



CITY OF BURTON

ZONING BOARD OF APPEALS

JUNE 20, 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	Present	
Scott Hynes	Commissioner	Excused	
Tim Rapacz	Commissioner	Present	
Deb Walton	Commissioner	Present	
Michaeline Ward-Terry	Vice Chairperson	Present	
Steve Welch	Chairman	Present	
Joey Richvalsky	Alt. Commissioner	Excused	
Rick Fuhst	Commissioner	Present	

C. STAFF PRESENT

Amber Abbey, Planning & Zoning
Marcy Kimball, Clerk's Office Records Tech

D. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - May 16, 2019 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Michaeline Ward-Terry, Vice Chairperson
SECONDER:	Christina Conley, Council Representative
AYES:	Jones, Conley, Rapacz, Walton, Ward-Terry, Welch, Fuhst
EXCUSED:	Hynes, Richvalsky

E. VARIANCE

1. ZBA #19-09
By: Al Reno
1088 W. Vienna Rd.
Clio, MI

Re: 4105 Davison Rd. Burton, MI 48509
59-03-300-057, 59-03-300-056, 59-03-300-049 C-3 Zone,
59-03-300-055 R-1B Zone (all parcels to be combined)

For: To conduct outdoor storage of unlicensed vehicles in conjunction with the automobile repair facility.

Duane Burnash from Covert Road stated I am strongly opposed to this. There are trucks, traffic and unlicensed parked cars all over. Car carriers are being loaded on Davison Road. This is making Davison Road an industrial site.

Gary Kautz from Woodrow Street stated he is opposed to this variance.

Gregory Kelly from Woodrow Street said This will run our property value down. The residents around this are who will suffer. Mr. Reno just want to make money at the people's cost.

Dan Peet from Delaney Street spoke regarding the wetland along the power line and water going into drains.

Kathleen Blue said the city already has it zoned, why change it. I am opposed to this.

Kathleen Campbell said I am opposed to the variance. If this is approved, it will diminish our property value.

Gary Card from Delaney Street spoke regarding the city allowing import cars, his access and property line.

Vaughn Smith from Clairwood Drive said he is a Councilman and Planning Committee member. We had this zoned in our Master Plan where we felt it belonged. If this is approved, how will this affect the Master Plan? Our vision of the city is a positive one for residents and citizens. Once you make this decision, the only recourse for citizens is litigation. Please think about your decision.

Sandra Lord from Covert Road stated Center Road from Center to Genesee is overrun with cars now, some are junk cars. What is he doing with these? It is an eyesore to our community. This area is already too busy due to the GM shop. I am opposed to this.

Mr. Reno said we work on 80 to 100 cars per day. We just hauled out 40 or more vehicles. Sometimes we scrap cars and get what we need from them to fix others.

Mrs. Abbey said we have received complaints about junk cars and noise. This is not a rezoning, it is a use variance only. Vehicles not being repaired should be gone before 30 days. If he is denied this variance, he can still repair automobiles at Muffler Man. The vehicles need to get out faster on all the properties. Fencing would protect the vision.

Tina Conley spoke regarding the junk cars on the property, collision work and auctioning off vehicles.

Mr. Reno stated we do auction off vehicles. We do work for Imlay City also.

Motion to conduct outdoor storage of unlicensed vehicles in conjunction with the automobile repair facility with the following conditions and contingent upon combining all four lots.

1. Disposal of any waste products should be monitored and regulated by MDEQ.
2. Hours of operation will be Monday through Friday 8 AM to 9 PM, Saturday and

Sunday 8 AM to 6 PM.

3. 6 Foot privacy fencing around the entire perimeter of all four lots, other than the front of the building, within 60 days.
4. Fifteen-day turnaround on cars contingent upon combining all four lots.
5. Lot needs to be tidied up and in some kind of order.

RESULT:	FAILED [1 TO 6]
MOVER:	Michaeline Ward-Terry, Vice Chairperson
SECONDER:	Deb Walton, Commissioner
AYES:	Jones
NAYS:	Conley, Rapacz, Walton, Ward-Terry, Welch, Fuhst
EXCUSED:	Hynes, Richvalsky

2. ZBA #19-10

By: Ketunkumaz Patel
4300 Newark Cir.
Grand Blanc, MI 48439

Re: 5446 Lapeer Rd. Burton, MI 48509
59-14-576-011, C-1 Zone

For: To conduct a pharmacy with a drive-thru window in a C-1 Local Business zone.

Ketunkumaz Patel stated they have many disabled clients that a drive through would really benefit. Lighting would not be a problem for nearby residents.

Mike Gallagher said he is in favor of this because a drive thru window would be a huge help to his wife who is disabled.

Sheri Gallagher said I am in favor of this because the drive thru window would help me. Also, I do not want to see another empty building.

Amber Abbey stated this is used to be Paliani's business. The drive thru shouldn't be a hindrance to the neighborhood. The business closes at 9 PM. There will be a fence between them and the residential home on Cutler. The administration recommends approval.

Motion to conduct a pharmacy with a drive-thru window in a C-1 Local Business zone.

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

3. ZBA #19-11

By: General Motors Corp.
4420 Davison Rd.
Burton, MI 48509

Re: 4420 Davison Rd. Burton, MI 48509

59-10-200-003, M-2 Zone,

For: To construct an additional free standing sign, only one allowed.

Roger Briddick stated I represent General Motors and Fairmont Sign. This is a rather large facility with a parts distribution center. A lot of trucks will be coming and going from the facility. General Motors wants to name the facility. We are already approved for one main identity sign. We need a second sign which will direct the trucks into the proper driveway. We are asking for a 24 square foot truck entrance sign.

