



CITY OF BURTON

BURTON ZONING BOARD OF APPEALS MEETING

MAY 21, 2015

AGENDA

Council Chambers

Regular Meeting

5:00 PM

**4303 S. CENTER ROAD
BURTON, MI 48519**

ATTENTION APPLICANT:

In order to prove you are entitled to a variance, you should be prepared to show how your property meets the conditions listed:

1. The difficulty must be unique to your property and not generally shared by others in the same zoning district, and would constitute a hardship.
2. The variance will not adversely affect the public health, safety and welfare, or be contrary to the spirit and intent of the Ordinance.

The burden of demonstrating that the above conditions exist on your property falls on you, the applicant. The Zoning Board of Appeals will not argue or present your case for you.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. STAFF PRESENT

D. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Special Meeting - Apr 30, 2015 5:00 PM

E. VARIANCE

1. ZBA # 15-07
By: Gary Foerster
4307 Howe Rd. Grand Blanc, MI 48439

Re: 4307 Howe Rd. Grand Blanc, MI 48439
Parcel #59-34-400-009, SE Zone

For: To construct a 30' x 40' pole barn that will project 10' past the front face of the house.
2. ZBA #15-09
By: Nicholas Rowan
2429 Sunray Ct. Davison, MI 48423

Re: 4033 S. Center Rd. Burton, MI 48519
59-34-100-042, C-2 Zone

For: To conduct used car sales not in conjunction with new car sales.

3. ZBA #15-10

By: Rudy A. Hunt
4424 Pebble Creek Blvd. Grand Blanc, MI 48439

Re: 4424 Pebble Creek Blvd. Grand Blanc, MI 48439
59-35-578-014, R1-A Zone

For: To construct a deck 19' from the rear property line, 35' required.

4. ZBA #15-11

By: JND Ventures Limited, LLC
G-3266 S. Dort Hwy. Burton, MI 48529

Re: 3323 Associates Dr. Burton, MI 48529
59-29-551-003, M-1 Zone

For: 1. To conduct a C-2 special use for an indoor recreational event center in an M-1 zone.
2. To reduce the number of required parking spaces from 59 to 35.

5. ZBA #15-12

By: T-Rex Enterprises, LLC
3245 Card Dr. Burton, MI 48529

Re: 3245 Card Dr. Burton, MI 48529
59-33-501-027, M-2 Zone

For: To conduct a medical marijuana grow facility within 200' of a residential property.

6. ZBA #15-13

By: Thomas Allen Childs
1053 W. Wilson Rd. Clio, MI 48420

Re: 4067 E. Court St. Burton, MI 48509
59-10-551-001, C-2 Zone

For: To conduct a medical marijuana dispensary where persons under the age of 18 that do not possess a valid Medical Marijuana Registry Card are allowed on the property.

F. AUDIENCE PARTICIPATION

Now is the time set-aside for members of the audience to address the Burton Zoning Board of Appeals. I would ask each individual to give their name and address for the record and to limit their comments to five (5) minutes and to speak on the topics germane to City business.

G. BOARD DISCUSSION

The next regularly scheduled meeting will be held on Thursday, June 18, 2015, at 5:00 p.m.



CITY OF BURTON

BURTON ZONING BOARD OF APPEALS MEETING

APRIL 30, 2015

MINUTES

Council Chambers

Special 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	
Robert Walls	Planning Chairman	Present	
Terry Parker	Commissioner	Present	
Tracy Parker	Commissioner	Present	
Scott Hynes	Commissioner	Excused	
Bobbie Weatherford	Commissioner	Present	
Steve Welch	Commissioner	Present	
Tim Rapacz	Alternate Commissioner	Present	
Robert Olsen	Alternate Commissioner	Present	

C. STAFF PRESENT

D. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Apr 16, 2015 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Robert Walls, Planning Chairman
SECONDER:	Bobbie Weatherford, Commissioner
AYES:	Walls, Parker, Parker, Weatherford, Welch, Rapacz, Olsen
EXCUSED:	Haskins, Hynes

E. VARIANCE

Steve Welch advises those parties seeking a variance the variance advisement of rights.

Victoria Neuville of Burton advises board they were already in the process of purchasing the property when they learned the lot was zoned for C-2 and not C-3. Requesting variance for C-3 use.

Mrs. Frost advised the board that the land had been previously utilized as a Landscape Business; recommends a privacy fence on the west end of the property line and also recommends board approval for variance requested.

