



CITY OF BURTON

BURTON ZONING BOARD OF APPEALS MEETING

AUGUST 21, 2025

AGENDA

Council Chambers	Zoning Board of Appeals	5:00 PM
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**COUNCIL CHAMBERS
4303 S. CENTER ROAD
BURTON, MI 48519**

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:

1. The difficulty must be unique to your property, not generally shared by others in the same zoning district, and would constitute a hardship.
2. 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.

A. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

B. ROLL CALL

C. STAFF PRESENT

D. 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.

E. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - July 17, 2025 5:00 PM

F. VARIANCE

1. ZBA 25-19
By: Michael Weidenhammer and CO/Adam Reigle
G 4070 S. Dort Hwy., Burton, MI

Re: G 4070 S. Dort Hwy., Burton MI
Parcel ID 59-32-530-050
Zoned M-1 Light Industrial

For: To conduct an M-2 General Industrial special use in an M-1 Light Industrial zone, to allow outside storage of appliances for the sorting, processing, repair, and resale.

2. ZBA 25-20
By: Jeffrey A. Felling
1272 Glendale, Burton, MI

Re: 1272 Glendale, Burton, MI

Parcel ID 59-14-527-142
Zoned R-1B Single Family Residential

For: To construct a 20 X 24 addition to the existing garage that will exceed buildable allowance by 33 square feet.

3. ZBA 25-21
By: Express Investment Group Inc. Storage Sense
1942 S. Dort Hwy., Flint, MI 48503

Re: 4150 E. Bristol Rd., Burton MI
Parcel ID 59-34-100-011
Zoned C-3 Highway Oriented Business

For: To conduct an M-2 General Industrial special use in a C-3 Highway oriented Business zone, to allow outside storage of Boats and RVs at the rear of the existing mini storage facility.

4. ZBA 25-22
By: South Flint Tabernacle
G3450 S. Saginaw St., Burton, MI

Re: 1291 E. Maple Rd., Burton MI
Parcel ID 59-31-400-111
Zoned R-1C Single Family Residential

For: To construct an illuminated sign within 100 feet of a residential use. (153.07(A)(4))

5. ZBA 25-23
By: Chance and William Hensley
3312 S. Center Rd., Burton, MI

Re: 3312 S. Center Rd., Burton MI
Parcel ID 59-28-576-041
Zoned C-2 General Business, RO Restricted office

For: 1.) To construct an accessory structure in a RO restricted office zone, when not allowed in this zone. 2.) To construct an accessory structure in the front yard, when required to be located in the rear yard.

6. ZBA 25-24
By: Mark Coon II
2079 Delaney St., Burton, MI

Re: 2079 Delaney St., Burton, MI
Parcel ID 59-03-300-035
Zoned R-1B Single Family Residential

For: 1.) To allow a shipping container to temporarily be used as storage while constructing an accessory structure, when shipping containers are not allowed (157.070(I)) 2.) To allow chickens on a parcel of land that is .483 acres, when required .5 acres.(157.098)

G. BOARD DISCUSSION

**THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON THURSDAY,
SEPTEMBER 18, 2025 @ 5:00 PM.**

Agendas and minutes may be found at www.burtonmi.gov



Item Cover Page

ZONING BOARD OF APPEALS AGENDA ITEM REPORT

DATE: August 21, 2025

SUBMITTED BY: Joy Roe, Clerk's Office

ITEM TYPE: Minutes

AGENDA SECTION: **APPROVAL OF MINUTES**

SUBJECT: Zoning Board of Appeals - Regular Meeting - July 17, 2025 5:00 PM

SUGGESTED ACTION:

ATTACHMENTS:
[ZBA Minutes July 17, 2025.pdf](#)



CITY OF BURTON

BURTON ZONING BOARD OF APPEALS MEETING

JULY 17, 2025

MINUTES

Council Chambers

5:00 PM

**4303 S. CENTER ROAD
BURTON, MI, 48519**

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:

1. The difficulty must be unique to your property, not generally shared by others in the same zoning district, and would constitute a hardship.

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A) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

B) ROLL CALL

Attendee Name	Status
Steve Welch	Present
Kevin Burge	Present
Rick Fuhst	Present
Gary Kautz	Present
James Craig	Present

C) STAFF PRESENT

Leandra Swayne, Deputy Planning and Zoning Official
Joy Roe, Clerk's Office

D) AUDIENCE PARTICIPATION

None.

E) APPROVAL OF MINUTES

E.1) Zoning Board of Appeals - Regular Meeting - June 19, 2025 5:00 PM

RESULT:	E.1) Zoning Board of Appeals - Regular Meeting - June 19, 2025 5:00 PM [UNANIMOUS]
MOVER:	Kevin Burge
SECONDER:	Rick Fuhst
AYES:	Steve Welch, Kevin Burge, Rick Fuhst, Gary Kautz, James Craig

NAYS: None
ABSENTS: None
ABSTAINS: None
RECUSALS: None

F) VARIANCE

F.1) ZBA 25-16

By: Holly Overfield for JRJ Ventures DBA, Dort Hwy Dispo
2512 E. Bristol Rd., Burton

Re: 2512 E. Bristol Rd., Burton, MI
Parcel ID 59-32-530-061
Zoned M-1 Light Industrial

For: To conduct outdoor events on weekends and holidays for one year.

