



# CITY OF BURTON

## BURTON ZONING BOARD OF APPEALS MEETING

JULY 16, 2015

### MINUTES

Council Chambers

Regular Meeting

5:00 PM

4303 S. CENTER ROAD  
BURTON, MI 48519

This meeting was opened by Commissioner Steve Welch at 5:08 PM.

#### A. PLEDGE OF ALLEGIANCE

#### B. ROLL CALL

| Attendee Name      | Title                  | Status  | Arrived |
|--------------------|------------------------|---------|---------|
| Duane Haskins      | Council Representative | Present |         |
| Robert Walls       | Planning Chairman      | Present |         |
| Terry Parker       | Commissioner           | Present |         |
| Tracy Parker       | Commissioner           | Present |         |
| Scott Hynes        | Commissioner           | Excused |         |
| Bobbie Weatherford | Commissioner           | Absent  |         |
| Steve Welch        | Commissioner           | Present |         |
| Tim Rapacz         | Alternate Commissioner | Present |         |
| Robert Olsen       | Alternate Commissioner | Present |         |

#### C. STAFF PRESENT

Amber Abbey, Planning and Zoning  
Teri McCrea, City Clerk's Office

#### D. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jun 18, 2015 5:00 PM

|                  |                                                      |
|------------------|------------------------------------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>                          |
| <b>MOVER:</b>    | Robert Walls, Planning Chairman                      |
| <b>SECONDER:</b> | Terry Parker, Commissioner                           |
| <b>AYES:</b>     | Haskins, Walls, Parker, Parker, Welch, Rapacz, Olsen |
| <b>ABSENT:</b>   | Weatherford                                          |
| <b>EXCUSED:</b>  | Hynes                                                |

#### E. VARIANCE

1. 1693 : ZBA #15-16 To approve adding on to an existing sign that will exceed the allowable square footage by 6', 75 sq ft allowed,

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

Re: 1501 S. Center Rd. Burton, MI 48519  
59-15-553-013, C-2 Zone

For: To add to an existing sign that will exceed the allowable square footage by  
6', 75 sq ft allowed.

Mr. Jamie Elfstrom of Bill Carr Signs addressing Board, sign has been up. When application was made there was an error on the square footage. Amber notified him that the sign is 6' over the square footage. Requesting variance for the additional 6', sign is currently operable.

Mr. Omar Shukairy of Artrageous Embroidery & Screen Printing stated the business opened May 18<sup>th</sup>, has functioned since then with no issues.

Mrs. Abbey stated she received an anonymous complaint that subject sign was in violation of the 100' from a residence ordinance; information received did not match what the application stated. Ms. Abbey notified Bill Carr Sign's who immediately applied for the variance. The square footage requested would not be detrimental to the area and recommends approval.

|                  |                                                      |
|------------------|------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>                           |
| <b>MOVER:</b>    | Robert Walls, Planning Chairman                      |
| <b>SECONDER:</b> | Terry Parker, Commissioner                           |
| <b>AYES:</b>     | Haskins, Walls, Parker, Parker, Welch, Rapacz, Olsen |
| <b>ABSENT:</b>   | Weatherford                                          |
| <b>EXCUSED:</b>  | Hynes                                                |

2. 1694 : ZBA #15-17 To allow an existing garage to remain on the property after the house is demolished. Motion made for a bond to cover the cost of the demolition of garage if house is not rebuilt.

By: Jerry Kaminer  
2397 S. Belsay Rd.  
Burton, MI 48519

Re: 1222 S. Vassar Rd. Burton, MI 48509  
59-13-529-015, R-1A Zone

For: To allow an existing garage to remain on the property after the house is demolished.

Mr. Jerry Kaminer requested that the garage remain on the property since his house had caught on fire a few months ago. The garage is a two story house with a loft that is used as a residence and it should be grandfathered in from the current ordinance that there must be a house on the property in order to have a garaged structure.

Mrs. Abbey stated that the garage is in good condition, however the city would like assurance and that he post a bond for demolition of the garage until rebuild of house is completed; other than the request for bond she recommended approval.

Mr. Parker asked Mrs. Abbey if this was something new to the ordinance that you have to have a variance to keep the garage if you demolish the house, he stated he knew the ordinance covered accessory structures.

Mrs. Abbey confirmed the garaged structure should not be there.

Mr. Welch suggested a motion be made to include a bond be posted for the demolition of the garage in the event the house was not rebuilt.

Mrs. Abbey and Mr. Walls clarified questions from the board on how a bond works; basically its insurance in case of non-performance which protects the city in the event that the purchaser does not perform the task associated with the bond. In this case the bond ("insurance") would cover the cost of the demolition of the garage by the city in the event the land owner did not re-build or abandoned the property.

|                  |                                                      |
|------------------|------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>                           |
| <b>MOVER:</b>    | Robert Walls, Planning Chairman                      |
| <b>SECONDER:</b> | Terry Parker, Commissioner                           |
| <b>AYES:</b>     | Haskins, Walls, Parker, Parker, Welch, Rapacz, Olsen |
| <b>ABSENT:</b>   | Weatherford                                          |
| <b>EXCUSED:</b>  | Hynes                                                |

3. 1695 : ZBA #15-18 To construct an intermittent sign within 100' off residential homes. Motion made that the sign have a timer to turn the sign off at 8:00 p.m. and on at 8:00 a.m.

By: 2111 E. Bristol Rd. LLC/Larry Dail  
2111 E. Bristol Rd.  
Burton, MI 48529

Re: 2111 E. Bristol Rd. Burton, MI 48529  
59-29-555-108, C-2 Zone

For: To construct an intermittent sign within 100' of residential homes.

Mr. Larry Dail stated they are in the process of opening a embroidery screen printing business at subject location. Would like to construct an intermittent sign out front, he is aware of the 100' ordinance Sign faces east and west, majority of homes are south of business and would not have an impact on residents.

Mr. Danny Lawrence of Burton stated he owns the property next to the business. Mr. Lawrence would like to know what the signs operable capabilities are in order to understand how it will affect his residence.

Mrs. Abbey stated the sign in question will not be any larger than the existing sign and would not be excessive in size according to the ordinance. Mrs. Abbey requested that the business owner install a timer that would turn the sign off at night.

Mr. Haskins requested information regarding the size of the sign, hours of operation

for the business, and intended hours of operation for the sign.

