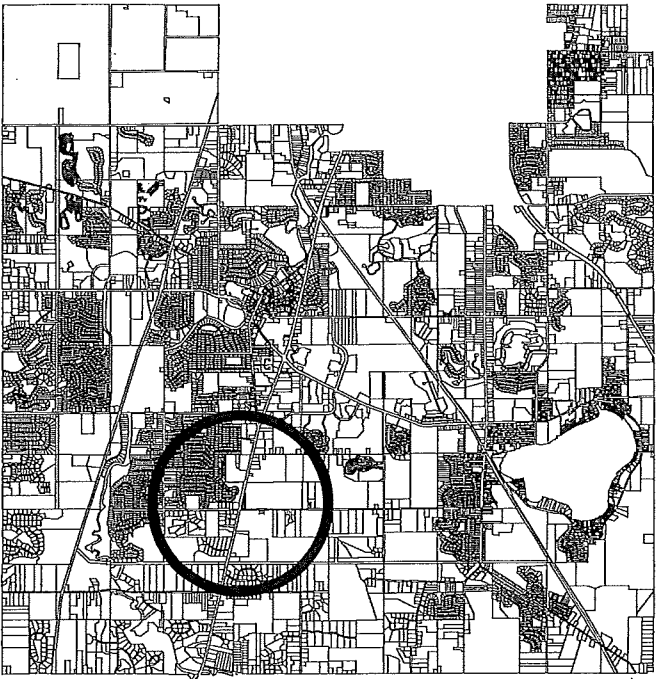
Janice Milligan Janice Milligan 5/6/14
Signature of Applicant Print Name Date

Fee: 450.00 Received by/Date: Martha Wyatt 5/9/14

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.**)