Holly Overfield of 2512 E. Bristol Rd stated I do have specific dates for you in regards to the events. Starting with the 2025 dates on Labor Day weekend 8/30-9/1, 10/31-11/2, 11/26 and 11/27 and 12/25-12/28. In 2026, the dates we are looking to host events are 1/1, 4/18-4/20, 5/23-5/25, 6/6-6/7, 6/20-6/21, and 7/3-7/4. That is a total of ten outdoor events we are wanting approval for with this variance. Again, these are events for vendors to promote their products and nothing will be sold or consumed outside.

Mrs. Swayne stated this location is on the southwest corner of Dort Hwy and Bristol Road. The applicant was here before you in April requesting the same thing. The administration recommends approval.

Discussion about changing the approval from one year to six months starting with the Labor Day event and the set back limit from the main roads.

RESULT: Motion to approve ZBA 25-16 For: To conduct outdoor events on weekends and holidays for six months starting with Labor Day weekend through February 1, 2026. [UNANIMOUS]

MOVER: Kevin Burge

SECONDER: Gary Kautz

AYES: Steve Welch, Kevin Burge, Rick Fuhst, Gary Kautz, James Craig

NAYS: None

ABSENTS: None

ABSTAINS: None

RECUSALS: None

F.2) ZBA 25-17

By: Linda K. Stornello
6050 Surrey Lane, Burton, MI

Re: 6050 Surrey Lane, Burton, MI
Parcel ID 59-24-501-016
Zoned R-1C Single Family Residential

For: To construct an accessory structure in a front yard, corner lot.

Linda Stornello of 6050 Surrey Lane stated there is a hardship because I have a corner lot which is two front yards. I have pictures that show it and the blue prints where we would like to build the structure. We just had the appraisal done and we have no back yard.

Mrs. Swayne stated this property is located on the corner of Surrey and Valley Forge. You can see there is a hardship for this property owner to place an accessory structure in the back yard. The administration recommends approval and when the applicant comes to the DPW, we will review and make sure they met all the front yard set backs. She will have to place it in the correct location away from the road, the front property line and both frontages.

Discussion about the set backs, the structures that other property owners already have, and how this variance won't change the appearance of the neighborhood.

RESULT: Motion to approve ZBA 25-17 For: To construct an accessory structure in a front yard, corner lot. [UNANIMOUS]

MOVER: Kevin Burge

SECONDER: Rick Fuhst

AYES: Steve Welch, Kevin Burge, Rick Fuhst, Gary Kautz, James Craig

NAYS: None

ABSENTS: None

ABSTAINS: None

RECUSALS: None

F.3) ZBA 25-18

By: IMA Recreation Association Inc.
6045 Davison Rd., Burton, MI

Re: 6045 Davison Rd., Burton MI
Parcel ID 59-01-300-004
Zoned R-1A Single Family Residential

For: To conduct a C-1 local business use in an R-1A single family residential zone for charity poker as required by the Michigan Gaming Control Board.

Steven Smith, Director of IMA Recreation Association of 6045 Davison Road spoke on who the association supports and what they plan on doing.

Ava Murry of 2228 Crestline Dr. spoke against this variance.

Patrick Dargel of 6119 Hugh St. asked if this is going to be a variance for six months like the first applicant or is this going to be indefinite?

Daniel Smith of 2139 N. Belsay Rd. stated I serve on the Board of Directors for the IMA. We are requesting a variance instead of rezoning because the board is against rezoning it. The variance would allow us to provide a location for a vendor that came to us about 18 months ago wanting to use our location for gambling. We started the process by applying for a permit in hopes that we could host non-profit or charitable events with a limited number of people that could attend. When we had our catering at Brookwood prior to Covid, we would have anywhere from 100-350 people in the building. These events will take place four nights a week and will be licensed through the State of Michigan. We are currently approved for four or five tables which would equate to 36 to 45 people that would be

gambling. There are rules the state has that we have to follow, security will be present within the building and we will be expanding on that as well. This is a controlled atmosphere, the people that run these are experienced, they are limited in size, held in the basement of our building, and it would allow ourselves and other non-profits to raise money for projects to help the community.

Mrs. Swayne stated this is located on the northeast corner of Davison and Belsay Roads. The charity poker events would take place inside the building. The administration looked at the parking lot for the property and there is plenty of parking available. Administration recommends approval.

Discussion about other gambling places and their security,

RESULT:	Motion to approve ZBA 25-18 For: To conduct a C-1 local business use in an R-1A single family residential zone for charity poker as required by the Michigan Gaming Control Board. [UNANIMOUS]
MOVER:	Kevin Burge
SECONDER:	Gary Kautz
AYES:	Steve Welch, Kevin Burge, Rick Fuhst, Gary Kautz, James Craig
NAYS:	None
ABSENTS:	None
ABSTAINS:	None
RECUSALS:	None

G) BOARD DISCUSSION

Discussion about filling the open Zoning seat on the board and the alternate position.

THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON THURSDAY, August 21, 2025 @ 5:00 PM.



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ZONING BOARD OF APPEALS AGENDA ITEM REPORT

DATE: August 21, 2025

SUBMITTED BY: Leandra Swayne, Department of Public Works

ITEM TYPE: Variance

AGENDA SECTION: **VARIANCE**

SUBJECT: ZBA 25-19

SUGGESTED ACTION: By: Michael Weidenhammer and CO/Adam Reigle
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Re: G 4070 S. Dort Hwy., Burton MI
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