Mr. Dail stated a maximum of 3' X 5' for the intermittent portion, the hours of operation are 10:00 a.m. to 6:00 p.m., and that the sign automatically dims as dusk settles in. Mr. Dail also stated he was not opposed to turning the sign off at night.

Mr. Welch requested from Mr. Dail a time he was comfortable with in turning the sign off in the evening, and what time in the morning he would turn it on.

Mr. Dail stated 8:00 p.m. would be sufficient to turn it off.

Mr. Haskins pointed out that in the winter months it is dark by 5:00 p.m. and should be considered prior to making a motion.

Mr. Walls stated 8:00 p.m. is sufficient for turning the sign off, also asked what type of business Mr. Dail is opening in the subject location so he could make a determination of how it would affect passing traffic in respect to garnering future business.

Mr. Dail stated it is an embroidery and screen printing business mostly for sports apparel. He further explained that the sign is a \$20,000.00 investment and would like to utilize the sign to its full capacity.

Mr. Parker asked of Mrs. Abbey if the reason for variance is that it is in a residential area.

Mrs. Abbey stated it is a C-2 zone and that it is still a residential area and the sign is within 100' of a resident. There has been an influx in electronic signs over the last 10 years, every business wants one.

Mr. Dail stated that due to residents around him he needs the sign to let the community know the business is there.

Mr. Lawrence spoke again stating he did not want the sign to impact his home, not opposed to a programmable sign, no issue with the sign.

Mr. Rapacz requested information on the height of the sign.

Mr. Dail stated it is 1½' off the ground.

Mr. Parker asked Mrs. Abbey if there is verbiage in the zoning ordinance as to how bright a sign could be?

Mrs. Abbey stated she's researched the ordinances and there is nothing written on limitations to the brightness of a sign.

|                  |                                                      |
|------------------|------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>                           |
| <b>MOVER:</b>    | Robert Walls, Planning Chairman                      |
| <b>SECONDER:</b> | Tim Rapacz, Alternate Commissioner                   |
| <b>AYES:</b>     | Haskins, Walls, Parker, Parker, Welch, Rapacz, Olsen |
| <b>ABSENT:</b>   | Weatherford                                          |
| <b>EXCUSED:</b>  | Hynes                                                |

4. 1696 : ZBA #15-19 1. To conduct used car sales not in conjunction with new car sales. 2. To conduct a C-3 Highway Oriented Business special use in an M-1 Light Industrial Zone

By: John Cooper (Agent)  
9408 Parkwood  
Davison, MI 48423

Re: 1096 N. Center Rd. Burton, MI 48509  
59-10-551-043, M-1 Zoned

For: 1. To conduct used car sales not in conjunction with new car sales.

2. To conduct a C-3 Highway Oriented Business special use in an M-1 Light Industrial Zone.

Applicant was a no show.

Mr. Welch asked Mrs. Abbey if the applicant had to be present to act on request.

Mrs. Abbey recommended as a courtesy to post pone it for one meeting.

Postponed for next Zoning Board of Appeals Meeting.

|                  |                                                      |                                |
|------------------|------------------------------------------------------|--------------------------------|
| <b>RESULT:</b>   | <b>TABLED [UNANIMOUS]</b>                            | <b>Next: 8/20/2015 5:00 PM</b> |
| <b>MOVER:</b>    | Robert Walls, Planning Chairman                      |                                |
| <b>SECONDER:</b> | Terry Parker, Commissioner                           |                                |
| <b>AYES:</b>     | Haskins, Walls, Parker, Parker, Welch, Rapacz, Olsen |                                |
| <b>ABSENT:</b>   | Weatherford                                          |                                |
| <b>EXCUSED:</b>  | Hynes                                                |                                |

#### F. AUDIENCE PARTICIPATION

None.

#### G. BOARD DISCUSSION

No City Business Discussed.

Good Luck to Mr. Haskins softball team.

The next regularly scheduled meeting will be held on Thursday, August 20th, 2015, at 5:00 p.m.

Meeting was adjourned at 5:46 PM.



# CITY OF BURTON

## BURTON ZONING BOARD OF APPEALS MEETING

JUNE 18, 2015

### MINUTES

Council Chambers

Regular Meeting

5:00 PM

4303 S. CENTER ROAD  
BURTON, MI 48519

This meeting was opened by Commissioner Steve Welch at 5:03 PM.

#### A. PLEDGE OF ALLEGIANCE

#### B. ROLL CALL

| Attendee Name      | Title                  | Status  | Arrived |
|--------------------|------------------------|---------|---------|
| Duane Haskins      | Council Representative | Excused |         |
| Robert Walls       | Planning Chairman      | Present |         |
| Terry Parker       | Commissioner           | Present |         |
| Tracy Parker       | Commissioner           | Absent  |         |
| Scott Hynes        | Commissioner           | Present |         |
| Bobbie Weatherford | Commissioner           | Present |         |
| Steve Welch        | Commissioner           | Present |         |
| Tim Rapacz         | Alternate Commissioner | Present |         |
| Robert Olsen       | Alternate Commissioner | Excused |         |

#### C. STAFF PRESENT

Amber Abbey, Planning/Zoning  
Amanda Doyle, City Attorney  
Teresa Karsney, City Clerk  
Racheal Boggs, City Clerk's Office

#### D. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - May 21, 2015 5:00 PM

|                  |                                                  |
|------------------|--------------------------------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>                      |
| <b>MOVER:</b>    | Terry Parker, Commissioner                       |
| <b>SECONDER:</b> | Bobbie Weatherford, Commissioner                 |
| <b>AYES:</b>     | Walls, Parker, Hynes, Weatherford, Welch, Rapacz |
| <b>ABSENT:</b>   | Parker                                           |
| <b>EXCUSED:</b>  | Haskins, Olsen                                   |

#### E. VARIANCE

Mr. Welch stated that the Board was short one member tonight. He stated each applicant had a right to postpone their case at their own discretion. However, if they choose to proceed, the decision will be final.

1. ZBA #15-12

Attorney Denise Pollicella from Howell, MI. Spoke on behalf of T-Rex Enterprises, LLC. She stated that several months ago her client found a location in Burton to open a cultivation facility. They did preliminary work and was told by the city that this site was zoned appropriately. Her client relied on this information when purchasing the building. Ms. Pollicella stated that the structure of the building is more than 200 feet away from the structure of the residential building and that the ordinance does not state lot-line to lot-line as the measurement when referring to conducting a business within 200 feet of a residential property. This building was previously used as a residence in the past but has been zoned industrial. There are no other houses nearby. She stated this is not a retail facility, it is completely enclosed and there will be ample security. Ms. Pollicella read a letter into the record by Mr. Byrnes, CTS owner, dated June 10, 2015. The letter is in favor of the variance.

