



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
August 19, 2026 6:30 pm

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
4. COMMUNICATIONS
5. UNFINISHED BUSINESS
6. NEW BUSINESS
 - A. **ZBA CASE NUMBER: 26-08 (1930 Grand River), Sheetz Inc**
LOCATION: 1878 & 1930 Grand River Avenue
PARCEL ID: 33-02-02-22-153-007
ZONING DISTRICT: C2, Commercial
The applicant has requested a variance to exceed the maximum number of vehicle fueling stations for a new gas station.
 - B. **ZBA CASE NUMBER: 26-09 (6227 W. Reynolds), Karen Stilson**
LOCATION: 6227 West Reynolds
PARCEL ID: 33-02-02-03-257-010
ZONING DISTRICT: RB, Single-Family, High Density Residential
The applicant is seeking a variance to split a lot into two non-confirming lots.
(Note: The applicant withdrew this application, after public notice had been provided.)
 - C. **ZBA CASE NUMBER: 26-10 (2736 Grand River), CESO, Inc.**
LOCATION: 2736 Grand River Avenue
PARCEL ID: 33-02-02-17-460-017
ZONING DISTRICT: C2, Commercial
The applicant is requesting a variance for the required residential setback and the building foundation landscaping requirement for a new gas station.
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, MI 48864 Township Hall

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: Timothy R. Schmitt, AICP, Director of Community Planning and Development
Date: August 14, 2026
Re: ZBA Case No. #26-08 - 1878 & 1930 Grand River Avenue

ZBA CASE NO.: 26-08 – 1878 and 1930 Grand River Avenue – Sheetz, Inc.
LOCATION: 1878 and 1930 Grand River Avenue
PARCEL ID: 33-02-02-22-153-007
ZONING DISTRICT: C-2, Commercial

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

- Section 86-404 (e)(13)(b)(1), No gasoline service station shall have more than 10 vehicle fueling stations.

Sheetz, Inc, the applicant, is requesting a variance to exceed the maximum number of vehicle fueling stations at a proposed new station at 1878/1930 Grand River Avenue. The site is currently home to the vacant Verizon Store and the Outshiner's Car Wash and is 2.5 acres in size.

The applicant is proposing to construct a 6,132 square foot convenience store along with eight fueling islands. Each island has two fueling positions, leading to a total of 16 fueling stations on the proposed site. The Planning Commission reviewed the Special Use Permit required for the project at their June 22 and July 13 meetings and approved the SUP, subject to the applicant receiving a variance for the number of fueling stations.

The Zoning Ordinance only allows gas stations to have a maximum of 10 fueling stations. The applicant is proposing 16 fueling stations. A variance of 6 fueling stations is requested. This is the same variance that was requested for the Tailgaters in May of 2026, which was approved by the Zoning Board of Appeals.

Attachments

1. Variance application
2. Site location map

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

VARIANCE APPLICATION

- A. Applicant _____
Address of Applicant _____

Telephone (Work) _____ Telephone (Home) _____
Fax _____ Email address: _____
Interest in property (circle one): Owner Tenant Option Other
- B. Site address/location Northeast corner of Marsh & Grand River (see parcel's below)
Zoning district C-2 Parcel number 33-02-02-22-153-003, 33-02-02-22-176-001,
33-02-02-22-153-005 , 33-02-02-22-153-004
- 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) _____
- D. Required Supporting Material Supporting Material if Applicable
-Property survey **See civil set PDF** -Architectural sketches **See canopy PDF**
-Legal description **See civil set PDF** -Other
-Proof of property ownership or
 approval letter from owner **See page 3**
-Site plan to scale **See civil set PDF**
-Written statement, which demonstrates how all the review criteria will be met (See next
page) **See pages 4-8**

 _____
Signature of Applicant Print Name Date

Fee: _____ Received by/Date: _____

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

Signature of Applicant(s)

Date

Signature of Applicant(s)

Date

See responses below.

VARIANCE APPLICATION SUPPLEMENT

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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.
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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.

COMPANY LETTERHEAD ()

6/11/2026

Dear Reviewer:

Ledebuhr Family Limited Partnership and Betty Eiler LLC, is the owner of **1930 Grand River Ave, Meridian Twp, MI 48864** and is collaborating with **Sheetz, Inc.** and **CESO** regarding land entitlements and civil and building permitting for the development of a Sheetz Restaurant, Convenience Store and Gas Station, which is the subject of this letter.

I hereby authorize **Sheetz, Inc.** and **CESO** to act as our agents in making all required applications and necessary submittals for the above referenced project.

The representative for **Ledebuhr Family Limited Partnership and Betty Eiler LLC** is:

Dave Ledebuhr.

The representative(s) for **Sheetz, Inc.** is Alex Siwicki, David Bruckelmeyer.

The representative for **CESO** is Kaveh Ipakchian.

Sincerely,

Ledebuhr Family Limited Partnership and Betty Eiler LLC

By: 

Name: Dave Ledebuhr

Its: Principal Partner

Date: 6/16/26



ZAUSMER, P.C.
32255 Northwestern Highway, Suite 225
Farmington Hills, MI 48334-1574
(248) 851-4111 · Fax (248) 851-0100

STEPHEN R. ESTEY
Shareholder
sestey@zausmer.com

June 16, 2026

Charter Township of Meridian
Zoning Board of Appeals
ATTN: Chairperson
5151 Marsh Road
Okemos, MI 48864

***Re: Sheetz, Inc. – Charter Township of Meridian Request For Nonuse Variance From
Number Of Vehicle Fueling Stations***

Dear Chairperson:

This letter is written on behalf of Sheetz, Inc. (“Sheetz”) and its proposed development for a Sheetz facility to be located at the northeast corner of Grand River Avenue and Marsh Road, consisting of Tax Parcels 33-02-02-22-153-003, 33-02-02-22-153-005, 33-02-02-22-176-001, and 33-02-02-22-153-004 (collectively, the “Property”) in Charter Township of Meridian (“Township”), Ingham County, Michigan.

