



CITY OF BURTON

ZONING BOARD OF APPEALS

JULY 15, 2021

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 - Jun 17, 2021 5:00 PM

E. VARIANCE

1. ZBA #21-14
By: Genova USA 1760 W. Associates Ave. Salt Lake, Utah 84104

Re: 5490 Davison Rd. Burton MI, Parcel 59-11-200-005, Zoned C-2

For: 1.To conduct an M-1 light industrial use in a C-2 general business zone for wholesale.
2.To conduct an M-2 special use in a C-2 general business zone for an open storage yard.
2. ZBA #21-15
By: Michael Zimmerman 7421 Lions Gate Pkwy. Davison, MI 48423

Re: 4406 Kestrel Ln, Parcel 59-27-200-015, Zoned R-1B

For: To construct a front yard chain link fence exceeding allowed 4 feet in height, requesting 6 feet in height.

3. ZBA #21-16
By: Tina Wooley 8457 Jordan Rd. Grand Blanc, MI 48439

Re: 5350 Davison Rd. Burton MI, Parcel 59-11-200-011, Zoned C-2

For: To host an Art Festival on Collette's Vintage property from July 31st to August 1st, 2021.
4. ZBA #21-17
By: Syko Gardens LLC 3309 Associates Dr. Burton, MI

Re: 3327 Associates Dr., Parcel 59-29-551-022
3333 Associates Dr., Parcel 59-21-551-004
And Vacant Parcel 59-29-551-006 on Associates Dr. Burton MI, Zoned M-1

For: To conduct a marijuana facility within 500 feet of an existing facility.
5. ZBA #21-18
By: Shane and Tracy Moore 719 W. Flint St. Davison, MI

Re: 1235 S Center Rd. Burton MI, Parcel 59-15-100-015, Zoned C-4

For: To conduct a C-3 special use in a C-4 planned shopping center district zone, for an indoor recreational use.

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, July 15, 2021, at 5:00 p.m.



CITY OF BURTON

ZONING BOARD OF APPEALS

JUNE 17, 2021

Council Chambers

Regular Meeting

5:00 PM

**4303 S. CENTER ROAD
BURTON, MI 48519**

This meeting was opened by Chairman Steve Welch at 5:03 PM.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Kevin Burge	Planning Representative	Present	
Gary Kautz	Alt. Commissioner	Present	
Christina Conley	Council Representative	Absent	
Scott Hynes	Commissioner	Excused	
Tim Rapacz	Commissioner	Present	
Michaeline Ward-Terry	Vice Chairperson	Absent	
Steve Welch	Chairman	Present	
Joey Richvalsky	Alt. Commissioner	Excused	
Rick Fuhst	Commissioner	Present	

C. STAFF PRESENT

Amber Abbey, Deputy DPW Director
Lindsey Bice, Clerk's Office
Leandra Swayne, Records Tech

D. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - May 20, 2021 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Tim Rapacz, Commissioner
SECONDER:	Rick Fuhst, Commissioner
AYES:	Burge, Kautz, Conley, Rapacz, Ward-Terry, Welch, Fuhst
EXCUSED:	Hynes, Richvalsky

E. VARIANCE

1. 5113 : ZBA #21-12 part 1 to construct a detached accessory structure that will exceed the allowed accessory structures.
By: Nora Petriches
1430 Amy St. Burton MI

Re: 1430 Amy St. Burton MI

- For: 1. To construct a detached accessory structure (Gazebo) that will exceed the allowed accessory structures, two existing already. 2. To exceed the buildable square footage by 216 square foot.

Nora Petriches of 1430 Amy St., Burton, MI stated she would like to add a gazebo to her existing patio. She currently has a pole barn and a shed on her one acre of land.

John Bessolo of Burton stated he is a neighbor of Mrs. Petriches and sees no problem with them adding a gazebo to their property.

Mrs. Abbey stated the first part of this variance is to allow a third structure to be built on the property. They already have two structures, the shed and pole barn. Adding the gazebo will exceed the allowable accessory structures. The intention of the ordinance is to prevent residents from putting up multiple sheds and garages. Seeing that this request is to add a gazebo, we would feel comfortable recommending approval. For the second part of the variance request, in 1997 Robert Petriches applied for a variance to build the pole barn which made it exceed the allowable square footage. Anything new that they want to put up will require a variance. We recommend approval on item number two as well.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Rapacz, Commissioner
SECONDER:	Kevin Burge, Planning Representative
AYES:	Burge, Kautz, Rapacz, Welch, Fuhst
ABSENT:	Conley, Ward-Terry
EXCUSED:	Hynes, Richvalsky

2. ZBA #21-12 part 2 to exceed the buildable square footage by 216 square foot.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Rapacz, Commissioner
SECONDER:	Kevin Burge, Planning Representative
AYES:	Burge, Kautz, Rapacz, Welch, Fuhst
ABSENT:	Conley, Ward-Terry
EXCUSED:	Hynes, Richvalsky

3. 5114 : ZBA #21-13 part 1 to conduct a M-1 light industrial use in a C-2 general business zone and remove the barbed wire fence immediately.

By: Sukhi Narwal / MPL Holdings LLC
48495 Central Park Dr. Canton MI 48188

Re: 3408 S. Dort Hwy Burton MI 48529
59-29-400-017, Zoned C-2

- For: 1. To conduct a M-1 light industrial use in a C-2 general business zone for a truck terminal. 2. To convert the existing accessory structure into the principle structure for office use, the structure does not meet setback requirements.

Hamoodi Khalaf of 7277 Rawsonville Rd., Belleville, MI stated they feel this property is able to meet the zoning requirements and would bring out its best use. Their company is a transportation company and an industry leader for General Motors. We service the nearby General Motors Flint Plant. There are many nearby and neighboring properties that are zoned M-1. There are no residential homes within

600-800 feet of this property and minimal pedestrian traffic. This makes the property favorable to a business such as ours. Our trucks are 2020-2021 and emission friendly. We would provide 24-hour video surveillance.

Mrs. Abbey stated there are two parts to this request. The first is for an M-1 use in a C-2 zone. We recommend approval on this part based on the fact that the property is located on a state highway and there are similar uses in the area. A ticket was issued in 2016 for the 6-foot high chain link fence with barbed wire. Portions of the fence remain that the previous owner would not take down. Any approval tonight, I would like to make the recommendation that it is on the contingency that the fence is removed immediately. As for item number two, the building does not meet the requirements and it sits at the back corner of the property. From the road, you would only see trucks, not a viable business. I am going to recommend denial on item number two. That will cause them to have to construct a building that meets the requirements.

Mr. Burge questioned the applicant regarding the office space.

Mr. Khalaf stated we want to bring in a mobilized trailer office unit that meets compliance for the office staff to use.

Mr. Burge asked if the trailer has to be permanent or temporary.

Mrs. Abbey stated it would have to be permanently placed through site plan review.

Mr. Burge asked how many trucks will be coming in and out of the business and if they will all be at the same time.

Mr. Khalaf stated there will be between 15-20 trucks. They will be parked at the same times and exiting at the same times.

Mr. Kautz asked for an explanation of a drop yard.

Mr. Khalaf stated it is a centralized hub where drivers will park their trucks after their runs. Some trucks will be empty, some will have metal racks.

Mr. Rapacz asked how the trailer would work for the business as opposed to the shed.

Mrs. Abbey stated it would have to meet setback requirements and have all the utilities. It would have to be put on a foundation and permanently placed.

Discussion ensued regarding the placement of the modular structure.

Mr. Rapacz motioned to approve ZBA case #21-13 part 1 to conduct a M-1 light industrial use in a C-2 general business zone and remove the barbed wire fence immediately.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Rapacz, Commissioner
SECONDER:	Rick Fuhst, Commissioner
AYES:	Burge, Kautz, Rapacz, Welch, Fuhst
ABSENT:	Conley, Ward-Terry
EXCUSED:	Hynes, Richvalsky

4. ZBA #21-13 part 2 to convert the existing accessory structure into the principle structure for office use.

Mr. Burge motioned to approve ZBA case #21-13 part 2 to convert the existing accessory structure into the principle structure for office use.

Mr. Welch restated the motion for clarification.

RESULT:	FAILED [0 TO 5]
MOVER:	Kevin Burge, Planning Representative
SECONDER:	Rick Fuhst, Commissioner
NAYS:	Burge, Kautz, Rapacz, Welch, Fuhst
ABSENT:	Conley, Ward-Terry
EXCUSED:	Hynes, Richvalsky

F. AUDIENCE PARTICIPATION

No audience participation.

G. BOARD DISCUSSION

No board discussion.

The next regularly scheduled meeting will be held on Thursday, July 15, 2021, at 5:00 p.m.