Daniel Peake asked if the sign would be placed on Davison Road or Genesee Road also. I want to make sure it is well marked. Right now, we have semi's turning around in Davison Road.

Mr. Welch stated the sign they are asking for will be on Davison Road.

Ryan Peake asked how tall the sign will be and is it going to be lighted.

Mr. Briddick stated the sign we are requesting is a 4x6 ft. sign on two posts with a total overall height of 8 feet. It is not illuminated.

Irene Nazar asked where the signs will be placed.

Mr. Briddick said the current sign that will be installed is in the middle of the property. The truck entrance sign would be on the entrance on the west side of the facility on Davison Road.

Amber Abbey stated the first sign is already there and has been approved and permitted. This sign he is asking for is just for the frontage on Davison Road. The administration recommends approval.

Motion to construct an additional free-standing sign, only one allowed.

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

4. ZBA #19-12

By: Al Reno (Consumers Energy Property)
1088 W. Vienna Rd.
Clio, MI

Re: Vacant Davison Rd. Burton, MI 48509
59-03-300-058 C-3 Zone,

For: To conduct outdoor storage of unlicensed vehicles in conjunction with the automobile repair facility, not located on the same parcel of land.

Al Reno stated he needs room to park more vehicles.

Mr. Welch read a letter from Scott and Normalee Evans stating that he is opposed to

this variance stating that he lives right near there and doesn't want the lot filled with broken down vehicles. This will also probably bring in more lighting and security vehicles. I would think Consumers Energy would have some non-residential property that could be used for parking junk vehicles. I think this will bring the value of the neighborhood down since it would be just like putting a junk yard in the middle of it.

Daniel Peake stated they want to put this hard pack down so they can park the cars in there, otherwise the vehicles will sink. This is contamination. It changes the run off, water doesn't soak through it and it takes down the property value.

Ryan Peake asked how much of this property Mr. Reno intends to use and how much he is leasing. He is already parking cars on part of it.

Kathy Campbell said there are a lot of cars parked in different areas. It is going to downgrade the value of our property. I am a school bus driver and the noise is hard for the kids to sleep at night. It is very hard to turn left or right from Covert Road onto Davison Road. Woodrow has been very busy and cars speeding. I am opposed to this variance.

Melinda Burnash stated I am opposed to this. I live on Covert Road. If I have to turn right or left on Davison Road, I have to wait anywhere between 5 to 7 minutes to make a turn. The other morning around 6:55 AM there was a semi-truck doing no less than 55 miles per hour down Covert Road. This is a time when kids are getting on the bus. This is a neighborhood where we chose to live. I am also concerned about the vehicles that have been sitting there for who knows how long and the fluids and contamination leaking out of them. We are talking about land right now that no one wants to build on because they are brown fields.

Gary Card said Al Reno is using part of Consumers Energy's land. I was informed by Consumers Power that the only agreement they had with him was the north end of his property only and that he has nothing to do with their property from Davison Road to Woodrow.

Duane Burnash spoke regarding trucks looking and unloading right on Davison Road. Now we are talking about bringing unlicensed salvage vehicles in. It appears as though we are bringing in the junkyards of Dort Hwy. into our neighborhood.

Al Reno stated we work on at least 70 cars that move in and off the lot every day.

Motion to conduct outdoor storage of unlicensed vehicles in conjunction with the automobile repair facility, not located on the same parcel of land with the following conditions:

1. Six-foot privacy fence will be put up on three sides of the property, specified by administration.
2. Hours of operation would be 8 AM to 6 PM Monday through Friday and 8 AM to 4 PM on Saturday only.
3. No more than 80 cars on this parcel at any one time and they must be parked neatly.
4. Progress check in six months with the review at the January 16, 2020 meeting.

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

F. AUDIENCE PARTICIPATION

None.

G. BOARD DISCUSSION

Ms. Ward-Terry said we do welcome audience participation. You live in this area and these are your neighbors, this is an open forum so feel free to come here and talk.

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



CITY OF BURTON

ZONING BOARD OF APPEALS

MAY 16, 2019

Council Chambers

Regular Meeting

5:00 PM

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

This meeting was opened by Chairman Steve Welch at 5:02 PM.

A. PLEDGE OF ALLEGIANCE

B. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Don Jones	Alt. Commissioner	Present	
Christina Conley	Council Representative	Present	
Scott Hynes	Commissioner	Present	
Tim Rapacz	Commissioner	Present	
Deb Walton	Commissioner	Excused	
Michaeline Ward-Terry	Vice Chairperson	Present	
Steve Welch	Chairman	Present	
Joey Richvalsky	Alt. Commissioner	Excused	
Rick Fuhst	Commissioner	Present	

C. STAFF PRESENT

Amber Abbey, Planning/Zoning
Marcy Kimball, Clerk's Office

D. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Apr 18, 2019 5:00 PM

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

E. VARIANCE

1. ZBA #19-08
 By: Belsay Road Storage, LLC.
 3487 S. Linden Rd.
 Flint, MI 48507

 Re: Vacant Lot on Belsay Rd. Burton, MI 48509
 59-14-526-037, C-2 Zone

- For:
1. To conduct a self-storage facility within a C-2 zone, M-1 Special Use required.
 2. To conduct a self-storage facility that will be directly adjacent to residentially zoned property on more than 1 side, 1 side permitted.
 3. To conduct a self-storage facility in conjunction with outside storage for vehicles.

