



CITY OF BURTON

BURTON ZONING BOARD OF APPEALS MEETING

SEPTEMBER 20, 2018

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 - Aug 16, 2018 5:00 PM

E. VARIANCE

1. ZBA #18-20

By: Steve Campanella
6429 E. Hill Rd.
Grand Blanc, MI

Re: Vacant Lot on Vassar Rd. Burton, MI 48519
59-36-200-003, SE Zone

For: 1. To construct an addition to a pole barn that has non-confirming rights without a principal structure. 2. To exceed the allowable square footage of an accessory structures by 60 sq ft, 2,500 sq ft allowed, 2,560 sq ft requested. 3. To store and/or park a recreational vehicles in a yard without a principal rear yard

2. ZBA #18-21

By: Todd Stamm
4380 Meadows Ave.
Grand Blanc, MI 48439

Re: 4380 Meadows Ave. Grand Blanc, MI 48439
59-35-551-066, R-1A Zone

For: To construct deck that will be 20' from the rear property line, 35'
required.

3. ZBA #18-22

By: AWS Khamis (Cricket Wireless)
2470 S. Center Rd
Burton, MI 48519

Re: 2470 S. Center Rd Burton, MI 48519
59-21-578-042, C-2 Zone

For: To allow temporary signs to be placed in front of the business.

4. ZBA #18-23

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

Re: 1227 Bristol Rd. Burton, MI 48529
59-30-300-014, R-1C Zone

For: To conduct an outdoor recreational event for the purpose of the Parish
Festival from May 30th through June 2nd, 2019

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, October 18, 2018, at 5:00 p.m.



CITY OF BURTON

BURTON ZONING BOARD OF APPEALS MEETING

AUGUST 16, 2018

MINUTES

Council Chambers

Regular Meeting

5:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by Chairman Steve Welch at 5:00 PM.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Christina Conley	Council Representative	Present	
Scott Hynes	Commissioner	Excused	
Terry Parker	Commissioner	Present	
Tim Rapacz	Commissioner	Present	
Deb Walton	Commissioner	Present	
Michaeline Ward-Terry	Vice Chairperson	Present	
Steve Welch	Chairman	Present	
Donald Standel	Alt. Commissioner	Present	
Rick Fuhst	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 - Jul 19, 2018 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Michaeline Ward-Terry, Vice Chairperson
SECONDER:	Deb Walton, Commissioner
AYES:	Conley, Parker, Rapacz, Walton, Ward-Terry, Welch, Standel
ABSENT:	Hynes
EXCUSED:	Fuhst

E. VARIANCE

1. ZBA #18-14

By: Scott Bromfield
1421 E. Williamson Ave.
Burton, MI 48529

Re: 1421 E. Williamson Ave. Burton, MI 48529
59-31-527-107, R-1C Zoned

For: To construct a 26' x 32' attached garage that will exceed the allowable square footage by 230 sq ft., 538 sq ft allowed.

Mrs. Abbey stated there are two parcels there. He would be required to combine the two parcels together because the new garage would extend over the other property line. If the shed is demoed, he could still build a 538 sq. ft. attached garage. If they shed is not demoed it would reduce the allowable square footage of the garage. He can still build an attached garage and he does not have a unique situation so the administration has no choice than to recommend denial.

RESULT:	FAILED [3 TO 4]
MOVER:	Terry Parker, Commissioner
SECONDER:	Michaeline Ward-Terry, Vice Chairperson
AYES:	Conley, Walton, Ward-Terry
NAYS:	Parker, Rapacz, Welch, Standel
ABSENT:	Hynes
EXCUSED:	Fuhst

2. ZBA #18-19

By: Bill Carr Signs
719 W. Twelfth St.
Flint, MI 48503

Re: 4125 E. Court St. Burton, MI 48509
59-10-300-006, C-4 Zone

For: To exceed the allowable square footage of signage for the freestanding sign, 75 sq ft allowed, 119 sq ft requested.

Mr. Niestroy, Bill Carr Signs, said I am here today requesting a variance for the new location of Starlight Coney Island's sign. In the same area, there are many large existing signs. We could use the existing sign that is there now and just reface it, but this doesn't fall into the branding that Starlight is trying to do. They would like their logo and the star on top to match their other location.

Mr. Fuhst asked if there was any way to test the integrity of the pole, such as rust on the inside.

Mrs. Abbey said the building inspector will inspect it and make that determination. The Boston Market has been vacant for several years now. We are exciting to see some development happening over there. There are already many large signs in the same area. The administration recommends approval.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Terry Parker, Commissioner
SECONDER:	Michaeline Ward-Terry, Vice Chairperson
AYES:	Conley, Parker, Rapacz, Walton, Ward-Terry, Welch, Standel
ABSENT:	Hynes
EXCUSED:	Fuhst

F. AUDIENCE PARTICIPATION

None.

