AGENDA

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
June 17, 2026 6:30 pm

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
    A. May 20, 2026 Meeting Minutes

4. COMMUNICATIONS
5. UNFINISHED BUSINESS
6. NEW BUSINESS
    A. **ZBA CASE NO.: 26-07 (4734 Okemos), Okemos Community Church, 4734 Okemos Road, Okemos, MI 48864**
    LOCATION: 4734 Okemos Road
    PARCEL ID: 21-426-023
    ZONING DISTRICT: PO (Professional Office)
    The applicant is proposing to construct solar panels in the front yard at 4734 Okemos Road.

7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

Variance requests may be subject to change or alteration upon review of request during preparation of the staff memorandum. Therefore, Sections of the Code of Ordinances are subject to change. Changes will be noted during public hearing meeting.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:
Assistant Planner Keith Chapman, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, Ml 48864 Township Hall

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING ZONING BOARD OF APPEALS 2026
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
Wednesday, May 20th, 6:30 pm

PRESENT:	Vice-Chair Koenig, Member Benoit, Member Trezise, Member Nahum
ABSENT:	Chair Mansour
STAFF:	Associate Planner Chapman Director Schmitt

1. CALL MEETING TO ORDER

   Vice-Chair Koenig called the May 20, 2026, regular meeting for the Meridian Township Zoning Board of Appeals to order at 6:30 pm. Vice-Chair Koenig called the roll of the Board.

2. APPROVAL OF THE AGENDA

   Member Trezise moved to approve the agenda for the May 20, 2026, regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Nahum.

   ROLL CALL VOTE **YEAS: Vice-Chair Koenig, Member Benoit, Member Trezise, Member Nahum**

   NAYS: None

   Motion carried: 4-0

3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES

   Member Benoit moved to approve the minutes for the February 18, 2026 regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Trezise.

   ROLL CALL VOTE **YEAS: Vice-Chair Koenig, Member Trezise, Member Benoit, Member Nahum**

   NAYS: None

   Motion carried: 4-0

4. COMMUNICATIONS

   A. Michael & Jacqueline Christie, 5937 Potter, RE: ZBA #26-06

5. UNFINISHED BUSINESS

   NONE

6. NEW BUSINESS

A. **ZBA CASE NO.: 26-05 (1614 & 1622 Grand River), TG Properties Meridian LLC, 3450 Okemos Rd., Okemos, MI 48864**
LOCATION: 1614 & 1622 Grand River & V/L 25-252-006
PARCEL ID: 22-426-009, 22-401-013, & 22-252-006
ZONING DISTRICT: C-2 (Commercial)
The applicant has requested a variance to exceed the maximum number of vehicle fueling stations at 1614 & 1622 Grand River & V/L 25-252-006.

Associate Planner Chapman gave an overview of the application.

Jeff Haddad, the applicant, provided an overview of the scope of the work.

Vice-Chair Koenig stated that the request meets criteria one.

Vice-Chair Koenig stated that the request meets criteria two.

Vice-Chair Koenig stated that the request meets criteria three.

Vice-Chair Koenig stated that the request meets criteria four.

Vice-Chair Koenig stated that the request meets criteria five.

Member Nahum moved to approve the variance from 86-404 (e)(13)(b)(1) requested for ZBA Case No. 26-05 (1614 & 1622 Grand River), TG Properties Meridian LLC, 3450 Okemos Rd., Okemos, MI 48864. Seconded by Member Trezise.

ROLL CALL VOTE **YEAS: Vice-Chair Koenig, Member Benoit, Member Nahum, Member Trezise**
NAYS: None

Motion carried: 4-0

B. **ZBA CASE NO.: 26-06 (1589 Lake Lansing), Mayfair Real Estate LLC, 1589 Lake Lansing Rd., Haslett, MI 48840**
LOCATION: 1589 Lake Lansing Road
PARCEL ID: 10-228-025
ZONING DISTRICT: C-1 (Commercial)
The applicant is proposing to add an outdoor fridge that does not meet the required accessory structure setback from buildings at 1589 Lake Lansing Road.

