



CITY OF BURTON

BURTON ZONING BOARD OF APPEALS MEETING

JUNE 16, 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 5:00 PM.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Duane Haskins	Council Representative	Excused	
Terry Parker	Commissioner	Present	
Scott Hynes	Commissioner	Present	
Bobbie Weatherford	Commissioner	Present	
Steve Welch	Commissioner	Present	
Tim Rapacz	Commissioner	Present	
Deb Walton	Commissioner	Excused	
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 - May 19, 2016 5:00 PM

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

E. VARIANCE

1. ZBA #16-10

By: Bob Denam / Denam Auto
4510 S. Dort Hwy.
Burton, MI 48529

Re: 4510 S. Dort Hwy. Burton, MI 48529
59-32-400-038, C-3 Zoned

For: To delay installing sidewalk along Maple Road until the adjoining property is required to install sidewalk.

Chuck Sekrenes, representative for Bob Denam, stated along Maple road there are no other sidewalks around to be able to attach this sidewalk to. It would be a sidewalk to nowhere. Mr. Denam would like to postpone putting in a sidewalk until you require everyone to do it.

Mrs. Abbey said last month they came before the Planning Commission for approval to build a pole barn on the property. This was approved contingent upon the sidewalk application to you. We do recommend approval with the stipulation that if other property owners are required to put in the sidewalk, they will have to as well.

Motion to approve the delay of installing a sidewalk along Maple Road until the adjoining property is required to install a sidewalk also.

RESULT:	CARRIED [5 TO 1]
MOVER:	Terry Parker, Scott Hynes
SECONDER:	Bobbie Weatherford, Commissioner
AYES:	Parker, Hynes, Weatherford, Welch, Ward-Terry
NAYS:	Rapacz
EXCUSED:	Haskins, Walton, Standel

2. ZBA #16-11

By: Jeff Sherbino & Neil Martz
1441 Allen St.
Burton, MI 48529

Re: 3361 S. Center Rd. Burton, MI 48519
59-27-551-012, C-2 Zoned

For: To keep an accessory structure once the principal structure is demolished.

Applicant postponed until July 21, 2016 @ 5:00 PM.

3. ZBA #16-12

By: George Veilleux
6288 Court St.
Burton, MI 48509

Re: 6288 Court St. Burton, MI 48509
59-13-200-015, R-1B Zoned

For: To construct a 30' x 48' accessory structure that will exceed the allowable structure footage by 1392 sq ft.

Mr. Veilleaux of Burton stated I have a trailer he would like to store. I own 7 acres and this structure would not be visible to neighbors other than the one on the west side of me. I have improved my property by over 100 percent since I have owned it. This structure is made out of steel.

Mrs. Abbey stated Mr. Veilleaux does have a large property of land. There are already several accessory structures on his property. The square footage allowed for those parcels of land is shared by everybody in the neighborhood. Administration has no choice but to recommend denial. When the administration makes a recommendation it is based on the ordinance. This type of restriction, as far as structures go, is shared with everyone in the City. There is no unique hardship here. The ordinance states one acre and above, it does not take into consideration that he has 7 acres of land.

Mr. Parker said if we give a variance to someone today, what happens 20 years from now when someone wants to run a business out of it. On the other hand, for someone with this much land, a structure would look better than a bunch of stuff sitting outside.

Mrs. Ward-Terry suggested adding a stipulation that he will not be running a business out of it, if we choose to allow it.

Mrs. Abbey stated this is already an ordinance in place that does not allow a business to be run out of a pole barn on residential property.

Mr. Welch said his only concern is that he is asking for 1400 feet over the allowable limit.

Mr. Hynes asked if he would be willing to reduce the size of the building.

Mr. Veilleux stated yes, he could reduce the size of the barn.

Mrs. Abbey told Mr. Veilleux that if he removed any structures, whatever the square footage was of what was removed could be added to that new structure.

Motion to amend the ZBA #16-12 to construct a structure that will exceed the allowed structure footage by 852 square foot.

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

F. AUDIENCE PARTICIPATION

None.

G. BOARD DISCUSSION

Mr. Hynes asked about Milissa Poisson of 3438 Camden in Burton, who put up the recreational vehicle in her driveway due to a fire in her home.

Mrs. Abbey stated she came in and got her demo permit. She is going to stay in the trailer until the house is completely demolished. She has until December to be out.

Mr. Welch asked about the work coming to a halt at the old Dr's office on Lapeer Rd.

Mrs. Abbey said she would check into this and let you know.

Mr. Parker said there is a house on Atherton Road, between Howe and Meadowcroft that has a tarp on the roof.

Mrs. Abbey stated she has a demolition hearing scheduled for next week. The County has the property now. They have allowed us to demolish it with their approval. If a house is tagged unoccupiable there is nothing the City can do unless the house becomes structurally not sound.

Mr. Rapacz asked when the meeting for the new By-Laws will be.

Mrs. Abbey stated I can put this in your agenda packet for the next meeting. The City Attorney has already reviewed and approved them. You can still make changes if needed.

The next regularly scheduled meeting will be held on Thursday July 21, 2016, at 5:00 p.m.

Meeting was adjourned at 5:48 PM.