G. BOARD DISCUSSION

Mrs. Abbey said I will not be able to attend the next Zoning meeting due to training. Someone will be here in my place. After I have the Planning Commission training, I will be having a class for the Zoning Commission.

Mr. Welch asked if there is an update on the sign ordinance.

Mrs. Abbey said I think they are going to set up a legislative meeting sometime.

The next regularly scheduled meeting will be held on Thursday, September 20, 2018, at 5:00 p.m.

Meeting was adjourned at .



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

Date Filed: 8-7-18
Fee Paid: 250.00
Receipt #: Card
Check #: AA
Received by: AA
Date Mailed: _____

ZBA Case #: 18-20 4 Votes Required

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

PLEASE PRINT

DATE OF ZONING BOARD OF APPEALS HEARING: September 20th AT 5:00 P.M.

APPLICANTS NAME: Steve Campanella

APPLICANTS ADDRESS: 6429 E Hill Rd

CITY: Grand Blanc MI 48438

APPLICANTS PHONE: 231 649 0084

ADDRESS AND PARCEL OR LOT NUMBER: 58-36-200-003

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: 1. To construct an addition to a Pole Barn that has non-conforming rights with out a principal structure. 2. To exceed allowable square footage of an accessory structure by 60% allowed 2,500, requesting 2,560. 3. To Park an RV in a yard w/o a principal rear yard.

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 18-20 (4021 : ZBA #18-20)



Attachment: Back up 18-20 (4021 : ZBA #18-20)



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

Date Filed: 8-8-18
Fee Paid: \$250.00
Receipt #: _____
Check #: 2155
Received by: _____
Date Mailed: _____

ZBA Case #: 18-21 4 Votes Required

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

PLEASE PRINT

DATE OF ZONING BOARD OF APPEALS HEARING: SEPT 20th AT 5 P.M.

APPLICANTS NAME: TODD STAMM

APPLICANTS ADDRESS: 4390 MEADOWS AVE

CITY: GRAND BLANC

APPLICANTS PHONE: 586 918 0420

ADDRESS AND PARCEL OR LOT NUMBER: 4390 MEADOWS AVE

59-35-551-000 R-1A Zoned.

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: I AM ASKING THAT THE 35 FEET REQUIRED FROM
THE END OF THE DECK TO THE PROPERTY LINE BE REVIEWED
TO GIVE ME MORE LENIENCY DUE TO THE FACT MY
HOUSE SITS JUST 45 FEET FROM THE LOT LINE.

