



CITY OF BURTON

BURTON ZONING BOARD OF APPEALS MEETING

AUGUST 16, 2018

MINUTES

Council Chambers

Regular Meeting

5:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by Chairman Steve Welch at 5:00 PM.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Christina Conley	Council Representative	Present	
Scott Hynes	Commissioner	Excused	
Terry Parker	Commissioner	Present	
Tim Rapacz	Commissioner	Present	
Deb Walton	Commissioner	Present	
Michaeline Ward-Terry	Vice Chairperson	Present	
Steve Welch	Chairman	Present	
Donald Standel	Alt. Commissioner	Present	
Rick Fuhst	Commissioner	Excused	

C. STAFF PRESENT

Amber Abbey, Planning/Zoning
Marcy Kimball, Clerk's Office

D. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jul 19, 2018 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Michaeline Ward-Terry, Vice Chairperson
SECONDER:	Deb Walton, Commissioner
AYES:	Conley, Parker, Rapacz, Walton, Ward-Terry, Welch, Standel
ABSENT:	Hynes
EXCUSED:	Fuhst

E. VARIANCE

1. ZBA #18-14

By: Scott Bromfield
1421 E. Williamson Ave.
Burton, MI 48529

Re: 1421 E. Williamson Ave. Burton, MI 48529
59-31-527-107, R-1C Zoned

For: To construct a 26' x 32' attached garage that will exceed the allowable square footage by 230 sq ft., 538 sq ft allowed.

Mrs. Abbey stated there are two parcels there. He would be required to combine the two parcels together because the new garage would extend over the other property line. If the shed is demoed, he could still build a 538 sq. ft. attached garage. If they shed is not demoed it would reduce the allowable square footage of the garage. He can still build an attached garage and he does not have a unique situation so the administration has no choice than to recommend denial.

RESULT:	FAILED [3 TO 4]
MOVER:	Terry Parker, Commissioner
SECONDER:	Michaeline Ward-Terry, Vice Chairperson
AYES:	Conley, Walton, Ward-Terry
NAYS:	Parker, Rapacz, Welch, Standel
ABSENT:	Hynes
EXCUSED:	Fuhst

2. ZBA #18-19

By: Bill Carr Signs
719 W. Twelfth St.
Flint, MI 48503

Re: 4125 E. Court St. Burton, MI 48509
59-10-300-006, C-4 Zone

For: To exceed the allowable square footage of signage for the freestanding sign,
75 sq ft allowed, 119 sq ft requested.

Mr. Niestroy, Bill Carr Signs, said I am here today requesting a variance for the new location of Starlight Coney Island's sign. In the same area, there are many large existing signs. We could use the existing sign that is there now and just reface it, but this doesn't fall into the branding that Starlight is trying to do. They would like their logo and the star on top to match their other location.

Mr. Fuhst asked if there was any way to test the integrity of the pole, such as rust on the inside.

Mrs. Abbey said the building inspector will inspect it and make that determination. The Boston Market has been vacant for several years now. We are exciting to see some development happening over there. There are already many large signs in the same area. The administration recommends approval.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Terry Parker, Commissioner
SECONDER:	Michaeline Ward-Terry, Vice Chairperson
AYES:	Conley, Parker, Rapacz, Walton, Ward-Terry, Welch, Standel
ABSENT:	Hynes
EXCUSED:	Fuhst

F. AUDIENCE PARTICIPATION

None.

G. BOARD DISCUSSION

Mrs. Abbey said I will not be able to attend the next Zoning meeting due to training. Someone will be here in my place. After I have the Planning Commission training, I will be having a class for the Zoning Commission.

Mr. Welch asked if there is an update on the sign ordinance.

Mrs. Abbey said I think they are going to set up a legislative meeting sometime.

The next regularly scheduled meeting will be held on Thursday, September 20, 2018, at 5:00 p.m.

Meeting was adjourned at 5:17 PM.