Specifically, Sheetz is seeking a nonuse variance to add an additional six (6) fueling stations for a total of sixteen (16) fueling positions instead of the ten (10) allotted under Section 86-404(e)(13)(b). Attached hereto is a Variance Application and the required fee, **Exhibit 1**, together with:

- i. Property ALTA Survey w/Legal Description;
- ii. Approval letter from Property Owner;
- iii. Site Plan; and
- iv. Elevations

A. Background

The proposed facility is a one-story building consisting of approximately 6,132 square feet, containing a convenience store, restaurant and gas station with sixteen (16) fueling positions with a modern canopy cover (collectively, the “Project”).

Sheetz has been family owned and operated since 1952 and is famous for its quality food products and completely customizable menu. The Project will redevelop an existing aging car wash and vacant former cellular retail outlet and replace it with a state-of-the-art convenience center, restaurant, dine-in and fueling service station and provide a significant improvement to the site providing convenience and high-quality fuel to residents and businesses in the area.

Sheetz is under contract to purchase the Property which is depicted below.¹



The Property is currently zoned C-2 – Commercial District and the Future Land Use Map identifies it as commercial. The C-2 District is intended to permit the establishment of a wide variety of business enterprise. Restaurants or other eating facilities and gasoline service stations are permitted as a special land use in the C-2 District. The Property is also located within the Corridor Improvement Authority (“CIA”).

B. Discussion

Sheetz has communicated with the Township and has worked to alleviate all areas of concern regarding the Site Plan and the Project. The discussion below explains the specific reasons behind the variance request and why the Property cannot be best utilized if developed in conformity with the strict provisions of the Zoning Ordinance.

The purpose and intent for the C-2 district is provided in Section 86-404 of the Township Zoning Ordinance (“Ordinance”):

Purpose and intent. The C-2 commercial district is established for the accommodation of those commercial and business service activities that serve a community level trade area. Patrons would have the option of walking or using private or public transportation to reach the destination. Such activities require land and structure uses that are typically compact and densely grouped generating a larger volume of pedestrian and vehicular traffic than expected in the C-1 district. It is the purpose of these regulations to permit the establishment of a wide variety of business enterprise types in this district. This section applies to the C-2 district.

¹ Contemporaneous with this variance application, Sheetz has also submitted a site plan application to the Planning Commission and is seeking approval of the site plan conditioned upon the granting of the variance requested herein.

Section 86-404(e)(13)(b) of the Ordinance pertains specifically to standards for gasoline stations and provides:

- (1) No gasoline service station shall have more than 10 vehicle fueling stations.

Accordingly, Sheetz hereby submits this letter to the Zoning Board of Appeals, seeking a request for a variance to permit the installation of sixteen (16) fueling stations instead of ten (10).

C. Requested Variance

Pursuant to Section 86-62, the Zoning Board of Appeals has the power to hear and decide, upon application, requests for variances from the provisions of the Chapter 86 of the Township's Ordinance.

(1) Variance from Section 86-404 of the Zoning Ordinance which allows a maximum of ten (10) fueling stations to permit installation of sixteen (16) fueling stations.

A nonuse variance is appropriate where there are "practical difficulties". MCL 125.3604(7); *Puritan-Garfield Improvement Ass'n v Leo*, 7 Mich App 659 (1967). Where the proper showing is made, the ZBA is required to grant a variance. *Faucher v Sherwood*, 321 Mich 193 (1948).

- a. 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.

RESPONSE: Sheetz combines a unique blend of a convenience store, dine in restaurant, and fueling station which draw repeat loyal customers. The location of the site along a main trunk line within the community necessitate that queuing not result in adverse impacts on Grand River Avenue. Efficient traffic circulation and avoidance of excessive stacking and promoting pedestrian safety is therefore necessary. These considerations are driven by the property location and not something that is self-created by the Applicant.

- b. 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.

RESPONSE: The literal interpretation of the provisions of this Ordinance would deprive Sheetz of its ability to run its gasoline service station in an efficient and safe manner. Allowing only ten (10) fueling stations would mean overcrowding in both the fueling area and the parking lot. Overcrowding inevitably leads to backups and cars lined up in a manner that can be unsafe for other vehicles, as well as pedestrians walking through the parking lot. Further, cars lined up waiting for a gas pump can cause backups and spillover into Grand River Ave, a high traffic road. The potential for unsafe conditions due to congestion would be reduced through the implementation of these six (6) additional fueling stations. Sixteen (16) fueling stations will allow vehicles to disperse efficiently, reduce idling, lessen stacking, greatly ease congestion issues and promote efficient circulation of vehicles in the gas station/parking lot as well as bordering roads. In addition, it will provide for better emergency access.

- c. 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.