APPLICANTS SIGNATURE: TJ Stam

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

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

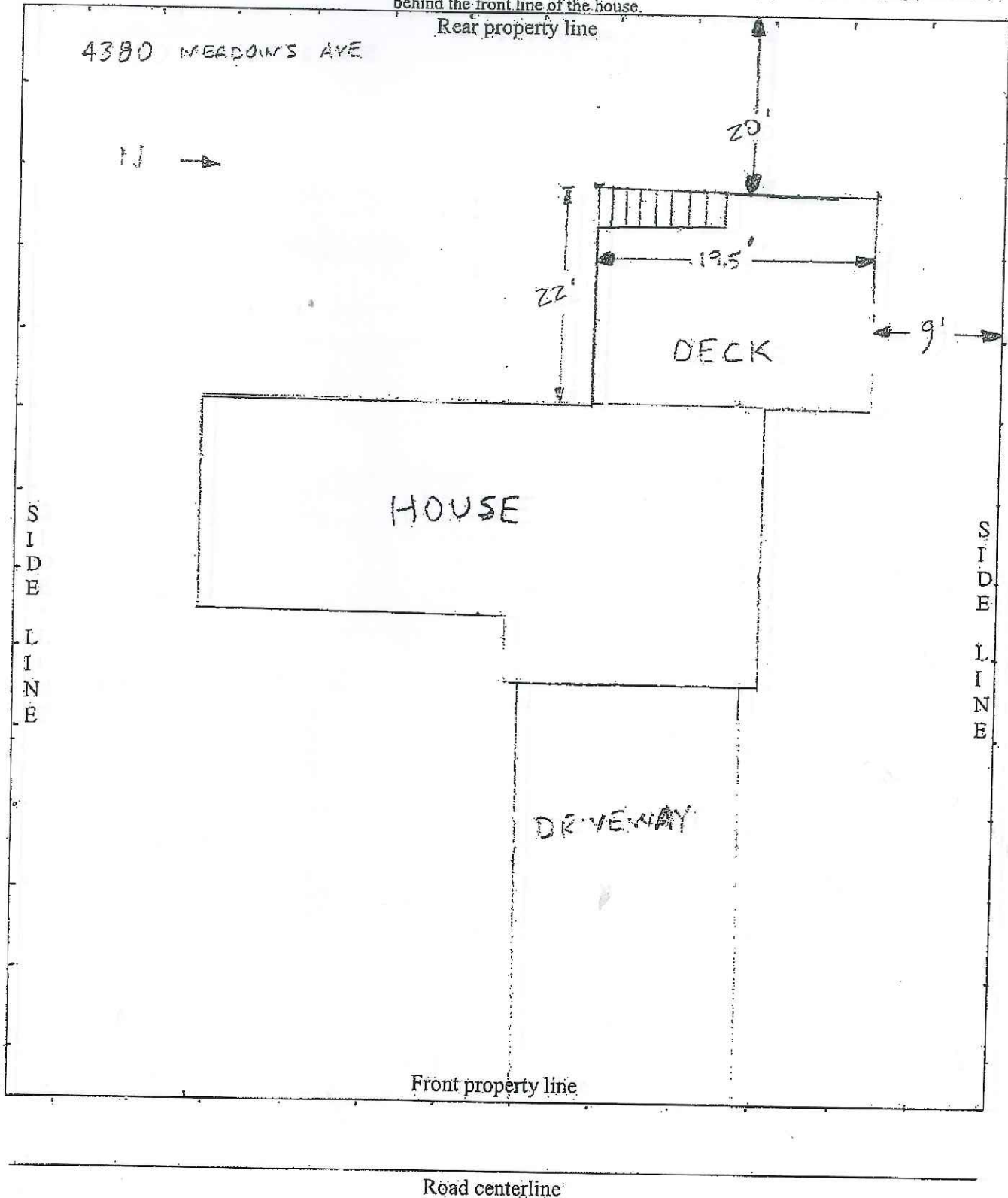
THE HOUSE ONLY HAS 45 FEET BETWEEN THE LOT LINE AND
BACK OF THE HOUSE LEAVING ONLY 10 FEET FOR THE
DEPTH OF THE DECK.

In addition, we have no neighbors behind our lot.

Attachment: Back up 18-21 (4022 : ZBA #18-21)