CITY OF BURTON

BURTON ZONING BOARD OF APPEALS MEETING

JULY 19, 2018

MINUTES

Council Chambers

Regular Meeting

5:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by Chairman Steve Welch at 5:00 PM.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Donald Standel	Alt. Commissioner	Present	
Christina Conley	Council Representative	Present	
Scott Hynes	Commissioner	Late	5:15 PM
Timothy Miller	Alt. Commissioner	Excused	
Terry Parker	Commissioner	Excused	
Tim Rapacz	Commissioner	Absent	
Deb Walton	Commissioner	Present	
Michaeline Ward-Terry	Vice Chairperson	Present	
Steve Welch	Chairman	Present	
Rick Fuhst	Commissioner	Present	

C. STAFF PRESENT

Amber Abbey, Planning/Zoning
Rik Hayman, Chief of Staff
Marcy Kimball, Clerk's Office

D. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jun 21, 2018 5:00 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Deb Walton, Commissioner
SECONDER: Donald Standel, Alt. Commissioner
AYES: Standel, Conley, Walton, Ward-Terry, Welch, Fuhst
ABSENT: Hynes, Rapacz
EXCUSED: Miller, Parker

E. VARIANCE

1. ZBA #18-14

By: Scott Bromfield
1421 E. Williamson Ave.

Burton, MI 48529

Re: 1421 E. Williamson Ave. Burton, MI 48529
59-31-527-107, R-1C Zoned

For: To construct a 26' x 32' attached garage that will exceed the allowable square footage by 230 sq ft., 538 sq ft allowed.

RESULT:	TABLED [UNANIMOUS]	Next: 8/16/2018 5:00 PM
AYES:	Standel, Conley, Hynes, Walton, Ward-Terry, Welch, Fuhst	
ABSENT:	Rapacz	
EXCUSED:	Miller, Parker	

2. ZBA #18-15

By: Disabled American Veterans Chapter 3
4270 Bristol Rd.
Burton, MI 48519

Re: 4270 Bristol Rd. Burton, MI 48519
59-34-200-021, C-3 Zoned

For: To conduct a temporary flea market June 22nd thru October 31, 2018.

Butch Balch, Senior Vice Commander for the Disabled American Veterans, said we are not going to have the flea market now. I would like to request our money back.

Mrs. Abbey stated the money is not for the variance, but for the notifications and board members, etc. I will look into it and see what we can do.

RESULT:	WITHDRAWN
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3. ZBA #18-17

By: Ron Baugh
4376 Hedgethorn Cir.
Burton, MI 48509

Re: 4376 Hedgethorn Cir. Burton, MI 48509
59-03-526-016, R-1A Zoned

For: To construct a 6' wood privacy fence in the front yard.

Ronnie Baugh stated the reason I am asking for this is because of problems with the neighbors. I have lived there since 2002.

Sheryl Keaton said I am a neighbor and do not have a problem with the fence. However, the first posts that he has already set impedes access to our back yard and there will be no access to our utilities.

Diana Willey said she is in favor of the fence. I think we would have less problems if he did put it up the fence.

Mrs. Abbey stated typically a six-foot privacy fence is not allowed in the front yard. This is a unique situation because his house sits back farther than the neighboring house, which then makes their back yard his front yard. We recommend approval. To address some of the other issues, when putting up a fence you should stay on your own property. Trespassing is a police issue. His fence on the property line should not impede her access to her property. The setback in that area is 10 feet.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Michaeline Ward-Terry, Vice Chairperson
SECONDER:	Donald Standel, Alt. Commissioner
AYES:	Standel, Conley, Hynes, Walton, Ward-Terry, Welch, Fuhst
ABSENT:	Rapacz
EXCUSED:	Miller, Parker

4. ZBA #18-18

By: Cornelius Jones
2142 Williamson
Burton, MI 48529

Re: 2142 Williamson Burton, MI 48529
59-32-503-137, R-1C Zone

For: To keep a garage on a parcel without a principal structure, house is being demolished.

Motion for the approval of ZBA #18-18 with the following stipulations: A bond to be posted in the amount of \$500.00 for demolition of the garage if needed, replacement of garage doors and the side of the garage where the breezeway will be removed will be sided the same as the existing garage.

Cornelius Jones said I would like to keep the structure to be able to keep my equipment in. I do keep up on the grass and weeds.

Mr. Welch read a letter from a neighbor who is in favor of letting him keep the garage there.