A letter was also submitted by Edward and Linda Brenner who live near and operate a business in the area of the requested variance. The letter is opposed to the variance.

Mrs. Abbey stated there is a residential house there that was built in 1953 according to the cities assessment records. There is also an office there where they conduct Nash Trenching out of that building. This is a grow facility not a dispensary. There will not be people coming in and out of the building except for the care givers which will be minimal. This is a unique situation because this house typically wouldn't be in this zone. The administration recommends approval.

Mr. Parker asked for more information regarding the type of security they will have. Will it be 24 hours? He is concerned about people attempting to steal the plants and how that will affect our resources such as the police force.

Ms. Pollicella stated the City can put any restrictions on the property they deem necessary in terms of security. She said it will be secured 24 hours a day, 7 days a week and it will be centrally monitored. There will be no sign out front stating they are even there so theft will not be an issue. Other than public record, no one will know they are there.

Mr. Welch said he attended a Genesee County Planning Commission seminar on marijuana facilities. They are highly security regulated by the State of Michigan.

Mr. Parker asked Mrs. Abbey if added security should be something added to the motion.

Mrs. Abbey said she doesn't believe that is necessary. She deferred to City Attorney, Amanda Doyle, If we are having trouble after the approval, do we have the authority to ask them to tighten up security?

Attorney Doyle said at that point, I don't know if we would have to say that. In her conversations with the Police Chief, there have been no real problems with these types of facilities in Burton. The business plans detail some pretty serious security measures. She would ask that the owners understand the police can go in and inspect anytime.

Mr. Walls asked if they open will it prevent anyone else from opening anything along that street.

Mrs. Abbey said yes. They cannot open within 500 feet of the facility.

Mr. Walls asked Attorney Doyle if the Police Chief is aware and is he okay with this.

Attorney Doyle stated as a general rule the Police Chief has no problems with these types of businesses.

Mrs. Abbey stated he does receive the agendas for the ZBA meetings.

Mr. Walls asked if Mr. Brenner, the homeowner lives in the house.

Mrs. Abbey stated he did not say where he lived however; the property is not homestead in his name which means there is no primary residence exemption.

|                  |                                           |
|------------------|-------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [5 TO 1]</b>                   |
| <b>MOVER:</b>    | Terry Parker, Commissioner                |
| <b>SECONDER:</b> | Tim Rapacz, Alternate Commissioner        |
| <b>AYES:</b>     | Walls, Parker, Weatherford, Welch, Rapacz |
| <b>NAYS:</b>     | Hynes                                     |
| <b>ABSENT:</b>   | Parker                                    |
| <b>EXCUSED:</b>  | Haskins, Olsen                            |

## 2. ZBA #15-14

Darlene Jennings of Burton lives at the corner of the property. She stated there are no other fences in the front yard in their neighborhood. The houses in this area are well kept and have beautiful flowers. She feels this fence will destroy the beauty of the neighborhood.

Jerry Jennings of Burton stated he has lived in this neighborhood for 37 years. He feels it will lower the value of the homes in the neighborhood and will give the wrong impression.

David Patrick of Burton lives next to the property. He stated he feels the fence will not be kept up properly. It will not be weed wacked and will rust out. He stated the rest of the neighbors work extra hard to keep the neighborhood looking nice.

Tonia Town of Burton stated the proposed fence will go along her driveway. She said the applicant doesn't keep up with their yard work. She provided pictures. She said they are putting the fence up to allow their dogs more room to run. She stated her kids cannot play in her back yard currently because the dogs consistently bark at them. Their backyard has bald spots of dirt and is full of trash. She fears if they put the fence up, this will happen in the front yard as well.

Steve Platman of Burton stated he lives adjacent to the applicant's house. He said the applicant's dogs run free. They let them run in the front yard and behind his property and terrorize the kids in the neighborhood.

Councilman Vaughn Smith stated he has been approached by 6 people about this fence stating they are against it. Esthetically, it will be a detriment to the community. He encourages the ZBA to deny this request.

Mrs. Abbey stated the City's ordinance does give the right for people to put up fences in their yards. However, when it comes to a front yard fence, the neighbors have a right to object. It is up to the Board to decide whether or not the objections they have heard are reasonable. The administration believes these are reasonable objections and recommends denial.

Mr. Parker said when he drove through the subdivision he noticed another house that has a fence into the right of way. There is also one across the street. What is the limit to how far it can go into the right of way?

Mrs. Abbey stated she thought it would likely be 30 feet from the center of the road but she didn't look it up.

Mr. Rapacz asked to see the pictures Tonia Town referred to.

Mrs. Karsney passed the pictures to the board members.

Mr. Walls visited the area yesterday. This fence is not needed for a safety issue. This seems like a neighborhood feud going on.

Mr. Parker stated he agrees this is a neighborhood dispute and the fence might solve problems.

|                 |                                  |
|-----------------|----------------------------------|
| <b>RESULT:</b>  | <b>FAILED [2 TO 4]</b>           |
| <b>AYES:</b>    | Parker, Rapacz                   |
| <b>NAYS:</b>    | Walls, Hynes, Weatherford, Welch |
| <b>ABSENT:</b>  | Parker                           |
| <b>EXCUSED:</b> | Haskins, Olsen                   |

### 3. ZBA #15-15

Jason Horner of Davison stated he is the business owner. This property is Dr. Beck's old office on Lapeer Road and it was a dump when he bought it a few months ago. He has already made updates. He supplied pictures. He is asking to conduct a C-2 use in a C-1 zone for a contractor's office.

Alan Colburn of Davison stated he is Mr. Horner's business partner. He was born and raised in Burton and he found this building with the Genesee County Land Bank. The first floor of the building will be used for rental suites and the second floor will be their office. Their goal is to bring more business into the City of Burton. This building has been empty for more than 10 years. They have already put \$30,000.00-\$40,000.00 into this building for new windows, roof, framing and electrical. There will be no heavy equipment on site. Storage will be in an outside pole barn. The neighbors are happy we bought this property. The land bank couldn't get anyone to buy it and it was going to be demolished.