Site or Plot Plan

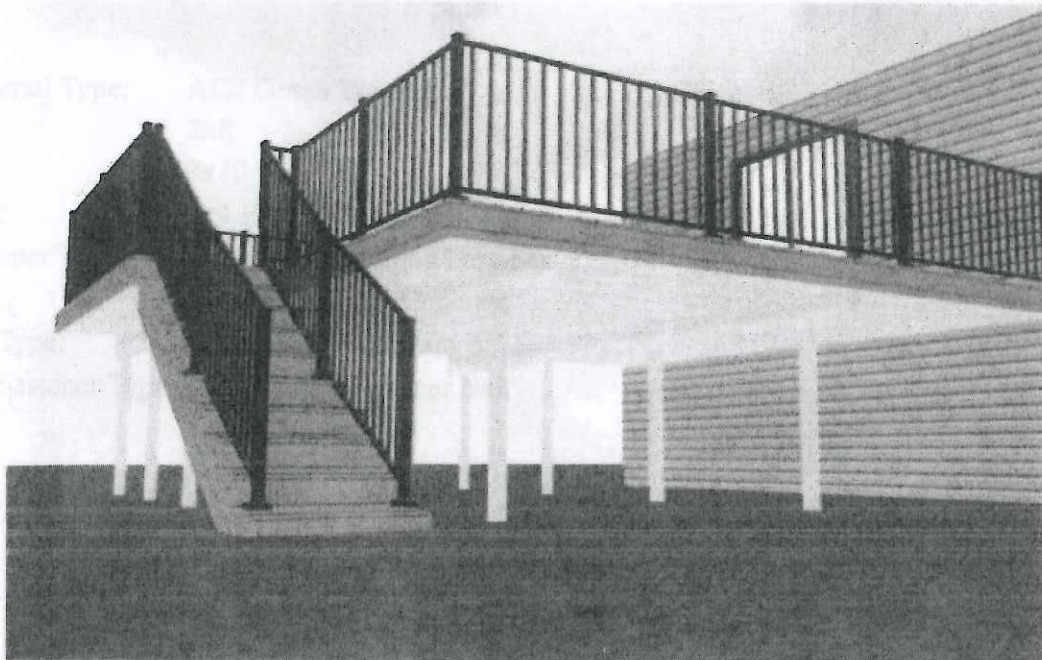
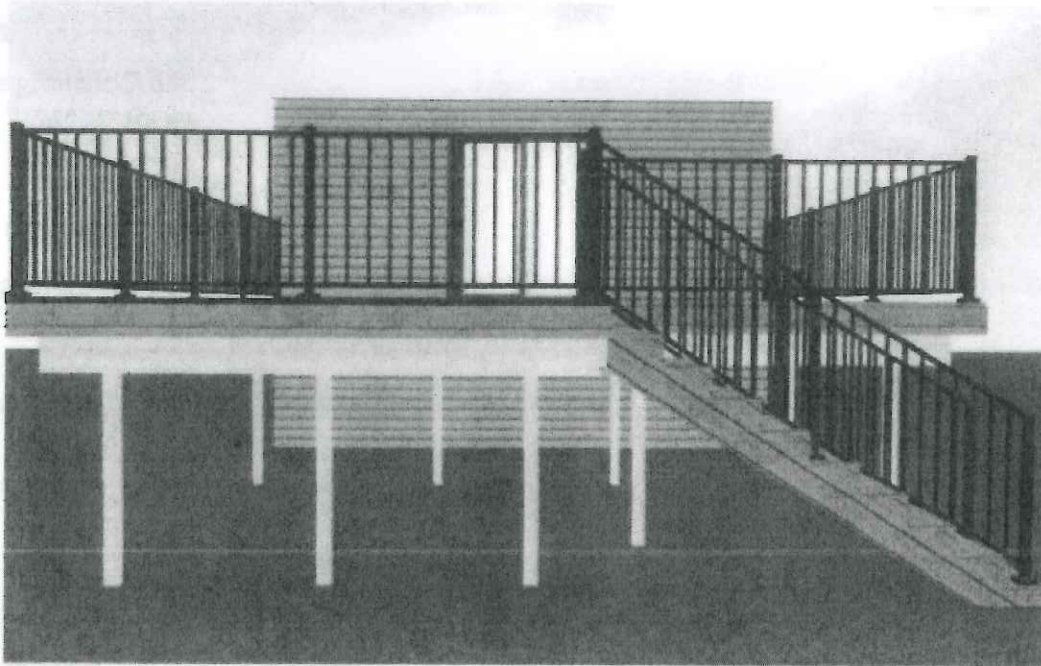
Include all existing and proposed buildings on the site. Include all dimensions to front, side and rear property lines from buildings. Include dimensions of the property. Any accessory structure must maintain 10-foot separation from the main dwelling and must be behind the front line of the house.



Attachment: Back up 18-21 (4022 : ZBA #18-21)