Minutes Acceptance: Minutes of Jun 17, 2021 5:00 PM (Approval of Minutes)



Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 5135)

Meeting: 07/15/21 05:00 PM
Department: Department of Public Works
Category: Variance
Prepared By: Leandra Swayne
Department Head: Charles Abbey

E.1

DOC ID: 5135

ZBA #21-14

By: Genova USA 1760 W. Associates Ave. Salt Lake, Utah 84104

Re: 5490 Davison Rd. Burton MI, Parcel 59-11-200-005, Zoned C-2

For: 1.To conduct an M-1 light industrial use in a C-2 general business zone for
wholesale.
2.To conduct an M-2 special use in a C-2 general business zone for an open
storage yard.

ATTACHMENTS:

- Backup 21-14 (PDF)



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

Date Filed: 6-1-21
Fee Paid: 450.00
Receipt #: Credit
Check #: AAA
Received by: AAA
Date Mailed: 6-24-2021

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

ZBA Case #: 21-14 5 Votes Required

DATE OF ZONING BOARD OF APPEALS HEARING: July 15th, 2021 AT 5:00 P.M.

PLEASE PRINT

APPLICANTS NAME: GENOVA USA

APPLICANTS ADDRESS: 1760 W ASSOCIATE AVE

CITY: SALT LAKE CITY, UTAH 84104

APPLICANTS PHONE: 810 744 4500

APPLICANTS EMAIL: Bm.SMITH@GENOVA PRODUCTS.COM

ADDRESS AND PARCEL OR LOT NUMBER: 5490 DAVISION RD
BURTON, MI 48509

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 CONDUCT A M-1 INDUSTRIAL USE IN A C-

GENERAL BUSINESS ZONE FOR WHOLESALE PRODUCTS

2. TO CONDUCT A M-2 SPECIAL USE IN A C-2 GENERAL

BUSINESS ZONE FOR AN OPEN STORAGE YARD

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections. Further I understand that this is an application and any fees paid will not be refundable regardless of the decision of the Commission. Mandatory attendance at the above meeting is acknowledged.

APPLICANTS SIGNATURE: Brenda Smith

Attachment: Backup 21-14 (5135 : ZBA #21-14)