Al Walsh of Burton stated he lives in this subdivision. He has concerns about big trucks coming down his street. He doesn't want Lapeer Road to turn into Dort Highway. He isn't against them having a business but he doesn't want the zoning to change. There are houses all around the business. This is a residential area; a subdivision where people live and his grandchildren play.

Mr. Welch stated to be clear, we do not change zoning. Each case is on its own merit and there is no precedent with variances.

Mr. Colburn stated there will be no high traffic or large equipment. It will just be their personal pickup trucks. He stated all of their work is out in the field.

Jeanie Walsh of Burton stated her concern was the size of the pole barn obstructing her view, the storage of material and theft.

Mrs. Abbey stated there is no pole barn as of right now. It is just a future hope they have. There is no need to address the pole barn at this time. There is also no reason for anyone to go down the residential street to access the business. The property has no access to any residential street. The applicant has made substantial improvements to the property but they were fully aware of the risk. The property is commercial. The administration recommends approval.

Mr. Rapacz confirmed with Mr. Horner the intended use for the building. This will be an office space with a secretary where people come to go over blueprints and make payments.

Mr. Horner stated yes.

Mrs. Abbey stated in the ordinance contractors offices are in a C-2 zone perhaps because they anticipated extra traffic.

Mr. Parker asked if the parking lot is big enough to accommodate the use of the building.

Mrs. Abbey stated yes, they have enough spaces for their current use.

Mr. Walls asked if he needed to bring heavy equipment at a later time can he do so.

Mrs. Abbey said as part of the ordinance they cannot store any outside equipment or materials.

Mr. Hynes stated this will bring up residential value and bring business to the City of Burton. He supports it.

|                  |                                                  |
|------------------|--------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>                       |
| <b>MOVER:</b>    | Robert Walls, Planning Chairman                  |
| <b>SECONDER:</b> | Tim Rapacz, Alternate Commissioner               |
| <b>AYES:</b>     | Walls, Parker, Hynes, Weatherford, Welch, Rapacz |
| <b>ABSENT:</b>   | Parker                                           |
| <b>EXCUSED:</b>  | Haskins, Olsen                                   |

**F. AUDIENCE PARTICIPATION****G. BOARD DISCUSSION**

The next regularly scheduled meeting will be held on Tuesday, July 16, 2015 at 5:00 p.m.

Meeting was adjourned at 6:20 PM.

Minutes Acceptance: Minutes of Jun 18, 2015 5:00 PM (Approval of Minutes)



## Burton Zoning Board of Appeals

4303 S. Center Road  
Burton, MI 48519

Meeting: 07/16/15 05:00 PM  
Department: Department of Public Works  
Category: Variance  
Prepared By: Amber Abbey  
Department Head: Greg Kray

E.1

### ADOPTED

### AGENDA ITEM (ID # 1693)

DOC ID: 1693

## ZBA #15-16

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

Re: 1501 S. Center Rd. Burton, MI 48519  
59-15-553-013, C-2 Zone

For: To add to an existing sign that will exceed the allowable square footage by 6 feet, 75 sq ft allowed.

#### ATTACHMENTS:

- Back up 1501 S. Center (PDF)

|                  |                                                      |
|------------------|------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>                           |
| <b>MOVER:</b>    | Robert Walls, Planning Chairman                      |
| <b>SECONDER:</b> | Terry Parker, Commissioner                           |
| <b>AYES:</b>     | Haskins, Walls, Parker, Parker, Welch, Rapacz, Olsen |
| <b>ABSENT:</b>   | Bobbie Weatherford                                   |
| <b>EXCUSED:</b>  | Scott Hynes                                          |



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

Date Filed: 6-17-15  
 Fee Paid: 450.00  
 Receipt #: \_\_\_\_\_  
 Check #: 4390  
 Received by: AA  
 Date Mailed: 6-25-15

ZBA Case #: 15-16 4 Votes Required

**APPLICATION FOR ZONING BOARD OF APPEALS HEARING:**

**PLEASE PRINT**

DATE OF ZONING BOARD OF APPEALS HEARING: 16 JUL 2015 AT 5:00 P.M.

APPLICANTS NAME: BILL CARR SIGNS INC

APPLICANTS ADDRESS: 719 W TWELFTH ST

CITY: FLINT

APPLICANTS PHONE: 810.232.1569

ADDRESS AND PARCEL OR LOT NUMBER: 1501 S CENTER RD BLDG A

59-15-553-013, C-2 Zone.

NOTE: ZBA meets on the 3<sup>rd</sup> 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: PLEASE SEE ATTACHED

To add to an existing sign that will  
exceed the allowable square footage by 6 feet,  
75 sq ft allowed.

