



CITY OF BURTON

ZONING BOARD OF APPEALS

APRIL 18, 2019

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. CALL TO ORDER

C. STAFF PRESENT

D. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Mar 21, 2019 5:00 PM

E. VARIANCE

1. ZBA #19-07

By: 1426 LLC.
3150 E. Maple Ave.
Burton, MI 48529

Re: 3150 E. Maple Ave. Burton, MI 48529
59-33-300-003, M-2 Zone

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

F. AUDIENCE PARTICIPATION

Now is the time set-aside for members of the audience to address the 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, May 16, 2019, at 5:00 p.m.



CITY OF BURTON

ZONING BOARD OF APPEALS

MARCH 21, 2019

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. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Don Jones	Alt. Commissioner	Present	
Christina Conley	Council Representative	Excused	
Scott Hynes	Commissioner	Excused	
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	Present	

C. STAFF PRESENT

Amber Abbey, Planning & Zoning
Marcy Kimball, Records Tech

D. APPOINTMENTS

1. Nomination for Chairperson

Motion to nominate Steve Welch for Chairperson of the Zoning Board of Appeals, term ending December 2020.

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

2. Nomination for Vice Chairperson

Motion to nominate Michaeline Ward-Terry for Vice Chairperson of the Zoning Board of Appeals, term ending December 2020.

Minutes Acceptance: Minutes of Mar 21, 2019 5:00 PM (Approval of Minutes)

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Deb Walton, Commissioner
SECONDER:	Steve Welch, Chairman
AYES:	Jones, Rapacz, Walton, Ward-Terry, Welch, Standel, Fuhst
EXCUSED:	Conley, Hynes

E. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Feb 21, 2019 5:00 PM

RESULT:	ACCEPTED [6 TO 0]
MOVER:	Deb Walton, Commissioner
SECONDER:	Donald Standel, Alt. Commissioner
AYES:	Jones, Rapacz, Walton, Welch, Standel, Fuhst
ABSTAIN:	Ward-Terry
EXCUSED:	Conley, Hynes

F. VARIANCE

1. ZBA #19-06

By: Gasso Development
20320 W. 8 Mile Rd.
Southfield, MI 48075

Re: 3009 S. Dort Hwy. Burton MI 48529
59-28-501-185, C-2 Zone

For: To expand an existing free standing sign that will exceed the allowable square footage, 208 sq ft requested, 155 sq ft allowed.

Motion to approve ZBA #19-06 as written.

Najah Gasso of Gasso Development said we have had this property since 2005. Since Rite-Aid left it has been difficult. We now have a very interested party that I believe will be good for the area. There is a national company grocery store/dollar store that is interested in this space. One of their conditions was that they would need a larger sign.

Mrs. Abbey stated with this property he has 310 foot of frontage on a state highway as well as frontage on Atherton Road. The frontage for his size of sign is only accounted for on Dort Hwy. When the sign ordinance went into effect, it includes every major commercial road speeds as only being around 45 MPH. In this area, the state highway has become 50 MPH. People are traveling faster so signage needs to be larger in some cases. The administration recommends approval.

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

G. AUDIENCE PARTICIPATION

H. BOARD DISCUSSION

The next regularly scheduled meeting will be held on Thursday, April 18, 2019, at 5:00 p.m.

Minutes Acceptance: Minutes of Mar 21, 2019 5:00 PM (Approval of Minutes)



Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

Meeting: 04/18/19 05:00 PM
Department: Department of Public Works
Category: Variance
Prepared By: Amber Abbey
Department Head: Bette Bigsby

E.1

ADOPTED

AGENDA ITEM (ID # 4308)

DOC ID: 4308

ZBA #19-07

By: 1426 LLC.
3150 E. Maple Ave.
Burton, MI 48529

Re: 3150 E. Maple Ave. Burton, MI 48529
59-33-300-003, M-2 Zone

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

ATTACHMENTS:

- Back up 19-07 (PDF)



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

Date Filed: 3-12-19
 Fee Paid: \$450.00
 Receipt #: QD
 Check #: QD
 Received by: AK
 Date Mailed: 3-27-19 *JP*

ZBA Case #: 19-07 4 Votes Required

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

PLEASE PRINT

DATE OF ZONING BOARD OF APPEALS HEARING: April 18, 2019 AT 5:00 P.M.

APPLICANTS NAME: 1426 LLC

APPLICANTS ADDRESS: 3150 E Maple Ave.