RESPONSE: Again, as note above, 16 fueling stations is the minimum number necessary to alleviate overcrowding and congestion. Sheetz has looked at multiple layouts and the use of 16 fueling stations is the minimum needed to safely accommodate projected demand without congestion. Likewise, Sheetz has evaluated layouts at other sites throughout the Country and based on the Sheetz typical facility design, the standard number needed is 16 fueling stations, based on the required layout and flow of vehicles through the site. Sheetz seeks to design the site in a way that can safely accommodate traffic and promote pedestrian safety. The additional fueling stations allow for improved safety, reduced stacking and better traffic flow.

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

RESPONSE: No adverse impact will occur to adjacent land or the essential character of the area. In fact, the addition of (6) fueling stations will benefit adjacent properties by alleviating traffic and insure the Sheetz facility is similarly situated to other fueling stations such as the Meijer (16 fueling stations) and Kroger (14 fueling stations). There are no residential adjacent sites as the Property sits wholly within a commercial area. In addition, recently the ZBA granted TG Properties Meridian LLC (“Tailgaters”) a similar variance on May 20, 2026 for many of the same reasons set forth herein. Other existing sites such as the Speedway (which has 10 fueling stations) are underdeveloped and suffer from the type of stacking and traffic flow issues discussed herein.

- e. Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

RESPONSE: Promoting the smooth flow of traffic and pedestrian safety along with better emergency access is in the public interest as well as the intent of good sound planning and zoning principles under Chapter 86. Moreover, granting the variance here will put this development into a similar situated position as other comparable uses in the vicinity, i.e. Meijer/Kroger, etc.

D. Conclusion

Sheetz is seeking a variance to allow sixteen (16) fueling stations, rather than the ten (10) fueling stations permitted by the Ordinance. This will result in four stations per side, each with the ability to service two vehicles, thus a total of 16 fueling stations. Again, allowing sixteen (16) fueling stations will prevent crowding and congestion that having only ten (10) fueling stations would inevitably cause, and promote proper circulation and improve the safety of vehicles and pedestrians in the Project area as well as bordering roads.

Based on all of the above, Sheetz respectfully submits this letter and the attached materials and request to be placed on the earliest available Zoning Board of Appeals meeting agenda.

Should you want to discuss this matter further, please contact me at your earliest convenience.



Re: *Sheetz, Inc. – Charter Township of Meridian Request For Variance*

June 16, 2026

Page 5

Sincerely,

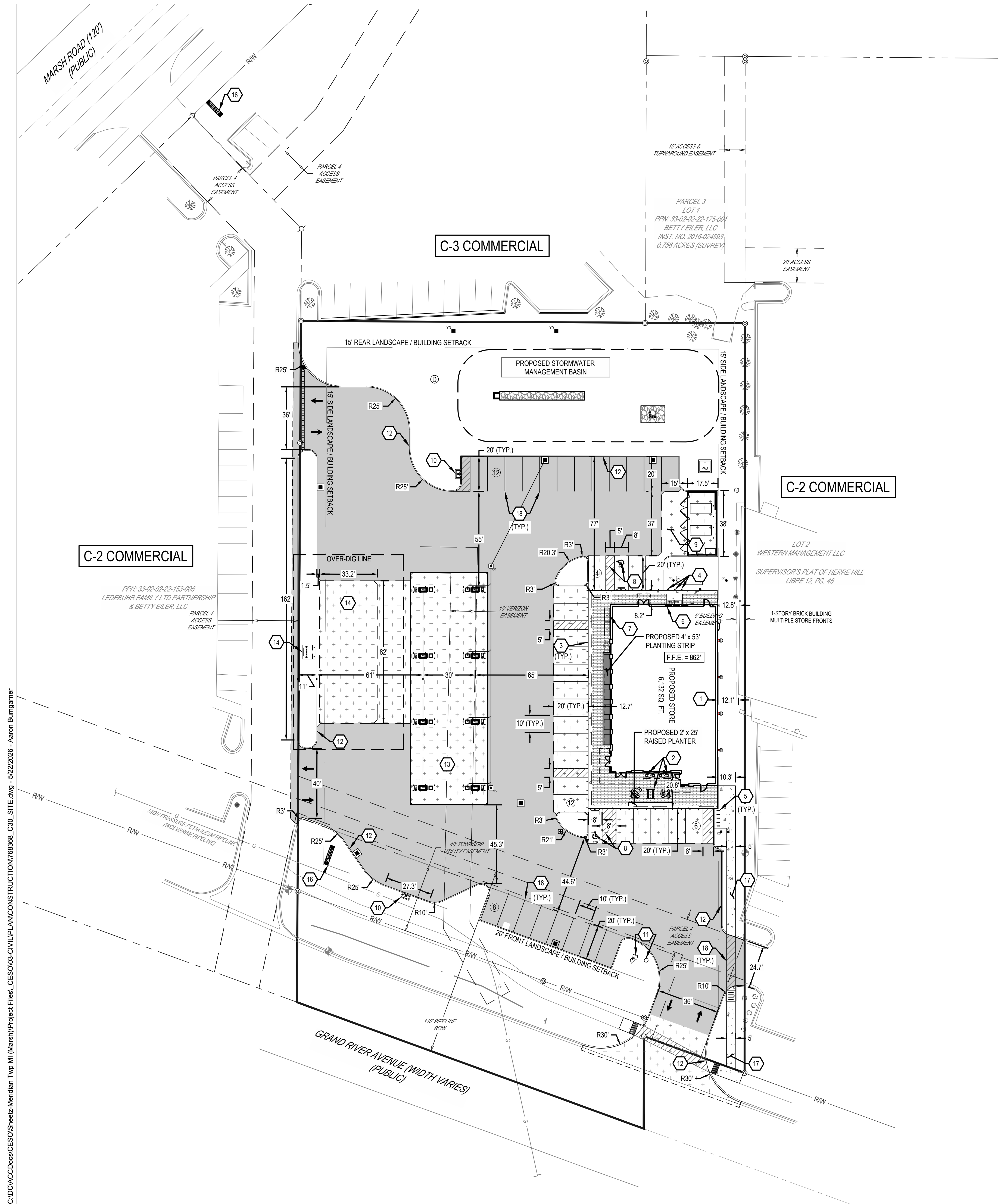
ZAUSMER, P.C.