Design Name: Deck Estimator
 Design ID: 327756817837
 Estimate ID: 3250

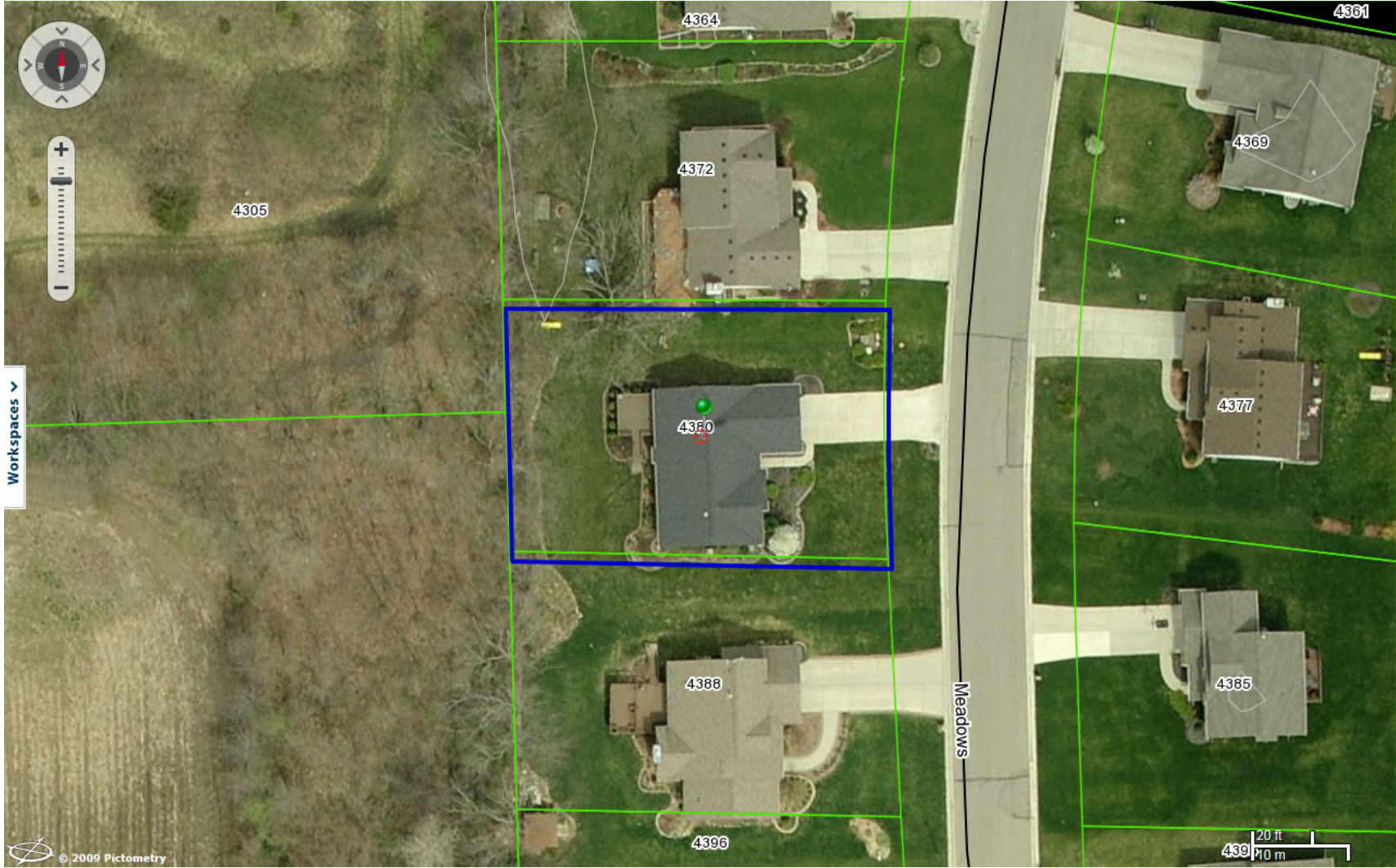
MENARDS® ONLINE DECK STORE™



Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest. Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.

Attachment: Back up 18-21 (4022 : ZBA #18-21)



Attachment: Back up 18-21 (4022 : ZBA #18-21)



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

Date Filed: 8-21-18
 Fee Paid: \$ 200.00
 Receipt #: CC
 Check #: CC
 Received by: [Signature]
 Date Mailed: [Signature]

ZBA Case #: 18-22 4 Votes Required

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

PLEASE PRINT

DATE OF ZONING BOARD OF APPEALS HEARING: Sept 20 AT 5:00 P.M.

APPLICANTS NAME: AWS Khamis (Cricket Wireless)

APPLICANTS ADDRESS: 2470 Center Rd

CITY: Burton

APPLICANTS PHONE: 248-242-0942

ADDRESS AND PARCEL OR LOT NUMBER: _____

59-21-578-042 C-2 Zoned.

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: Flags 12ft high Total of 4
In front of the Building behind the side wall

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.

New Business in town, we need to attract people into
the business, and let people know that we are in town.
We have tried it at different locations, and it work very well
for the Business.



Attachment: Back up 18-22 (4023 : ZBA #18-22)





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

Date Filed: 8-24-18
Fee Paid: \$ 450.00
Receipt #: -
Check #: 20075
Received by: JB
Date Mailed: -

ZBA Case #: 18-23 5 Votes Required

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

PLEASE PRINT

DATE OF ZONING BOARD OF APPEALS HEARING: September 20 AT 5:00 P.M.

APPLICANTS NAME: HOLY REDEEMER CATHOLIC CHURCH

APPLICANTS ADDRESS: 1227 E. BRISTOL ROAD

CITY: BURTON, MICHIGAN 48529

810-743-3050

APPLICANTS PHONE: _____

ADDRESS AND PARCEL OR LOT NUMBER: 1227 E. BRISTOL ROAD

59-30-300-014

BURTON, MI. 48529

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: HOLY REDEEMER IS REQUESTING THAT WE BE ALLOWED TO HOLD
OUR PARISH FESTIVAL ON MAY 30, 31, JUNE 1, 2, 2019.

APPLICANTS SIGNATURE: Kenneth A. Julian

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

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

OUR PARISH FESTIVAL IS A COMMUNITY EVENT AND IS OUR ONE BIG
FUND RAISER FOR HOLY REDEEMER CATHOLIC CHURCH.

8-29-18 - sent email to chief for rec.

Attachment: Back up 18-23 (4024 : ZBA #18-23)