



CITY OF BURTON

BURTON ZONING BOARD OF APPEALS MEETING

NOVEMBER 16, 2017

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.
1. 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 - Regular Meeting - Oct 19, 2017 5:00 PM

E. VARIANCE

1. ZBA #17-16

By: Mr. & Mrs. David Morgan
6122 Bellingham
Burton, MI 48519

Re: 6122 Bellingham Burton, MI 48519
59-25-554-023, R-1B Zoned

For: To construct an attached garage that will be 4' from the side property line, 10' required.

2. ZBA #17-17

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

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

For: To conduct an M-1 Light Industrial use in an R-1C Single Family Residential zone for outdoor sales of used automobiles.

3. ZBA #17-18

By: Thomas Hendrickson
4470 Saginaw St.
Burton, MI 48529

Re: 4470 Saginaw St. Burton, MI 48529
59-32-300-005, C-2 Zoned

For: To conduct an M-1 Light Industrial use in a C-2 General Business zone for outdoor sales of used automobiles (Wholesale).

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 three (3) minutes and to speak on the topics germane to City business.

G. BOARD DISCUSSION

The next regularly scheduled meeting will be held on Thursday, December 21th, 2017, at 5:00 p.m.



CITY OF BURTON

BURTON ZONING BOARD OF APPEALS MEETING

OCTOBER 19, 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	Excused	
Steve Welch	Commissioner	Present	
Tim Rapacz	Commissioner	Present	
Deb Walton	Commissioner	Present	
Michaeline Ward-Terry	Commissioner	Present	
Donald Standel	Commissioner	Present	
Timothy Miller	Commissioner	Excused	

C. STAFF PRESENT

Amber Abbey, Planning and Zoning
Marcy Kimball, Records Tech

D. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Sep 21, 2017 5:00 PM

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

E. VARIANCE

1. ZBA #17-14

By: Joseph Deering
1436 Kelly Dr.
Burton, MI 48509

Minutes Acceptance: Minutes of Oct 19, 2017 5:00 PM (Approval of Minutes)

Re: 1436 Kelly Dr. Burton, MI 48509
59-12-200-003, R-1A Zoned

For: To construct an accessory structure in the front yard

Joseph Deering stated he would like to build a 30' x 45' pole barn. My home and where the barn would be built is surrounded by woods.

Mrs. Abbey stated the rest of the property beyond the house is floodplain. It is unique to that zoning district and to that adjoining area and this would be the only place that he could potentially put a pole barn. The administration recommends approval.

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

2. ZBA #17-15

By: Hazen Thayer
1404 Amy
Burton, MI 48509

Re: 1404 Amy Burton, MI 48509
59-15-577-049, R-1A Zoned

For: To construct a 30' x 50' detached garage that will exceed the allowable square footage of accessory structures by 624 sq ft, 876 sq ft allowed.

Nora Petriches said she is here on behalf of the applicant because he is out of town. Mr. Thayer is her father.

Mrs. Abbey stated all of the properties in this area are typically the same size and share the same ability for allowable square footage. There is no uniqueness to this property and recommends denial.

Ms. Petriches said Mr. Thayer has a very small house. I would say this is unique. If he made the house bigger could he put up a bigger barn?

Mrs. Abbey said no because it's based on the size of the property, not the size of the house.

Ms. Petriches asked if he could build a 30' x 40' detached garage. She said she lives a couple of houses down from his and this is the same size as her barn.

The motion was amended to allow a 30' x 40' detached garage that will exceed the

allowable square footage of accessory structures by 324 sq. ft., 876 sq. ft. allowed.

RESULT:	CARRIED [4 TO 3]
MOVER:	Michaeline Ward-Terry, Commissioner
SECONDER:	Deb Walton, Commissioner
AYES:	Haskins, Walton, Ward-Terry, Standel
NAYS:	Parker, Welch, Rapacz
EXCUSED:	Hynes, Miller

F. AUDIENCE PARTICIPATION

None.

G. BOARD DISCUSSION

Mrs. Abbey said I have been asked about the old Northwest Tire at 3111 S. Dort Hwy. The complaint was regarding numerous vehicles parked on the lawn. This was approved in March 2012 for a used car lot and there was not a stipulation added as to a number of cars. I sent a code enforcer out there and he said that there was no lawn for the vehicles to be parked on. So I think they gave the wrong address.

Mr. Welch asked if there was any update to the old doctor's office on Lapeer Road.

Mrs. Abbey said it has been turned over to the building department for recommendation to demo.

