



CITY OF BURTON

ZONING BOARD OF APPEALS MEETING

NOVEMBER 20, 2025

MINUTES

Council Chambers

Regular Meeting

5:00 PM

**4303 S. Center Road
Burton, MI 48519**

A. Call To Order

Mr. Rapacz called the meeting to order at 5:03 PM.

B. Pledge of Allegiance to the Flag of the United States of America

LED BY: Mr. Rapacz

C. Roll Call

Present: Board Member Rick Fuhst, Board Member Tim Rapacz, Board Member Joey Richvalsky, Board Member Kevin Burge, Board Member Gary Kautz, Board Member Jim Craig, Board Member Mitchell Young
Absent: None.

D. Staff Present

Racheal Boggs, City Clerk
Leandra Swayne, Deputy Planning and Zoning Official
Erica Rogers, Records Tech

E. Attention Applicant:

In order to prove you are entitled to a variance, you should be prepared to show how your property meets the conditions listed: The difficulty must be unique to your property, not generally shared by others in the same zoning district, and would constitute a hardship. The variance will not adversely affect the public health, safety, and welfare, or be contrary to the spirit and intent of the Ordinance. The burden of demonstrating that the above conditions exist on your property falls on you, the applicant. The Zoning Board of Appeals will not argue or present your case for you.

F. Audience Participation

Now is the time set aside for members of the audience to address the Zoning Board of Appeals. I would ask each individual to give their name and address for the record, limit their comments to three (3) minutes, and speak on topics germane to City business.

Patrick Dargel of 6119 Hugh Street stated that the special meeting regarding the Master Plan has been moved to January 13, 2026, and hopes the public will attend.

G. Approval of Minutes

1. Zoning Board of Appeals Meeting October 16, 2025 at 5:00 PM.

Motion by Board Member Kautz, second by Board Member Richvalsky, to Approve Minutes 10/16/25.

Voting Yes: Rick Fuhst, Tim Rapacz, Joey Richvalsky, Kevin Burge, Gary Kautz, Jim Craig,

Mitchell Young
Voting No: None
Motion Passed 7 - 0.

H. Variance

1. ZBA 25-28
By: Matthew King
145 S. Livernois Rd., Suite 193
Rochester Hills, MI 48307

Re: Parcel ID 59-22-100-041
Zoned HRM High Rise Multifamily Residential

For: 1.) To reduce required density of 574,000 square feet to 530,125 square feet.
2.) To reduce required parking spaces of 748, to 580.

Mr. Rapacz stated that he would like to read a letter from the applicant that was submitted to postpone until the next meeting for the record since they are not here tonight.

2. ZBA 25-29

By: Christopher & Lisa Coron
1214 Kra-Nur Dr., Burton MI 48509

Re: 1214 Kra-Nur Dr., Burton MI 48509
Parcel ID 59-12-526-065
Zoned R-1A Single Family Residential

For: 1.) To exceed the buildable allowance for accessory structures by 802 square feet, allowed 2,750 square feet and requesting 3,552 square feet. 2.) To construct three accessory structures, when allowed two.

Mr. Christopher and Lisa Coron of 1214 Kra-Nur Drive stated that my wife Lisa and I are here to ask for approval of an additional 802 square feet for a total of 3,552 square feet and one additional outbuilding structure for a total of three. I apologize for going through this process backwards. Having the barn built before, was an error on my part and I take full responsibility. I have reached out to all my surrounding neighbors that border our property and none of them have any issues with any of our structures and three of our neighbors have written letters of support.

Lisa Brown of 1338 North Packard Avenue stated that Mr. and Mrs. Coron keep their property looking beautiful and very well-kept all the time and I have no problem with the extra structure.

Mrs. Swayne stated that Kra-Nur Drive is located off of Davison Road between Belsay and Vassar Road. The building allowance is based off the square footage of the property. So, with this property, their allowance is 2,750 square feet. The allowance for structures is two and they have three. They are over their footage allowance by 802 square feet. The property history shows that the property owner pulled a permit in 2012 for the barn closest to the house. This proves that he understands the permit process. The property

owners neglect to communicate with the city to receive proper approval as they did for the first structure, leading the administration to believe that the property owner is aware that permitting is required. Since the owner is in violation, the administration can not support his request.

Mr. Rapacz asked the applicant why he applied for a permit the first time in 2012, but not for this time?

Mr. Coron stated that it was built about three years ago. It was during the time of COVID, and it was just an over site on my part.

Mr. Rapacz stated that pulling a permit the first time and not this time gives the appearance that you knew you were only allowed two structures and built three structures anyway, hoping that no one would notice and if it looked nice enough that no one would complain. But unfortunately, there are processes to this and if we don't respect the processes, then what's the point of even having these rules in place.

Discussion and ideas on how to help the applicant while still adhering to the ordinance.

Motion by Board Member Burge, second by Board Member Richvalsky, to Approve SPR 25-29 #1.

Voting Yes: Joey Richvalsky, Jim Craig

Voting No: Rick Fuhst, Tim Rapacz, Kevin Burge, Gary Kautz, Mitchell Young

Motion Failed 2 - 5.

Discussion about adding stipulations to the motion for the second part of the applicant's variance while allowing the third structure. The stipulations are: the applicant must get the permit by May 31, 2026, comply with the allowed square footage, and complete the project by November 30, 2026.

Motion by Board Member Rapacz, second by Board Member Fuhst, to Approve SPR 25-29 #2 with stipulations.

Voting Yes: Rick Fuhst, Tim Rapacz, Joey Richvalsky, Kevin Burge, Gary Kautz, Jim Craig

Voting No: Mitchell Young

Motion Passed 6 - 1.

I. Board Discussion

Mr. Burge stated at Bendle High School on Saturday, December 6th, there will be the Pizza with Santa at noon. Later that same day, at 6:00 PM, at Fire station #1 is the tree lighting.

J. Meeting Adjournment

The next regularly scheduled meeting will be held on THURSDAY, DECEMBER 18, 2025 @ 5:00 PM.

The meeting was adjourned at 5:54 PM.

[MIN_SIGNATURES]