APPLICANTS SIGNATURE: \_\_\_\_\_

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

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

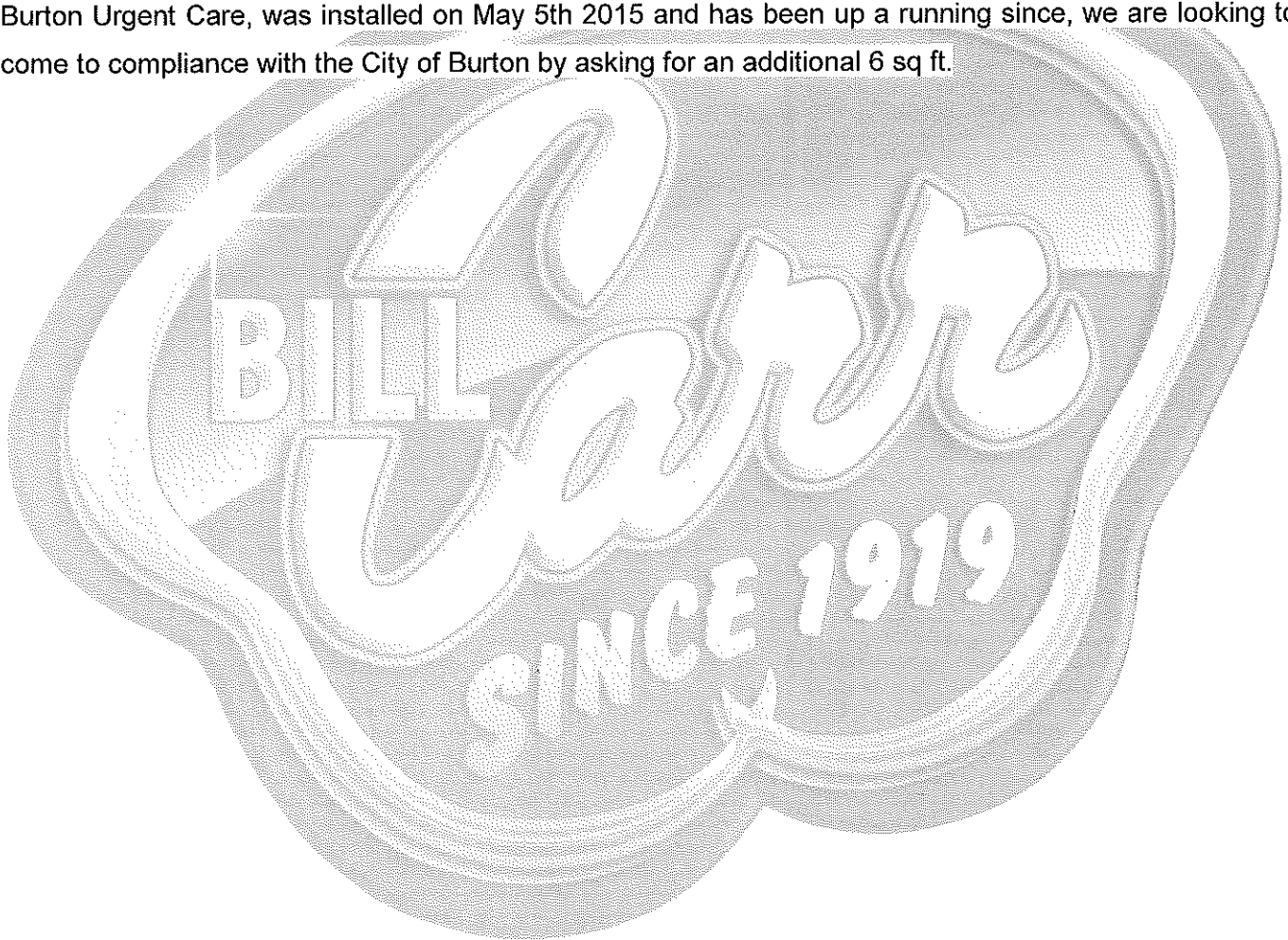
\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Attachment: Back up 1501 S. Center (1693 : ZBA #15-16)



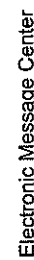
Proudly Serving Michigan for over 96 years.

On May 2nd 2015, Bill Carr signs filed permit application #6510030 with the City of Burton for Burton Urgent Care. The application was inadvertently filled out incorrect. We thought we were in the perimeters of the 75 sq ft. allowed, however we were just recently made aware that we are over by 6 sq ft. This was an oversight and honest mistake made by Bill Carr Signs. Considering the sign, located at Burton Urgent Care, was installed on May 5th 2015 and has been up a running since, we are looking to come to compliance with the City of Burton by asking for an additional 6 sq ft.



Attachment: Back up 1501 S. Center (1693 : ZBA #15-16)

**Side View:**



Size: 2' 1.1" x 4' 2.3"

Pitch: 20mm

Full Color

4 Lines of 5.5" Characters / 16 characters per line

Aluminum Cut/Formed to end cap shape.

cabinet brought back to shop and rework to install EMC on top of frame.



**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.

709 W. TOWNE STREET, INDIANAPOLIS, IN 46202-2322

569 FAX: 810-232-6879 [www.billcarsigns.com](http://www.billcarsigns.com)

INCORPORATED



**Bill Carr Signs**  
INCORPORATED  
SINCE 1919

### E.1.a



# City of Burton

Building Department  
4093 Manor Drive  
Burton, MI 48519  
(810) 742-9230

## SIGN PERMIT APPLICATION

PERMIT # B150030

### I APPLICANT

Applicant's Name URGENT CARE Phone: ( 810 ) 742-0225

Address 1501 S CENTER RD BLDG A City / State BURTON Zip 48509

Property Owner's Name DR KHALED SHUKAIRY Phone: ( 810 ) 742-0225

Address 1501 CENTER RD BLDG A City / State BURTON Zip 48509

### II SIGN LOCATION

Sign Location (address or property I.D. #) 1501 S CENTER RD BLDG A Zoning Class \_\_\_\_\_

Main cross streets CENTER RD and LIPPINCOTT BLVD

BUSINESS NAME URGENT CARE Sub/Ctr \_\_\_\_\_ Phone: (810) 742-0225

### III SIGN (Please check all pertaining criteria)

No of Signs: \_\_\_\_\_

XX **Permanent** \_\_\_\_\_ **Temporary** \_\_\_\_\_ **Change of Face**

\_\_\_\_\_ Wall \*\*\*

\_\_\_\_\_ Wall

XX Ground \*\*\*

\_\_\_\_\_ Ground

\_\_\_\_\_ 2-sided

Sign Height 7 ft

Sign Width 10 ft

Area of Sign 70 sq ft

Is sign to be illuminated? Yes XX No \_\_\_\_\_

If yes:

Hook-Up (pre-existing wiring)

Yes XX

No \_\_\_\_\_

New Wiring NO (permit must be obtained by electrical contractor) Electrical Permit # \_\_\_\_\_

Ground Signs: Setback of sign from the property line: SEE ATTACHED ft

Total height of sign including supports: 7'-6" ft

Note: All ground signs shall have a required footing inspection.

Wall Sign: What is the front footage of the building: \_\_\_\_\_ ft

Estimated cost of sign: \$ 10,500

\*\*\* A drawing is required with specifications filed with the building Inspector for review and approval prior to any construction for wall and ground signs.

