



CITY OF BURTON

BURTON ZONING BOARD OF APPEALS MEETING

MARCH 17, 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	Present	
Robert Walls	Planning Chairman	Present	
Terry Parker	Commissioner	Excused	
Scott Hynes	Commissioner	Present	
Bobbie Weatherford	Commissioner	Present	
Steve Welch	Commissioner	Present	
Tim Rapacz	Commissioner	Present	
Michaeline Ward-Terry	Commissioner	Present	
Donald Standel	Commissioner	Excused	

C. STAFF PRESENT

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

D. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Nov 19, 2015 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Robert Walls, Planning Chairman
SECONDER:	Scott Hynes, Commissioner
AYES:	Haskins, Walls, Hynes, Weatherford, Welch, Rapacz, Ward-Terry

E. VARIANCE

1. ZBA #16-01

By: Bruce Calhoun
1111 Creekwood Trl.
Burton, MI 48509

Re: 1070 Creekwood Trl. Burton, MI 48509
59-11-551-007, R-O Zoned

For: To construct a new office building that will be 16' from the rear property line, 30' required.

Bruce Calhoun of Burton stated we are looking at a new office building in the Creekwood Professional Village complex along Court St. We just purchased a lot from Showcase Cinema. There are two lots on the front half, leaving the back half vacant with a possible sale down the road. We will have a shared drive and dumpster. We are looking to match the existing setbacks throughout the complex in order to keep the same continuity of the buildings there. We are the first building within the complex that has to do underground detention. We are trying to place that under the front parking spaces not in the drive so that there is no traffic over top of the system. All of the utilities are in the first ten foot of the front yard. We don't want to put the asphalt or the detention area within those utilities in case there are issues with those in the future. We would end up being 16.87 feet off the property line and we are asking for 16 feet. I think this will meet pretty much all of the other complexes so I don't see where there would be an issue. The adjoining property is the old Showcase Cinema. There are rumors of a dealership coming in. Even if that is not the case there will probably be a drive along that property line so I don't think we will ever be looking at a building that close to the property line on that site.

Mrs. Abbey stated last month Mr. Calhoun brought this project before the Planning Commission and they did approve it contingent upon your approval tonight. If it is not approved they will have to move the building to the 30 foot setback and as he stated that will cause him to have to readjust some things. They may not have a sidewalk right there or have to move some parking spaces around. We do see that it lines up with the property directly to the north and it wouldn't be encroaching any closer to that property than that business already is so we recommend approval.

Mr. Walls stated this did come before the Planning Commission and we approved it. We thought it would be a great addition to the community. It does fit in with what's over there and we saw no problems with it. I would like to make a recommendation to approve as is.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Robert Walls, Planning Chairman
SECONDER:	Bobbie Weatherford, Commissioner
AYES:	Haskins, Walls, Hynes, Weatherford, Welch, Rapacz, Ward-Terry

F. AUDIENCE PARTICIPATION

G. BOARD DISCUSSION

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

Meeting was adjourned at 5:10 PM.