Director Schmitt gave an overview of the application.

Josh Wing, applicant, provided an overview of the scope of the work.

Vice-Chair Koenig stated that the request meets criteria one.

Vice-Chair Koenig stated that the request meets criteria two.

Vice-Chair Koenig stated that the request meets criteria three.

Vice-Chair Koenig stated that the request meets criteria four.

Vice-Chair Koenig stated that the request meets criteria five.

Member Benoit moved to grant the variance from Section 86-502 requested for ZBA Case No. 26-06 (1589 Lake Lansing), Mayfair Bar, 1589 Lake Lansing, Haslett, MI 48840. Seconded by Member Nahum.

ROLL CALL VOTE	**YEAS: Vice-Chair Koenig, Member Benoit, Member Nahum, Member Trezise** **NAYS: None**
	Motion carried: 4-0

7. OTHER BUSINESS

   NONE

8. PUBLIC REMARKS

   NONE

9. BOARD MEMBER COMMENTS

   NONE

10. ADJOURNMENT

    Vice-Chair Koenig adjourned the May 20th, 2026 regular meeting for the Meridian Township Zoning Board of Appeals. Approved unanimously.

    Meeting adjourned at 7:13 pm.

VARIANCE APPLICATION SUPPLEMENT

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 and these unique circumstances are not self-created.

(2) Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.

(3) Granting the variance is the minimum action necessary which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.

(4) Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

(5) Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

To: **Zoning Board of Appeals**

From: **Keith Chapman, Associate Planner**

Date: **June 9, 2026**

Re: **ZBA Case No. #26-07 (4734 Okemos)**

ZBA CASE NO.: **26-07 (4734 Okemos), Okemos Community Church, 4734 Okemos Road, Okemos, MI 48864**
LOCATION: 4734 Okemos Road
PARCEL ID: 21-426-023
ZONING DISTRICT: PO (Professional Office)

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

- Section 86-565 (4), On a corner lot. No accessory building shall be closer to the side street lot line than the side yard setback of the principal building on the lot.

- Section 86-502, An accessory building not attached and not made a part of the principal building as provided in the preceding statement shall not be nearer than 10 feet from any other separate structure on the same lot.

The applicant is requesting a variance from Section 86-565 (4) of the Code of Ordinances, which states that on a corner lot no accessory building shall be closer to the side street lot line than the side yard setback of the principal building on the lot. The applicant is proposing a solar array to be located in front of the existing church along Okemos Road and Methodist Street. Okemos Road is classified as a principal arterial roadway, which has a required setback of 100 feet from the centerline of the right-of-way. Methodist Street is classified as local street which requires 25-foot setback from the street right of way line.

The solar array is proposed to be located approximately 51.1 feet at its closest point from the centerline of Okemos Road and seven (7) feet from the street right of way line on Methodist Street. Therefore, the applicant is requesting a 49.9-foot variance on Okemos Road and an 18-foot variance on Methodist Street for the proposed structure.

Additionally, Section 86-502 requires that the structure be 10 feet from the principal structure (Church). The solar array will be four (4) feet from the Church, which requires a variance of six (6) feet.

The existing nonconforming church, built in 1946, is located approximately 60.6 feet from the centerline of the Okemos Road right-of-way and 26 feet from the street right of way line on Methodist Street. Various improvements to the nonconforming structure were approved in 2008 (ZBA #08-11-12-3) including building additions/renovations and retaining walls.

Attachments

1. Variance application
2. Site location map

VARIANCE APPLICATION SUPPLEMENT

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

Thank you for considering our request for a variance for the installation of a solar array for Okemos Community Church, a part of Meridian Township since 1840. Solar installations are an effective way to help offset our energy costs, which continue to increase. Okemos Community Church wants to be a part of offsetting the U.S. dependence on fossil fuels, reduce international competition and conflict over fossil fuels, and help maintain a healthier planet. We feel it's very important to demonstrate being a good citizen and caring for God's creation. We house the food pantry for the Okemos area, have an active recycling program, promote fair trade products, and participate with Meridian Cares in the Coat Ministry program, among others. We are an active mission-oriented church serving our community. The addition of solar energy use by our congregation would be another positive action for local community.

