



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RESULT:	WITHDRAWN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.



CITY OF BURTON

BURTON ZONING BOARD OF APPEALS MEETING

JUNE 21, 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	Excused	
Christina Conley	Council Representative	Present	
Scott Hynes	Commissioner	Present	
Timothy Miller	Alt. Commissioner	Excused	
Terry Parker	Commissioner	Present	
Tim Rapacz	Commissioner	Present	
Deb Walton	Commissioner	Excused	
Michaeline Ward-Terry	Vice Chairperson	Excused	
Steve Welch	Chairman	Present	

C. STAFF PRESENT

D. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - May 17, 2018 5:00 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Terry Parker, Commissioner
SECONDER: Tim Rapacz, Commissioner
AYES: Conley, Hynes, Parker, Rapacz, Welch
EXCUSED: Standel, Miller, Walton, Ward-Terry

E. VARIANCE

1. ZBA #18-12

By: Nicholas Burnett
6134 Vassar Rd.
Grand Blanc, MI 48439

Re: 1426 Kenneth St. Burton, MI 48529
59-30-578-216, R-1C Zoned

For: To construct a covered deck that will be 10' from the front property line, 20' required.

Mrs. Abbey stated all of the properties in this neighborhood are close to front property lines, which leaves very little room for front porches, decks, etc. The administration recommends approval.

Mr. Hynes asked Mr. Burnett asked why he would need a 10 ft. by 24 ft. deck. That is a good size for an entrance. Will you be putting a sidewalk there too?

Mr. Burnett said the hope is to bring it out to the public sidewalk. The reason I am asking for this size is so that it will look symmetrical to the rest of the building.

RESULT:	CARRIED [4 TO 1]
MOVER:	Scott Hynes, Commissioner
SECONDER:	Terry Parker, Commissioner
AYES:	Hynes, Parker, Rapacz, Welch
NAYS:	Conley
EXCUSED:	Standel, Miller, Walton, Ward-Terry

2. 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.

Mr. Broomfield decided to table this until the next meeting when all the board members are present.

RESULT:	TABLED [UNANIMOUS]	Next: 7/19/2018 5:00 PM
MOVER:	Tim Rapacz, Commissioner	
SECONDER:	Scott Hynes, Commissioner	
AYES:	Conley, Hynes, Parker, Rapacz, Welch	
EXCUSED:	Standel, Miller, Walton, Ward-Terry	

3. ZBA #18-15

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

Minutes Acceptance: Minutes of Jun 21, 2018 5:00 PM (Approval of Minutes)

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.

The applicant did was not present.

Mrs. Abbey stated without seven board members here I do not suggest we act without the applicant here.

Mr. Parker said the DAV have had flea market signs up for a couple of weeks now. They have not been approved yet. What happens if they have this over the weekend? There is no enforcement on the weekend, which is a problem.

Mrs. Abbey said I will call them tomorrow.

RESULT:	TABLED [UNANIMOUS]	Next: 7/19/2018 5:00 PM
MOVER:	Tim Rapacz, Commissioner	
SECONDER:	Scott Hynes, Commissioner	
AYES:	Conley, Hynes, Parker, Rapacz, Welch	
EXCUSED:	Standel, Miller, Walton, Ward-Terry	

4. ZBA #18-16

By: Isla Investment Services
P.O. Box 686
Flint, MI 48501

Re: 3408 S. Dort Hwy. Burton, MI 48529
59-29-400-017, C-2 Zoned

For: To conduct an open air business in a C-2 General Business zone for a flea market that will include self-storage units on site for the vendors.

Motion for approval of ZBA #18-16 with the following stipulations: 1. Remove the foundation before anything comes on the site. 2. To allow for one year only, after which time they can reapply if there were no issues.

