



CITY OF BURTON

ZONING BOARD OF APPEALS

FEBRUARY 21, 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. ROLL CALL

C. STAFF PRESENT

D. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Dec 20, 2018 5:00 PM

E. VARIANCE

1. ZBA #19-01

By: Michele Thornberry
5369 Old Franklin Rd.
Grand Blanc, MI 48439

Re: 4187 E. Maple Ave. Grand Blanc, MI 48439
59-34-300-032, SE Zone

For: To conduct a split of a property that will have 62' of road frontage, 100' required.

2. ZBA #19-02

By: Vash Investments Group
4040 E. Bristol Rd.
Burton, MI 48519

Re: 4040 E. Bristol Rd. Burton, MI 48519
59-34-100-004 and 59-34-100-005 (combined), C-2 Zone

For: 1. To conduct an M-1 Light Industrial Special Use in a C-2 General Business zone for a warehouse style self-storage facility. 2. To conduct a warehouse style self-storage facility on a parcel less than 5 acres in size.

3. ZBA #19-03

By: Gold Rental Properties
5466 N. Genesee Rd.
Flint, MI 48506

Re: 3312 S. Center Rd. Burton, MI 48519
59-28-576-041, RO Zone

For: To conduct an RM-1 Multiple Family Residential use in an RO Restricted Office zone to allow 4 attached dwelling units.

4. ZBA #19-04

By: Andrew Johnson
5053 E. Court St.
Burton MI 48509

Re: 5125 E. Court St. Burton, MI 48509
59-11-300-001 (future combo with 59-11-300-006), RO Zone

For: To expand an already approved variance to conduct an M-1 Light Industrial use in an RO Restricted Office zone for wholesales of vehicles.

5. ZBA #19-05

By: RJB & M LLC.
4258 Somers Dr.
Burton MI 48529

Re: 4258 Somers Dr. Burton MI 48529
59-31-529-024, M-1 Zone

For: To conduct an outside storage yard in conjunction with an existing self-storage facility.

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, March 21, 2019, at 5:00 p.m.



CITY OF BURTON

BURTON ZONING BOARD OF APPEALS MEETING

DECEMBER 20, 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	Present	
Tim Rapacz	Commissioner	Present	
Deb Walton	Commissioner	Present	
Michaeline Ward-Terry	Vice Chairperson	Excused	
Steve Welch	Chairman	Present	
Donald Standel	Alt. Commissioner	Excused	
Rick Fuhst	Commissioner	Present	

C. STAFF PRESENT

Amber Abbey, Planning/Zoning
Marcy Kimball, Records Tech

D. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Oct 18, 2018 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Scott Hynes, Commissioner
SECONDER:	Rick Fuhst, Commissioner
AYES:	Conley, Hynes, Rapacz, Walton, Welch, Fuhst
EXCUSED:	Ward-Terry, Standel

2. Zoning Board of Appeals - Regular Meeting - Nov 15, 2018 5:00 PM

Minutes Acceptance: Minutes of Dec 20, 2018 5:00 PM (Approval of Minutes)

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Scott Hynes, Commissioner
SECONDER:	Rick Fuhst, Commissioner
AYES:	Conley, Hynes, Rapacz, Walton, Welch, Fuhst
EXCUSED:	Ward-Terry, Standel

E. VARIANCE

1. ZBA #18-28

By: Titan Properties
9572 Shelby Dr.
White Lake, MI 48386

Re: 4086 S. Dort Hwy. Burton, MI 48529
59-32-530-057, M-1 Zone

For: 1. To construct a building that will be within 16' of the rear property line, 35' required. 2. To construct an 8' high fence.

Steven Goff from White Lake, Michigan stated the rear setback variance that we are requesting borders a property that we own as well. It is a unique shape and the plan that the architect laid out was that the building would still be 42 foot away from the neighboring property, owned by Consumers Energy, which used to be the old railroad tracks. There is very little traffic back in that area. The additional 18 feet that we would be using for the building will help us create an environment to procure the best medicine possible for the patients in Burton and surrounding communities. The 8-foot fence will help us to create an environment that will deter possible theft or robbery as well as provide a privacy barrier.