Mike Wizynajtys of Ortonville, Michigan said this site has not been developed for a long period of time. The owner has not been able to find anyone to utilize the property. I am looking at purchasing this property and developing it. This property is adjacent to residences on both sides. We would not generate much traffic, noise or odors. We would have barriers for the lighting and screening. We would have nice spruce trees that will be staggered on top of the berms. The lighting would be low and shine down, not out. We have done demographic studies and we know this would be a good location. We have built a storage facility in Grand Blanc Township and Fenton.

David Horton of Burton said he is against this commercial building in his residential neighborhood.

Sue McFall of Burton said she does not mind if there is a storage as long as she does not have to look at vehicles or lights.

Mr. Richvalsky said the property has looked like a gravel pit for years and he is in favor of it because vacant land is not going to be the tax base that the improved property will be.

Mrs. Abbey stated this site plan was reviewed by the Planning Commission in April. They liked the idea of the 4-foot high berm with 5-foot high spruce trees on top of it. The buildings will be 12 feet high and in a couple of years, once the trees grow, you will no longer see the buildings. The berm and screening will be on both residential sides. The drainage will need to be approved by the Drain Commission. This proposed plan has 16 buildings on the property. I suggest that you vote on items #1 and #2 together because one goes along with the other. If item #1 is not approved then item #2 is automatically not approved. Item #3 can be a separate item if you choose to. As far as the outside storage units, he does have them behind the business that is existing on Belsay Road so those are not right by the residential homes. The administration recommends approval.

Mr. Rapacz asked what the outdoor parking area will be used for and what was planned for the restaurant that is next to it.

Mike Wizynajtys stated there would be RV's, motorhomes, trailers, boats, and vehicles. The restaurant is for sale and is not on this lot.

Mrs. Abbey said that back parcel was always a separate lot. It does not have an address yet. I do not assign an address until a new development comes in.

Mrs. Ward-Terry asked what the hours of operation will be and if it will be gated off.

Mr. Wizynajtys stated the regular office hours of operation would be from 9 AM to 6 PM. It will be gated. The renters would be able to type in a code to get into the gated area, so they would have 24-hour access. There would be security systems and cameras and the lighting would be on the building and shine down into the unit.

Mrs. Abbey said they do have road frontage so if he wanted to put in his own

driveway he can or they could get an easement from the other lot for access and they could share the driveway.

Mr. Fuhst asked about the ditch system around the detention basin and if there was an overflow plan.

Mr. Wizynajtys said there is a county drain that runs along the freeway. The Drain Commission Office would tell us we have to outlet to that and we would need their approval and Michigan Department of Environmental Quality approval.

Motion was amended to combine #1. To conduct a self-storage facility within a C-2 zone, M-1 Special Use required and #2. To conduct a self-storage facility that will be directly adjacent to residentially zoned property on more than one side, one side permitted, making this one motion.

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

2. Motion to approve #1. To conduct a self-storage facility within a C-2 zone, M-1 Special Use required and #2. To conduct a self-storage facility that will be directly adjacent to residentially zoned property on more than 1 side, 1 side permitted.

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

3. Motion to approve #3 To conduct a self-storage facility in conjunction with outside storage for vehicles.

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

F. AUDIENCE PARTICIPATION

David Horton said he does not approve of any of the motions but especially not Motion #3. I have had enough problems with the city with parking things in my backyard. I do not approve of anyone parking anything out at the road, which is the same as my backyard.

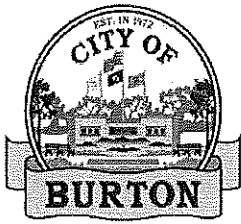
G. BOARD DISCUSSION

Mrs. Ward-Terry said Burton Glen Academy is having a Career Day May 17, 2019 from 9 AM to Noon. There will be a 20th Anniversary celebration on Saturday, May 18 from 12-3:30 PM. The address is 4171 E. Atherton Road, just behind Meijer. Everyone is invited and everything is free. There will be bounce houses, face painting, music, barbeque food and drinks. They want to reach out to the community and thank Burton for their support.

Mr. Welch thanked Tina Conley for cleaning up around the Burton sign on the corner of Center and Atherton Road. Tomorrow there will be a food giveaway at Bentley High School starting at 8:00 AM.

Mrs. Conley said she be cleaning up the Burton Library area May 23, 2019 if anyone would like to help. May 19, 2019 they will be cleaning up the Water Tower Park on the corner of Saginaw and Bristol Road. This is right next to Burton Fire Station #1.

The next regularly scheduled meeting will be held on Thursday, June 20, 2019, at 5:00 p.m.



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

Date Filed: 5-20-19
 Fee Paid: \$450.00
 Receipt #: _____
 Check #: Credit Co
 Received by: AA
 Date Mailed: _____

ZBA Case #: 19-09 5 Votes Required

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

PLEASE PRINT

DATE OF ZONING BOARD OF APPEALS HEARING: June 20th, 2019 AT 5:00 P.M.

APPLICANTS NAME: M. Runt

APPLICANTS ADDRESS: 1089 W Vienna Ave

CITY: Cliv

APPLICANTS PHONE: 810 687 5487 (C-3)

ADDRESS AND PARCEL OR LOT NUMBER: 59-03-300-057, 59-03-300-056,
59-03-300-055, 59-03-300-049 (TO be combined) (C-3) (R-16)

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 outdoor storage
of unlicensed vehicles in conjunction
with the automobile repair facility.

APPLICANTS SIGNATURE: _____

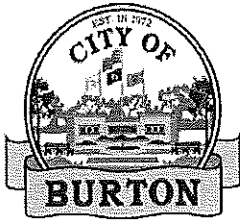
MANDATORY ATTENDANCE AT THE ABOVE MEETING IS ACKNOWLEDGED BY THE APPLICANTS SIGNATURE.