Janice Milligan 5/6/14
Signature of Applicant(s) Date

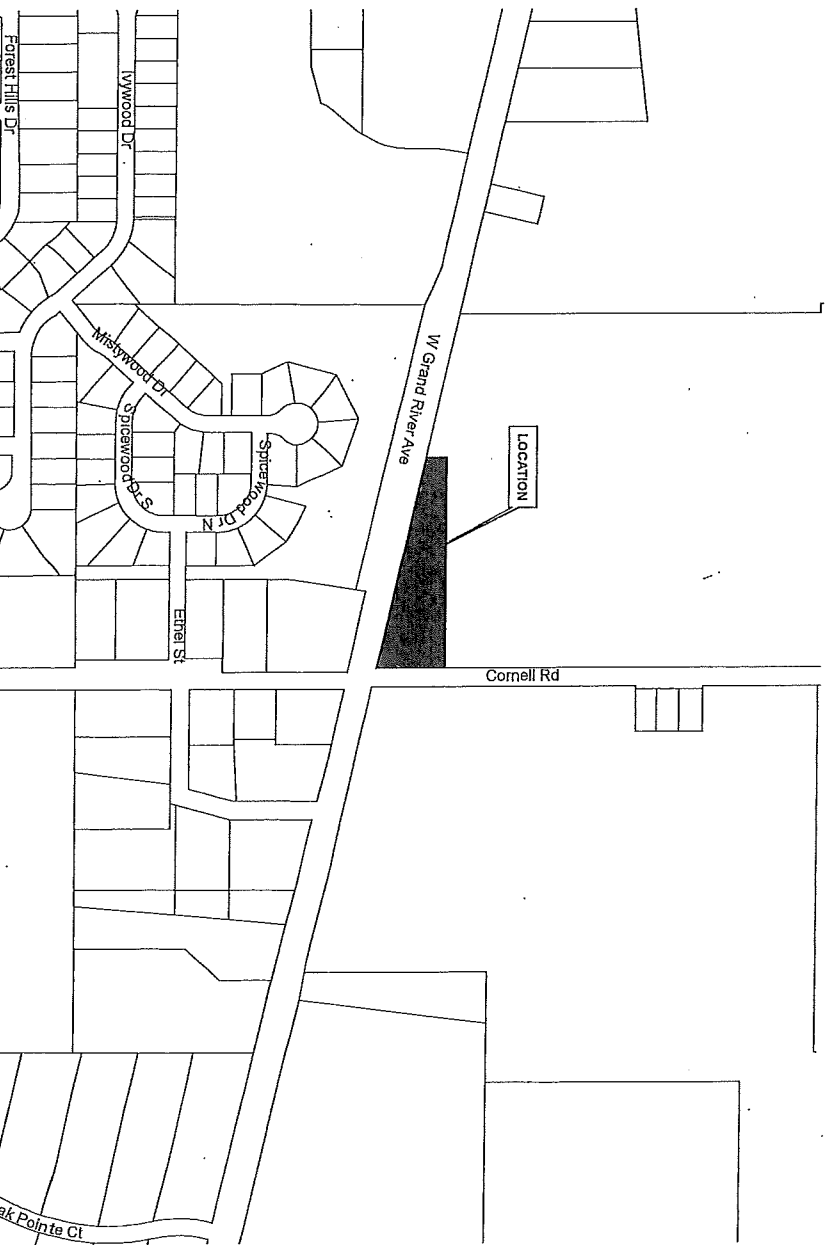
Signature of Applicant(s) Date



**ZONING BOARD OF APPEALS #14-05-28-2
(MILLIGAN & MARTIN WESTSIDE, LLC)**

**REQUEST TO CONSTRUCT A FENCE
WHICH EXCEEDS 6 FEET & LOCATE AN
ACCESSORY BUILDING
(DUMPSTER ENCLOSURE)
IN THE FRONT YARD AT
1284 GRAND RIVER AVENUE**

CHARTER TOWNSHIP OF MERIDIAN





May 5, 2014

Meridian Township
Zoning Board of Appeals
5151 Marsh Road
Okemos, MI 48864

RE: Doggy Daycare and Spa – Zoning Variance Supplement

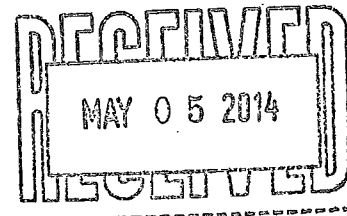
1. Unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district.

Our first request is regarding a variance to the fence height at our proposed outdoor play area, as the ordinance reads 6' in height is maximum for fencing in the township. Our development is however requesting that our proposed 10' high fencing be allowed for our use. The owner has stated that a 6' high fence will lead to safety issues for her clients animals while at the facility. She has seen and had experience with dogs being able to clear a 6' high fence. The proposed intent is for a 10' high wood fence to be utilized on the south side of the play area and also wrapping around the southwest corner of the play area and returning to a predetermined stop on the west side. The finish side of this fence would be to the interior of the play area to create a vertical surface that the dogs would not be able to climb. The remainder of the fencing on the west and north side of the play area would be chain link. The reason for multiple fence materials is intended because an all wood fence around the perimeter would create a 'hot box' for the dogs. The intent is also to screen said wood fencing with landscaping.

Our second request is regarding the dumpster and the location of said proposed accessory structure to occur in the secondary front yard between the building and Cornell Street. Due to the lay of the land it is our proposal to provide a wood dumpster surround on three sides with a gate on the fourth side on the east side of the proposed building. It would be our intent to provide landscape screening as a secondary source of screening for the dumpster on the east side of the dumpster.

2. These special circumstances are not self-created.

Regarding our fence height variance request this item has been requested because of a health and safety issue for the proposed use of the facility. As stated previously it has been the owner's experience that dogs are unlikely to clear a 10' high fence.



In regards to our second request with the dumpster location due to the unusual shape of the site and the delineation of the wetland on the west side of the site we have proposed that the dumpster be located on the east side in the secondary front yard.

3. Strict interpretation and enforcement of the literal terms and provisions of the Ordinance would result in practical difficulties.

If the fence height ordinance was to be mandated at 6' then this would put the owner at risk with regards to life and safety of her client's dogs.