Mr. Parker said I will not be able to attend the November, December, January or February meeting.

Mrs. Walton asked about the basement that is left on Camden.

Mrs. Abbey said the owner came in for a permit to demo. They decided not to rebuild. I gave her an official 60 days to complete it.

The next regularly scheduled meeting will be held on Thursday, November 16th, 2017, at 5:00 p.m.

Meeting was adjourned at 5:27 PM.



City of Burton
 Department of Public Works
 4093 Manor Drive
 Genesee County, Burton, Michigan 48519
 (810) 742-9230

Date Filed: 10-18-17
 Fee Paid: \$250.00
 Receipt #: _____
 Check #: Cash
 Received by: AA
 Date Mailed: _____

ZBA Case #: 17-16 4 Votes Required

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

PLEASE PRINT

DATE OF ZONING BOARD OF APPEALS HEARING: November 16th AT 5:00 P.M.

APPLICANTS NAME: Mr. Mrs. David Morgan

APPLICANTS ADDRESS: 6622 Bellingham Ct.

CITY: Burton, MI 48519

APPLICANTS PHONE: 810-742-9648

ADDRESS AND PARCEL OR LOT NUMBER: Same as above

59-25-554-023 , R-1B zone

NOTE: ZBA meets on the 3rd Thursday of each month. All applications and associated drawings must be on file at least six (6) weeks prior to the meeting. Notification of property within 300' must be postmarked at least 15 days prior to the meeting. Including publication in local newspaper.

VARIANCE REQUESTED: to add an attached garage on
West side of house, 4' from the
Side property line, 10' required

APPLICANTS SIGNATURE: Bethany Morgan

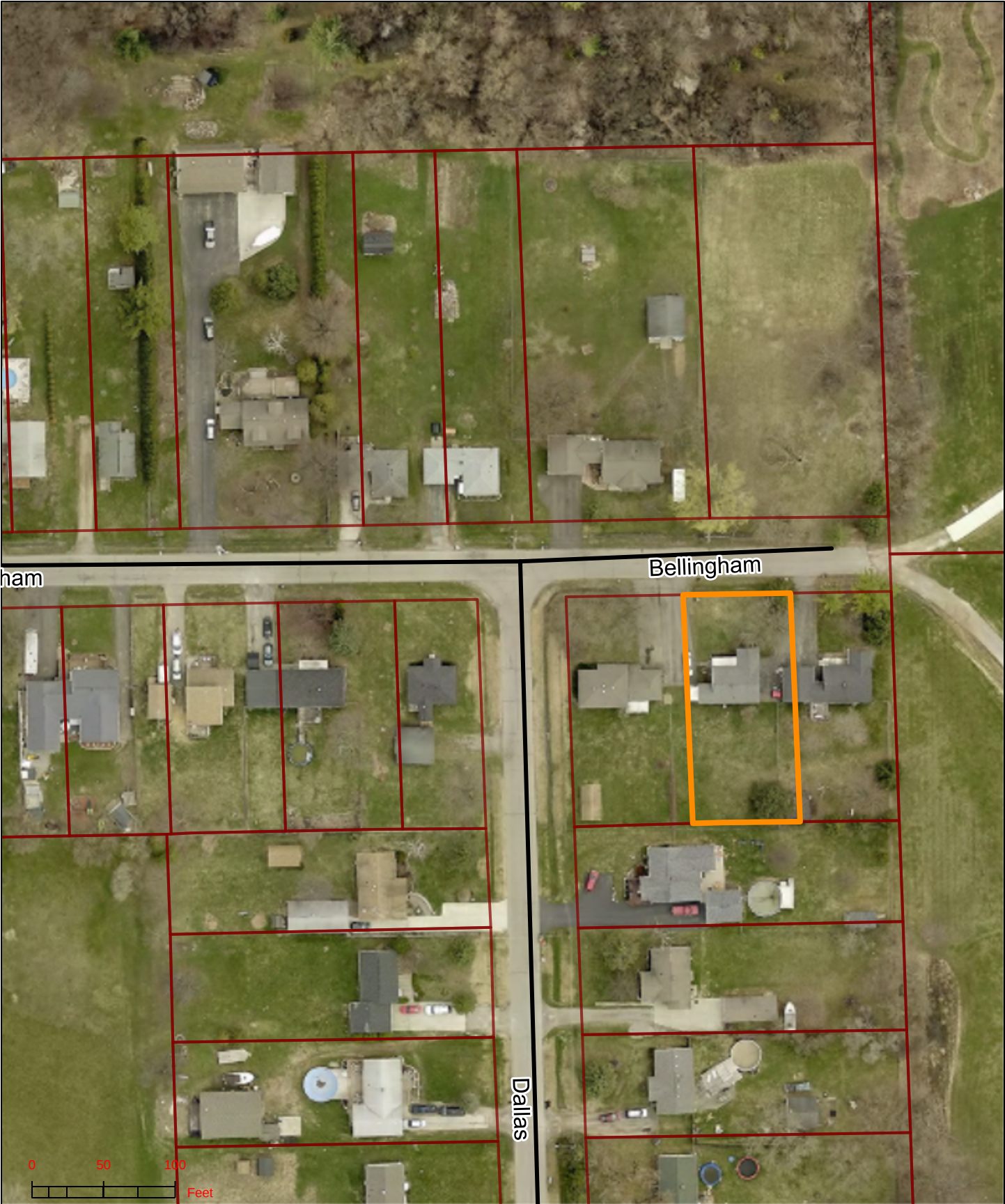
MANDATORY ATTENDANCE AT THE ABOVE MEETING IS ACKNOWLEDGED BY THE APPLICANTS SIGNATURE.