A handwritten signature in blue ink, appearing to read "SRE", followed by a long horizontal line.

Stephen R. Estey

SRE

Cc: Client



REQUIRED PARKING COUNT:
GASOLINE SERVICE STATIONS; 1 FOR EACH BAY AND 1 FOR EACH
EMPLOYEE ON THE LARGEST SHIFT = 18 SPACES
DRIVE-IN & SELF SERVICE; 1 FOR EVERY 3 PATRON SEATS AND 1 FOR EACH
EMPLOYEE ON DUTY DURING THE HIGHEST STAFFED SHIFT = 14 SPACES

TOTAL REQUIRED PARKING COUNT = 32 SPACES
PROPOSED PARKING COUNT = 42 TOTAL SPACES (2 ADA)

GENERAL NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE YELLOW.

 CODED NOTES:

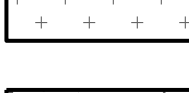
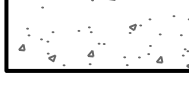
1. PROPOSED 6,132 SF STORE. REFER TO ARCHITECTURAL PLANS.
2. PROPOSED PATIO SEATING. REFER TO ARCHITECTURAL PLANS.
3. PROPOSED 4" X 4" STOREFRONT BUMPER POST.
4. PROPOSED 6" BOLLARD.
5. PROPOSED BIKE RACK.
6. PROPOSED PROPANE LOCKER.
7. PROPOSED ICE MERCHANTISER LOCATION.
8. CONTRACTOR TO CONSTRUCT ADA PARKING SPACE ACCORDING TO ALL LOCAL, STATE AND FEDERAL REGULATIONS.
9. PROPOSED DUMPSTER ENCLOSURE AND PAD.
10. PROPOSED AIR MACHINE.
11. PROPOSED FLAG POLE AND SPOTLIGHT.
12. PROPOSED 6" CONCRETE CURB.
13. PROPOSED EIGHT (8) DISPENSER FUEL CANOPY. REFER TO ARCHITECTURAL PLANS.
14. PROPOSED UNDERGROUND FUEL TANK PAD AND VENT PAD. SEE PETROLEUM PLANS FOR VENT PAD DETAIL.
15. EMERGENCY STOP BUTTON FOR GASOLINE DISPENSERS.
16. PROPOSED SHEETZ SIGN. SEE SIGNAGE PLAN.
17. PROPOSED SIDEWALK.
18. PROPOSED PAVEMENT MARKING. ALL PAVEMENT MARKINGS SHOULD BE YELLOW.

SITE LEGEND

EXISTING

REFER TO C1.0 FOR EXISTING FEATURES LEGEND

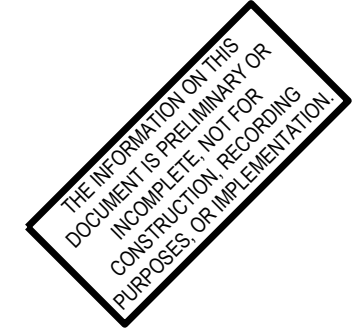
PROPOSED

- | | |
|---|---|
|  | PROPOSED BRICK PAVERS
(REFER TO ARCHITECTURAL PLANS) |
|  | PROPOSED ASPHALT PAVEMENT |
|  | PROPOSED CONCRETE PAVEMENT |
|  | PROPOSED SIDEWALK |
|  | PROPOSED PLANTERS |
|  | BUILDING |
|  | CONCRETE CURB |
|  | EDGE OF PAVEMENT / WALK |
|  | PAVEMENT TRANSITION |
|  | PARKING SPACE COUNT
SIGN |



CESO
WWW.CESOINC.COM

13060 S. US Highway 27, Suite D
Dewitt, MI 48820
Phone: 517.622.3000 Fax: 888.208.4826



MARSH & GRAND RIVER

1930 & 1878 W. GRAND RIVER AVE.
OKFAMOS, MI 48864

SHEETZ

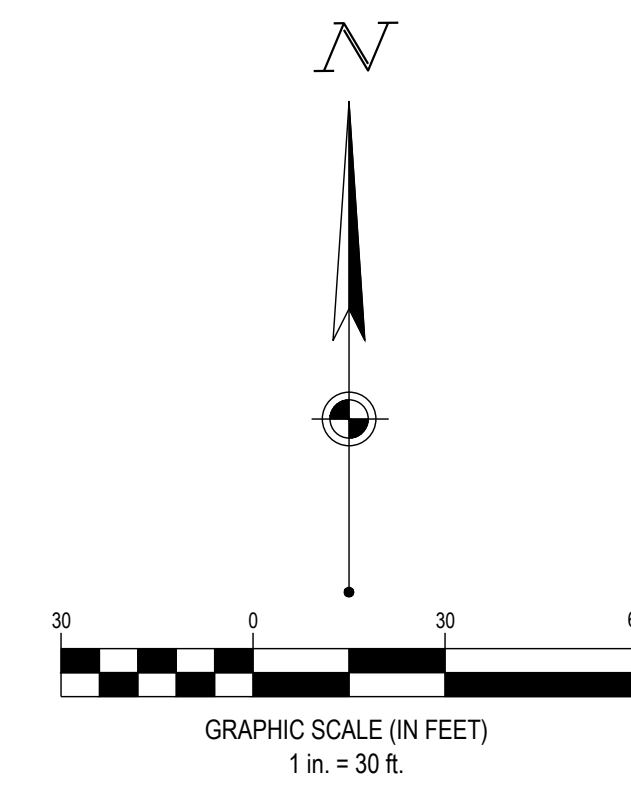
Revisions / Submissions		
ID	Description	Date
1	SPECIAL USE PERMIT	05/22/2026