If the dumpster variance request is not approved this would impact our proposed layout and screening of the parking area. Due to the unusual shape of the site and the narrowing of the site to the west providing the dumpster on that side we feel would provide more of a visual nuisance to the street scape facing Grand River and also impact the proposed storm water underground and onsite drain field that is intended.

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.

If the fence height ordinance was to be mandated at 6' then this would put the owner at risk with regards to life and safety of her client's dogs.

If the dumpster variance request is not approved this would impact our proposed layout and screening of the parking area. Due to the unusual shape of the site and the narrowing of the site to the west providing the dumpster on that side we feel would provide more of a visual nuisance to the street scape facing Grand River and also impact the proposed storm water underground and onsite drain field that is intended.

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.

We do not feel either variance being requested would hinder the essential character of the neighboring properties. The lot to the north is wooded and a multi-acre parcel with the landowners home not in close proximity to the property line in common. As stated previously it is our intent to provide additional landscaping of the fencing facing Grand River and also the east side of the dumpster facing Cornell.

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.

With regards to the fencing variance request we feel this item is one of which that is particular to our owners intended use and not something that would be classified as a general occurrence.

In regards to the accessory structure (dumpster) being located in the front yard it is our opinion that this item is one of which has been handled by the township in other occurrences in the same manner. As described above our site location is such that we