Mrs. Abbey there is a possibly for congestion and I would suggest not approving this contingent on the site plan but only on the use. There are a few things that would have to be modified. The applicants has stated that they are not going to do the self-storage anymore. This is something we were concerned with. There is an existing foundation that would have to be demolished. My recommendation is that this be demolished immediately before anything is done with the site at all. I would suggest a one-year contingency if this is approved. If there were no issues after a year, then they could reapply.

The applicant said there would be open tents to sell flea market items and a 6 ft.

chain link fence. We would like to have this just on the weekend (Friday, Saturday and Sunday), for now to see how things go.

Mr. Rapacz asked Mrs. Abbey when the last time was that this property was used for anything.

Mrs. Abbey stated this used to be a mobile home site.

The applicant said we have owned this for about three years. In that time, we have just been maintaining it and tried to sell it.

RESULT:	FAILED [2 TO 3]
MOVER:	Scott Hynes, Commissioner
SECONDER:	Terry Parker, Commissioner
AYES:	Conley, Rapacz
NAYS:	Hynes, Parker, Welch
EXCUSED:	Standel, Miller, Walton, Ward-Terry

F. AUDIENCE PARTICIPATION

None.

G. BOARD DISCUSSION

Mr. Welch said I was at the press conference for GM. Mrs. Abbey was recognized very highly for her professionalism in processing the acquisition of the General Motors property. Congratulations Mrs. Abbey. Our alternate Mr. Miller has resigned, so we need to appoint another alternate as soon as possible.

The next regularly scheduled meeting will be held on Thursday, July 19, 2018, at 5:00 p.m.

Meeting was adjourned at 5:33 PM.

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)

Back by May 18

E.2.a



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

Date Filed: 5-9-18
Fee Paid: \$ 450.00
Receipt #: _____
Check #: _____
Received by: _____
Date Mailed: _____

ZBA Case #: 18-15 5 Votes Required

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

PLEASE PRINT

DATE OF ZONING BOARD OF APPEALS HEARING: June 21st AT 5:00 P.M.

APPLICANTS NAME: DISABLED AMERICAN VETERANS CHAPT. 3

APPLICANTS ADDRESS: 4200 BRISTOL RD

CITY: BURTON, MI 48519

APPLICANTS PHONE: 810 743 2322

ADDRESS AND PARCEL OR LOT NUMBER: _____

59-34-200-021 C-3 Zoned

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: To conduct a flea market
June 22nd until Oct, 31, 2018.

APPLICANTS SIGNATURE: Thomas [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 18-15 (3852 : ZBA #18-15)

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: July 19, 2018
Time: 5:00 p.m.
Place: Burton City Hall
4303 S. Center Rd.
Burton, MI. 48519
Council Chambers

ZBA Case #: 18-17

Applicant's Name: Ron Baugh

Address: 4376 Hedgethorn Cir. Burton, MI 48509

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

Nature of Request: To construct a 6' wood privacy fence in the front yard.

Attachment: ZC#18-17 (3958 : ZBA #18-17)



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

Date Filed: 6-20-18
 Fee Paid: 250.00
 Receipt #: _____
 Check #: 2012482571
 Received by: AK
 Date Mailed: _____

ZBA Case #: 18-18 4 Votes Required

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

PLEASE PRINT

DATE OF ZONING BOARD OF APPEALS HEARING: July 19th, 2018 AT 5:00 P.M.

APPLICANTS NAME: Cornelius Jones

APPLICANTS ADDRESS: 2142 E Williamson

CITY: Burton

APPLICANTS PHONE: 810 875 8512

ADDRESS AND PARCEL OR LOT NUMBER: 59-32-503-137

R-1C

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: The variance requested is for keeping the untouched or undamaged garage kept in tact for equipment storage because it would be detrimental in maintaining the lot.

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.

The lot & garage is in great shape along with the driveway. We were hoping to use the garage for tool & equipment storage in order to maintain the lot & garden located on the property.

Attachment: Back up 18-18 (3959 : ZBA #18-18)

BURTON



Attachment: Back up 18-18 (3959 : ZBA #18-18)