Project Number:	768368
Scale:	AS SHOWN
Drawn By:	AAE
Checked By:	RAF
Date:	05/22/2026
Issue:	NOT FOR CONSTRUCTION

Drawing Title:

SITE PLAN

C3.0



SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MICHIGAN UTILITIES PROTECTION SERVICE AT 811 OR 800-482-7171 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE





To: Zoning Board of Appeals
From: Timothy R. Schmitt, *AICP*, Director of Community Planning and Development
Date: August 14, 2026
Re: ZBA Case No. #26-09 – 6227 West Reynolds

ZBA CASE NO.: 26-09 – 6227 West Reynolds – Karen Stilson
LOCATION: 6227 West Reynolds
PARCEL ID: 33-02-02-03-251-010
ZONING DISTRICT: RB, Single-Family, High Density Residential

This application was withdrawn by the applicant after public notice had already been issued on the request. The ZBA should formally announce this at the meeting and then officially open and close the public hearing. After that, no action is required and Staff will close the file administratively.



To: Zoning Board of Appeals
From: Timothy R. Schmitt, AICP, Director of Community Planning and Development
Date: August 14, 2026
Re: ZBA Case No. #26-10 – 2736 Grand River Avenue

ZBA CASE NO.: 26-10 – 2736 Grand River Avenue – CESO, Inc.
LOCATION: 2736 Grand River Avenue
PARCEL ID: 33-02-02-17-460-017
ZONING DISTRICT: C-2, Commercial

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

- Section 86-404 (e)(13)(b)(2): Any building, gas island, air compressors, tire filling stations, vacuum cleaners, or other similar equipment shall be set back a minimum of 300 feet from an abutting residential district line.
- Section 86-758 (2): Building Perimeter Landscaping

CESO, Inc., the applicant, is requesting a variance to reduce the setback from the nearest residential zoning district line and reduce the building perimeter landscaping for a proposed new station at 2736 Grand River Avenue. The site is currently home to the Clarion Pointe hotel and is 1.57 acres in size.

The applicant is proposing to construct a 4,852 square foot convenience store along with five fueling islands. Each island has two fueling positions, leading to a total of 10 fueling stations on the proposed site. The site is located directly to the south of the Wardcliff Drive cul-de-sac, adjacent to Whole Foods. The Planning Commission reviewed the Special Use Permit required for the project at their June 22nd, July 13th, and August 10th meetings and approved the SUP, subject to the applicant receiving a variance for the number of fueling stations.

The Zoning Ordinance requires a minimum of 300 feet of setback from a residential zoning district for most structures associated with a gasoline service station. The applicant is proposing a setback of 129.9 feet for the nearest qualifying structure. A variance of 170.1 feet is requested. The Zoning Ordinance also requires a minimum of four feet of building perimeter landscaping around the entirety of the building. The applicant is proposing zero feet, instead proposing an eight-foot concrete perimeter. A variance of four feet for the entire building perimeter is requested.

Attachments

1. Variance application
2. Site location map

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

VARIANCE APPLICATION

A. Applicant Sergio Garcia/CESO, Inc.
Address of Applicant 1000 Legion PI Ste 800, Orlando FL, 32801
1000 Legion PI Ste 800, Orlando FL, 32801
Telephone (Work) 321.448.2858 Telephone (Home) _____
Fax _____ Email address: sergio.garcia@cesoinc.com
Interest in property (circle one): ☐ Owner ☐ Tenant ☐ Option ☐ Other

B. Site address/location 2736 Grand River Ave, East Lansing, MI 48823
Zoning district Commercial (C-2) Parcel number 33-02-02-17-460-017

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) Sec. 86-404(e)(13)(b) and Sec. 86-758(2)

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)



Signature of Applicant Print Name Date 07/10/26

Fee: \$350 Received by/Date: _____

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



Signature of Applicant(s) Date 07/10/26

Signature of Applicant(s) Date _____

VARIANCE APPLICATION SUPPLEMENT

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

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07.15.2026

Variance Request Report

CESO, Inc.
13060 S. US Highway 27
Suite D
Dewitt, MI 48820
(O) 517.622.3000
www.cesoinc.com

7-Eleven
2736 Grand River Ave,
East Lansing, MI 48823

On behalf of:



Contact:

Sergio Garcia
1000 Legion Pl Ste 800,
Orlando FL, 32801

Preparation Date:

July 2026

Table of Contents

Section Name	Section Number
Purpose of Variance Request	1
Variance Requests	2

Section 1

Purpose of Variances Request

The purpose of this request is to obtain two (2) variances related to the proposed 7-Eleven gas station, in order to meet operational needs and ensure proper site visibility.

First, Sec. 86-404(e)(13)(b) – Any building, gas island, air compressors, tire filling stations, vacuum cleaners, or similar equipment shall be set back a minimum of 300 feet from an abutting residential district line.