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

Attachment: Back up 19-09 (4412 : ZBA #19-09)



Attachment: Back up 19-09 (4412 : ZBA #19-09)



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

Date Filed: 5-24-19
 Fee Paid: \$ 450.00
 Receipt #: _____
 Check #: _____
 Received by: _____
 Date Mailed: _____

ZBA Case #: 19-10 4 Votes Required

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

PLEASE PRINT

DATE OF ZONING BOARD OF APPEALS HEARING: June 20th, 2019 AT 5:00 P.M.

APPLICANTS NAME: Ketankumar Patel

APPLICANTS ADDRESS: 4300 NEWARK CIR.

CITY: GRAND BLANC, MI-48439

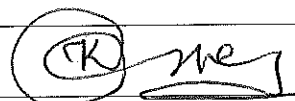
APPLICANTS PHONE: 810-610-7416

ADDRESS AND PARCEL OR LOT NUMBER: 5446 LAPEER RD. BURTON, MI-48509

PARCEL # 59-14-576-011, LOTS 44, 45 and 330 Lupeer Heights (79)

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.

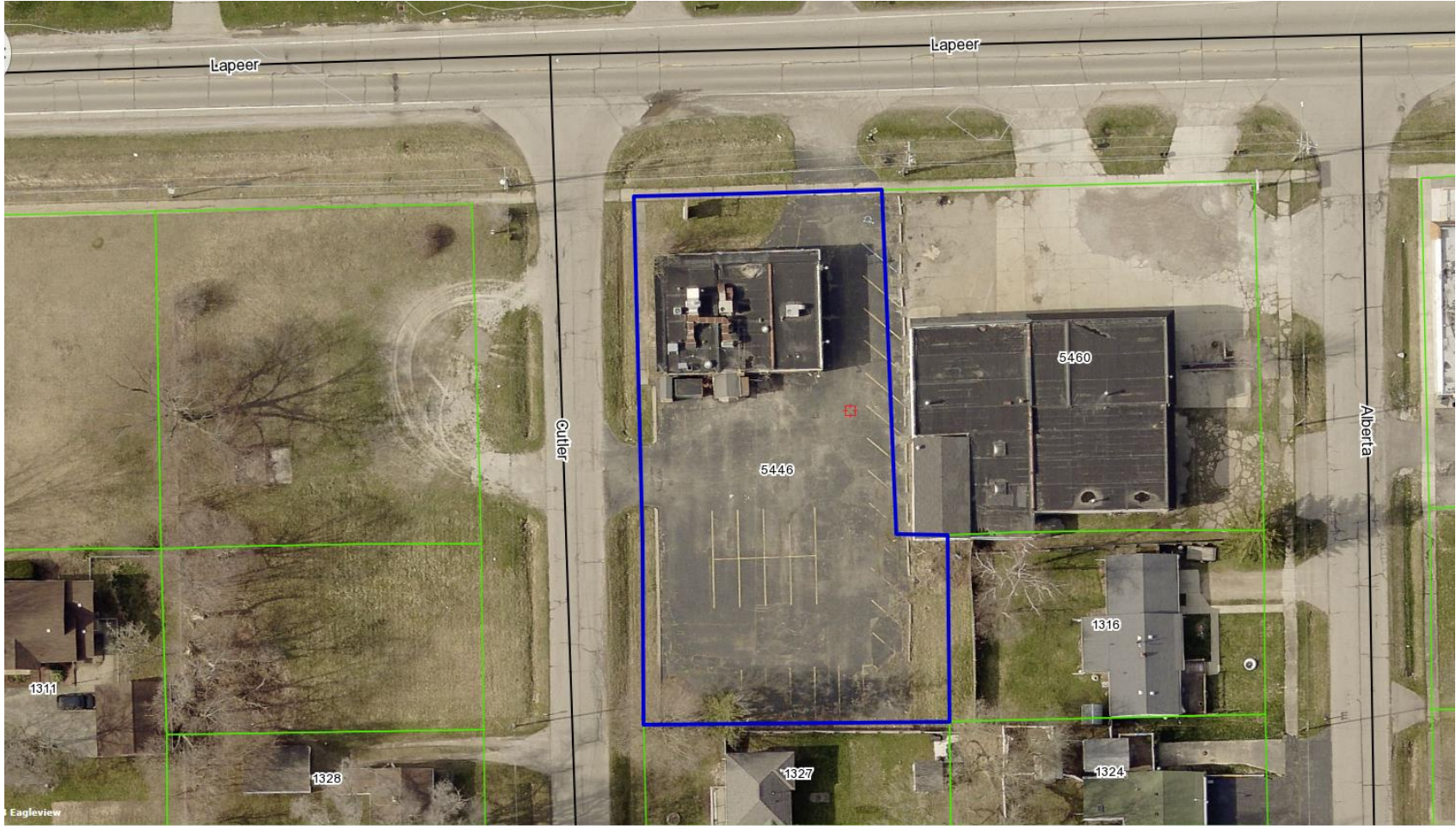
VARIANCE REQUESTED: To conduct a pharmacy
with a drive thru window in a
C-1 Zone.

APPLICANTS SIGNATURE: 

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

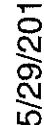
APPLICANT: Please explain your hardship or reason this variance is needed.

We are requesting the ability to put a drive through window for
a new Pharmacy to facilitate our less mobil patients having
better access to their prescriptions need. The drive through w
be between two C1 businesses and the curz que will not have the
lights shining on the nearby residences.