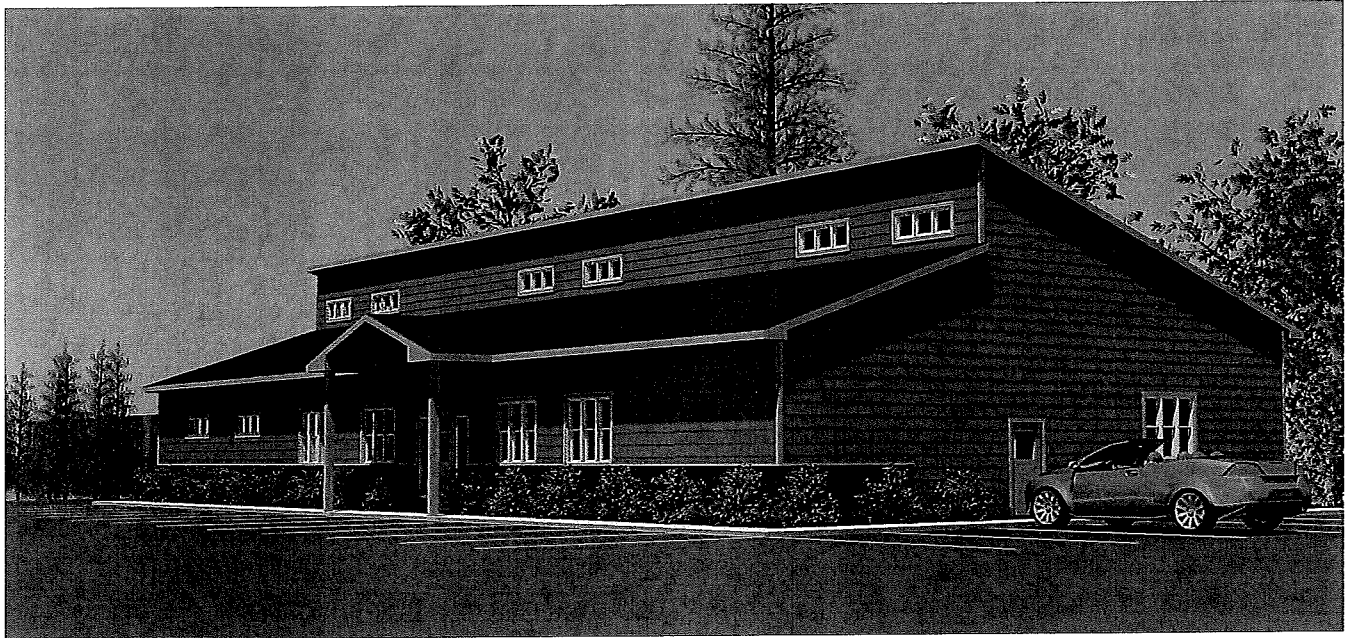
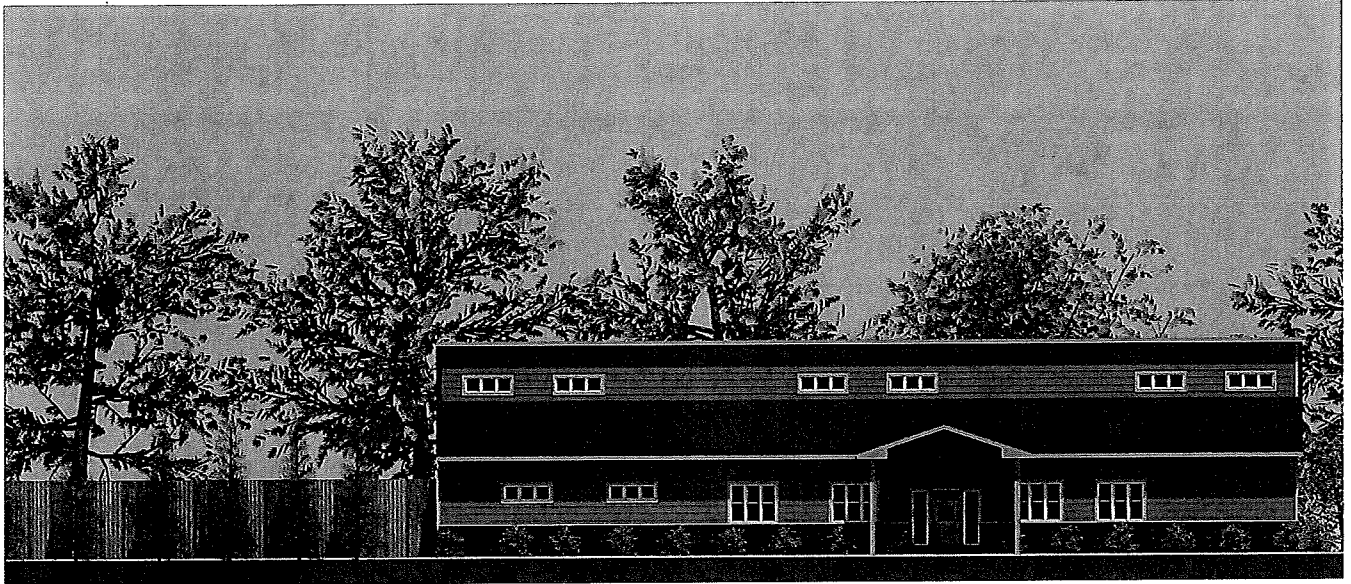
have (2) front yards as defined by the townships ordinance however as proposed we are requesting that a variance be provided for the accessory structure to be acceptable in the secondary front yard and still within the allowable building area.

8. Granting the variance will be generally consistent with public interest, the purposes and intent of this Zoning Ordinance.

By approving both variance requests we feel that the intent of the zoning ordinance and public's interest for this development are being satisfied and this request will be a part of a successful addition to the community.

Sincerely,

Adam Bertram
Economides Architect, LLC





May 22, 2014

Meridian Township
Zoning Board of Appeals
5151 Marsh Road
Okemos, MI 48864

RE: Doggy Daycare and Spa – Zoning Variance Supplement

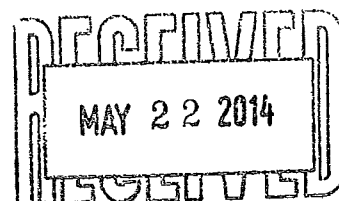
1. Unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district.