Second, a variance is Sec. 86-758(2) – Building perimeter landscaping. Parking areas and driveways shall be separated from the exterior wall of a building, exclusive of pedestrian entrance ways or loading areas, by a landscaped planting area of at least four feet in width. A minimum of 50% of this landscaped area, at time of planting, shall be planted with grass, ground cover, shrubs, or other living vegetation.

Section 2

Variance Request No. 1

Sec. 86-404(e)(13)(b) – Any building, gas island, air compressors, tire filling stations, vacuum cleaners, or similar equipment shall be set back a minimum of 300 feet from an abutting residential district line.

Hardship Explanation:

- 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.**

The subject property is exceptionally shallow, measuring only 228 feet deep along its north-south axis. Because the ordinance requires a 300-foot setback for fueling islands and station equipment from the northern residential line, this single restriction exceeds the property's entire depth by 72 feet. This severe geometric conflict renders 100% of the 1.57-acre commercial lot completely unbuildable for a service station use, a unique physical hardship not shared by deeper commercial lots in the C-2 corridor. These circumstances are entirely external and not self-created, as the lot boundaries and the residential zoning line were legally fixed long before the applicant's involvement.

- 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.**

Literal enforcement of the 300-foot setback would create an absolute practical difficulty, completely preventing the development of a service station despite being an explicitly permitted use in the C-2 district. Because the property is only 228 feet deep, it is physically impossible to place the convenience store building, fueling canopy, or associated equipment on the parcel while complying with the strict letter of the ordinance. Denying this variance would strip the property owner of all reasonable economic use of the land, as any standard service station configuration is mathematically barred from existing on the site under a literal interpretation of the text.

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.

This request is the minimum variance necessary to allow a functional and safe layout on an impossibly shallow parcel. The fueling canopy and gas islands have been pushed as far south as possible, maximizing the physical distance from the northern residential line while maintaining safe front property line setbacks and code-compliant internal drive aisles. Granting the variance provides substantial justice by restoring basic commercial use rights common to the C-2 corridor. Public safety and the protective spirit of the ordinance are preserved through a dedicated 15-foot landscape zone featuring a dense, double row of interlocking evergreens to visually and acoustically shield the residential district.

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

Granting this variance will not adversely affect adjacent properties or alter the area's essential character. The East Grand River Avenue corridor is heavily commercialized, defined by intensive retail uses including the high-volume Whole Foods retail lot directly to the west. To prevent any adverse impacts on the residential properties to the north, the fueling infrastructure has been pushed to the southernmost portion of the site. Additionally, the project incorporates a specialized 15-foot landscape zone with a dense, double row of interlocking evergreens along the shared property line, providing a complete visual and sound barrier that fully insulates the neighborhood from the station's operational area.

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

Granting this variance is consistent with the public interest and the intent of the East Lansing zoning code, which promotes the orderly redevelopment of underutilized commercial corridors. The layout serves the public interest by optimizing internal vehicle circulation, providing ample vehicle stacking, and securing safe turning radii for multi-axle trucks, which keeps commercial traffic completely off East Grand River Avenue. By integrating proactive underground stormwater management and capping total impervious coverage at 62%, the design successfully satisfies local environmental protections while ensuring the safe, modern operation of an explicitly permitted commercial use.

Variance Request No. 2

Sec. 86-758(2) – Building perimeter landscaping. Parking areas and driveways shall be separated from the exterior wall of a building, exclusive of pedestrian entrance ways or loading areas, by a landscaped planting area of at least four feet in width. A minimum of 50% of this landscaped area, at time of planting, shall be planted with grass, ground cover, shrubs, or other living vegetation.

Hardship Explanation:

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.

Special conditions and circumstances exist that are peculiar to the subject property and not generally applicable to other land or structures within the same zoning district. The proposed development is a 7-Eleven convenience store with fuel service, which requires a specific site configuration to accommodate fuel canopies, vehicular circulation, delivery access, and pedestrian connectivity. The building is positioned directly adjacent to a sidewalk along its perimeter to support safe and efficient pedestrian movement between parking areas, building entrances, and fuel pump islands, leaving no available area to provide the required four-foot foundation landscaping zone.

These rigid physical constraints are inherent to the strict operational and safety requirements of this specific service station layout and are not typical of other commercial developments within the district. Because these layout dimensions are dictated entirely by fixed property lines, necessary vehicle safety clearance, and unalterable turning radii for heavy delivery trucks, the resulting structural hardship is a direct product of the land's geometry and is completely non-self-created by the applicant.

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.

Strict application of the building foundation landscaping requirement would limit the ability to accommodate the necessary site layout for a 7-Eleven convenience store with fuel service, including required vehicular circulation, fuel pump access, and pedestrian connectivity. Enforcing this literal requirement would severely compromise the core functionality and safety of the site, effectively impairing its reasonable and viable commercial use. The requested variance is therefore necessary to resolve these structural conflicts and allow for a practical, safe, and beneficial use of the property consistent with its intended standard operations.

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.

Granting this variance represents the minimum action necessary to preserve public safety while fully carrying out the spirit of the zoning ordinance. Eliminating the 4-foot perimeter planting bed allows the site to maintain wide, uncompressed drive aisles and flush,

continuous walkways. This specific layout is essential to secure public safety, ensuring that heavy fuel delivery trucks can navigate the site safely and pedestrians can walk between the store and fueling pumps without being forced into active traffic lanes.