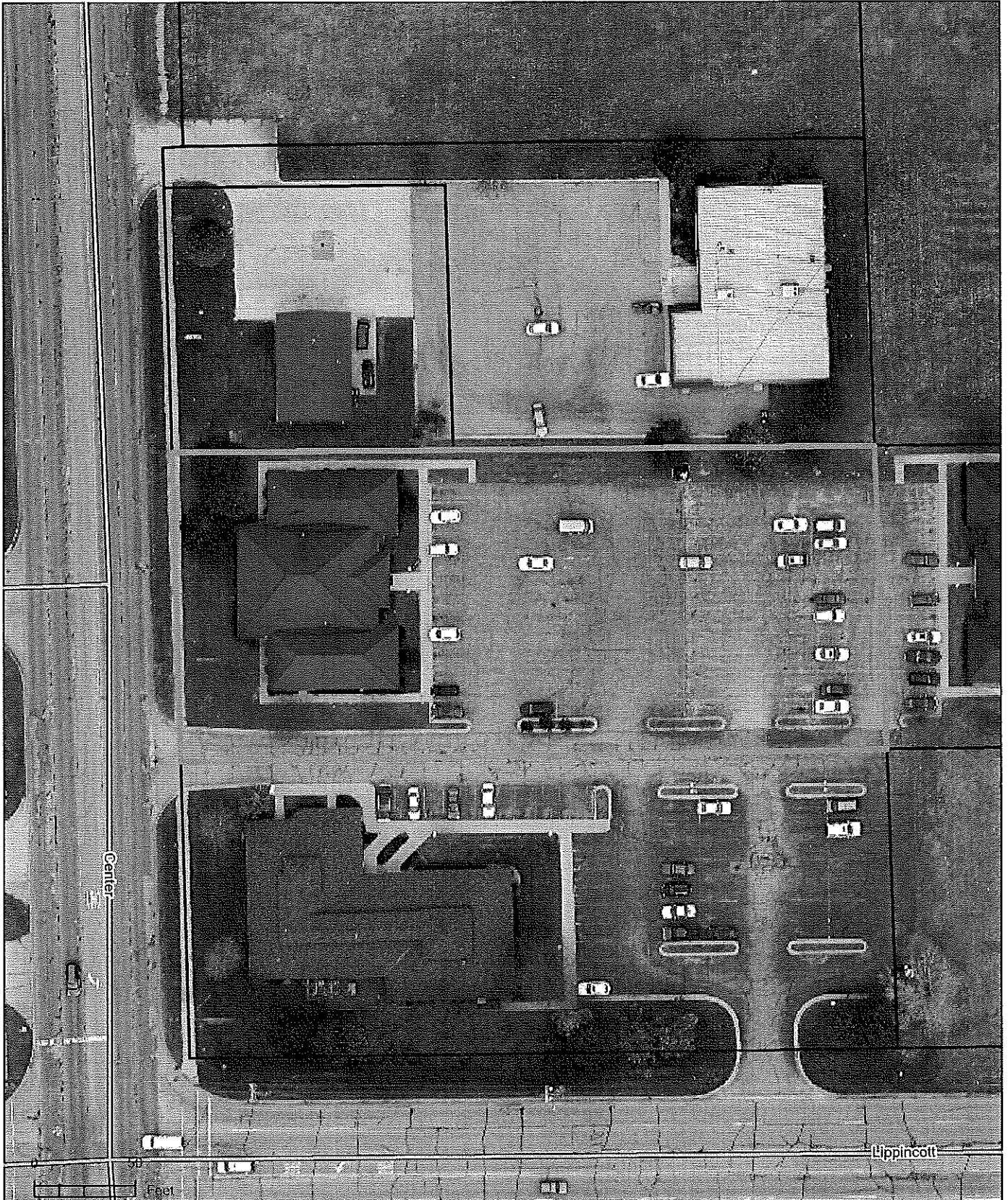
Approved by: [Signature]

Date: 2-5-15

Attachment: Back up 1501 S. Center (1693 : ZBA #15-16)

# BURTON

E.1.a



Attachment: Back up 1501 S. Center (1693 : ZBA #15-16)



## Burton Zoning Board of Appeals

4303 S. Center Road  
Burton, MI 48519

Meeting: 07/16/15 05:00 PM  
Department: Department of Public Works  
Category: Variance  
Prepared By: Amber Abbey  
Department Head: Greg Kray

E.2

### ADOPTED

### AGENDA ITEM (ID # 1694)

DOC ID: 1694

## ZBA #15-17

By: Jerry Kaminer  
2397 S. Belsay Rd.  
Burton, MI 48519

Re: 1222 S. Vassar Rd. Burton, MI 48509  
59-13-529-015, R-1A Zone

For: To allow an existing garage to remain on the property after the house is demolished.

#### ATTACHMENTS:

- Back up 1222 S. Vassar (PDF)

|                  |                                                      |
|------------------|------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>                           |
| <b>MOVER:</b>    | Robert Walls, Planning Chairman                      |
| <b>SECONDER:</b> | Terry Parker, Commissioner                           |
| <b>AYES:</b>     | Haskins, Walls, Parker, Parker, Welch, Rapacz, Olsen |
| <b>ABSENT:</b>   | Bobbie Weatherford                                   |
| <b>EXCUSED:</b>  | Scott Hynes                                          |



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

Date Filed: 6-18-15  
 Fee Paid: 250.00  
 Receipt #: \_\_\_\_\_  
 Check #: 1771  
 Received by: AM  
 Date Mailed: 6-25-15

ZBA Case #: 15-17 4 Votes Required

**APPLICATION FOR ZONING BOARD OF APPEALS HEARING:**

**PLEASE PRINT**

DATE OF ZONING BOARD OF APPEALS HEARING: July 16<sup>th</sup> AT 5:00 P.M.

APPLICANTS NAME: JERRY KAMINER

APPLICANTS ADDRESS: 2397 S BELSAY RD  
 CITY: BURTON MI 48519

APPLICANTS PHONE: 810-577-9777

ADDRESS AND PARCEL OR LOT NUMBER: 1222 S VASSAR RD  
BURTON MI 48509, 59-13-529-015

NOTE: ZBA meets on the 3<sup>rd</sup> 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: TO ALLOW an existing  
Garage to remain on a property after  
the house is demolished.

APPLICANTS SIGNATURE: Jerry Kaminer

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 1222 S. Vassar (1694 : ZBA #15-17)

# BURTON

E.2.a



Attachment: Back up 1222 S. Vassar (1694 : ZBA #15-17)



## Burton Zoning Board of Appeals

4303 S. Center Road  
Burton, MI 48519

Meeting: 07/16/15 05:00 PM  
Department: Department of Public Works  
Category: Variance  
Prepared By: Amber Abbey  
Department Head: Greg Kray

E.3

### ADOPTED

### AGENDA ITEM (ID # 1695)

DOC ID: 1695

## ZBA #15-18

By: 2111 E. Bristol Rd. LLC / Larry Dail  
2111 E. Bristol Rd.  
Burton, MI 48529

Re: 2111 E. Bristol Rd., Burton, MI 48529  
59-29-555-108, C-2 Zone

For: To construct an intermittent sign within 100' of residential homes.