CITY: Burton MI 48529

APPLICANTS PHONE: 810-577-8728

ADDRESS AND PARCEL OR LOT NUMBER: 3150 E Maple Ave Burton MI 48529
59-33-300-003

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: To conduct a medical
marijuana facility that will be within
200' of Residential

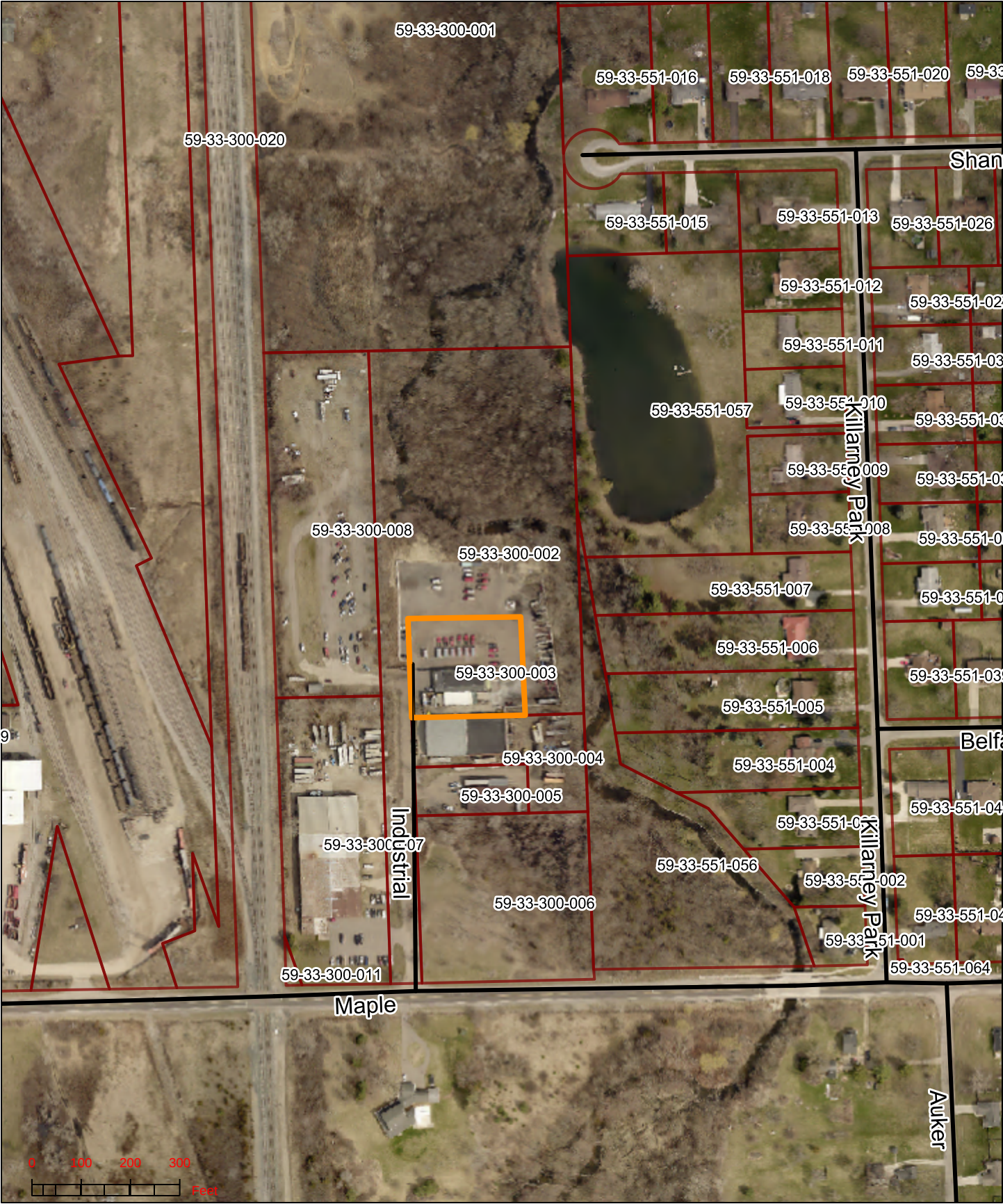
APPLICANTS SIGNATURE: [Signature]

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 19-07 (4308 : ZBA #19-07)

BURTON



Attachment: Back up 19-07 (4308 : ZBA #19-07)