



CITY OF BURTON

BURTON ZONING BOARD OF APPEALS MEETING

JULY 20, 2017

MINUTES

Council Chambers

Regular Meeting

5:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

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

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Duane Haskins	Council Representative	Present	
Terry Parker	Commissioner	Present	
Scott Hynes	Commissioner	Present	
Steve Welch	Commissioner	Present	
Tim Rapacz	Commissioner	Present	
Deb Walton	Commissioner	Present	
Michaeline Ward-Terry	Commissioner	Present	
Donald Standel	Commissioner	Excused	
Timothy Miller	Commissioner	Excused	

C. STAFF PRESENT

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

D. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jun 15, 2017 5:00 PM

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

E. VARIANCE

1. ZBA #17-10

By: Pamela & Donald Sikes
4323 Fenton Rd.
Burton, MI 48529

Re: 4323 Fenton Rd. Burton, MI 48529

59-31-551-007 R-1B Zone

For: To Construct a 6' chain link fence in a residential zone

Paula Sikes stated they would like to put up this fence due to safety issues such as previous break-in's and keeping my son, grandchildren and dog safe. We have fox, bobcat and coyote in the area. The fence will be covered with arborvitaes and the gates with a cover that looks like brick.

Mrs. Abbey said if anyone drove by this house they would barely notice the house let alone the fence. Due to the fact that there are no neighbor's here to object the administration sees no reason to not let them continue it.

Mr. Haskins asked if this was for the front yard.

Mrs. Abbey stated the 6 foot chain link fence would be for the back yard. You are allowed a minimum height of 5 foot chain link fence in the back yard or 6 foot privacy fence. You are allowed a 4 foot chain link fence in the front yard.

Motion to construct a 6' chain link fence in a residential zone.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Michaeline Ward-Terry, Commissioner
SECONDER:	Terry Parker, Commissioner
AYES:	Haskins, Parker, Hynes, Welch, Rapacz, Walton, Ward-Terry
EXCUSED:	Standel, Miller

2. ZBA #17-11

By: Todd Reid
5349 Lippincott Blvd.
Burton, MI 48519

Re: 6149 Lapeer Rd. Burton, MI 48509
59-13-502-001, C-2 Zoned

For: To conduct an M-2 General Industrial Special Use in a C-2 General Business zone for open storage yard for construction contractor's equipment and materials.

Todd Reid said, I own the building that was the old Buds Trailer Supply. When I bought the property, I didn't think outside storage was an issue because the previous owner had storage outside and none of the neighbors have complained. We take care of our things and keep everything neatly stacked. I store everything I can inside the warehouse but cannot possibly fit everything we have in there.

Mrs. Abbey stated when this was Bud's Trailer Supply they had nonconforming rights, trailer sales not outside storage. Trailer storage and construction storage are

two different things. I went out to this property and did an inspection, along with the Building Inspector. The Building Inspector gave him a list of repairs that needed to be made to the interior of the building. We also gave him the perimeter as far as what type of protective screening he is able to use between this property and the residential property. He will be able to still keep the bushes along the one side for a privacy screen until they are gone. After that time he will need to put up a six foot privacy fence along the east property line. Along the north property line, behind the house and out to Adams Rd. he will need a six foot privacy fence. That's all required by ordinance. The administration recommends approval if a contingency that the other area where he is storing now have some type of privacy screening on the six foot chain link fence. My suggestion was to put slats in as his protective screening, which would be allowed. This is along the west property line.

Motion to conduct an M-2 General Special use in a C-2 General Business zone for open storage yard for construction contractor's equipment and materials with the contingency that privacy screening slats will be put on the west side property line fencing.

RESULT:	CARRIED AS AMENDED [UNANIMOUS]
MOVER:	Duane Haskins, Council Representative
SECONDER:	Scott Hynes, Commissioner
AYES:	Haskins, Parker, Hynes, Welch, Rapacz, Walton, Ward-Terry
EXCUSED:	Standel, Miller

F. AUDIENCE PARTICIPATION

None.

G. BOARD DISCUSSION

Mr. Hynes asked Mrs. Abbey about the pig on Bristol Road and if this was allowed.

Mrs. Abbey stated no this is not allowed. Farm animals are only allowed on properties with 5 acres or more.

Mrs. Walton said the pig has been there for 2-3 months now. They have a big hole cut into their front door to feed the pig through and the stench is terrible. This complaint has already been turned in. Bendle School supposedly owns this pig and that is where it's staying.

Mrs. Walton asked Mrs. Abbey if she knew why the driveway was tore out on the Lapeer Road property that was previously a Doctor's office.

Mrs. Abbey said she will check on both of these.

Mrs. Abbey and Mr. Welch stated they will not be able to attend the next meeting.

The next regularly scheduled meeting will be held on Thursday, August 17th, 2017, at 5:00 p.m.

Meeting was adjourned at 5:30 PM.
