



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

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.
