



CITY OF BURTON

BURTON ZONING BOARD OF APPEALS MEETING

MARCH 16, 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	
Deb Walton	Commissioner	Present	
Steve Welch	Commissioner	Present	
Tim Rapacz	Commissioner	Present	
Michaeline Ward-Terry	Commissioner	Present	
Donald Standel	Second Alt	Excused	

C. STAFF PRESENT

Amber Abbey, Deputy Planning and Zoning

Teresa Karsney, Clerk

D. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Feb 16, 2017 5:00 PM

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

E. VARIANCE

1. ZBA #17-03

By: Harry Nimmo
4383 Eagle Lane
Burton, MI 48519

Re: 4383 Eagle Lane Burton, MI 48519
59-27-627-006, R-1B Zoned

For: To construct an attached garage that will be 7' off the side property line, 10' required.

Mrs. Abbey stated he is still going to keep the 5 ft. separation. The administration is recommending approval.

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

2. ZBA #17-04

By: Kurt Pfeiffer / Certified, LLC.
5223 Wishing Well Dr.
Grand Blanc, MI 48439

Re: 4274 Davison Rd. Burton, MI 48509
59-10-200-001, R-1B Zoned

For: To conduct a C-2 General Business use in an R-1B residential zone for a car detail shop.

Ronald James of Flint, Michigan stated, I am the owner of this property. The lot is 200 ft. wide x 250 ft. deep with a 40 ft. x 60 ft. commercial building on it. I have never understood the residential zoning, it has never been used as residential since 1950. It is commercial all around us.

Mrs. Abbey said this is the only property that is zoned R-1B around it. There is a residential home on the property. There are many other properties around that area with residential homes and commercial buildings on it. This may be something we may want to look at when it comes to the Master Plan. There has never been a car dealership on this property so there are no nonconforming rights. The building was used for storage so this is a change of use that they are asking for. The administration recommends approval.

Mr. Parker asked if the use variance is granted for a detail shop will this use stay with the property if this changes ownership.

Mrs. Abbey said that is correct. If another detail shop wanted to come in they could, but if a retail shop wanted to come in there they couldn't. This is use variance for a car detail shop only. The owner may want to request a zoning change in the future which would allow more things to come and go.

Mrs. Walton said she has had complaints about the mud that runs from the property onto Davison Road when it's raining.

Mr. Pfeiffer said the mud is a problem for them also. We will address this issue in

the Spring when we can get the equipment in.

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

F. AUDIENCE PARTICIPATION

None.

G. BOARD DISCUSSION

Mr. Hynes asked if the home on Court Street was purchased where the Golf Dome was. He said the home is fenced in now.

Mrs. Abbey said he was supposed to come back before the board before he expanded the fence.

Mrs. Walton stated the cars going in and out, they are also causing mud to spill out onto Court Street.

Mrs. Abbey stated the building inspector renewed the permit for 3438 Camden. They will have until May 30, 2017 because they are dismantling the building themselves.

Mr. Parker asked about the timeline on the home on Atherton Road that is supposed to be demolished.

Mrs. Abbey said the grant has been approved last month. Now we have to wait for Genesee County to bid the job out. This usually happens in the Spring.

The next regularly scheduled meeting will be held on Thursday, April 20th, 2017, at 5:00 p.m.

Meeting was adjourned at 5:23 PM.
