



CITY OF BURTON

BURTON ZONING BOARD OF APPEALS MEETING

NOVEMBER 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	
Terry Parker	Commissioner	Present	
Scott Hynes	Commissioner	Present	
Bobbie Weatherford	Commissioner	Present	
Steve Welch	Commissioner	Present	
Tim Rapacz	Commissioner	Present	
Michaeline Ward-Terry	First Alt	Present	
Donald Standel	Second Alt	Excused	
Deb Walton	Commissioner	Excused	

C. STAFF PRESENT

Amber Abbey, Planning/Zoning
Marcy Kimball, Records Tech

D. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Aug 18, 2016 5:00 PM

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

E. VARIANCE

1. ZBA #16-16

By: Holy Redeemer Church
1227 E. Bristol Rd
Burton, MI 48529

Re: 1227 E. Bristol Rd. Burton, MI 48529

59-30-300-014, R-1C Zoned

For: To conduct an outdoor recreational event for the parish festival on June 1st through June 4th, 2017.

Steve Anderson, Pastor from Holy Redeemer, stated this festival is our only fundraiser of the year and we have had a lot of positive feedback on this event.

Deb Walton of Burton asked that they have the same restrictions as last year and keep the dumpster away from the residential areas. She said I disagree with the festival due to noise, littering, traffic on street, vandalism and not being able to enjoy her own property during this time. We need police presence after the festival as well.

Lisa Williams of Burton said the festival has been a little better the past couple years and I would like the same restrictions as last year with the dumpsters moved away from the residences. I cannot enjoy my backyard while the carnival workers are there and so close to my backyard. They are very loud.

Nick McDonald from Burton stated the past few years have been nothing but problems with the workers and other people. When the sun goes down and the festival closes there is nobody there to watch over the community. I am afraid for my kids. It is not safe at night so we need law enforcement to watch over the community.

Elizabeth McDonald of Burton said her main complaint is the kids that are at the festival late, trashing the yards, cars blocking mail boxes and driveways. There is not enough parking for that festival in the Holy Redeemer parking lot.

Mrs. Abbey stated I recommend the same contingencies as in the February 19, 2015 meeting which are to allow the festival for 1 year, with no beer tent, the festival shut down by 9:00 p.m. on Thursday, midnight on Friday and Saturday, 9:00 p.m. on Sunday. The same amount of on duty and off duty Burton officers in the festival as last year with D.M. Burr security also. Holy Redeemer to contract with Burton Police Department to have a cruiser in the neighborhood for the weekend.

Discussion ensued regarding security hours, port-a-johns for the workers and public, contacting the carnival company to speak to the workers about the areas they are not allowed, noise issues, making the resident complaints known and no parking signs on the streets during the carnival.

Mrs. Abbey said if you want to place no parking signs council would have to approve a temporary control order.

Mr. Hynes suggested having security there until the carnival workers leave.

Motion to approve ZBA #16-16 with the following stipulations; to allow the festival for 1 year, with no beer tent, the festival shut down by 9:00 p.m. on Thursday, midnight on Friday and Saturday, 9:00 p.m. on Sunday. The same amount of on duty and off duty Burton officers in the festival as last year with D.M. Burr security also. Holy Redeemer to contract with Burton Police Department to have a cruiser in

the neighborhood for the weekend. The dumpsters must be placed somewhere away from residential property.

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

2. ZBA #16-17

By: Kirk Bowles
11304 Farrand Rd.
Otisville, MI 48463

Re: 2096 S. Center Rd. Burton, MI 48519
59-21-527-034, C-2 Zoned

For: To conduct used vehicle sales in a C-2 General Business zone, M-1 Light Industrial required.

Kirk Bowles from Otisville stated this will not be a lot where cars are parked for sale. I would pick up the car for the person purchasing it, bring it back to the office, complete the paperwork and the car would be gone. We would probably only sell 10-20 cars a year.

Mrs. Abbey stated this property is not equipped for used car sales, there are no used car sales in the area so we have no choice but to recommend denial. However, if you do choose to approve it, I would recommend that a contingency be put in place that absolutely no vehicles would be outside for sale. The variance goes with the property. If they no longer occupied the property and someone else owned it, the contingency would be necessary to stop anyone from doing that type of activity.

Motion to approve ZBA #16-17 To conduct used vehicle sales in a C-2 General Business zone, M-1 Light Industrial required, with the stipulation that there will be no vehicles for sale or displayed for sale on the property.

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

F. AUDIENCE PARTICIPATION

None.

G. BOARD DISCUSSION

None.

The December 15th meeting is cancelled due to lack of applicants. The next regularly scheduled meeting will be held on Thursday, January 19th, 2016, at 5:00 p.m.

Meeting was adjourned at 5:47 PM.