Mrs. Abbey stated I have met with Mr. Goff several times over the past few months to discuss different configurations. Given that they have to connect to fire suppression, they had a certain way that they had to position the buildings, certain distances to keep the fire hydrant; they were not left with many options of configuration of their buildings based on the shape of their property. They are willing to take what was a dilapidated property and develop it into something. The back parcel that they are only 16-feet from is owned by them and will be a detention basin only. The fire separation requirements or need for the setback is not there because there is not going to be a building back there. This would be there detention basin for this property. The administration recommends approval on the rear yard setback. As far as the height of the fence, everything in front of the building will be 4-foot high and the 8-foot request is just from the buildings and back. This is for their own security. There is brush, trees and shrubs that will help to conceal it. The 8-foot high fence will not stand out because the building is going to be a two-story building. The administration recommends approval on the fence also.

Motion to approve ZBA #18-28, #1. To construct a building that will be within 16' of the rear property line, 35' required and #2. To construct an 8' high fence, based on the way they have it configured on their plan and according to the administrations recommendations.

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

F. AUDIENCE PARTICIPATION

None.

G. BOARD DISCUSSION

Mrs. Abbey stated the couple on Pebble Creek, with the four dogs, brought me a copy of all of the approved dog licenses. She also has a kennel license from the county. She had an inspection and they approved her. I think she will have to do this once a year. The neighbor asked me to mention two things to her. He did not want her to groom the dogs outside and to put a lock on the gate so that the dogs did not get out. I did mention this to them. They did put a lock on the gate and she said she would be more mindful where she grooms them. She will have to bring in her licenses every year to us and go before the Zoning board again in two years. She did follow through with the time frame that the board gave her.

Mrs. Conley asked what is happening with the place on Davison Road across from Taco Bell. They have been doing a lot of work on the parking lot. Mrs. Abbey said the houses are gone now. It looks a lot better. The vehicles that are there are from a separate property.

Mr. Rapacz stated my last meeting will be February 21, 2019.

Mr. Welch said we are in need of an alternate member for Zoning Board of Appeals and a committee member after February 2019. If anyone is interested, please contact the Burton City Hall Clerk's office.

Mrs. Abbey reminded the committee about the January 10, 2019 training class in the city hall community room at 5:00 PM. We do not have any applicants for the January 2019 ZBA meeting.

The Zoning Board of Appeals meeting for January is cancelled due to no applicants. The next Zoning Board of Appeals meeting is scheduled for February 21, 2019 at 5:00 PM.

Meeting was adjourned at 5:17 PM.

Minutes Acceptance: Minutes of Dec 20, 2018 5:00 PM (Approval of Minutes)



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

Date Filed: 1-2-19
 Fee Paid: \$250.00
 Receipt #: _____
 Check #: Cash
 Received by: [Signature]
 Date Mailed: _____

ZBA Case #: 19-01 4 Votes Required

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

PLEASE PRINT

DATE OF ZONING BOARD OF APPEALS HEARING: Feb 21, 2019 AT 5:00 P.M.

APPLICANTS NAME: Michele Thornberry

APPLICANTS ADDRESS: 5369 Old Franklin rd

CITY: Burton, MI 48439 Grand Blanc, MI 48439

APPLICANTS PHONE: 810-931-2969

ADDRESS AND PARCEL OR LOT NUMBER: 4187 E. Maple Ave
Grand Blanc, MI 48439 159-34-300-032

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 split on a property
that will have 62' of road frontage,
100' required

APPLICANTS SIGNATURE: [Signature: Michele Thornberry]

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

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

Wanting to build 1895 square foot home 550 ft back off
the road on existing property owned by Carl Hummel
(my dad) picture of future home attached. Any questi
please call or you may also reach Carl at 810-660-9882

Attachment: Back up 19-01 (4211 : ZBA #19-01)



Plan Number 75137 | Order Code: 00WEB
 FamilyHomePlans.com
 U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526
[Click Here to Mirror Reverse Plan](#)



Plan Number: 75137

- 1679 Total Living Area
- 1879 Main Level
- 3 Bedrooms
- 2 Full Bath(s)
- 2 Car Garage
- 78'11" Wide x 57'11" Deep

Available Foundation Types:

- Basement - * \$300.00
- Crawlspace - * \$200.00
- Slab

Order Code: 00WEB

NEW PDF Study Set: \$795.00

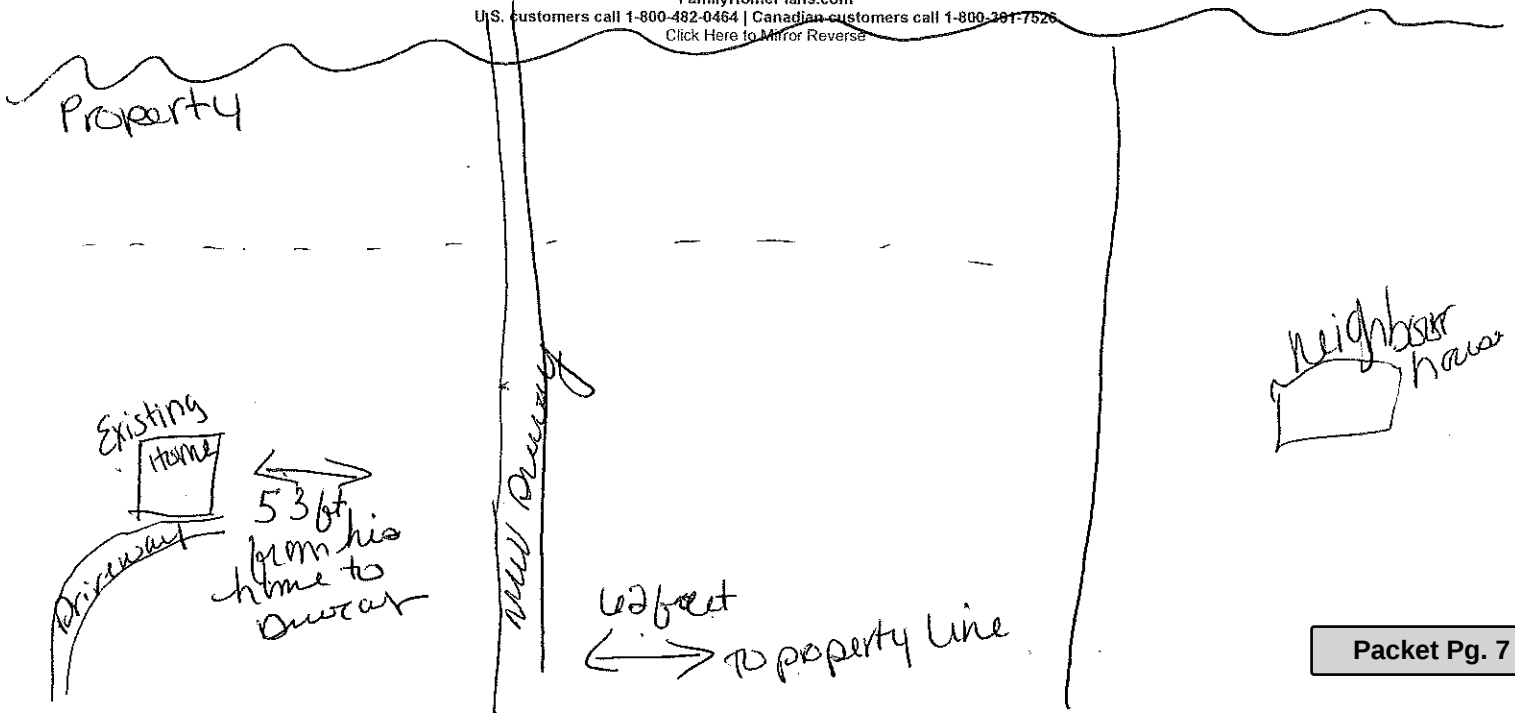
- 1 Set: \$795.00
- 5 Sets: \$995.00
- 8 Sets: \$1,145.00
- Reproducible Set: \$1,245.00
- PDF File: \$1,245.00
- CAD File: \$1,995.00