Attachment: Back up 19-10 (4416 : ZBA #19-10)

5/29/2019 2:53:30 PM



ARCHITECT

OWNER

SEDGEWICK & FERWEDA ARCHITECTS
CONTACT: JEFFREY S. FERWEDA, AIA
410 EAST COURT STREET
FLINT, MICHIGAN 48503
T: 810-238-9647 F: 810-238-4900
WWW.SFARCH.US

KETANKUMAR & PARUL PETAL
CONTACT:
4300 NEWARK CIR
GRAND BLANC, MICHIGAN 48438
T: 810-610-7416

CONTRACTOR

R.L. WHITE CONSTRUCTION INC
CONTACT:
3725 SAGINAW ST.#107
FLINT, MI 48507
T: 810-695-2330

1. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO ANY WORK.
3. ALL WORK SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS.

KEY TO DIMENSIONING:
DIMENSIONS SHOWN ARE FROM ROUGH STUD FACE TO ROUGH STUD FACE, ROUGH
FACE TO COLUMN CENTERLINE, AND COLUMN CENTERLINE TO COLUMN CENTERLINE,
UNLESS NOTED OTHERWISE.

ALL PLANS, DRAWINGS, AND SPECIFICATIONS (THE DOCUMENTS) ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE MADE IS EXECUTED OR NOT. OWNER SHALL NOT REPRODUCE, COPIY, OR TRANSMIT IN ANY MANNER THE DOCUMENTS OR ANY PARTS TO THE PROJECT, OR FOR THE COMPLETION OF THE PROJECT BY OTHER EXCEPT IN AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE DESIGNER. THE OWNER SHALL HOLD THE ARCHITECT HARMLESS FROM ALL CLAIMS, ACTIONS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS ARISING FROM SUCH UNAUTHORIZED USE. REPRODUCTION COPIES CAN BE PROVIDED AT THE OWNERS REQUEST AND EXPENSE.

Sheet List			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
A0	Cover Page		
A1	Site Plan		

BUILDING CODES TO REFERENCE
(CHECK ALL TO BE USED)

- ☒ MICHIGAN BUILDING CODE 2015 EDITION
- ☒ MICHIGAN RESIDENTIAL BUILDING CODE 2015 EDITION
- ☐ MICHIGAN REHABILITATION CODE 2015 EDITION - LEVEL 2

- ☐ MECHANICAL - MICHIGAN MECHANICAL CODE 2015 EDITION
- ☐ PLUMBING - MICHIGAN PLUMBING CODE 2015 EDITION
- ☐ ELECTRICAL - NATIONAL ELECTRICAL CODE 2015 EDITION

- ☐ MICHIGAN ENERGY CODE - ASHRAE 90.1-2013

- ☐ NFPA 101 LIFE SAFETY CODE 2015 EDITION

AREA OF BUILDING WORK AREA:	
PHARMACY	= 1,320 SQ. FT.
SPEC. RETAIL	= 1,000 SQ. FT.
TOTAL EXISTING BUILDING AREA	= 2,320 SQ. FT.

PARCEL ID:	59-14-576-010 & 59-14-576-011
LOT SIZE:	0.335 ACRES
PARCEL ZONING:	C-1 LOCAL BUSINESS / P-1 VEHICLE PARKING
LEGAL DESCRIPTION:	LOTS 44, 45 AND 330 LAPEER HEIGHTS & E 1/2 OF LOT 41 AND LOTS 42 AND LOTS 43 LAPEER HEIGHTS
SETBACKS:	
FRONT:	25 FT
REAR:	0 FT
SIDE:	0 FT

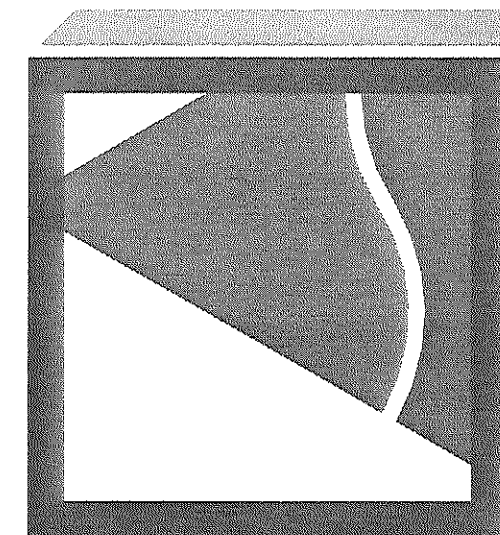
DISTRICT C-1: LOCAL BUSINESS		
REQUIRED: 1 FOR EACH 200 SF OF GROSS FLOOR AREA	2,320/200	= 12 SPACES
EXISTING:		
TYP. PARKING	(29) 8' x 16'	
ADA PARKING	(1) 10' x 20'	
TOTAL:		=30 SPACES
PROPOSED:		
TYP. PARKING PARALLEL	(4) 8' x 23'	
TYP. PARKING	(26) 8' x 16'	
ADA PARKING	(2) 10' x 20'	
LOADING	(1) 12' x 50'	
TOTAL:		33 SPACES



