



CITY OF BURTON

BURTON ZONING BOARD OF APPEALS MEETING

SEPTEMBER 17, 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 - Regular Meeting - Aug 20, 2015 5:00 PM

E. VARIANCE

1. ZBA #15-22

By: Leland Welch
2103 Valley Forge Dr.
Burton, MI 48519

Re: 2103 Valley Forge Dr.
Burton, MI 48519
59-24-501-175, R-1C Zoned

For: To construct a garage that will extend into the front yard of Crabtree,
corner lot.

2. ZBA #15-23

By: Jasbir Singh
6101 Quartz Ln.

Grand Blanc, MI 48439

Re: 4396 S. Dort Hwy.
Burton, MI 48529
59-32-400-029, C-2 Zoned

For: To conduct an M-2 General Industrial special use in a C-2 General Business zone for the overnight storage of semi-trucks.

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, October 15th, 2015, at 5:00 p.m.



CITY OF BURTON

BURTON ZONING BOARD OF APPEALS MEETING

AUGUST 20, 2015

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	Present	
Tracy Parker	Commissioner	Present	
Scott Hynes	Commissioner	Present	
Bobbie Weatherford	Commissioner	Present	
Steve Welch	Commissioner	Present	
Tim Rapacz	Alternate Commissioner	Excused	
Robert Olsen	Alternate Commissioner	Excused	

C. STAFF PRESENT

Bob Slattery - DPW

Teri McCrea - Clerk's Office

D. APPROVAL OF MINUTES

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

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

E. VARIANCE

1. 1696 : ZBA #15-19 1. To conduct used car sales not in conjunction with new car sales. 2. To conduct a C-3 Highway Oriented Business special use in and M-1 Light Industrial Zone

By: John Cooper (Agent)
9408 Parkwood.
Davison, MI 48423

Re: 1096 N. Center Rd. Burton, MI 48509
59-10-551-043, M-1 Zoned

For: 1. To conduct used car sales not in conjunction with new car sales.

2. To conduct a C-3 Highway Oriented Business special use in an M-1 Light Industrial Zone

ZBA #15-19 had been tabled from July 16th, 2015 meeting due to applicant was a no show. ZBA #15-19 cancelled due to second no show of applicant.

2. 1734 : ZBA #15-20 To construct an intermittent 2' x 7' sign that will be within 100' of a residential property with the stipulation that the sign be turned off at 9:00 PM and turned on at 8:00 AM.

By: Bentley Wesleyan Church
6150 Lapeer Rd.
Burton, MI 48509

Re: 6150 Lapeer Rd. Burton, MI 48509
59-13-552-034, R-1C Zoned

For: To construct an intermittent 2' x 7' sign that will be within 100' of a residential property.

Mr. Leonard Ruggles of Davison, MI stated Church owns about 7 acres and owns residents on both sides of Church so there is no direct residential property within 100' of sign.

Mr. Slattery stated for administration that approval is recommended and requested condition that sign have a timer to shut off at 9:00 p.m. and turn back on at 8:00 a.m.

Mr. Walls asked if the sign automatically dims and brightens. Requested of Mr. Slattery to pass on to Mrs. Abbey that future applicants be cognizant on the full operation of the sign and if sign has the automatic dimming a brighten capability.

Mr. Ruggles stated the sign was controlled by a computer, but could not answer definitively; and also requested that the sign be able to operate up to 9:00 p.m.

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

3. 1735 : ZBA #15-21 To construct a pole barn in the front yard of Lapeer Road.

By: Alfred & Jeanne Walsh
1325 Alcona Dr.
Burton, MI 48509

Re: 1325 Alcona Dr. and vacant lots on Lapeer Road Burton, MI 48509
59-14-551-039, 59-14-551-055, 59-14-551-056

For: To construct a pole barn in the front yard of Lapeer Road, rear yard
required

Mr. Walsh and Mrs. Walsh of Burton purchased two adjoining parcels of land, at that time they were not aware of a requirement that a variance was required to build a pole barn. The parcel with their house on it has flooding problems during inclement weather in the back yard, so much that FEMA allows the Walsh's to purchase flood insurance which also eliminates the potential to build a pole barn.

Mr. Ken Canada of Burton wanted to know size and where the pole barn will be built, understand it will be facing Alcona Dr., has no problem with it.

Mr. Macainish and Mrs. Macainish live directly across from where the pole barn will be constructed and have no issues with structure being built. Mr. Macainish further stated that the Walsh's take good care of their property and any improvements completed in the past have always been in good taste and feels that this will also be so for the pole barn.