Furthermore, approving this request provides substantial justice by allowing the property to operate with the same standard efficiency and commercial viability as other service stations within the C-2 district. The spirit of the landscaping ordinance is still preserved because the required green space square footage will not be eliminated, but rather redistributed to more appropriate perimeter zones of the site. This relief ensures a safe, functional environment for consumers without placing an unnecessary operational burden on the land.

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

Granting this variance will not adversely affect adjacent properties or alter the essential commercial character of the surrounding vicinity. The subject parcel is located within an established C-2 commercial corridor, directly bordered by active commercial uses and an existing parking lot. Eliminating the localized foundation planting strip will not introduce any visually incompatible elements or disrupt the existing neighborhood pattern, as the site will maintain standard retail setbacks and structural heights.

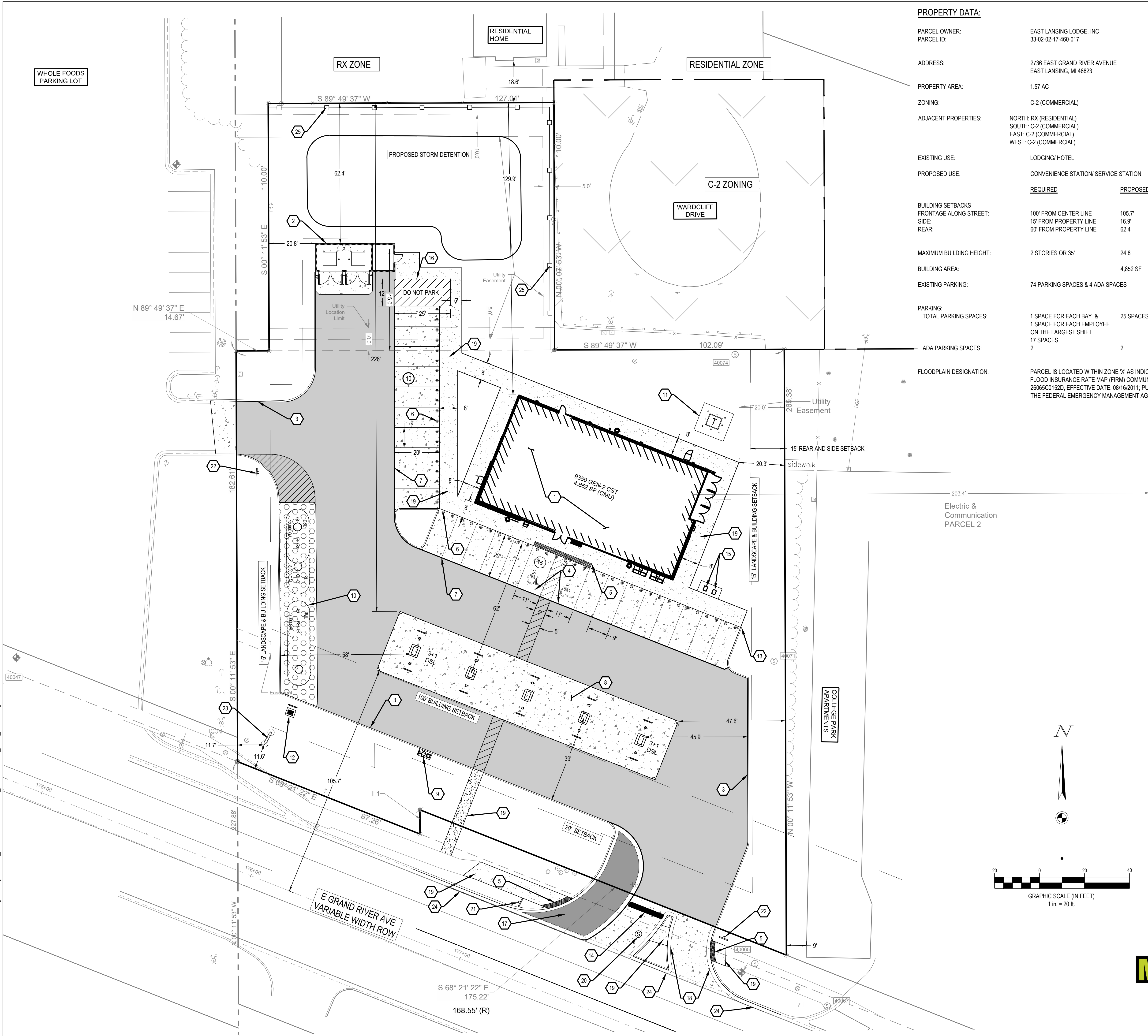
Furthermore, the overall aesthetic spirit of the ordinance will be fully preserved through alternative site design. The applicant will relocate the required landscape square footage to the prominent front and side perimeter buffer zones, enhancing the property's public-facing edges with high-quality living vegetation and a screen fence adjacent to the residential zone. This strategic placement ensures that the development blends seamlessly into the corridor while protecting neighboring properties from any negative visual impacts.

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

Granting this variance is generally consistent with the public interest and directly supports the core purposes and intent of the zoning chapter. The fundamental goal of the township's development regulations is to promote safe, orderly, and highly functional commercial sites. By omitting the foundation planting strip, the site plan successfully prioritizes unobstructed pedestrian movement and safe fuel-delivery circulation, which directly serves the public interest by minimizing traffic hazards at a busy convenience station.