SEDGEWICK + FERWEDA ARCHITECTS

410 East Court Street Flint, MI 48503
TEL: 810-238-9647 | FAX: 810-238-4900
www.sfarch.us

Good clients + Good design + Great architecture



REVISIONS	
Date	Description

Project

ABC PHARMACY 5446 LAPEER
RD, BURTON, MI 48509

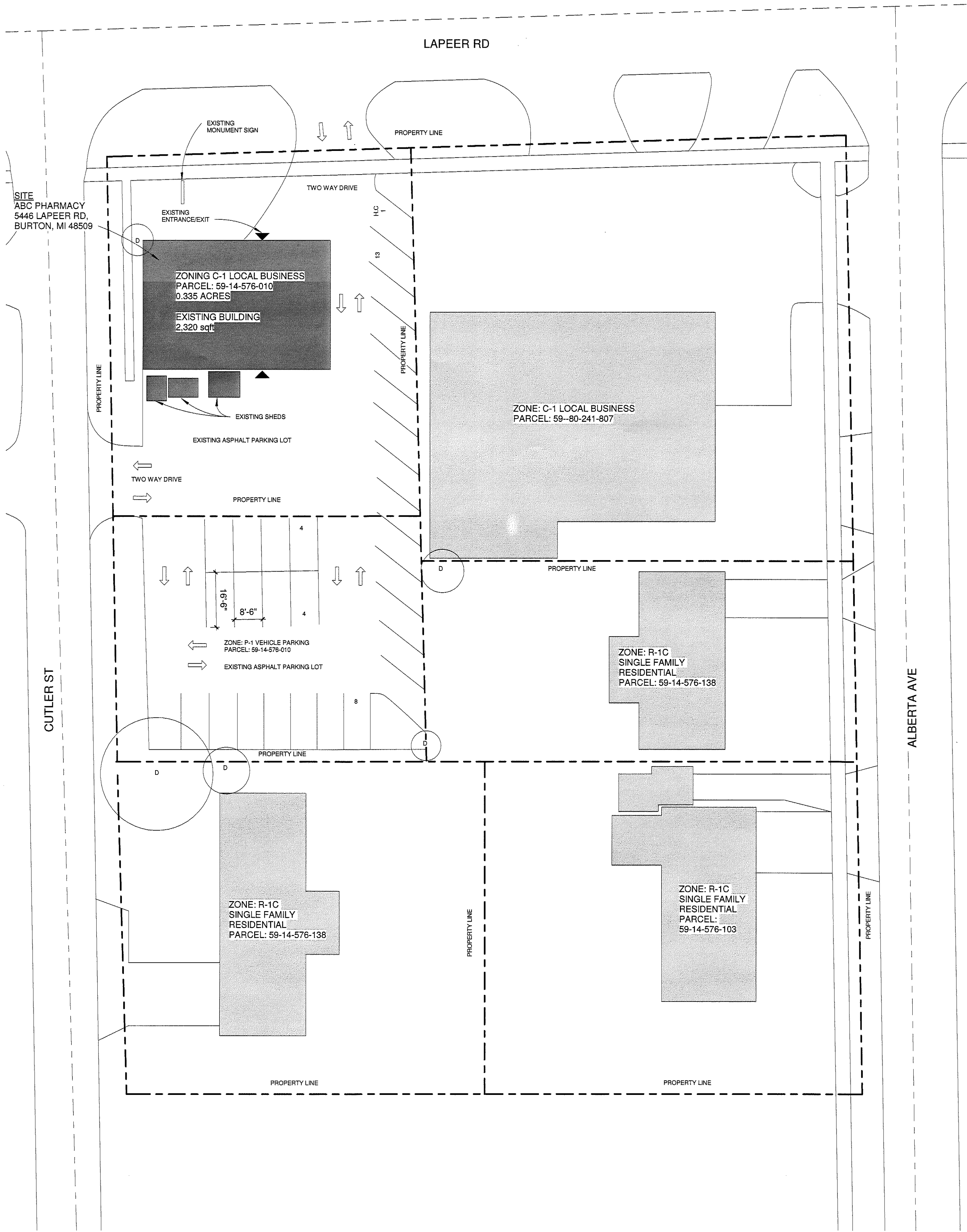
Drawing

Cover Page

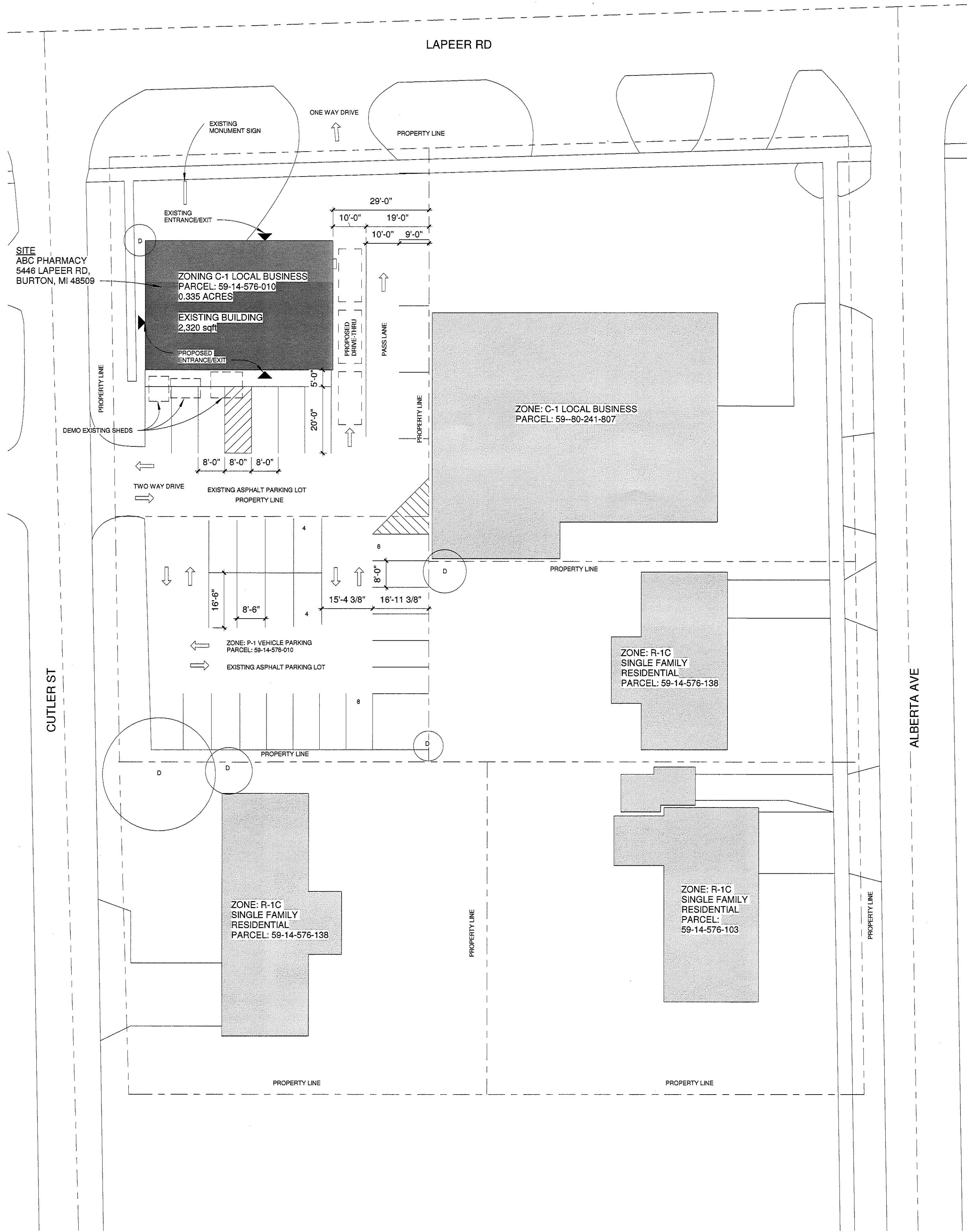
DRAWN BY: Author
CHECKED BY: Checker

PROJECT NUMBER **19-025**
DATE **5/24/19**
SCALE
SHEET NUMBER

AO
Packet Pg.



1 Existing Site Plan
A4/A1 1" = 20'-0"



2 Proposed Site Plan
A1 1" = 20'-0"

Project

ABC PHARMACY 5446 LAPEER
RD, BURTON, MI 48509

Drawing

Site Plan

DRAWN BY: Author
CHECKED BY: Checker

PROJECT NUMBER 19-025
DATE 5/24/19
SCALE 1" = 20'-0"
SHEET NUMBER

A1
Packet Pg. 16

REVISIONS

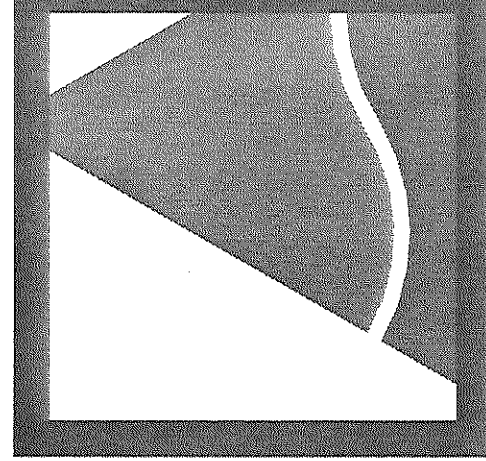
Date	Description

ARCHITECT

SEDGEWICK + FERWEDA ARCHITECTS

410 East Court Street Flint, MI 48503
TEL: 810-238-9647 | FAX: 810-238-4900
www.sfarch.us

Good clients + Good design + Great architecture



SEAL OF ARCHITECT



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

Date Filed: 5-24-19
 Fee Paid: \$450.00
 Receipt #: _____
 Check #: 192358
 Received by: AA