#### ATTACHMENTS:

- ZBA 15-18 (PDF)

|                  |                                                      |
|------------------|------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>                           |
| <b>MOVER:</b>    | Robert Walls, Planning Chairman                      |
| <b>SECONDER:</b> | Tim Rapacz, Alternate Commissioner                   |
| <b>AYES:</b>     | Haskins, Walls, Parker, Parker, Welch, Rapacz, Olsen |
| <b>ABSENT:</b>   | Bobbie Weatherford                                   |
| <b>EXCUSED:</b>  | Scott Hynes                                          |



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

Date Filed: 6-18-15  
 Fee Paid: \$450.00  
 Receipt #: \_\_\_\_\_  
 Check #: 20110  
 Received by: AK  
 Date Mailed: 6-25-15

ZBA Case #: 15-18 4 Votes Required

**APPLICATION FOR ZONING BOARD OF APPEALS HEARING:**

**PLEASE PRINT**

DATE OF ZONING BOARD OF APPEALS HEARING: July 16<sup>th</sup> AT 5:00 P.M.

APPLICANTS NAME: 2111 E. Bristol Rd LLC - Larry Dail

APPLICANTS ADDRESS: 2111 E. Bristol Rd

CITY: Burton MI 48529

APPLICANTS PHONE: 810-836-6508

ADDRESS AND PARCEL OR LOT NUMBER: 2111 Bristol  
59-29-555-108 C-2 Zone.

NOTE: ZBA meets on the 3<sup>rd</sup> 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: To construct an intermittent sign  
within 100' of residential homes.

APPLICANTS SIGNATURE: 

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

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

Client: ART RAGEOUS Job: MAIN ID W/EMC - 20MM W/O #



Attachment: ZBA 15-18 (1695 : ZBA #15-18)

Artrageous... :

Cabinet: 17" Wide Body Sign Comp - Double Faced

Internally Illuminated

Size: 2' - 4" x 4' - 2.3"

Paint Color: To Match existing posts

Retainer: 2.25"

Faces: 3/16" White Polycarbonate

Vinyl: Digitally Printed Graphics on Clear w/ DOL 1060 Laminate

"EMC" :

Size: 2' - 1.1" x 4' - 2.3" x 10" - Double Faced

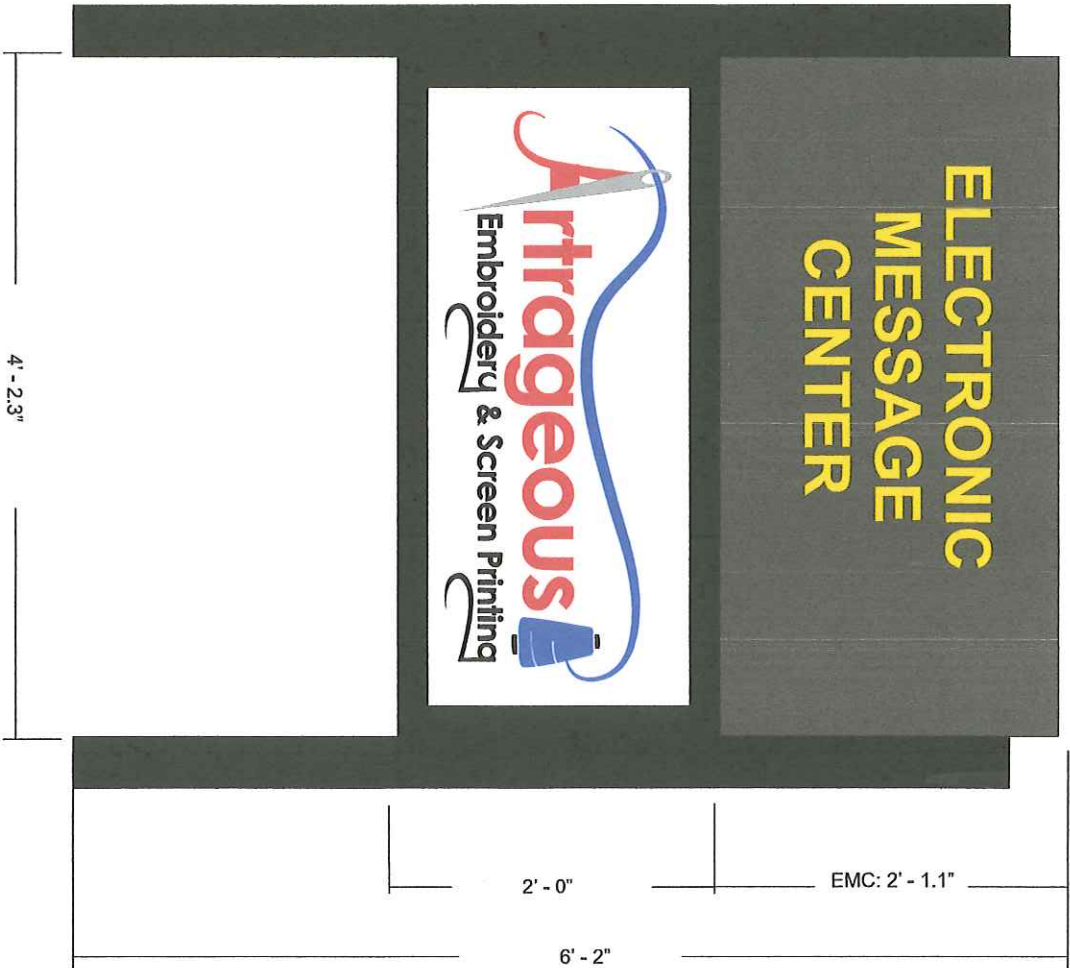
Pitch: 20mm

Color: Full Color (RGB)

Proposed Sign:

Total Square Footage: 29.8 sq feet

Total Height: 6' - 2"



CUSTOMER APPROVAL:

DATE:

Salesperson: Jamie Elftom

Artrageous... EMC is a registered trademark of Artrageous... EMC. All rights reserved. In the event that such an arbitration should occur, all

Artrageous... EMC signs will be compensated for minimum of \$500 to 15% of the proposed sign project.