Furthermore, the aesthetic intent of the landscaping ordinance is fully honored rather than disregarded. The total required volume of living vegetation is not being reduced; it is simply being redistributed to the perimeter buffer zones where it can thrive without maintenance degradation. This alternative placement creates a superior, long-term visual landscape along the public right-of-way while protecting the structural integrity of the storefront. Approving this minor dimensional relief ensures a balanced development that satisfies both the economic utility of the property and the safety goals of the community.

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PROPERTY DATA:

PARCEL OWNER:	EAST LANSING LODGE, INC.	
PARCEL ID:	33-02-02-17-460-017	
ADDRESS:	2736 EAST GRAND RIVER AVENUE EAST LANSING, MI 48823	
PROPERTY AREA:	1.57 AC	
ZONING:	C-2 (COMMERCIAL)	
ADJACENT PROPERTIES:	NORTH: RX (RESIDENTIAL) SOUTH: C-2 (COMMERCIAL) EAST: C-2 (COMMERCIAL) WEST: C-2 (COMMERCIAL)	
EXISTING USE:	LODGING/ HOTEL	
PROPOSED USE:	CONVENIENCE STATION/ SERVICE STATION	
BUILDING SETBACKS:		
FRONTAGE ALONG STREET:	100' FROM CENTER LINE	105.7'
SIDE:	15' FROM PROPERTY LINE	16.9'
REAR:	60' FROM PROPERTY LINE	62.4'
MAXIMUM BUILDING HEIGHT:	2 STORIES OR 35'	24.8'
BUILDING AREA:	4,852 SF	
EXISTING PARKING:	74 PARKING SPACES & 4 ADA SPACES	
PARKING:		
TOTAL PARKING SPACES:	1 SPACE FOR EACH BAY & 1 SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT. 17 SPACES	25 SPACES
ADA PARKING SPACES:	2	2
FLOODPLAIN DESIGNATION:	PARCEL IS LOCATED WITHIN ZONE 'X' AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 26065C0152D, EFFECTIVE DATE: 08/16/2011; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.	

SITE LEGEND

EXISTING	
REFER TO SURVEY FOR EXISTING FEATURES LEGEND	
PROPOSED	
	± 19,218 SF. PROPOSED STANDARD DUTY ASPHALT PAVEMENT PER DETAIL 5 ON SHEET CPC-1
	± 9,834 SF. PROPOSED CONCRETE PAVEMENT PER DETAIL 1 ON SHEET CPC-1
	± 4,542 SF. PROPOSED CONCRETE SIDEWALK PER DETAIL 4 ON SHEET CPC-1
	± 1,407 SF. PROPOSED TANK SLAB PAVEMENT PER DETAIL 3 ON SHEET CPC-1
	RIGHT-OF-WAY
	PROPERTY LINE
	SETBACK
	EASEMENT
	CENTERLINE
	BUILDING
	CONCRETE CURB
	PAVEMENT/WALK
	PARKING SPACE COUNT
	SIGN
	DETECTABLE WARNING MAT.
	SANITARY MANHOLE

NOTES:
IMPERVIOUS COVERAGE LIMIT (% OF SITE): 70%
IMPERVIOUS AREA FOR THIS SITE ±62%

CODED NOTES:

1. PROPOSED BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
2. PROPOSED TRASH ENCLOSURE WITH RECYCLE SHED PER LOCAL REQUIREMENTS. SEE ARCHITECTURAL PLAN FOR DETAILS.
3. PROPOSED 6" STRAIGHT CURB.
4. ADA ACCESSIBLE PARKING SPACE WITH SIGNAGE.
5. ADA DETECTABLE WARNING STRIP.
6. PROPOSED 6" PIPE BOLLARD.
7. PROPOSED PARKING LOT PAVEMENT MARKINGS.
8. PROPOSED AUTO FUELING CANOPY. REFER TO FUEL PLANS.
9. PROPOSED AIR MACHINE.
10. PROPOSED UNDERGROUND FUEL TANKS. REFER TO FUELING PLANS.
11. ELECTRICAL TRANSFORMER PAD
12. PROPOSED VENT STACKS FOR FUEL TANKS. REFER TO FUELING PLANS.
13. PROPOSED CURB TO TRANSITION TO FLUSH.
14. PROPOSED STOP BAR.
15. PROPOSED BIKE RACK.
16. PROPOSED 12' X 25' LOADING ZONE WITH A LABEL STATING "DO NOT PARK"
17. PROPOSED RED STAMPED CONCRETE.
18. PROPOSED ROLL CURB.
19. PROPOSED SIDEWALK.
20. RELOCATED SANITARY MANHOLE.
21. RELOCATED DIRECTIONAL SIGN.
22. PROPOSED DIRECTIONAL SIGN. REFER TO BRANDBOOK FOR SPECIFICATIONS.
23. PROPOSED PYLON SIGN. REFER TO BRANDBOOK FOR SPECIFICATIONS.
24. PROPOSED MDOT CURB & GUTTER
25. PROPOSED 8" WOOD FENCE.



SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MICHIGAN UTILITIES PROTECTION SERVICE AT 811 OR 800-482-7171 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



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Mannington, OH 43342
Phone: 937.435.8584 Fax: 888.208.4826



7-ELEVEN, INC.

EAST LANSING, MI

2736 E. GRAND RIVER AVE.
EAST LANSING, MI 48823

Revisions / Submissions

ID	Description	Date
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Project Number:	766857
Scale:	1"=20'
Drawn By:	LG
Checked By:	JPM
Date:	05/07/2026
Issue:	ENTITLEMENT SET

Drawing Title:

SITE PLAN

CS