 Date Mailed: _____

ZBA Case #: 19-11 4 Votes Required

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

PLEASE PRINT

DATE OF ZONING BOARD OF APPEALS HEARING: June 20th 2019 AT 5:00 P.M.

APPLICANTS NAME: GENERAL MOTORS CORP. / FAIRMONT SIGN CO

APPLICANTS ADDRESS: 4420 DAVISON ROAD / 8750 E. OUTER DR

CITY: BURTON, MI. 48509 / DETROIT, MI. 48231

APPLICANTS PHONE: _____ / 313-368-4000
313-731-2117

ADDRESS AND PARCEL OR LOT NUMBER: CCA DAVISON RD PROCESSING CENTER
M-2 Zone. 4420 DAVISON ROAD

59-10-200-003

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: CODE ALLOWS ONLY ONE GROUND SIGN (TYPE 701)
PER PARCEL. GM WOULD LIKE PERMISSION TO INSTALL
ONE ADDITIONAL GROUND SIGN TO IDENTIFY THE
"NORTH GATE" "TRUCK ENTRANCE" ALONG DAVISON RD.

APPLICANTS SIGNATURE: Roger W Buddick

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

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

THIS PROPOSED SIGN IS INTENDED TO ADD SAFETY OF TRUCK DRIVERS
& SUPPLIERS, TO SAFELY IDENTIFY THE "TRUCK ENTRANCE". ITS
PRIMARY PURPOSE IS NOT FOR COMPANY IDENTIFICATION, BUT FOR
SAFETY OF DRIVERS & SUPPLIERS. SIMILAR TO A DIRECTIONAL
SIGN, BUT LARGER, SO THAT DRIVERS CAN SEE IT.