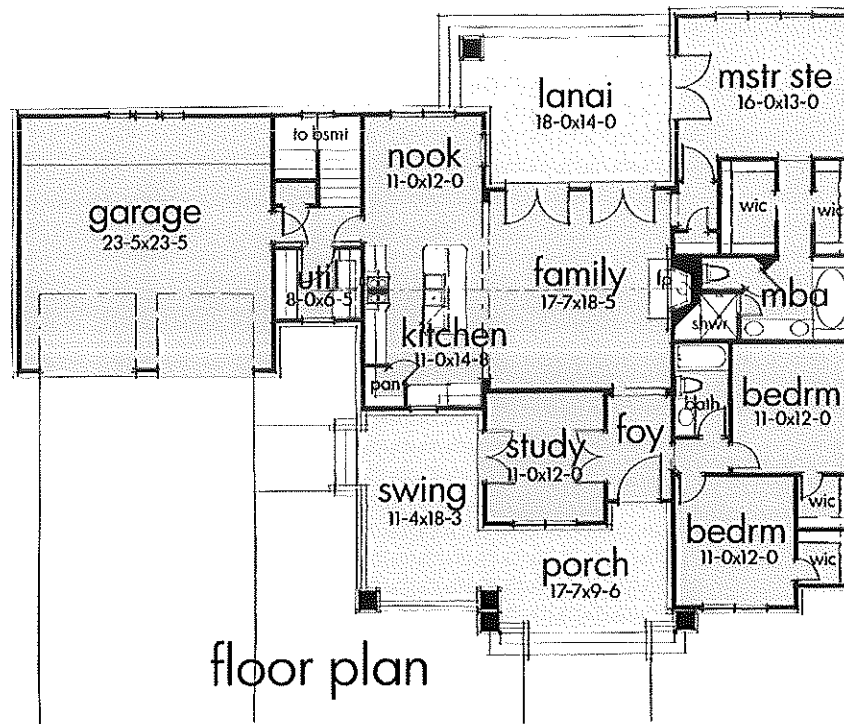
- Right Reading (True) Reverse: \$200.00
- All sets will be Readable Reverse copies. Turn around time is usually 3 to 5 business days.
- Additional Sets: \$50.00



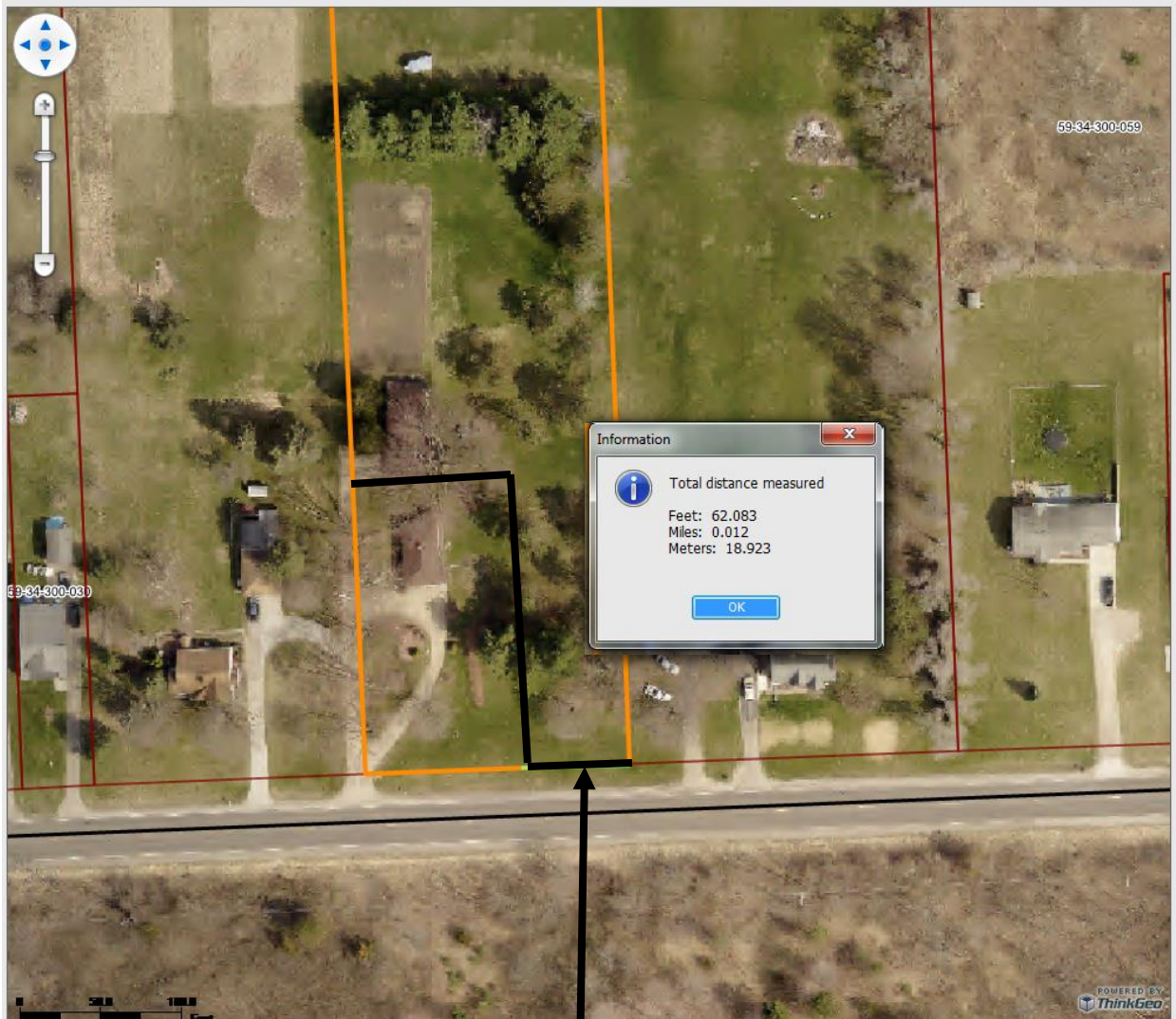
Plan Number 75137 | Order Code 00WEB | Front Elevation
 FamilyHomePlans.com