Mrs. Abbey said I took the building inspector to the property and it was determined that structural wise it would be alright to leave the garage standing and just demolish the house and breezeway. I recommend that he post a bond in the amount of the demolition of the garage, replacement of garage doors and the side of the garage where the breezeway will be removed needs to be sided the same as the

existing garage.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Rick Fuhst, Commissioner
SECONDER:	Michaeline Ward-Terry, Vice Chairperson
AYES:	Standel, Conley, Hynes, Walton, Ward-Terry, Welch, Fuhst
ABSENT:	Rapacz
EXCUSED:	Miller, Parker

F. AUDIENCE PARTICIPATION

None.

G. BOARD DISCUSSION

Mr. Welch welcomed the new alternate commission member, Rick Fuhst.

The next regularly scheduled meeting will be held on Thursday, August 16, 2018, at 5:00 p.m.

Meeting was adjourned at 5:47 PM.

Minutes Acceptance: Minutes of Jul 19, 2018 5:00 PM (Approval of Minutes)

This is a notice for a Zoning Board of Appeals Request, for a variance from the terms of the cities zoning ordinance. You may appear at the meeting and voice your opinion or concerns, be represented by counsel or submit a written statement prior to the meeting to:

Department of Public Works
4093 Manor Dr.
Burton, MI 48519

The meeting time & place is as follows:

Date: June 21, 2018
Time: 5:00 p.m.
Place: Burton City Hall
4303 S. Center Rd.
Burton, MI. 48519
Council Chambers

ZBA Case #: 18-14

Applicant's Name: Scott Bromfield

Address: 1421 E. Williamson Ave. Burton, MI 48529

Location of Request: 1421 E. Williamson Ave. Burton, MI 48529
59-31-527-107, R-1C Zoned

Nature of Request: To construct a 26' x 32' attached garage that will exceed the allowable square footage by 230 sq ft., 538 sq ft allowed.

Attachment: ZC#18-14 (3851 : ZBA #18-14)

Due July 20th

E.2.a



City of Burton
Department of Public Works
4093 Manor Drive
Genesee County, Burton, Michigan 48519
(810) 742-9230

Date Filed: 7-19-18
Fee Paid: \$450.00
Receipt #: CK
Check #: AA
Received by: AA
Date Mailed: _____

ZBA Case #: 18-19 4 Votes Required

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

PLEASE PRINT

DATE OF ZONING BOARD OF APPEALS HEARING: Aug 16th, 2018 AT 5:00 P.M.

APPLICANTS NAME: Bill CARR Signs

APPLICANTS ADDRESS: 719 W Twelfth St

CITY: FLINT MI 48503

APPLICANTS PHONE: 810-232-1569 / 810-569-6531

ADDRESS AND PARCEL OR LOT NUMBER: 59-10-300-006

4125 Court ST BURTON MI 48509

NOTE: ZBA meets on the 3rd Thursday of each month. All applications and associated drawings must be on file at least six (6) weeks prior to the meeting. Notification of property within 300' must be postmarked at least 15 days prior to the meeting. Including publication in local newspaper.

VARIANCE REQUESTED: Bill CARR Signs is Requesting a
SQUARE FOOT Variance for an additional 44.94 SQUARE
Foot. We will be removing Existing Boston MARKET
Sign which is 104 Square Feet. 119 request.

APPLICANTS SIGNATURE: [Signature]

MANDATORY ATTENDANCE AT THE ABOVE MEETING IS ACKNOWLEDGED BY THE APPLICANTS SIGNATURE.

APPLICANT: Please explain your hardship or reason this variance is needed.

Attachment: Back up 18-19 (3990 : ZBA #18-19)

CLIENT STARLITE

JOB

POLE SIGN - NEW LOCATION - REV 06-21-18

WO#



Attachment: Back up 18-19 (3990 : ZBA #18-19)



CUSTOMER APPROVAL: _____ DATE: _____

Distribution or exhibition of this design other than personnel of your company is expressly forbidden under stated agreement. In the event that such an exhibition should occur, Bill Carr Signs will be compensated for minimum of \$500 to 15% of the proposed sign project.