APPLICANT: Please explain your hardship or reason this variance is needed.

only have 19'-6" to lot line. want to
build 14' x 26' garage. This only leaves
5'-6" to lot line

Attachment: Back up 17-16 (3311 : ZBA #17-16)

BURTON



Attachment: Back up 17-16 (3311 : ZBA #17-16)

20th Nov 16



City of Burton
Department of Public Works
4093 Manor Drive
Genesee County, Burton, Michigan 48519
(810) 742-9230

E.2.a

Date Filed: 10-20-17
Fee Paid: \$450.00
Receipt #:
Check #: 2376
Received by:
Date Mailed:

ZBA Case #: 17-17 5 Votes Required

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

PLEASE PRINT

DATE OF ZONING BOARD OF APPEALS HEARING: 11-16-17 AT 5:00 P.M.

APPLICANTS NAME: Kurt Pfeiffer

APPLICANTS ADDRESS: 5223 WISHING WEL DR

CITY: GRAND BLANC MI 48509

APPLICANTS PHONE: 248-259-8631

ADDRESS AND PARCEL OR LOT NUMBER: 4274 DAVISON RD.

59-10-200-001 R-1C.

NOTE: ZBA meets on the 3rd Thursday of each month. All applications and associated drawings must be on file at least six (6) weeks prior to the meeting. Notification of property within 300' must be postmarked at least 15 days prior to the meeting. Including publication in local newspaper.

VARIANCE REQUESTED: AUTO DEALER LOT

TO conduct an M-1, light Industrial use in an R-1C, single family residential zone for outdoor sales of used automobiles.