U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526
[Click Here to Mirror Reverse](#)





Plan Number 75137 | Order Code 00WEB | First Floor Plan
 FamilyHomePlans.com
 U.S. customers call 1-800-482-0464 | Canadian customers call 1-800-361-7526
[Click Here to Mirror Reverse](#)



Proposed estimate of property line location. 62'

Attachment: Back up 19-01 (4211 : ZBA #19-01)



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

Date Filed: 1-2-19
Fee Paid: \$450.00
Receipt #: _____
Check #: 21928
Received by: [Signature]
Date Mailed: _____

ZBA Case #: 19-02 5 Votes Required

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

PLEASE PRINT

DATE OF ZONING BOARD OF APPEALS HEARING: Feb 21, 2019 AT 5:00 P.M.

APPLICANTS NAME: VASH INVESTMENT GROUP

APPLICANTS ADDRESS: 4040 E. BRISTOL RD

CITY: BURTON, MI 48519

APPLICANTS PHONE: 810-820-8028

ADDRESS AND PARCEL OR LOT NUMBER: 4040 E. BRISTOL

C-2 Zone 59-34-100-004 159-34-100-005

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: SPECIAL USE PERMIT FOR STORAGE

1. To conduct an M-1 special use in a C-2 General Business zone for a ^{warehouse style} self-storage facility
2. To conduct a self-storage facility on a parcel less ^{warehouse style} than 5 Acres.

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.

THERE IS A NEED FOR LARGER WAREHOUSE
STORAGE UNITS

Attachment: Back up 19-02 (4212 : ZBA #19-02)



Parcels combined make
approximately 2.5 acres in size.



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

Date Filed: 1-10-19
 Fee Paid: \$450.00
 Receipt #: _____
 Check #: 1481
 Received by: _____
 Date Mailed: _____

ZBA Case #: 19-03 5 Votes Required

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

PLEASE PRINT

DATE OF ZONING BOARD OF APPEALS HEARING: Feb 21, 2018 AT 5:00 P.M.

APPLICANTS NAME: Gold Rental Properties

APPLICANTS ADDRESS: 5466 N. Genesee Rd.

CITY: Flint, MI 48506

APPLICANTS PHONE: 810-938-8797

ADDRESS AND PARCEL OR LOT NUMBER: 3312 S. Center Rd. Burton, MI 48509
59-28-576-041.

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 multiple
family use in an R-O Restricted
office zone for a 4 unit apartments

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.