GENOVA

E.1.a

GATE

1021

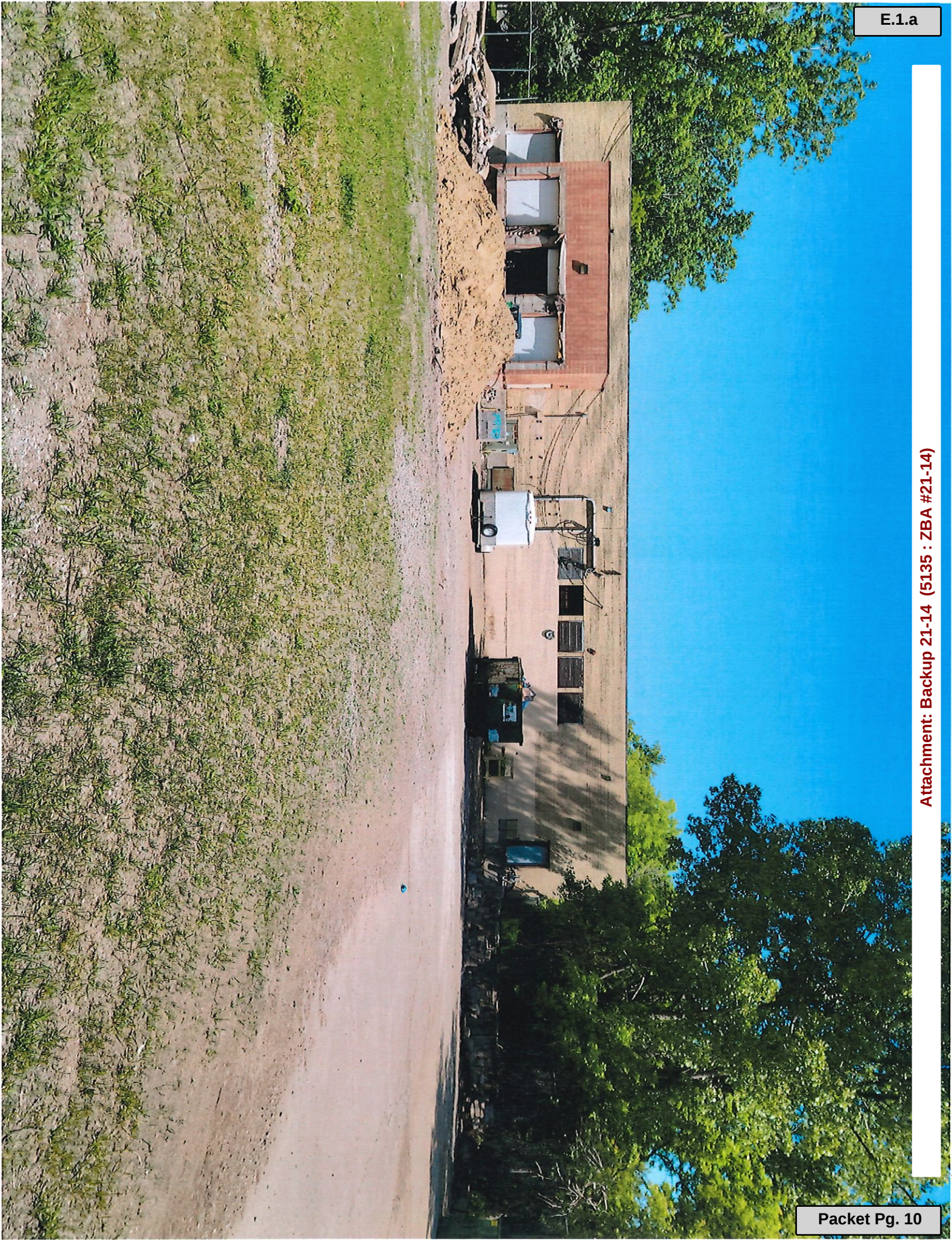
181

EVERETT

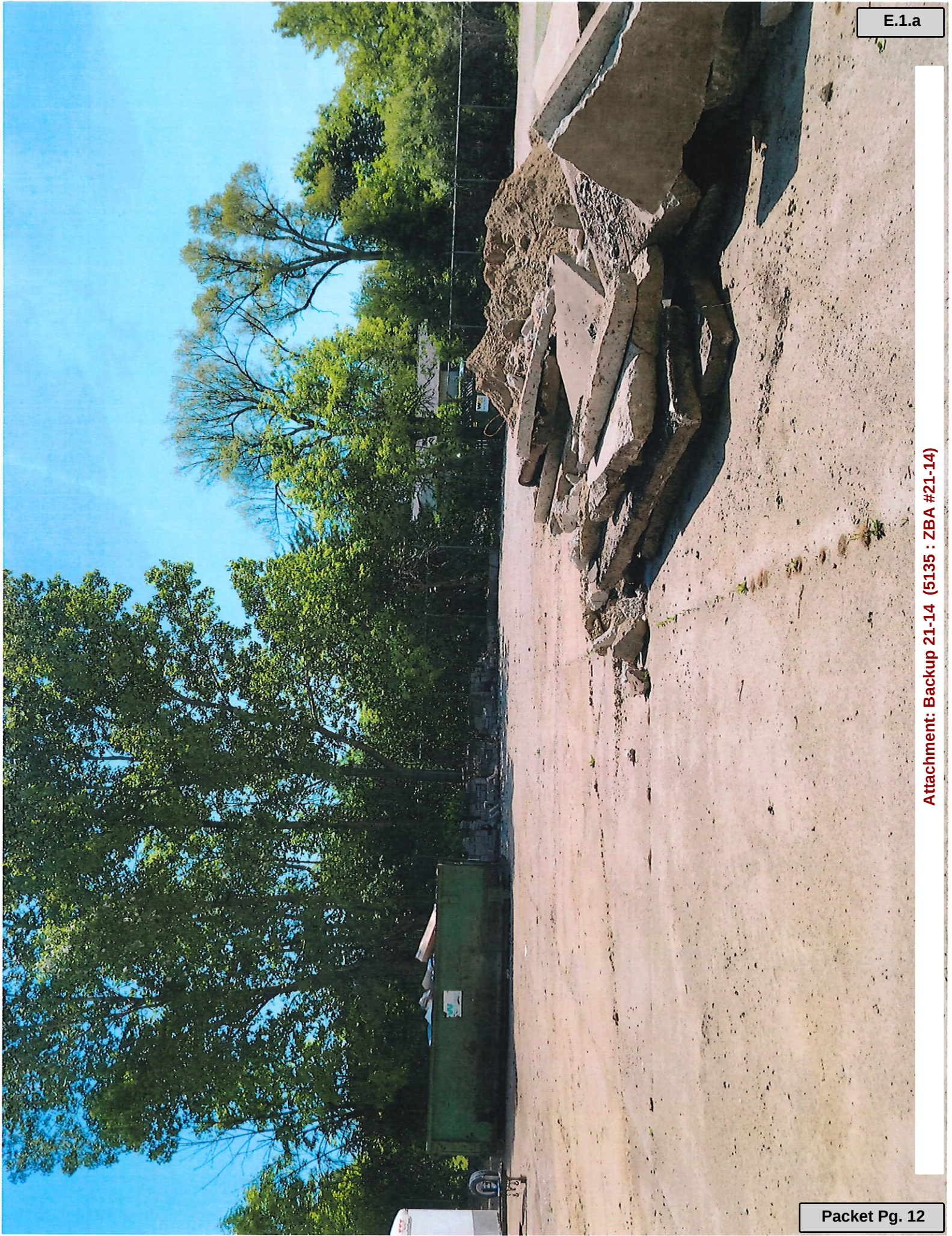
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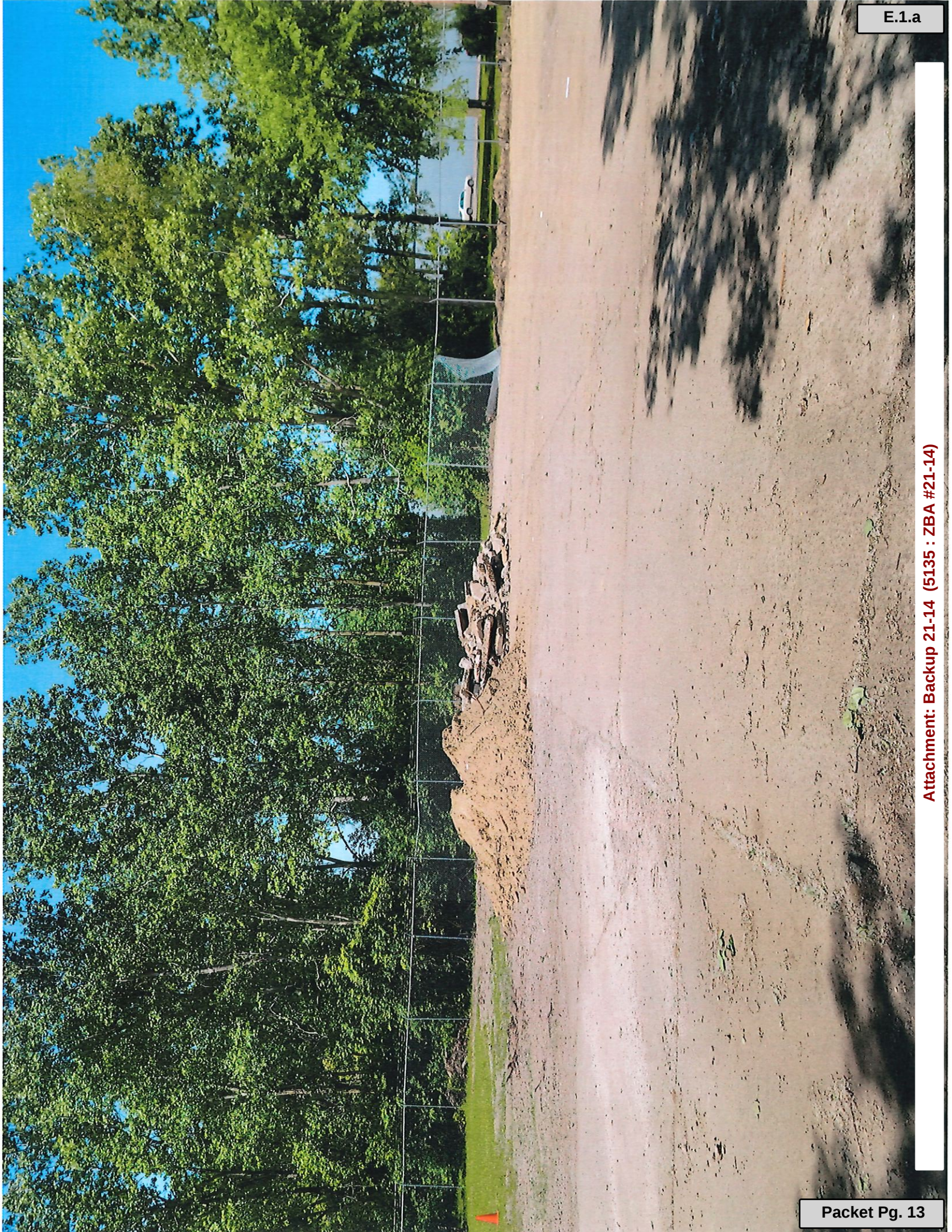
BUILDING

Attachment: Backup 21-14 (5135 : ZBA #21-14)