719 W. TWELFTH STREET, FLINT, MICHIGAN 48503 810-232-1569 FAX: 810-232-6879 www.billcarrsigns.com

Salesperson Sean Affrica

COMPUTER CODE: Starlite Original Burger & Coney Pole Sign REV 06-21-18

DRAWING SCALE: conceptual DATE: 06-21-18 DESIGNED BY: GFB

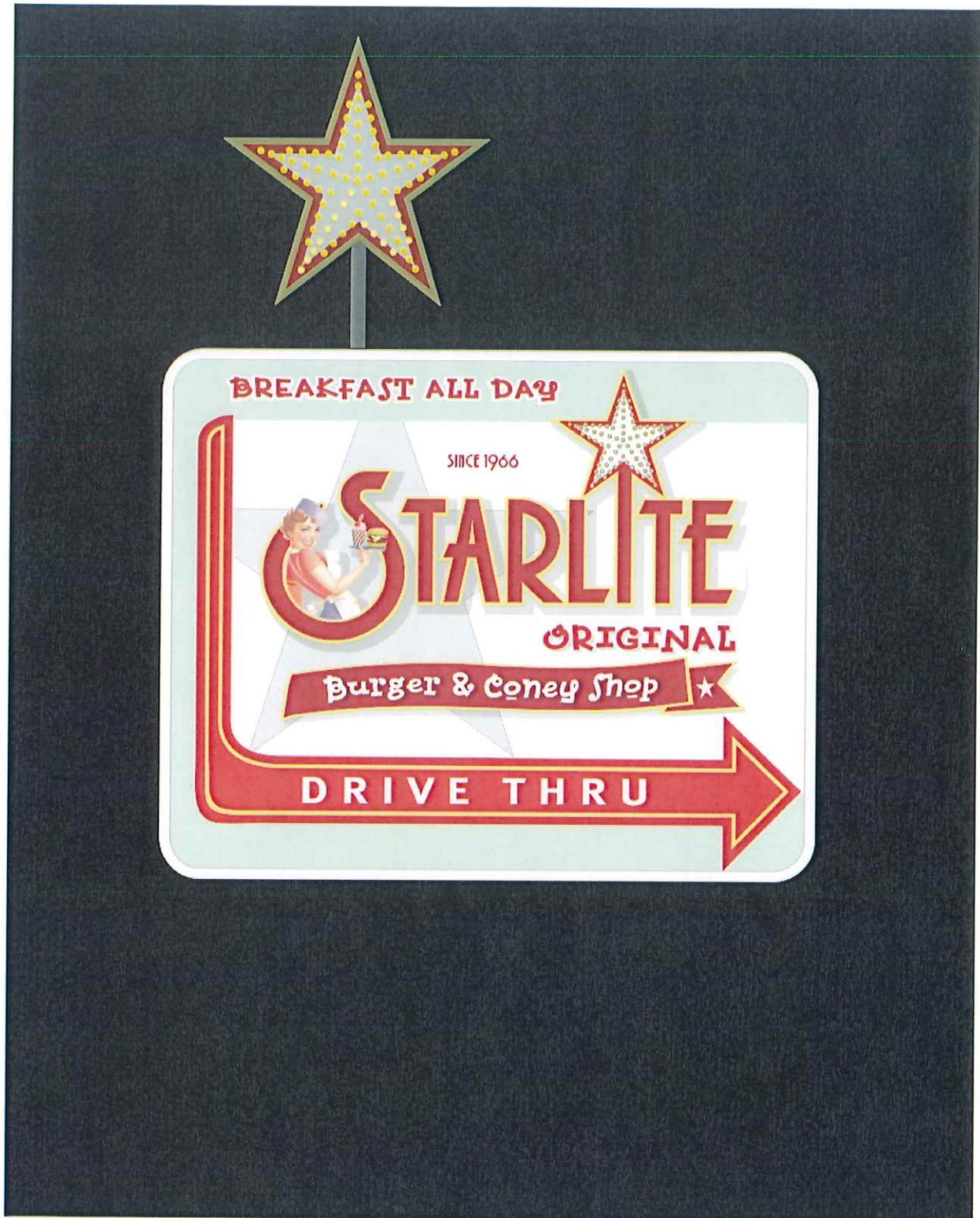


CLIENT STARLITE

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Attachment: Back up 18-19 (3990 : ZBA #18-19)



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