1. **Q:** 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 and these unique circumstances are not self-created.
   A: The area we have to install a solar array is very limited, without making it prohibitively expensive. After much consideration, our Board of Trustees has decided we should not use any of our flat roof areas. The added weight would compress the underlying insulation, making it less effective. In addition, any possible penetration of our rubber surface to secure the panels might void the warranty of our recently renovated roof and cause unnecessary damage to the church's interior. We are considering using our south-facing sloped sanctuary roof as a portion of the solar array mounting, but the available space there for solar panels would not generate nearly enough energy to significantly offset our overall electrical use. To be effective, solar panels must be south-facing and free of shading, which the south lawn area would provide.
2. **Q:** Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.
   A: To help maximize our benefits, we propose using the lawn on the south side of our "classroom" wing, bordering Methodist Street. However, this requires a variance. South-facing ground-mounted solar arrays are the most efficient method of generating power, even more than a roof mount flat surface. This is due to the angle that the panels can be placed to capture the sun's rays. Our available flat surfaces are very limited. Use of our parking areas presents other problems, including the installation costs and the on-going maintenance issues. The current required setbacks do not allow adequate room for the placement of a solar array with adequate space between the array and the church building. Without the variance we cannot erect enough solar panels to make our project worthwhile and offset a significant portion of our electrical costs.

3. **Q:** Granting the variance is the minimum action necessary which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
   A: Granting the variance is the only way that the south lawn of the church could be used for a solar installation. A solar array would not violate the spirit of the zoning ordinance or create an unsightly display. Our south lawn area is not particularly visible to the public. This street is not heavily trafficked, yet would give the installation some visibility and demonstrate we are trying to be good stewards of our environment. It would be a positive addition to the community.
4. **Q:** Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
   A: Granting this variance would not adversely impact adjacent areas or be inconsistent with the character of the vicinity. Methodist Street has light traffic, and a solar array would not impede the flow of traffic. There is no sidewalk along this stretch of Methodist Street and the slope of the lawn near the road is too steep for easy walking. Thus, pedestrian use is already negligible. A parking area is across the street from our church. The nearest structure, Puff Puff Tobacco is on the other side of Methodist Street and would not be impacted. Its front faces Okemos Road and the back entrance also does not face Okemos Community Church. The entrance to their parking lot off Methodist Street would not be impeded. Solar installations are becoming more common, particularly as energy costs continue to rise, making our installation attractive to the community.
5. **Q:** Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.
   A: This variance would promote the public interest by demonstrating there are practical ways to reduce our carbon footprint. It would enhance the financial viability of this church congregation, which is important to our community. We all need to be energy conscious to reduce unhealthy emissions and reduce the strain on the electrical system. The addition of this solar array at Okemos Community Church would further demonstrate Meridian Township's interest in creating a greener community.