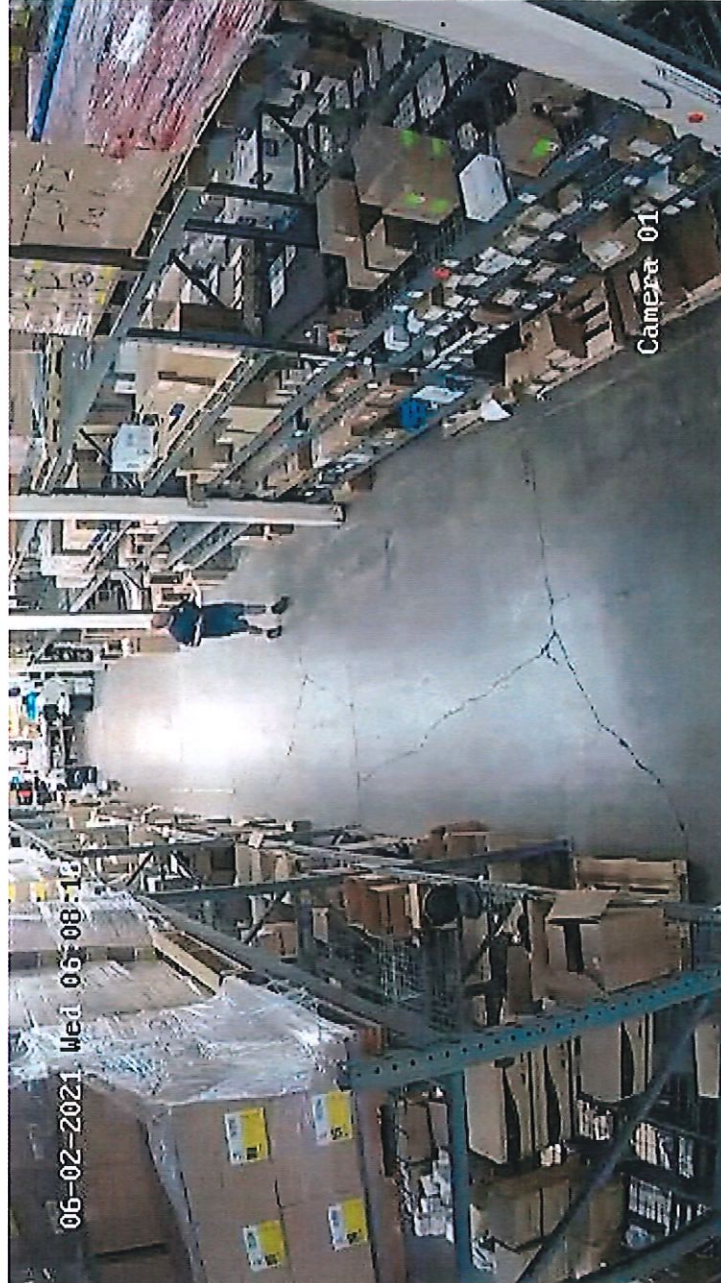




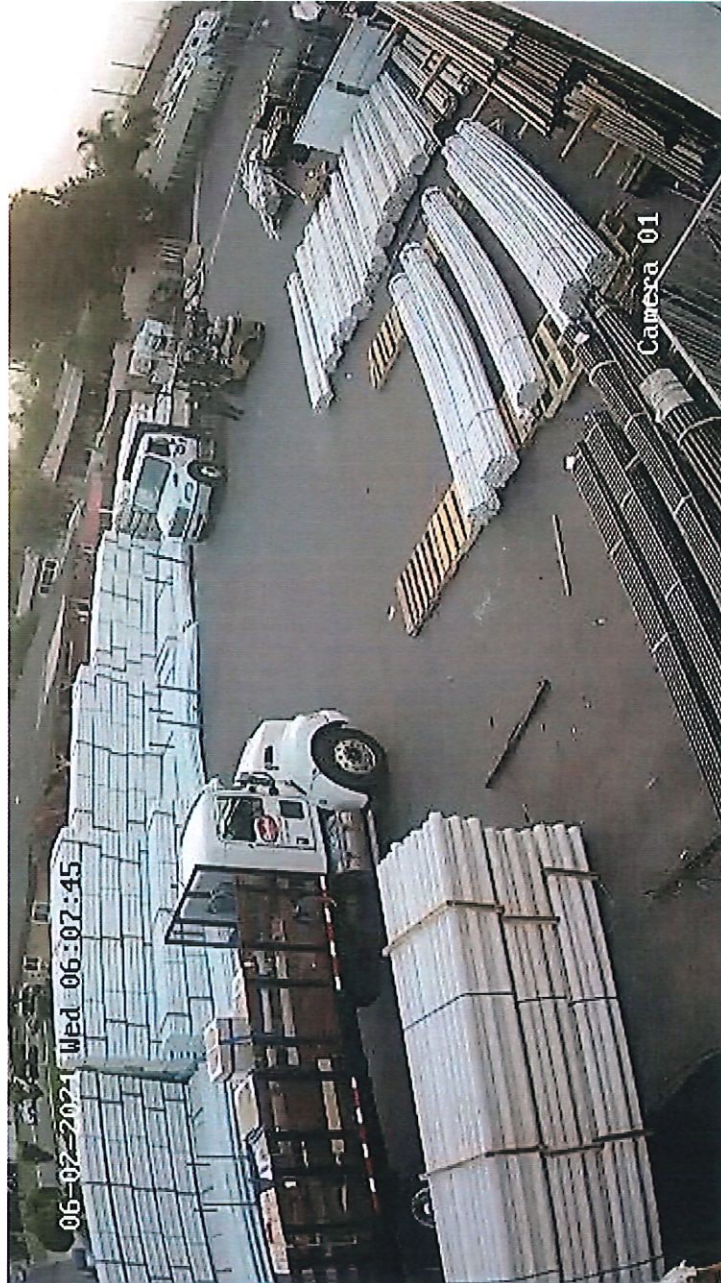




 GILGOUR



Camera A





Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 5136)

Meeting: 07/15/21 05:00 PM
Department: Department of Public Works
Category: Variance
Prepared By: Leandra Swayne
Department Head: Charles Abbey

E.2

DOC ID: 5136

ZBA #21-15

By: Michael Zimmerman 7421 Lions Gate Pkwy. Davison, MI 48423

Re: 4406 Kestrel Ln, Parcel 59-27-200-015, Zoned R-1B

For: To construct a front yard chain link fence exceeding allowed 4 feet in height,
requesting 6 feet in height.

ATTACHMENTS:

- Backup 21-15 (PDF)



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

Date Filed: 6/10/2021
 Fee Paid: 250
 Receipt #: _____
 Check #: 87 1888
 Received by: Shwayne
 Date Mailed: 6-29-2021

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

ZBA Case #: 21-15 4 Votes Required

DATE OF ZONING BOARD OF APPEALS HEARING: July 15TH 2021 AT 5 P.M.

PLEASE PRINT

APPLICANTS NAME: Michael Zimmerman

APPLICANTS ADDRESS: 7421 Lions Gate Pkwy

CITY: Davison Mi 48423

APPLICANTS PHONE: 248-328-5826

APPLICANTS EMAIL: mzimmerman.2011@yahoo.com

ADDRESS AND PARCEL OR LOT NUMBER: 4406 Kestrel Lane Parcel ID 59-27-200-015

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 requesting a variance to allow a 6 ft chain link fence on one side of my 10 acres.

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections. Further I understand that this is an application and any fees paid will not be refundable regardless of the decision of the Commission. Mandatory attendance at the above meeting is acknowledged.

APPLICANTS SIGNATURE: 

Attachment: Backup 21-15 (5136 : ZBA #21-15)

APPLICANT:

Please explain your hardship or reason this variance is needed and attach to the application. Any information provided to the board will be public information and will be given to the board approximately 2 weeks prior to the meeting.

The reason this variance is needed is because even though this is not a sub-division lot, and instead a 10 acre parcel, the rules of a sub-division lot are being applied.

We have several people from the sub-division that are taking liberties with our land. We have had people dumping their yard waste, trespassing, and in particular the 3 neighbors where we are requesting the fence have been using our land as their own. I have personally spoken with all 3 and have been polite to each. Of the 3, one is polite and cordial and said they will stop trespassing and using my land, but it has continued. A second was very rude on a brief encounter when I asked him to remove some of their belongings from my property. Most recently, a third was extremely rude and aggressive and cursed me out as I simply asked to speak with them about them using my property and to ask them to remove their belongings. One of these neighbors also put in a pool and dumped all the dirt they had to remove from their yard into my property. This same neighbor also cursed out some friends of ours when they pointed out to them that they were trespassing.

We really don't want to waste money on 285 feet of fence, but we are left with little choice. We are asking that the 6 ft tall fence be allowed to deter all of the bad behaviors that I have described.

OWNER ACKNOWLEDGMENT:

I, Michael Zimmerman am the owner of property known as: 4406 Kestrel Land Parcel ID 59-27-200-015 located in the City of Burton. I give permission to _____ to make an application to the Zoning Board of Appeals on behalf of my property. I understand unless specified by the Zoning Board of Appeals, any action taken by the board is permanently associated with this property in accordance with the State of Michigan Zoning Enabling Act.

If I need to be contacted for any reason please contact me at:

Owner Name: Michael Zimmerman
Address: 7421 Lions Gate Pkwy
City: Davison, MI 48423
Phone: 248-328-5826
Email: mzimmerman.2011@yahoo.com

SIGNATURE: _____

DATE: 6/10/21

Attachment: Backup 21-15 (5136 : ZBA #21-15)

Site or Plot Plan

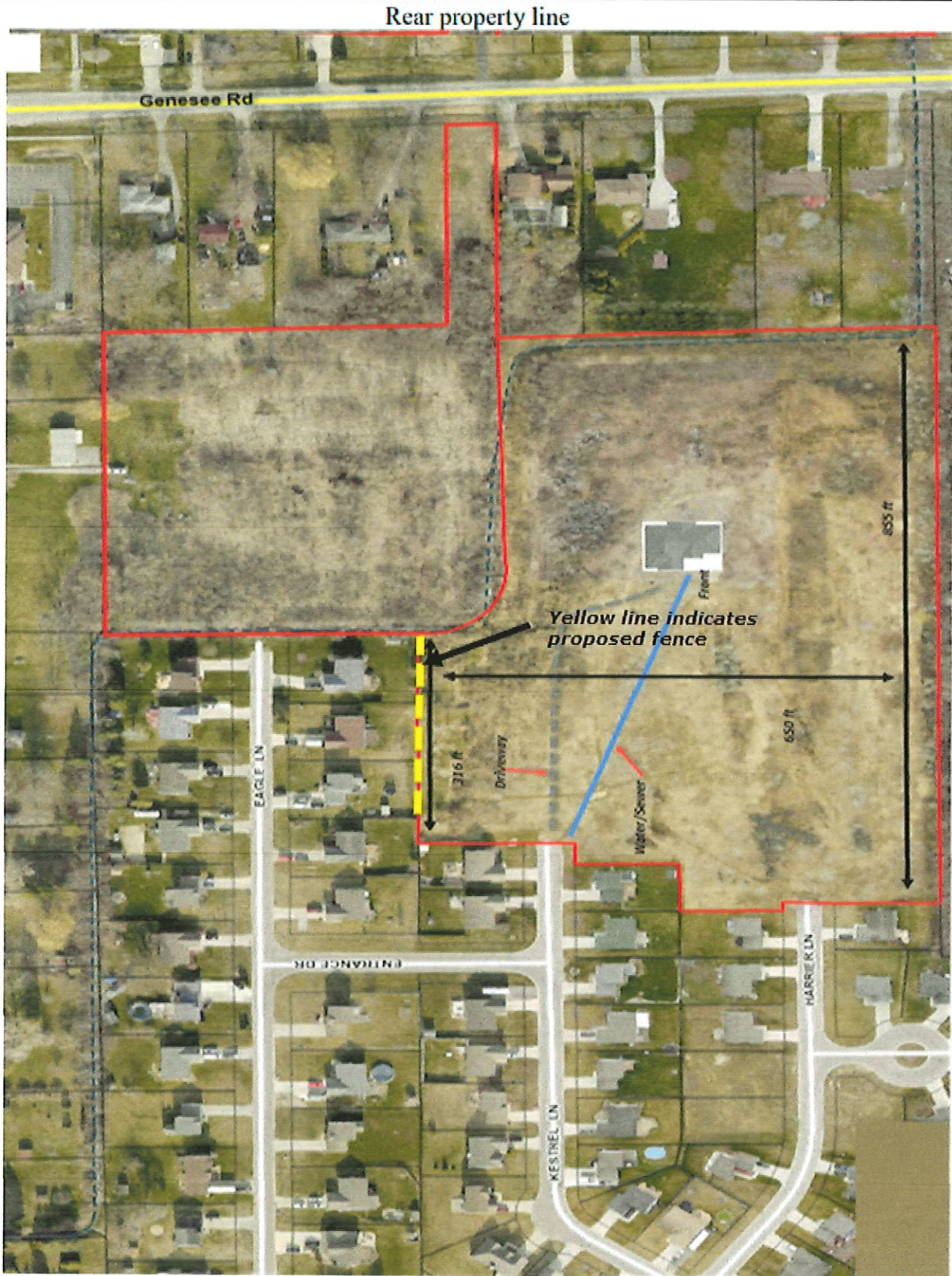
E.2.a

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.