719 W. TWELFTH STREET, FULTON, MICHIGAN 48803 810-232-5679 FAX: 810-232-5679 WWW.ARTRAGEOUS.COM



# BURTON





## Burton Zoning Board of Appeals

4303 S. Center Road  
Burton, MI 48519

Meeting: 07/16/15 05:00 PM  
Department: Department of Public Works  
Category: Variance  
Prepared By: Amber Abbey  
Department Head: Greg Kray

E.4

**TABLED**

### AGENDA ITEM (ID # 1696)

DOC ID: 1696

## ZBA #15-19

By: John Cooper (Agent)  
9408 Parkwood.  
Davison, MI 48423

Re: 1096 N. Center Rd. Burton, MI 48509  
59-10-551-043, M-1 Zoned

For: 1. To conduct used car sales not in conjunction with new car sales.

2. To conduct a C-3 Highway Oriented Business special use in an M-1 Light Industrial Zone

#### ATTACHMENTS:

- Back up 1096 N. Center (PDF)

**RESULT:** **TABLED [UNANIMOUS]**

**Next: 8/20/2015 5:00 PM**

**MOVER:** Robert Walls, Planning Chairman

**SECONDER:** Terry Parker, Commissioner

**AYES:** Haskins, Walls, Parker, Parker, Welch, Rapacz, Olsen

**ABSENT:** Bobbie Weatherford

**EXCUSED:** Scott Hynes



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

Date Filed: 6-19-15  
 Fee Paid: \$ 450.00  
 Receipt #: \_\_\_\_\_  
 Check #: 1922  
 Received by: AA  
 Date Mailed: 6-25-15

ZBA Case #: 15-19 5 Votes Required

**APPLICATION FOR ZONING BOARD OF APPEALS HEARING:**

**PLEASE PRINT**

DATE OF ZONING BOARD OF APPEALS HEARING: July 16<sup>th</sup> AT 5:00 P.M.

APPLICANTS NAME: JOHN G COOPER AGENT

APPLICANTS ADDRESS: 9408 Parkwood

CITY: DAVISON MI 48423

APPLICANTS PHONE: 810-347-5429

ADDRESS AND PARCEL OR LOT NUMBER: 1096 N CENTER Rd  
BURTON MI 48509, 59-10-551-043, m-120

NOTE: ZBA meets on the 3<sup>rd</sup> 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: 1. TO conduct used car sales  
not in conjunction with new car sales;  
2. To conduct a C-3 Special Use in an  
m-1 light Industrial Zone.

APPLICANTS SIGNATURE: [Signature] AGENT

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

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

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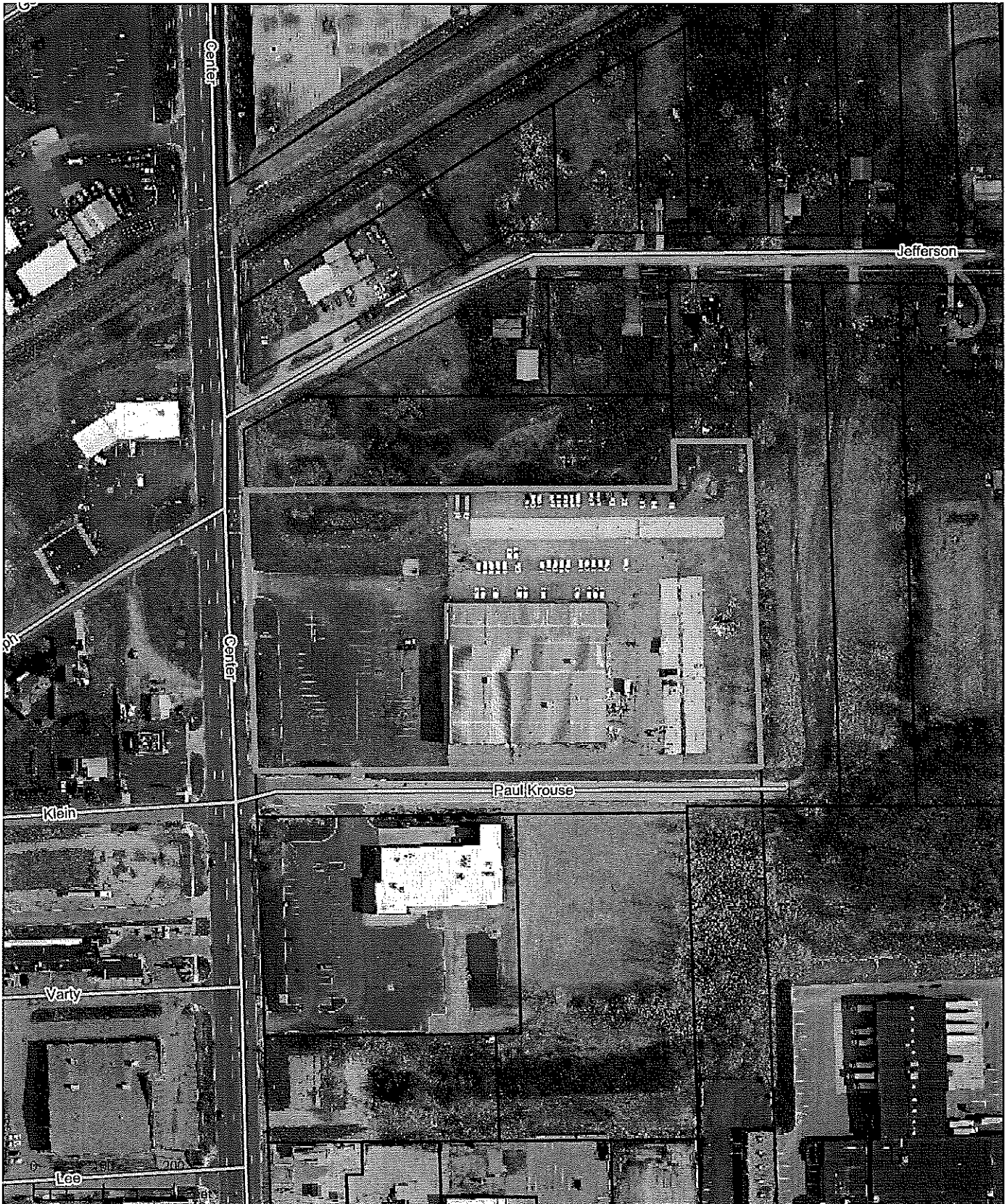
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Attachment: Back up 1096 N. Center (1696 : ZBA #15-19)

# BURTON



Attachment: Back up 1096 N. Center (1696 : ZBA #15-19)