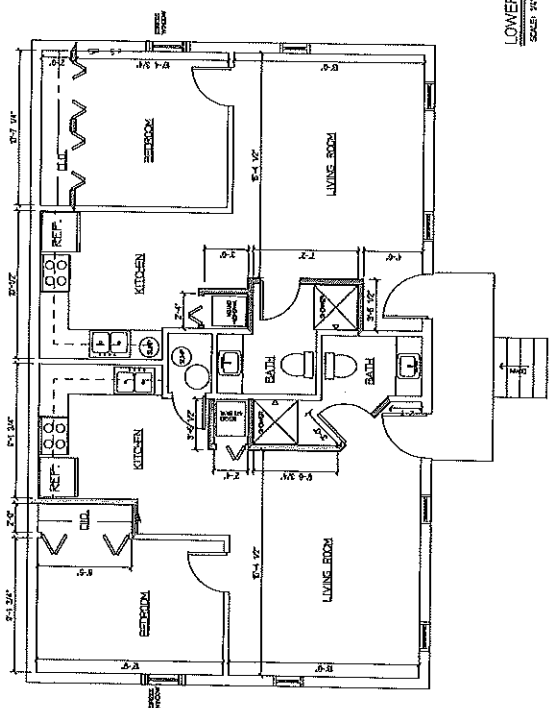
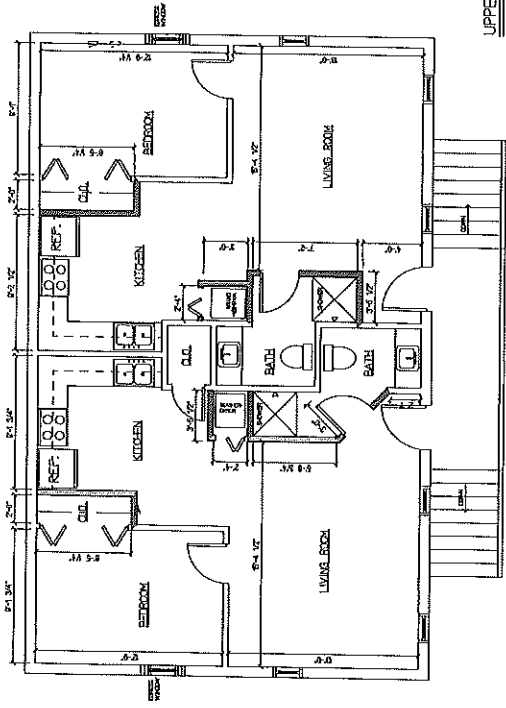
I am Having a Hard Time Finding Commercial Tenants and
would like to make the property either a Residential and
Commercial use or just Residential, whichever the Board
Decides will Be fine with me. I want to Transform the
UNITS into Apartments.

Attachment: Back up 19-03 (4213 : ZBA #19-03)

SHEET NO. 1

DATE

RENOVATION FOR
PROPOSED APARTMENTS
337 S. CENTER RD., BOSTON, MA



BURTON



Attachment: Back up 19-03 (4213 : ZBA #19-03)



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

Date Filed: 1-17-19
Fee Paid: \$450.00
Receipt #: _____
Check #: 10371
Received by: JA.
Date Mailed: _____

ZBA Case #: 19-04 5 Votes Required

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

PLEASE PRINT

DATE OF ZONING BOARD OF APPEALS HEARING: Feb 21, 2019 AT 5:00 P.M.

APPLICANTS NAME: Andrew A. Johnson

APPLICANTS ADDRESS: 5053 E Court St.

CITY: Burton MI 48509

APPLICANTS PHONE: (810) 656-3702

ADDRESS AND PARCEL OR LOT NUMBER: 59-11-300-001 (Future

Combo w/ 59-11-300-006)

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.