We are requesting a variance to the number of street trees required per the ordinance. The planning staff has advised us that per the zoning ordinance our proposed development would be required to provide 15 street trees. Our concern that providing 15 street trees on the proposed property would create a situation where the trees are planted too close to one another and as would lead to issues in the future as the trees mature. Additionally based on the fact that our site is a wedge shape site with a property line along Grand River measuring out to 760 feet +/- and Cornell Road measuring 262 feet +/- for a total of 1022 feet +/- which based on one tree every 70 feet equates to 15 street trees. However on the western end of lot we have a wetland which has been delineated which requires a non-construction 20 foot minimum buffer outside the delineated area. This wetland affects our western edge by reducing the street frontage down by approximately 140 feet. Additionally we have also illustrated on our site plan the 30 foot setback from the centerline of the overhead electrical lines on both Grand River and Cornell. Based upon the electrical easement, the wetlands and the shape of the site our frontage along Grand River we have calculated to be reduced to approximately 560 feet. The owners intent all along with this site was to maintain as much of the natural characteristics as possible. With that stated along Cornell Road our intent is to minimize the impact of that frontage and currently the design intent is to maintain the natural landscaping that occurs in the Northeast of the site. Therefore we have designed that the new proposed street trees on Cornell would be planted in the first 150 feet off from Grand River.

2. These special circumstances are not self-created.

Based on the owners desire of maintaining the natural characteristics of the site, the shape of the site, electrical easement per Consumers, wetland area on the western end & associated wetland buffer we do not feel this variance request is a self-created situation.

3. Strict interpretation and enforcement of the literal terms and provisions of the Ordinance would result in practical difficulties.



If the street tree variance is not approved we have concern that with the dimensional limitations specifically along Grand River the installation of the required amount of street trees will create a density which will impede the trees as they mature.

- 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.**

If the street tree ordinance was to be mandated at the 15 trees we feel this would potentially create long term maintenance for the owner with regards to pruning and possibly lead to the necessary removal of overcrowded street trees as they mature.

- 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.**

We feel denial of this variance will create the potential for overcrowding of street trees as they mature which would potentially create long term maintenance for the owner with regards to pruning and possibly lead to the necessary removal of said trees.

- 6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.**

We do not feel this variance request will affect the adjacent land nor the essential character based upon the owners intent to maintain as much of the natural features that currently exist on the site.

- 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.**

In regards to the street tree request we feel based on the shape of the site, electrical easement per Consumers, wetland area on the western end & associated wetland buffer that our request is unique and would not be deemed a general occurrence by the township.

- 8. Granting the variance will be generally consistent with public interest, the purposes and intent of this Zoning Ordinance.**

Based on the owners intent to maintain natural characteristics of the site we feel the approval of this street tree variance request still satisfies the intent of the zoning ordinance and the public's interest for this development are still being satisfied. It is our opinion that this approval request will assist the project and help us in providing a successful addition to the community.

Sincerely,

Adam Bertram
Economides Architect, LLC

Martha Wyatt

From: darsergent49@sbcglobal.net
Sent: Tuesday, May 13, 2014 7:37 PM
To: Martha Wyatt
Subject: #14-05-28-2 Zoning Appeal

Again I would like to convey my amazement that Meridian Township is allowing this area to be re-zoned!

I was under the impression when we purchased our home (across Grand River) that the location was only to be used for residential or a church. Something that would be maintained and not be an eye sore.

Now a business is asking to put a 10 foot fence and dumpster on a corner that could have added value to the area but instead the addition of such a structure only de-values the area. What are you thinking?!? Everyone who waits at the light will be forced to view a 10 foot fence around a dumpster used for a Doggie Day Care!

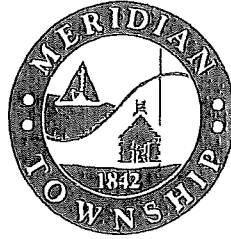
Please help us maintain our property values and keep Meridian Township a nice place to live by not allowing this structure.

Thank you.