APPLICANTS SIGNATURE: Kurt Pfeiffer

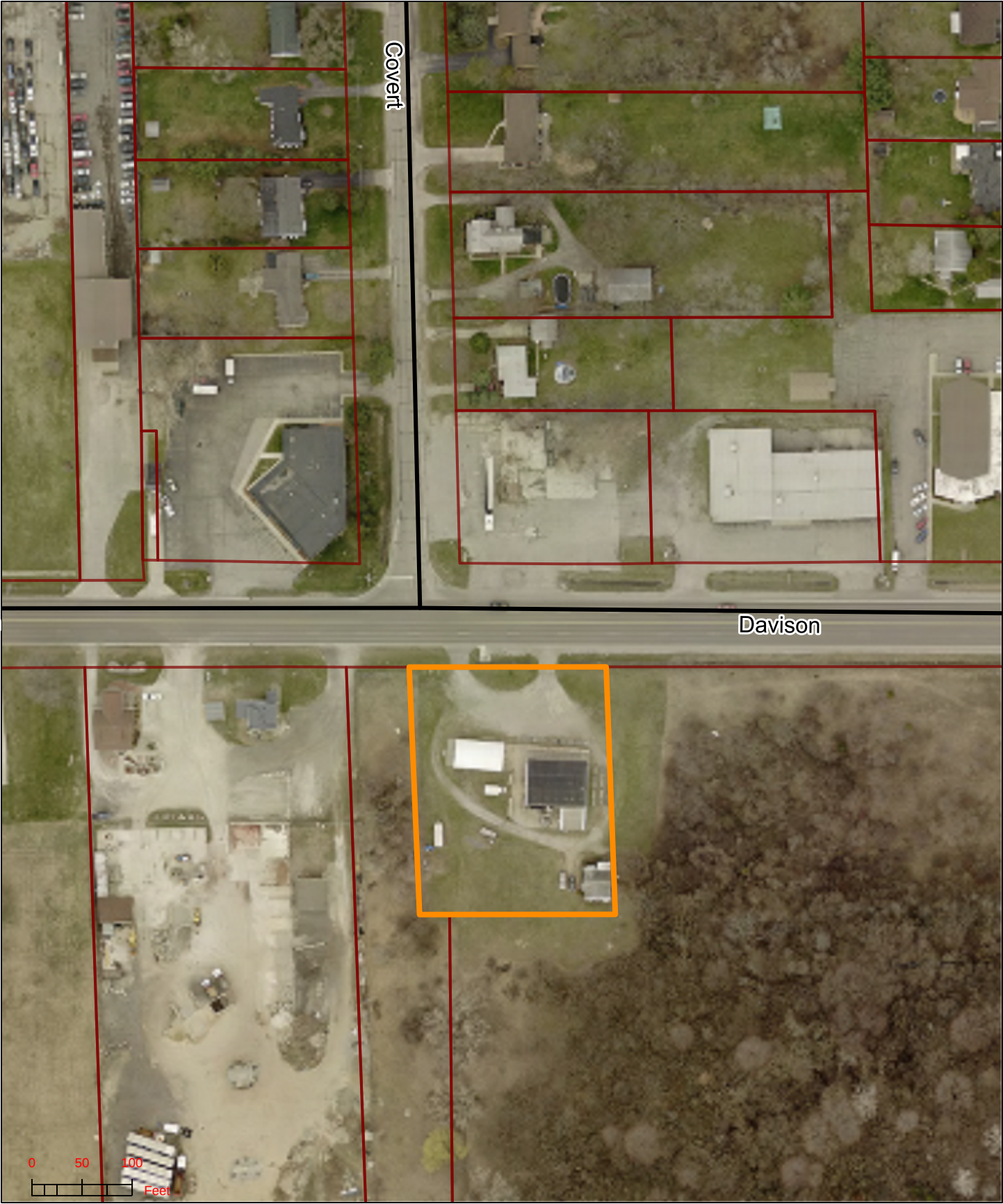
MANDATORY ATTENDANCE AT THE ABOVE MEETING IS ACKNOWLEDGED BY THE APPLICANTS SIGNATURE.

APPLICANT: Please explain your hardship or reason this variance is needed.

NEW BUSINESS STRUCTURE- SELLING CARS

Attachment: Back up 17-17 (3312 : ZBA #17-17)

BURTON



Attachment: Back up 17-17 (3312 : ZBA #17-17)



City of Burton
 Department of Public Works
 4093 Manor Drive
 Genesee County, Burton, Michigan 48519
 (810) 742-9230

Date Filed: 10-23-17
 Fee Paid: \$450.00
 Receipt #: _____
 Check #: 1555
 Received by: AA
 Date Mailed: _____

ZBA Case #: 17-18 5 Votes Required

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

PLEASE PRINT

DATE OF ZONING BOARD OF APPEALS HEARING: November 16th AT 5:00 P.M.

APPLICANTS NAME: Thomas E Hendrickson

APPLICANTS ADDRESS: 9470 S Saginaw St

CITY: BURTON MI 48529

APPLICANTS PHONE: 810-241-0844

ADDRESS AND PARCEL OR LOT NUMBER: 4470 Saginaw

59-32-300-005 C-2 Zone

NOTE: ZBA meets on the 3rd Thursday of each month. All applications and associated drawings must be on file at least six (6) weeks prior to the meeting. Notification of property within 300' must be postmarked at least 15 days prior to the meeting. Including publication in local newspaper.

VARIANCE REQUESTED W/ HOLESALE LOT. (only)

To conduct an M-1 Light Industrial use
in a C-2 General Business zone for
outdoor sales of automobiles.

APPLICANTS SIGNATURE: [Signature]

MANDATORY ATTENDANCE AT THE ABOVE MEETING IS ACKNOWLEDGED BY THE APPLICANTS SIGNATURE.

APPLICANT: Please explain your hardship or reason this variance is needed.

Attachment: Back up 17-18 (3313 : ZBA #17-18)

BURTON



Attachment: Back up 17-18 (3313 : ZBA #17-18)