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Attachment: Backup 21-15 (5136 : ZBA #21-15)



Front property line

Road centerline



Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 5137)

Meeting: 07/15/21 05:00 PM
Department: Department of Public Works
Category: Variance
Prepared By: Leandra Swayne
Department Head: Charles Abbey

E.3

DOC ID: 5137

ZBA #21-16

By: Tina Wooley 8457 Jordan Rd. Grand Blanc, MI 48439

Re: 5350 Davison Rd. Burton MI, Parcel 59-11-200-011, Zoned C-2

For: To host an Art Festival on Collette's Vintage property from July 31st to August 1st, 2021.

ATTACHMENTS:

- Backup 21-16 (PDF)



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

Date Filed: 6-18-21
 Fee Paid: 450
 Receipt #: _____
 Check #: Bank of America 2501
 Received by: J. Wayne
 Date Mailed: 6-24-2021

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

ZBA Case #: 21-16 5 Votes Required

DATE OF ZONING BOARD OF APPEALS HEARING: July 15, 2021 AT 5 P.M.

PLEASE PRINT

APPLICANTS NAME: Tina Wooley

APPLICANTS ADDRESS: 8457 JORDAN Rd.

CITY: Grand Blanc, Mi 48439

APPLICANTS PHONE: 810. 553. 2471

APPLICANTS EMAIL: inatay101@yahoo.com

ADDRESS AND PARCEL OR LOT NUMBER: Collette's Vintage Mall 5356
DAVISON Rd. Burton Mi 48509

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: Host A SMALL Art Festival on Collette's
Vintage's grounds. July 31st & Aug 1st, 2021

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections. Further I understand that this is an application and any fees paid will not be refundable regardless of the decision of the Commission. Mandatory attendance at the above meeting is acknowledged.

APPLICANTS SIGNATURE: [Signature]

Attachment: Backup 21-16 (5137 : ZBA #21-16)

APPLICANT:

Please explain your hardship or reason this variance is needed and attach to the application. Any information provided to the board will be public information and will be given to the board approximately 2 weeks prior to the meeting.

We are A SMALL production Business looking to Host a Family friendly interactive Art Fair. We have been bringing family fun festivals to life for several years. This year we wanted to bring it closer to home as I am a native of Genesee Co. We offer a platform for local artists to come setup and display their talents. Most will be selling their artwork, but some are therefore the interactive part with the community. We offer free entertainment and arts & crafts. We are looking at hours for both days, 11am to 7pm. We host this festival as a not for profit event. All funds taken in is used on the event as described above.

We have hosted very small events under 100 attendees up to full events with thousands in attendance.

Some examples are included, but not limited to.

Here are some of the Festivals and Events we have either been a partner to or sole host for over the last decade.

The Ryan Bellows Bluegrass Bazaar 2014, 2015 & 2016
(2015 & 2016 were dedicated to the founder who passed in late 2014)

We brought together over 20 musical artists to showcase not only Bluegrass but its influence on artists of today's music as a procession through time. RBBB has been covered by multiple media outlets over the years. From My City Magazine (here is a link for the article : [Ryan Bellows Bluegrass Bazaar \(mycitymag.com\)](http://mycitymag.com)) to the Flint Journal, we even did a radio hour on the Sumner Show out of Kettering University for a couple of the festivals. We also were the lead-in Festival for the Flint Festival of Parades at this time as well. We've received grants from The Greater Flint Arts Council as well as sponsorship from many businesses in the area. Due to the past 16 months of uncertainty, we'd like to stay closer to home. This festival was all about community and the arts and we have continued with that tradition right up to today's request from this council.

Steampunk Amore Presents 2016, 2017, 2018

Again, multiple events that showcase local talents and crafts, this time with a Steampunk style that allowed us to be able to bring a different kind of interactive fun to the community. Technology both real and very well imagined has the fun lead with these events. These are hosted as both free admission as well as ticket priced events. We've held these events from inside of an actual Castle with custom menus to guests arriving with picnic style in mind on the grassy grounds of a local park. We've been in the Oakland County Press for this show. We've had events with just 50 in attendance up to over 2k at times, each of these are unique every time we host one. We've had special guests, like the winner from Steampunk'd tv show in attendance as well as imagination inventors and artists. We tailor these events to the venue as well as the area we are wanting to host in.

Hippies At The Village 2018, 2019, 2021

This would be our 4th HATV festival had we not entered this pandemic in the spring of 2020. This is a grassroots festival that is held with community interaction in mind. We host it as a free admission and free parking family event. We are an interactive bunch of folk. We gather volunteers from the community to join us in bringing together this interactive artful kind of time. From a couple of local musicians to live painting and fiber fun that anyone can join in on. We welcome local non profits to reach out to us for space as this is an ideal event for community minded businesses.

OWNER ACKNOWLEDGMENT:

I, Christine Collette am the owner of property
known as: 5350 Dawson Rd located in the City of Burton. I give permission
to Tina Wooley to make an application to the Zoning Board of
Appeals on behalf of my property. I understand unless specified by the Zoning Board of Appeals, any action
taken by the board is permanently associated with this property in accordance with the State of Michigan
Zoning Enabling Act.

If I need to be contacted for any reason please contact me at:

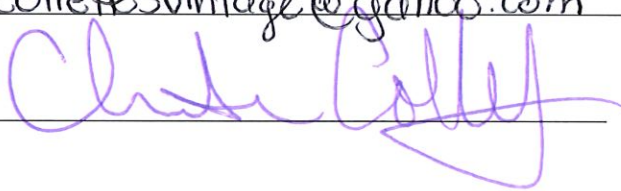
Owner Name: Christine Collette

Address: 2127 N. Belzoy Rd

City: Burton

Phone: 810-715-1990

Email: collettesvintage@yahoo.com

SIGNATURE: 

DATE: 6/18/21

Attachment: Backup 21-16 (5137 : ZBA #21-16)

We create an atmosphere where folks can bring a camping chair and create art that they can leave with at no cost to them.. We are a family run business that would love the opportunity to bring this event to life in your community this summer.

We welcome our local police officers as well as firefighters and paramedics to come and demo if they wish too! Public safety and community involvement go hand in hand. We are also the cleanup crew for all of these adventures. We bring in (if/when needed) trash receptacles, we provide additional restrooms and washing stations as well as parking attendants, etc when hosting these activities. There is enough parking onsite for this festival and there is more than enough space not only for this festival, but the local businesses on hand to operate as usual in the area. We are small fries in this area based on the volume of attendance we've seen so far, yet we are big fishes in the sea of aspirations for future endeavors.

Thank you council member for your time today.