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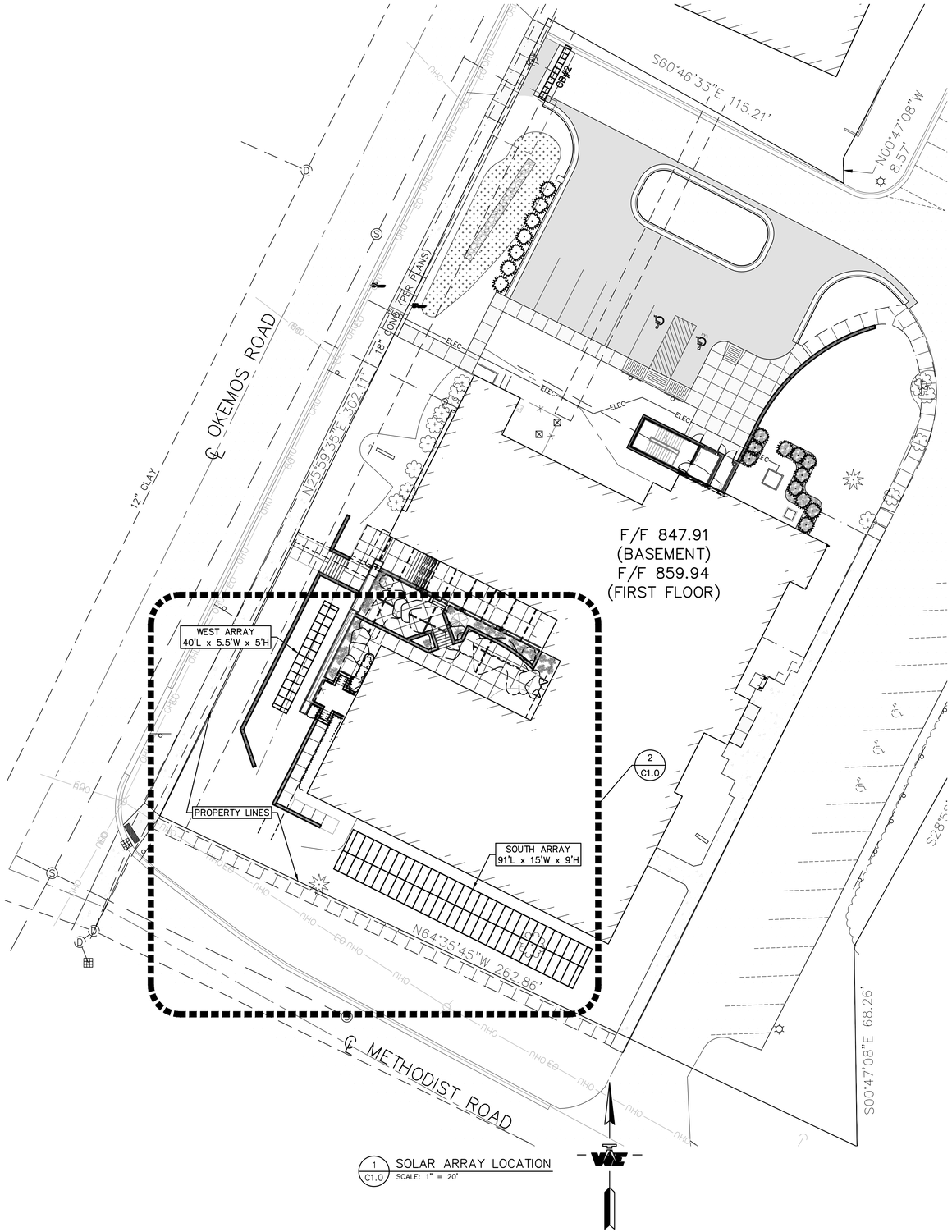
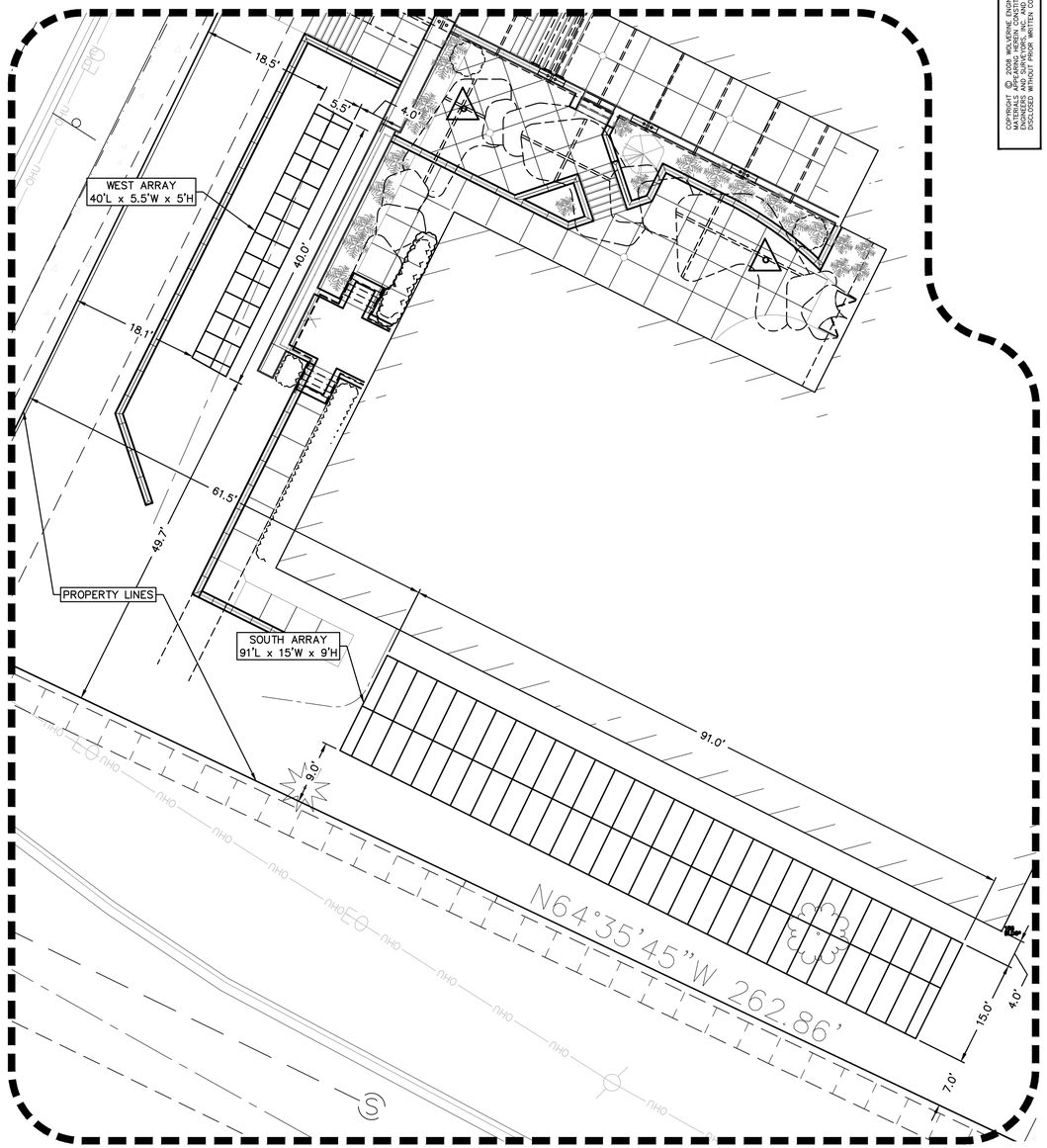
REVISION	DATE	DRAWN	DESCRIPTION

WOLVERINE
Engineers & Surveyors, Inc.
312 North Street
Mason, Michigan 48854
Ph: 517.676.9200
Fx: 517.676.9396
http://www.wolveng.com



1 C1.0 SOLAR ARRAY LOCATION
SCALE: 1" = 20'



2 C1.0 SOLAR ARRAY LOCATION ENLARGED
SCALE: 1" = 10'

OKEMOS COMMUNITY CHURCH
SECTION 21, T4N, R1W, MERIDIAN TOWNSHIP
INGHAM COUNTY, MICHIGAN

PROJECT

SHEET TITLE: SOLAR ARRAY LOCATIONS

APPROVED	DBH
CHECKED	DBH
DRAWN	EME
JOB NO.	08-0023
DATE	05/29/2026
SCALE	AS NOTED
SHEET NO.	C1.0

R:\2008\08-0023\dwg\Solar Array Location Plan.dwg, Friday, May 29, 2026 2:40:45 PM, Eric Ebel

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