



CITY OF BURTON

BURTON ZONING BOARD OF APPEALS MEETING

NOVEMBER 19, 2015

MINUTES

Council Chambers

Regular Meeting

5:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by Commissioner Terry Parker 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	Excused	
Scott Hynes	Commissioner	Present	
Bobbie Weatherford	Commissioner	Present	
Steve Welch	Commissioner	Excused	
Tim Rapacz	Alternate Commissioner	Present	
Robert Olsen	Alternate 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 - Oct 15, 2015 5:00 PM

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

2. Zoning Board of Appeals - Special Meeting - Nov 5, 2015 5:00 PM

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

E. VARIANCE

1. ZBA #15-31

By: Michael Bully
4387 Great Oaks Dr.
Grand Blanc, MI 48439

Re: 4238 Davison Rd. Burton, MI 48509
59-10-100-032, C-2 Zoned

For: 1. To conduct a C-3 Highway Oriented Business in a C-2 General Business zoning for used car sales. 2. To conduct used car sales not in conjunction with new car sales.

Michael Bully from Grand Blanc spoke regarding Best Car Company. Import Cars will be wholesale license only.

Mrs. Abbey stated our ordinance requires at least a C-3; this proposal is for a C-2 so administration recommends approval.

2. Motion to approve Item #1. To conduct a C-3 Highway oriented Business in a C-2 General Business zoning for used car sales.

Item #2. To conduct used car sales not in conjunction with new car sales, was removed as an action item because of ordinance change that made it no longer necessary. Ref: Zoning case 314.

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

3. ZBA #15-32

By: Jason Joubran
8045 E. Court St.
Davison, MI 48423

Re: 1396 Rizzo Ct. Burton, MI 48529
59-31-529-009, M-1 Zoned Lot 9 Rizzo Industrial Complex

For: To conduct medical marijuana grow facility that will be within 200' of residential homes.

Jason Joubran of Davison stated this industrial lot would suit this type of business appropriately. The trees will block the building out and the residents should not be affected. We will purchase carbon filters so that there will be no odor. We have had no problems in this area in the two years we have been here. There has been no break-in's or issues. I feel this business would be a nice addition to the area and more revenue for the city. There will be cameras in place; the plants will be inside and not visible through any windows.

Scott Cook from Green Planet Lawn Care in Swartz Creek stated he is in opposition of this variance. The school is 270 yards from the proposed business and is concerned about theft and odor.

Nathan Henry from Storage one is opposed to this ordinance. He is concerned about theft and the close proximity to the school.

Mrs. Abbey stated administration will not be making a recommendation.

Board discussion about adjoining property owner concerns and objections.

4. Motion to approve a medical marijuana grow facility that will be within 200' of residential homes.

RESULT:	FAILED [0 TO 5]
MOVER:	Bobbie Weatherford, Commissioner
SECONDER:	Tim Rapacz, Alternate Commissioner
NAYS:	Walls, Parker, Hynes, Weatherford, Rapacz
EXCUSED:	Haskins, Parker, Welch, Olsen

F. AUDIENCE PARTICIPATION

None.

G. BOARD DISCUSSION

The next Zoning Board of Appeals meeting will be held on Thursday, January 21, 2015, at 5:00 p.m.

Mrs. Abbey stated the Zoning By-Laws need to be amended from 2001. I will be including a copy along with some changes in your January 21, 2016 agenda packet. Please look over the By-laws so that we can discuss this at this meeting. There will not be a December meeting due to no applicants.

Meeting was adjourned at 5:30 PM.