Kind regards



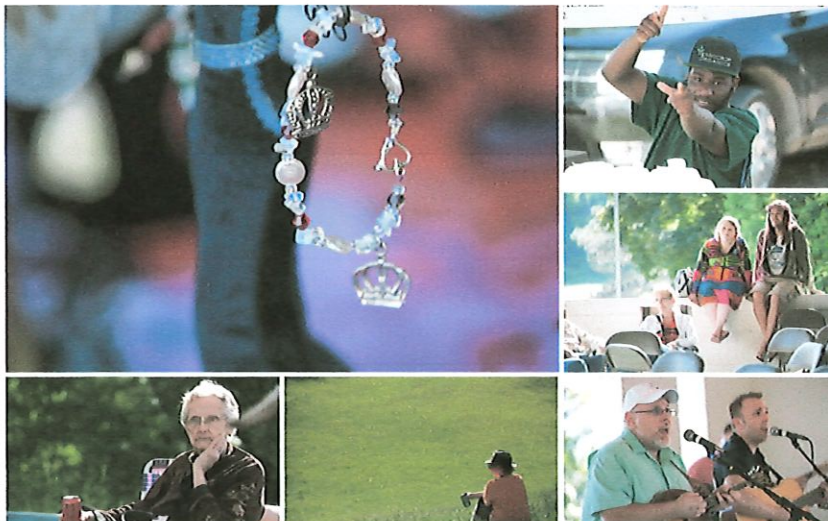
Ryan Bellows Bluegrass Bazaar

Q 0

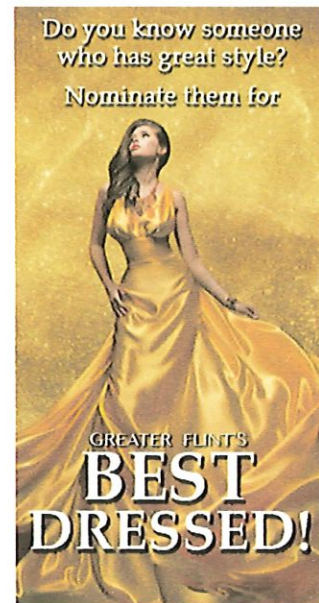
BY CHRISTY CAPELIN ON JUNE 9, 2015

MY FUN

The Ryan Bellows Bluegrass Bazaar on Saturday was well-attended by Flint-area families who heard some familiar folk and bluegrass tunes performed at Kearsley Park Pavilion. Besides the lively mandolin players, fiddlers, guitarists, vocalists and others who graced the stage, the family-friendly event was festive with food, vendors and a hugely positive vibe!

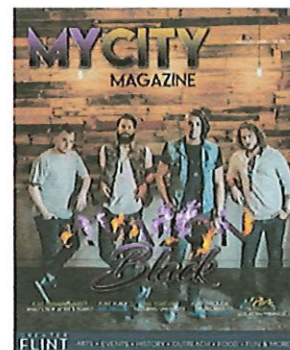


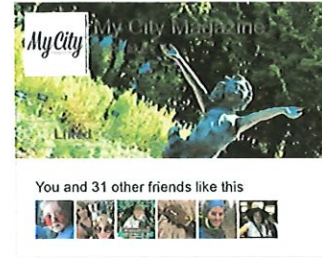
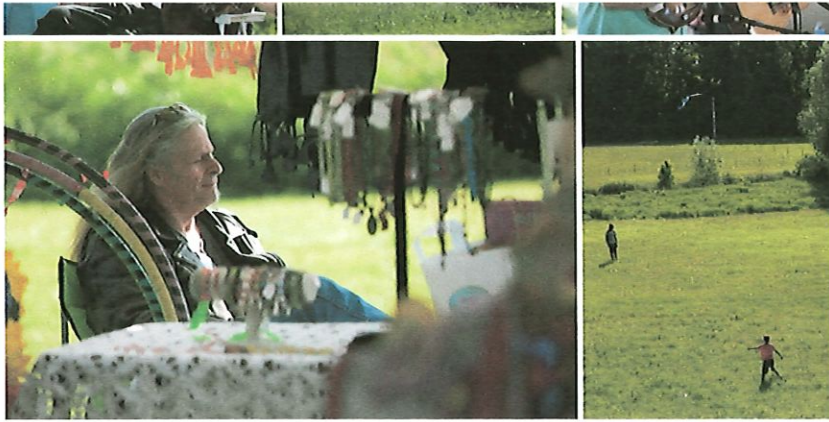
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Bluegrass Bazaar honors late founder, kicks off Flint Parade of Festivals

Updated Jun 7, 2015;

Posted Jun 7, 2015

25

Gallery: Hundreds attend Ryan Bellows Bluegrass Bazaar in Flint

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By [William E. Ketchum III | wketchum@mlive.com](#)

Attachment: Backup 21-16 (5137 : ZBA #21-16)

RYAN BELLOWS BLUEGRASS BAZAAR



Vendors and guests during one of the Bluegrass Festivals.



Some of the Bands from one of the Festival's lineups (below)

June 6th, 2015

11 a.m. - 9 p.m.

RYAN BELLOWS
BLUEGRASS BAZAAR
Official Schedule of Performers

11 a.m. - 11:15 - Opening Statements

11:15 - 11:45 - String Thing [live]

12:00 - 12:45 - Old Napper and the

Spittoon Stompers (Orem)

1:00 - 1:45 - The Matchsellers (Kansas City)

2:00 - 2:45 - Rootstand (Pino Arbo)

3:00 - 3:45 - Grand River Squares (Grand Rapids)

FLINT, MI--Flint lost one of its most recognizable faces too early, but his legacy continued on Saturday.

The Ryan Bellows Bluegrass Bazaar kicked off the Flint Parade of Festivals on Saturday, bringing hundreds of people to Kearsley Park for a day of music, art and sunshine.

Bellows--a multitalented artist, organizer, and tireless supporter of the arts in Genesee County--started the event last year, after getting positive feedback on a Facebook post that announced the idea. He and other organizers met at The White Horse every week to nail down the details, ending with a successful festival last June.



"There is still the possibility that it might be just this year, but everyone involved is hopeful that we can do it again next year," Bellows said [before the first Bluegrass Bazaar](#). "If we have a really good turnout and people are really happy and we make a lot of good contacts, we might just go and do it again."

[Bellows's died in December at age 40](#), but a group of organizers and an estimated 30 volunteers were determined to continue the bazaar in his honor.

"We all came together on this. It's been a labor of love," said Volunteer Coordinator Tina Wooley, while taking a break from working the bazaar. She says the genre has a unique ability to bring together people of different ages and backgrounds.

"We had a gentleman over 90 years old up here playing today for us. While he was up there, my granddaughter who is three years old was down at the art canvas. I looked

at her, and her little legs were just going like," Wooley said, while dancing her leg.
 "That's what brings us together to do this."



The second Bluegrass Bazaar picked up where the first one left off. Seven bands from as close as Flint and as far as Ann Arbor (Rootstand, The Ragbirds), Grand Rapids (Grand River Squares) and Kansas City (The Matchsellers) performed under the Kearsley Park Pavilion. Attendees could either enjoy the music while seated under the pavilion's shade, or walk around the rest of the park, which featured some 25 vendors selling food, art, clothing, toys and other items.

A mural of Bellows' smiling face, drawn by Flint Comix cofounder Randy Zimmerman and donated by Good Beans Cafe, hung near the back of the performance stage, looking over the festival.

"It's amazing to walk around here, and the amount of people that are here that knew him," Wooley said. "I feel like he's here, and I can see it in everybody's face."