Mr. Dennis Lacey of Burton inquired if it was for residential or commercial purposes, response from the Walsh's it would be residential. Mr. Lacey indicated he had no issue with the pole barn.

Mr. Slattery stated for the administration that the pole barn will be approximately 50' from the house, built on corner of Lapeer and Alcona and he does recommend approval.

Mr. Haskins asked where the layout and drawings were for the pole barn, and that he usually receives plans in advance.

Mr. Welch and other council members stated they received it in the mail from Mrs. Abbey.

Mr. Welch clarified that approval recommended as is, Mr. Slattery stated yes.

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

F. AUDIENCE PARTICIPATION

Mr. Harry Brink requesting information on ZBA #15-19, he stated that Mr. Cooper was unable to purchase subject property and that he has an offer to purchase the land and requested information.

Mr. Welch explained that the board could not discuss Mr. Cooper's case.

G. BOARD DISCUSSION

Mr. Parker will be gone for the winter, does not want to resign. Will be absent for September meeting, however will be here for October and November and gone again for December 2015 through March 2016.

Mr. Welch stated that Mr. Parker will need to arrange for alternates to sit for him in his absence.

The next regularly scheduled meeting will be held on Thursday, September 17, 2015, at 5:00 p.m.

Meeting was adjourned at 5:29 PM.

Minutes Acceptance: Minutes of Aug 20, 2015 5:00 PM (Approval of Minutes)



Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1818)

Meeting: 09/17/15 05:00 PM

Department: Department of Public Works

Category: Variance

Prepared By: Amber Abbey

Department Head: Rachael Boggs

E.1

DOC ID: 1818

ZBA #15-22

By: Leland Welch
2103 Valley Forge Dr.
Burton, MI 48519

Re: 2103 Valley Forge Dr.
Burton, MI 48519
59-24-501-175, R-1C Zoned

For: To construct a garage that will extend into the front yard of Crabtree, corner lot.

ATTACHMENTS:

- Back up 15-22 (PDF)



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

Date Filed: 7-28-15
 Fee Paid: 250.00
 Receipt #: _____
 Check #: 1957
 Received by: JA
 Date Mailed: _____

ZBA Case #: 15-22 4 Votes Required

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

PLEASE PRINT

DATE OF ZONING BOARD OF APPEALS HEARING: September 17th AT 5:00 P.M.

APPLICANTS NAME: Leland L Welch

APPLICANTS ADDRESS: 2103 Valley Forge
 CITY: Burton

APPLICANTS PHONE: 810 964 7507

ADDRESS AND PARCEL OR LOT NUMBER: 2103 Valley Forge.

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 construct a garage that
will extend into the front yard of
Crabtree - Corner lot.

APPLICANTS SIGNATURE: Leland L Welch

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 15-22 (1818 : ZBA #15-22)

BURTON

E.1.a

Valley Forge.



Attachment: Back up 15-22 (1818 : ZBA #15-22)



Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1819)

Meeting: 09/17/15 05:00 PM

Department: Department of Public Works

Category: Variance

Prepared By: Amber Abbey

Department Head: Rachael Boggs

E.2

DOC ID: 1819

ZBA #15-23

By: Jasbir Singh
6101 Quartz Ln.
Grand Blanc, MI 48439

Re: 4396 S. Dort Hwy.
Burton, MI 48529
59-32-400-029, C-2 Zoned

For: To conduct an M-2 General Industrial special use in a C-2 General Business zone for the overnight storage of semi-trucks.

ATTACHMENTS:

- Back up 15-23 (PDF)



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

Date Filed: 8-11-15
 Fee Paid: \$450.00
 Receipt #: _____
 Check #: 2383
 Received by: AIA
 Date Mailed: _____

ZBA Case #: 15-23 5 Votes Required

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

PLEASE PRINT

DATE OF ZONING BOARD OF APPEALS HEARING: Sep 17th AT 5:00 P.M.

APPLICANTS NAME: Jasbir Singh

APPLICANTS ADDRESS: 6101 Quartz Ln

CITY: Grand Blanc, MI 48439

APPLICANTS PHONE: 810-394-2112

ADDRESS AND PARCEL OR LOT NUMBER: G4396 Dort Hwy Burton, MI
59-32-400-029

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 conduct an M-2 Special
Use in a C-2 General Business
for the overnight Storage of
Semi Trucks.

APPLICANTS SIGNATURE: Jasbir Singh

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 15-23 (1819 : ZBA #15-23)

BURTON

E.2.a



Attachment: Back up 15-23 (1819 : ZBA #15-23)