*Darlene Sergent
4591 Mistywood Dr
Okemos, MI 48864*

CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff Supervisor
Brett Dreyfus Clerk
Julie Brixie Treasurer
Frank L. Walsh Manager



Milton L. Scales Trustee
Ronald J. Styka Trustee
John Veenstra Trustee
Angela Wilson Trustee

May 14, 2014

Ryan Henry
Kincaid Henry Building Group, Inc.
934 Clark Street
Lansing, MI 48906

**RE: Special Use Permit #14061 (Kincaid Henry Building Group, Inc.)
1284 Grand River Avenue**

Dear Mr. Henry

At its regular meeting held on May 12, 2014, the Planning Commission voted to approve Special Use Permit #14061, a request to construct an approximate 6,000 square foot commercial kennel (doggy daycare and spa). The approximate 2.78 acre site is located at 1284 Grand River Avenue. Approval was granted subject to the following conditions:

1. Approval is granted based on the application materials submitted by Kincaid Henry Building Group, Inc., dated April 7, 2014.
2. Approval is granted based on the site and landscape plans prepared by Economides Architects, LLC dated April 7, 2014, subject to revisions as required.
3. Approval is based on the building elevations submitted by Economides Architects, LLC dated April 1, 2014, subject to revisions as required.
4. The applicant shall apply for and receive all necessary variances from the Zoning Board of Appeals.
5. Dog training shall be an ancillary use to the primary commercial kennel use. Should the commercial kennel use cease to operate on the site, the dog training use shall not continue.
6. The number of dogs shall be limited to 60 dogs in daycare at any one time and the boarding of dogs shall be limited to 35 dogs at any one time.



7. Hours of operation shall be limited to the hours of 7:00 a.m. to 10:00 p.m. Monday through Sunday.
8. The existing driveway on Cornell Road shall be closed subject to the approval of the Ingham County Road Department.
9. The applicant shall obtain all necessary and applicable permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner's office, Ingham County Health Department, Michigan Department of Transportation, Ingham County Animal Control, and the Township prior to any construction on the site. All approval documents shall be submitted to the Department of Community Planning and Development.
10. A minimum 16-foot wide easement will be required for the 7-foot wide pedestrian/bicycle pathway along the frontage of the site (Grand River Avenue). A portion of the pathway, approximately 400 lineal feet, will be required to be installed as part of the proposed project, or funds in lieu of construction of the pathway will be required. The design and location of the pathway is subject to the review and approval of the Director of Public Works and Engineering.
11. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.
12. All utility service distribution lines shall be installed underground.
13. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
14. Site and building lighting are subject to the requirements of Chapter 38 Article VII of the Code of Ordinances.
15. The final site and landscape plans and building elevations are subject to the approval of the Director of Community Planning and Development.
16. Any modification to the approved use will require a modification of the special use permit.
17. The outdoor concrete play area shall be graded to the south to minimize incidental runoff to the north.
18. Solid animal waste shall be disposed of through a waste pick-up service.

Ryan Henry
May 14, 2014
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Decisions by the Planning Commission regarding special use permits may be appealed to the Township Board. An appeal must be filed within ten (10) days of the date of the Planning Commission's action and be in accordance with Section 86-189 of the Code of Ordinances. Consequently, your special use permit will not become valid until May 22, 2014.

As is customary, this letter shall act as the permit for the special use. The special use or construction related to the special use must commence within 24 months after the effective date of the special use permit or the permit shall be void unless an extension is requested in writing prior to the expiration date. One extension may be granted for a period not to exceed 12 months from the expiration date of the special use permit. All construction related to the special use must be completed within 36 months from of the effective date of the special use permit unless an extension has been granted then all construction related to the special use permit must be completed within 48 months from the effective date of the special use permit. The effective date for Special Use Permit #14061 is May 12, 2014, the date the Board approved the special use permit.

If you have any questions regarding this matter, please contact me.

Sincerely,



Mark Kieselbach
Director of Community Planning and Development

cc: Janice Milligan, Milligan and Martin Westside, LLC
Ray Severy
Younes Ishraidi
John Heckaman