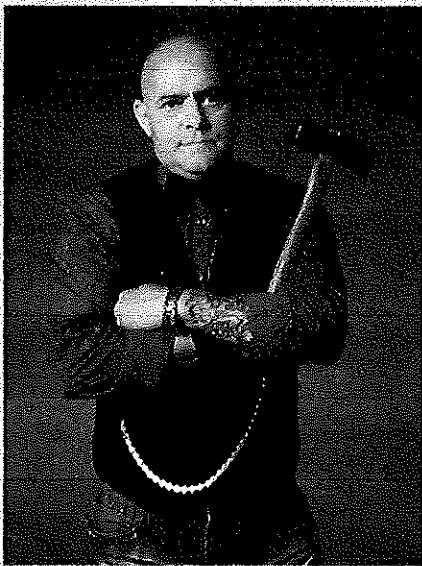
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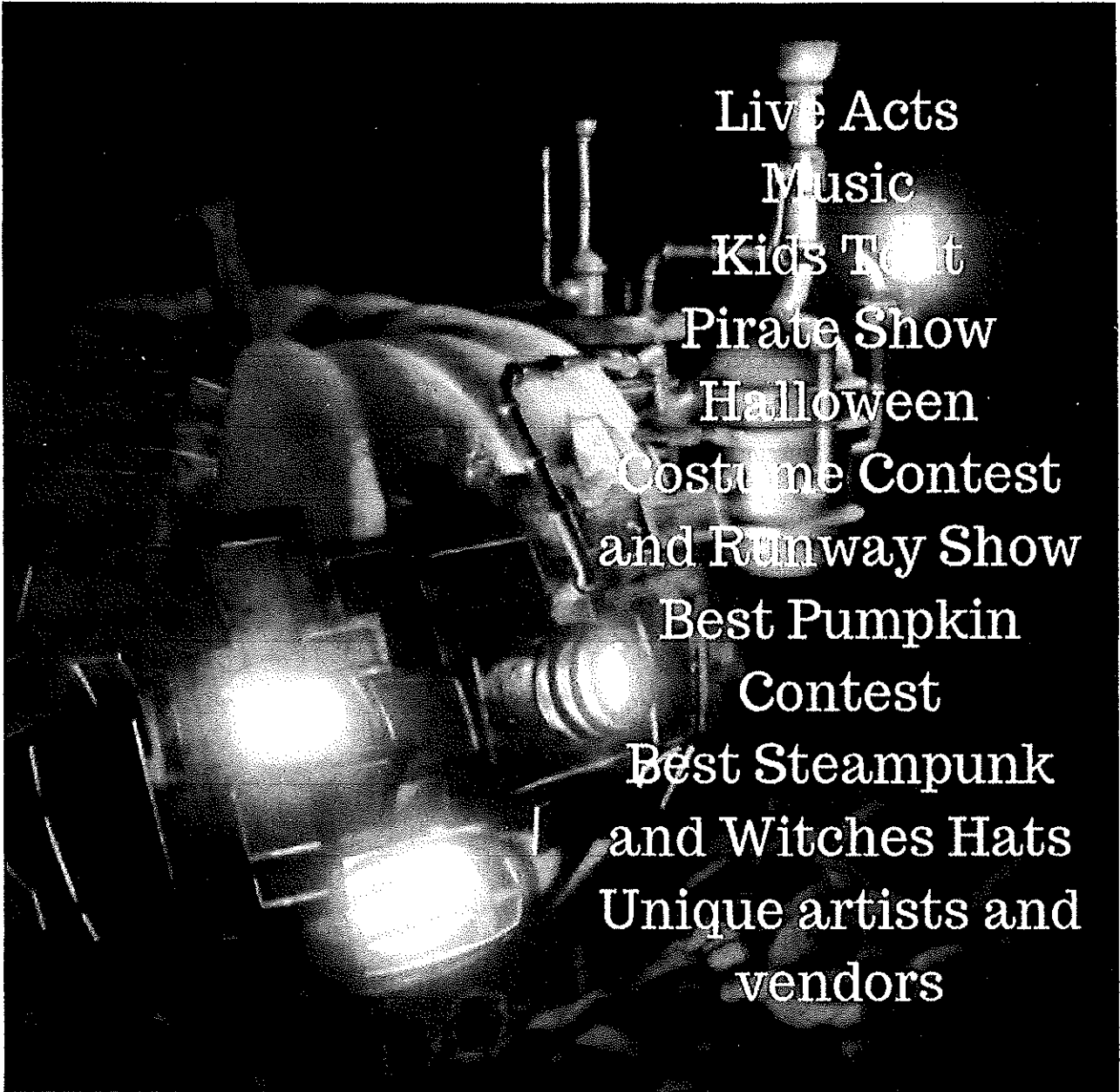
STEAMPUNK AMORE PRESENTS A CELTIC SPRING FLING!

Music, entertainment, runway show, interactive art pieces, vendors, fashion, and meet and greet with Steampunk Eddy from the TV show Steampunk'd. Tickets just \$10



Attachment: Backup 21-16 (5137 : ZBA #21-16)

March 31st, 11:00 a.m. - 8:00 p.m.
Kings Court Castle, Lake Orion MI
Tickets avail. on Eventbrite



Live Acts
Music
Kids Tent
Pirate Show
Halloween
Costume Contest
and Runway Show
Best Pumpkin
Contest
Best Steampunk
and Witches Hats
Unique artists and
vendors

Steampunk Amore presents

A HALLOWEEN SPECIAL

*October 6th and 7th 11-6
at Canterbury Village, Lake Orion*

Attachment: Backup 21-16 (5137 : ZBA #21-16)

Steampunk Amore

**Unique
Items**

**Cosplay
Contest**



**FREE
ADMISSION**

**Kids Activity
Tent**

**October 14th
10:00 - 5:00**

**At Canterbury Village
2369 Joslyn Ct, Lake Orion, MI 48359**

LiveEntertainment

Family Fun For

All Ages

www.facebook.com/events/24459324553330389



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Hippies At The Village Festival 2019

4 Public · Hosted by Hippies at The Village

✓ Going ▾

...

Sunday, August 4, 2019 at 11 AM – 7 PM

✓ Verified

Canterbury Village

INSIGHTS



8.1K
People Reached
+8.1K last 7 days



110
Responses
+110 last 7 days



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Audience

Women 2:
19% of total
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3rd Annual Hippies At The Village Festival June 13th & 14th

Vendors Contact:
Hippiesatthevillage@gmail.com
for details



**FREE
ADMISSION!**

**FREE
ADMISSION**

Hippies At The Village 3rd Annual Art & Music Festival

**SAVE THE
DATES!
JULY 31ST &
AUG 1ST, 202**

**We will be invading
the grounds Of
Collette's Vintage &
Art Mall in Burton,
Mi. 48509**

**We will be
observing
Gov & CDC
guidelines
for this
event**

Entrance

Parking

over flow parking
if needed

Entrance

Activity
Tent
Artists

Attachment: Backup 21-16 (5137 : ZBA #21-16)

Davis Rd

N Belsay Rd

Entrance



OVER FLOW AREA

Attachment: Backup 21-16 (5137 : ZBA #21-16)



Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 5138)

Meeting: 07/15/21 05:00 PM
Department: Department of Public Works
Category: Variance
Prepared By: Leandra Swayne
Department Head: Charles Abbey

E.4

DOC ID: 5138

ZBA #21-17

By: Syko Gardens LLC 3309 Associates Dr. Burton, MI

Re: 3327 Associates Dr., Parcel 59-29-551-022
3333 Associates Dr., Parcel 59-21-551-004
And Vacant Parcel 59-29-551-006 on Associates Dr. Burton MI, Zoned M-1

For: To conduct a marijuana facility within 500 feet of an existing facility.

ATTACHMENTS:

- Backup 21-17 (PDF)



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

E.4.a

Date Filed: 6-18-21
Fee Paid: \$450.00
Receipt #: Cash
Check #: AA
Received by: AA
Date Mailed: 6-29-2021

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

ZBA Case #: 21-17 4 Votes Required

DATE OF ZONING BOARD OF APPEALS HEARING: 7-15-2021 AT 5 P.M.

PLEASE PRINT

APPLICANTS NAME: Skylar Gardens LLC c/o Christopher J. Ebbott

APPLICANTS ADDRESS: 3309 Associates Dr

CITY: Burton MI

APPLICANTS PHONE: 810-2380455

APPLICANTS EMAIL: EbbottLawyers@gmail.com

ADDRESS AND PARCEL OR LOT NUMBER: 3323, 3327, 3333 and partly lot 59-2
which are parcels -028, -022, -004, and 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: We are requesting a variance to allow marijuana use within 500 feet of an existing facility on these parcels which will then become combined. Please see attached for further information

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections. Further I understand that this is an application and any fees paid will not be refundable regardless of the decision of the Commission. Mandatory attendance at the above meeting is acknowledged.

APPLICANTS SIGNATURE: [Signature]

Attachment: Backup 21-17 (5138 : ZBA #21-17)

APPLICANT:

Please explain your hardship or reason this variance is needed and attach to the application. Any information provided to the board will be public information and will be given to the board approximately 2 weeks prior to the meeting.

Please see attached

Syko Gardens LLC is a Michigan Limited Liability Company currently operating in Burton Michigan. It owns the properties on Associates drive from 028 to the parking lot which is 006. The LLC wants to build new facilities on these parcels for its marijuana business but needs this Honorable Board's approval to do so as there is an existing marijuana facility at parcel 023. The state of that operation is unknown.

For Syko Gardens LLC to accomplish it's goal of bringing more business and therefore income to the City of Burton by way of taxes, Variances would be needed on the parcels applied for. A site plan is attached to this application which shows the new buildings and work that Syko wants to put into Associates drive, which is a dead end road off of Hemphill with no residential properties within the requested variance. The variance is from local code 157.046 that states "a marijuana grower, retailer, microbusiness, processor, Safety Compliance Facility, Secure Transporter, or Designated Consumption Establishment "shall not be permitted within 500 feet of any other commercial marijuana facility." The land is zoned M-1 for light industrial use. Granting this variance will only improve the area, not disrupt it. Without the variance Syko has no real need for parcels -022, -004 and -006 and would most likely they would sit vacant. As this Honorable Board does not have the ability to combine properties, Petitioner would ask that the Board grant the variances on the parcels and condition it upon the combination of the parcels listed thereby creating one parcel for the properties owned by Syko Gardens on the East side of Associates Drive.

