



CITY OF BURTON

BURTON ZONING BOARD OF APPEALS MEETING

AUGUST 18, 2016

MINUTES

Council Chambers

Regular Meeting

5:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by Commissioner Steve Welch at 5:01 PM.

A. PLEDGE OF ALLEGIANCE WAS LED BY STEVE WELCH.

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Duane Haskins	Council Representative	Present	
Terry Parker	Commissioner	Present	
Scott Hynes	Commissioner	Present	
Bobbie Weatherford	Commissioner	Absent	
Steve Welch	Commissioner	Present	
Tim Rapacz	Commissioner	Present	
Deb Walton	Commissioner	Present	
Michaeline Ward-Terry	Commissioner	Present	
Donald Standel	Board Member	Excused	

C. STAFF PRESENT

Amber Abbey, Planning/Zoning
Marcy Kimball, Records Tech

D. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jul 21, 2016 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Michaeline Ward-Terry, Commissioner
SECONDER:	Scott Hynes, Commissioner
AYES:	Haskins, Parker, Hynes, Welch, Rapacz, Walton, Ward-Terry
ABSENT:	Weatherford
EXCUSED:	Standel

E. VARIANCE

1. ZBA #16-15

By: Lorraine Barber
3311 Leta St
Burton, MI 48529

Re: 3311 Leta St Burton, MI 48529
59-28-528-063, R-1C Zoned

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

Lorraine Barber stated I put the privacy fence up nine feet from my chain link fence. It doesn't obstruct or block anything. I do not have a door on the back of the house that is why I put the fence up in the front. I wasn't aware that I needed a permit. I have a petition signed by my neighbors.

Ms. Barber's neighbor Tom Moore said he has no issues with her fence.

Mr. Haskins stated I think a fence in the front yard gives a blight and gaudy appearance. This is why we have an ordinance against it. My question is does it look like it fits and blends in with the neighborhood.

Mr. Parker said it's only around what would be considered a porch. It is only about four panels long and one panel wide. We have to think about what is best for the neighborhood.

Mr. Rapacz said it is the nicest looking fence you will see when you first turn on that road.

Mrs. Abbey stated her modular was brought onto the property in 2005 so she did have to get a variance for the rear setbacks. Her house sets 12 feet from the rear property line. In 2005 she applied for a variance for a six foot high fence long term, which was denied. Since 2005 we have changed the ordinance to read that on corner lots six foot privacy fences could be allowed on the street that is not where your address is. In 2006 she pulled a permit for the four foot chain link fence in the front yard and the six foot privacy fence along the rear yard. The fence that she has now in the front yard is not allowed by ordinance. We don't allow six foot chain link fencing on residential property, five foot is the maximum height. She has other options for the fence, therefore the administration has no choice but to recommend denial.

Motion to approve ZBA #16-15 with the contingency that if the home is ever sold, the fence will have to be removed.

RESULT:	CARRIED AS AMENDED [UNANIMOUS]
MOVER:	Scott Hynes, Commissioner
SECONDER:	Tim Rapacz, Commissioner
AYES:	Haskins, Parker, Hynes, Welch, Rapacz, Walton, Ward-Terry
ABSENT:	Weatherford
EXCUSED:	Standel

F. AUDIENCE PARTICIPATION

None.

G. BOARD DISCUSSION

Mr. Parker thanked the two alternates for being at the meeting, even when they don't know if they will be needed. It's nice to have them here in case one of our members couldn't show up at the last minute.

Mrs. Walton asked what is the progress with the home on Camden that was fire damaged and we allowed the owner to live in the trailer on the property. If Consumers Energy has cut the power to the house, how can she live in that trailer without power?

Mrs. Abbey stated to my knowledge they allowed her to continue to have power while they were finishing demolishing the home. She connected to the sanitary sewer and she had a well for the water. She had six months from the issuance of the permit. I will check into the deadline. I will also send someone over there to make sure she is doing everything under the conditions that were given her.

Mr. Hynes asked Mrs. Abbey when the demolition date is for the house on Atherton Road.

Mrs. Abbey said I do not have the exact date because we have applied for grant money through the county to demolish that one.

The next regularly scheduled meeting will be held on Thursday, September 15th, 2016, at 5:00 p.m.

Meeting was adjourned at 5:25 PM.