Minutes Acceptance: Minutes of Apr 30, 2015 5:00 PM (Approval of Minutes)

Mr. Parker addresses Mrs. Neuville for her acknowledgment and understanding of the requirement for a 6ft high privacy fence at her expense. He also advised the fence is a stipulation of the variance and it will be at Mrs. Neuville's expense.

Mrs. Neuville acknowledged the fence will be her responsibility and that it is also needed in order to secure the intended car lot. Non-issue.

1. 1472 : ZBA #15-08 To Approve Variance to conduct a C-3 business in a C-2 zone and conduct used car sales not in conjunction with new car sales, will erect 6ft privacy fence at west end of property.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Robert Walls, Planning Chairman
SECONDER:	Bobbie Weatherford, Commissioner
AYES:	Walls, Parker, Parker, Weatherford, Welch, Rapacz, Olsen
EXCUSED:	Haskins, Hynes

F. AUDIENCE PARTICIPATION

None.

G. BOARD DISCUSSION

None.

The next regularly scheduled meeting will be held on Tuesday, May 21, 2015, at 5:00 p.m.

Meeting was adjourned at 5:06 PM.

Minutes Acceptance: Minutes of Apr 30, 2015 5:00 PM (Approval of Minutes)



Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1546)

Meeting: 05/21/15 05:00 PM
Department: Department of Public Works
Category: Variance
Prepared By: Amber Abbey
Department Head: Greg Kray

E.1

DOC ID: 1546

ZBA # 15-07

By: Gary Foerster
4307 Howe Rd. Grand Blanc, MI 48439

Re: 4307 Howe Rd. Grand Blanc, MI 48439
Parcel #59-34-400-009, SE Zone

For: To construct a 30' x 40' pole barn that will project 10' past the front face of the house.



Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1547)

Meeting: 05/21/15 05:00 PM

Department: Department of Public Works

Category: Variance

Prepared By: Amber Abbey

Department Head: Greg Kray

E.2

DOC ID: 1547

ZBA #15-09

By: Nicholas Rowan
2429 Sunray Ct. Davison, MI 48423

Re: 4033 S. Center Rd. Burton, MI 48519
59-34-100-042, C-2 Zone

For: To conduct used car sales not in conjunction with new car sales.



Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1548)

Meeting: 05/21/15 05:00 PM
Department: Department of Public Works
Category: Variance
Prepared By: Amber Abbey
Department Head: Greg Kray

E.3

DOC ID: 1548

ZBA #15-10

By: Rudy A. Hunt
4424 Pebble Creek Blvd. Grand Blanc, MI 48439

Re: 4424 Pebble Creek Blvd. Grand Blanc, MI 48439
59-35-578-014, R1-A Zone

For: To construct a deck 19' from the rear property line, 35' required.



Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1549)

Meeting: 05/21/15 05:00 PM
Department: Department of Public Works
Category: Variance
Prepared By: Amber Abbey
Department Head: Greg Kray

E.4

DOC ID: 1549

ZBA #15-11

By: JND Ventures Limited, LLC
G-3266 S. Dort Hwy. Burton, MI 48529

Re: 3323 Associates Dr. Burton, MI 48529
59-29-551-003, M-1 Zone

For:

1. To conduct a C-2 special use for an indoor recreational event center in an M-1 zone.
2. To reduce the number of required parking spaces from 59 to 35.



Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1550)

Meeting: 05/21/15 05:00 PM
Department: Department of Public Works
Category: Variance
Prepared By: Amber Abbey
Department Head: Greg Kray

E.5

DOC ID: 1550

ZBA #15-12

By: T-Rex Enterprises, LLC
3245 Card Dr. Burton, MI 48529

Re: 3245 Card Dr. Burton, MI 48529
59-33-501-027, M-2 Zone

For: To conduct a medical marijuana grow facility within 200' of a residential property.



Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1551)

Meeting: 05/21/15 05:00 PM
Department: Department of Public Works
Category: Variance
Prepared By: Amber Abbey
Department Head: Greg Kray

E.6

DOC ID: 1551

ZBA #15-13

By: Thomas Allen Childs
1053 W. Wilson Rd. Clio, MI 48420

Re: 4067 E. Court St. Burton, MI 48509
59-10-551-001, C-2 Zone

For: To conduct a medical marijuana dispensary where persons under the age of 18
that do not possess a valid Medical Marijuana Registry Card are allowed on the
property.