The applicant has met its burden of demonstrating that the variance should be granted as necessary and an undo hardship on the use of the parcels owned on Associates drive. Granting the variance will not increase the hazard of fire or flood or endanger the public safety. It will not unreasonably diminish or impair established property values within the surrounding area. It will not in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Burton and will not alter the essential character of the neighborhood.

We respectfully request this Honorable Board grant the variance on the parcels as stated. Thank you.

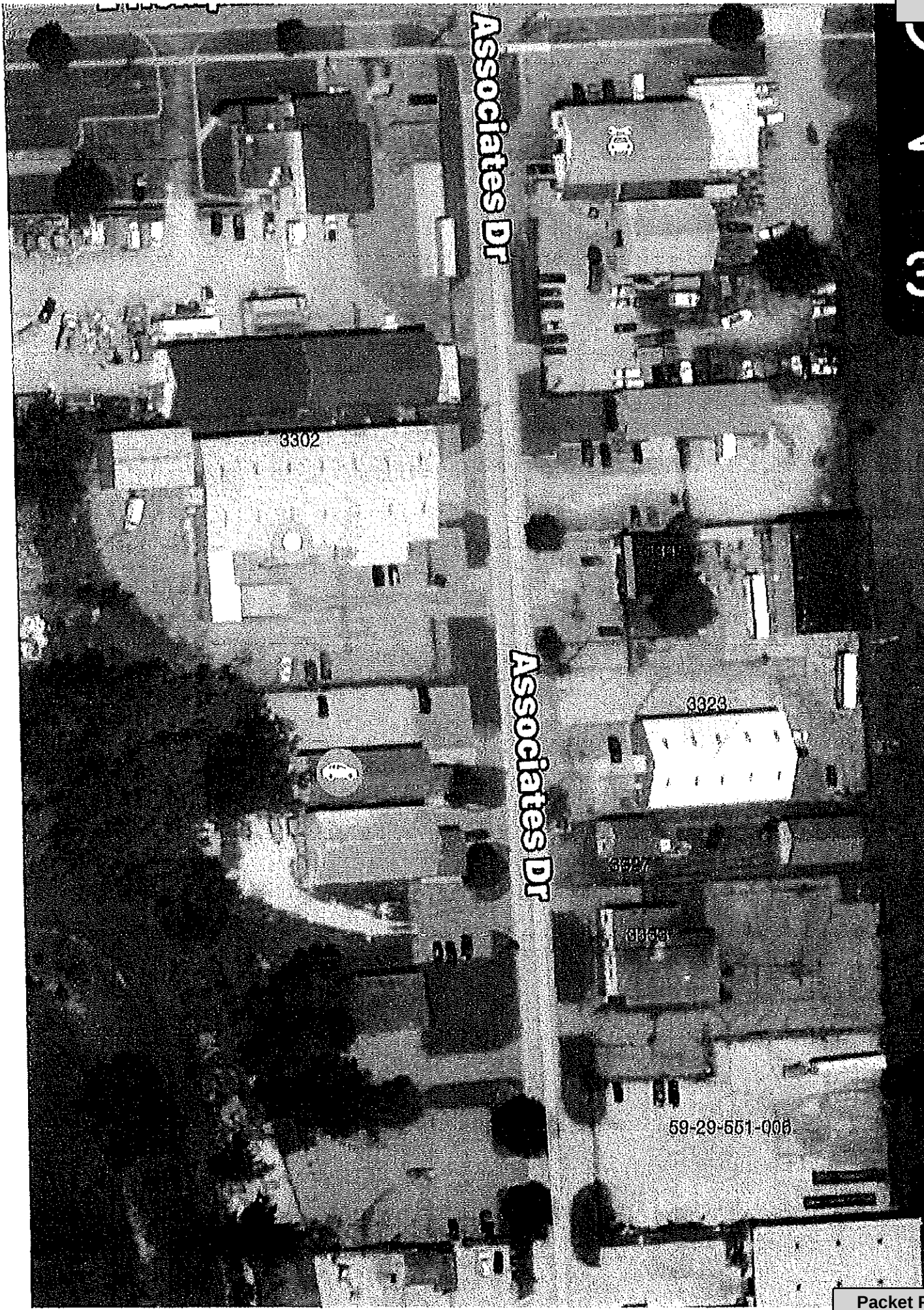
Respectfully Submitted,



Christopher J. Ebbott on behalf of Syko Gardens, LLC.



3D



Attachment: Backup 21-17 (5138 : ZBA #21-17)



Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 5139)

Meeting: 07/15/21 05:00 PM
Department: Department of Public Works
Category: Variance
Prepared By: Leandra Swayne
Department Head: Charles Abbey

E.5

DOC ID: 5139

ZBA #21-18

By: Shane and Tracy Moore 719 W. Flint St. Davison, MI

Re: 1235 S Center Rd. Burton MI, Parcel 59-15-100-015, Zoned C-4

For: To conduct a C-3 special use in a C-4 planned shopping center district zone, for an indoor recreational use.

ATTACHMENTS:

- Backup 21-18 (PDF)



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

Date Filed: 6-21-2021
Fee Paid: 450
Receipt #: 3144
Check #: 3144
Received by: Shawn
Date Mailed: 6-29-2021

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

ZBA Case #: 21-18 5 Votes Required

DATE OF ZONING BOARD OF APPEALS HEARING: July 15, 2021 AT 5 P.M.

PLEASE PRINT

APPLICANTS NAME: Shane + Tracy Moore

APPLICANTS ADDRESS: 719 W FLINT ST

CITY: DAVISON

APPLICANTS PHONE: 810-931-4246

APPLICANTS EMAIL: shancmoore@spymakerescape.com

ADDRESS AND PARCEL OR LOT NUMBER: 1235 South Center Road, Burton, MI
59-15-100-015

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 allow an Axe Throwing and Indoor Entertainment
Venue in suites 1-6 within the property's C-4 zoning classification.

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections. Further I understand that this is an application and any fees paid will not be refundable regardless of the decision of the Commission. Mandatory attendance at the above meeting is acknowledged.

APPLICANTS SIGNATURE: Shane Moore

Attachment: Backup 21-18 (5139 : ZBA #21-18)

APPLICANT:

Please explain your hardship or reason this variance is needed and attach to the application. Any information provided to the board will be public information and will be given to the board approximately 2 weeks prior to the meeting.

The owner has been struggling over the last several years getting the occupancy of the Park Place Centre above 65% and with the addition of this tenant the property would be at 88% occupancy over the next year.

Attachment: Backup 21-18 (5139 : ZBA #21-18)

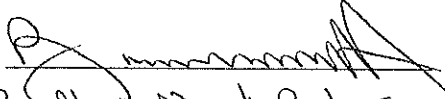
OWNER ACKNOWLEDGMENT:

I, MI Burton Retail Center, LLC am the owner of property
known as: Park Place Centre located in the City of Burton. I give permission
to Shane Tracy Moore to make an application to the Zoning Board of
Appeals on behalf of my property. I understand unless specified by the Zoning Board of Appeals, any action
taken by the board is permanently associated with this property in accordance with the State of Michigan
Zoning Enabling Act.

If I need to be contacted for any reason please contact me at:

Owner Name: MI Burton Retail Center, LLC
Address: 7373 W. Saginaw Highway
City: Lansing, MI 48917
Phone: 517-281-6208
Email: bbaker@fbnsmi.com

SIGNATURE:


Bradley D. Nazzari Baker, manager

DATE: June 21, 2021

Attachment: Backup 21-18 (5139 : ZBA #21-18)

Scanned with CamScanner

APPLICANT:

Please explain your hardship or reason this variance is needed and attach to the application. Any information provided to the board will be public information and will be given to the board approximately 2 weeks prior to the meeting.

WE WOULD LIKE TO BRING A NEW ENTERTAINMENT VENUE TO THE GREATER FLINT AREA, AND AFTER AN EXHAUSTIVE SEARCH, WE FEEL THIS CENTER LOCATED WITHIN THE CITY OF BURTON IS IDEAL FOR OUR NEEDS. WE HAVE AN ESTABLISHED RELATIONSHIP WITH THE OWNER OF THE CENTER AS WELL AS THE PROPERTY MANAGEMENT COMPANY, AND ARE CONFIDENT IN THEIR ABILITIES AND DESIRES OF MAINTAINING THE CENTER TO THE STANDARDS EXPECTED. WHEN FULLY OPEN, WE ANTICIPATE HIRING 13-24 EMPLOYEES. RESPECTFULLY, WE ARE REQUESTING A VARIANCE SO THAT WE CAN LOCATE OUR BUSINESS WITHIN THE BURTON CITY LIMITS. THANK YOU FOR YOUR CONSIDERATION.

Attachment: Backup 21-18 (5139 : ZBA #21-18)