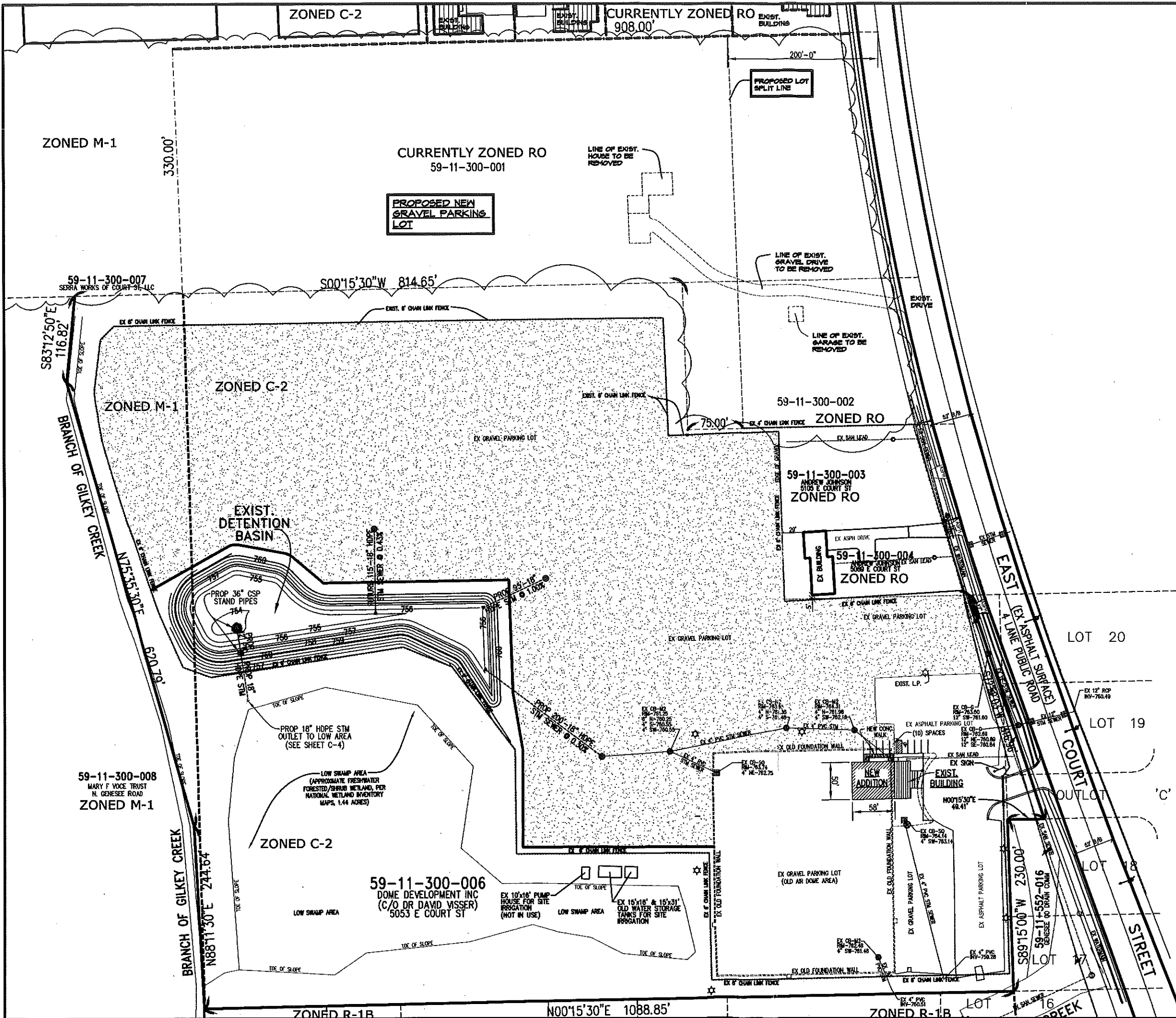
VARIANCE REQUESTED: To expand an already approved
variance to conduct an m-1 light
Industrial use in an R-O Restricted Office
Zone.

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 19-04 (4214 : ZBA #19-04)



E.4.a	
16 JAN 2016	
Creekwood Architecture Inc. Burton, Michigan 48509	
Tel: (810) 742-0480 Fax: (810) 742-8383	
11111 Creekwood Tr.	
Attachment: Back up 19-04 (4214 : ZBA #19-04)	
SHEET THE SITE PLAN	
NEW BUILDING FOR: AJ IMPORTING 3000 EAST COURT STREET CITY OF BURTON Burton, MI 48509	
Job No: 16071 Date: 11 SEP 2016 Sheet No:	
S1	
Packet Pg. 16	



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

Date Filed: 1-18-19
 Fee Paid: \$450.00
 Receipt #: _____
 Check #: _____
 Received by: JA
 Date Mailed: _____

ZBA Case #: 19-05 5 Votes Required

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

PLEASE PRINT

DATE OF ZONING BOARD OF APPEALS HEARING: Feb 21st, 2019 AT 5:00 P.M.

APPLICANTS NAME: RJB+M LLC

APPLICANTS ADDRESS: 4258 Somers

CITY: Burton

APPLICANTS PHONE: 810 715 0460

ADDRESS AND PARCEL OR LOT NUMBER: 4258 Somers

59-31-529-024

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 outside
Storage yard in conjunction with an
existing Self Storage facility.

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 19-05 (4215 : ZBA #19-05)



Parcels 59-31-529-006 & 59-31-529-007
have already been combined and make up
parcel 59-31-529-024.