GENERAL MOTORS

CCA Davison Road Processing Center
4420 Davison Road
Burton, MI 48509



FAIRMONT
SIGN COMPANY
3750 East Outer Drive
Detroit, MI 48234
t: 313.368.4000 f: 313.368.9335
www.fairmontsign.com

GENERAL MOTORS

Davison Rd Processing Center
4420 Davison Rd
Burton, MI 48509

Date:
3/12/19
File:
Accounts/GM/Elev/Burton, MI

Designer:
RNB

Scale:
N/A

Job# Sheet#
00000 cover

Revision # Date:
3 4-1-19

Revision Description:

Customer
Approval:

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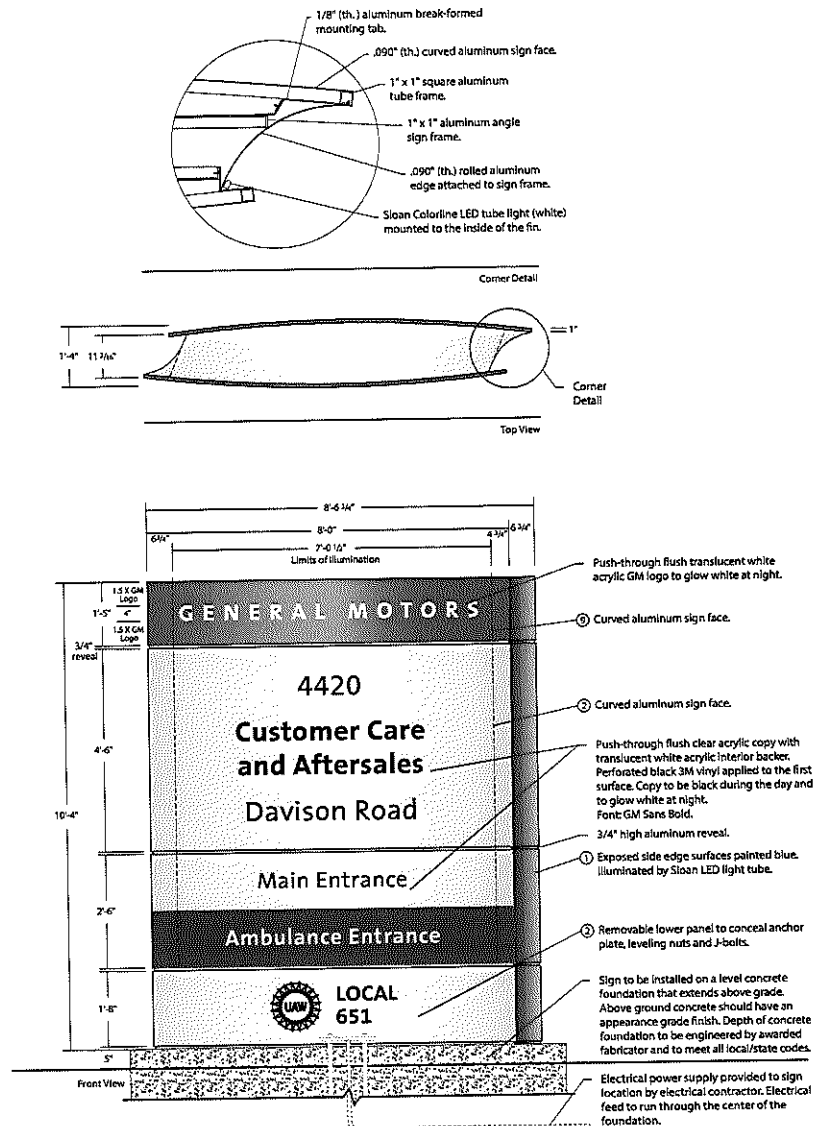
ALL DIMENSIONS TO BE
FIELD VERIFIED PRIOR TO
INSTALLATION

Attachment: Back up 19-11 (4413 : ZBA #19-11)

General Motors | Burton, MI

Type 301

QTY: 1 Freestanding Building Entrance Identification

FAIRMONT
SIGN COMPANY3750 East Outer Drive
Detroit, MI 48234
t: 313.368.4000 f: 313.368.9335
www.fairmontsign.com

Client:

GENERAL MOTORS

Davison Rd Processing Center
4420 Davison Rd
Burton, MI 48509

Date:

3/12/19

File:

Accounts/GM/Elev/Burton, MI

Designer:

RNB

Scale:

NA

Job#

00000

Sheet#

1 of 3

Revision #

4

Date:

5-1-19

Revision Description:

Customer
Approval:

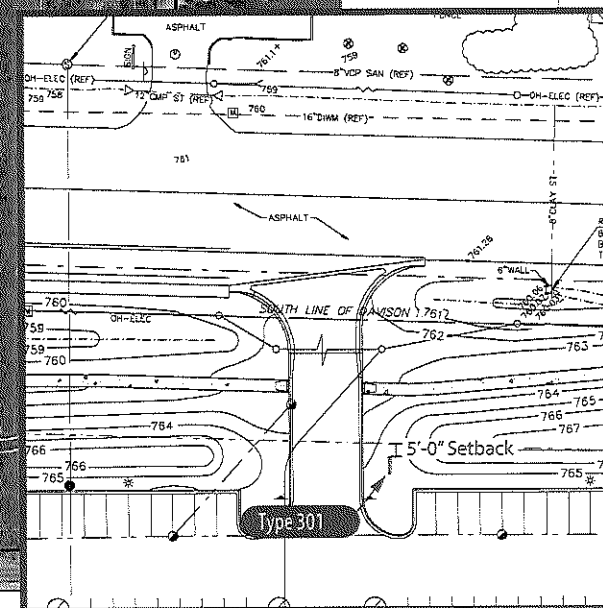
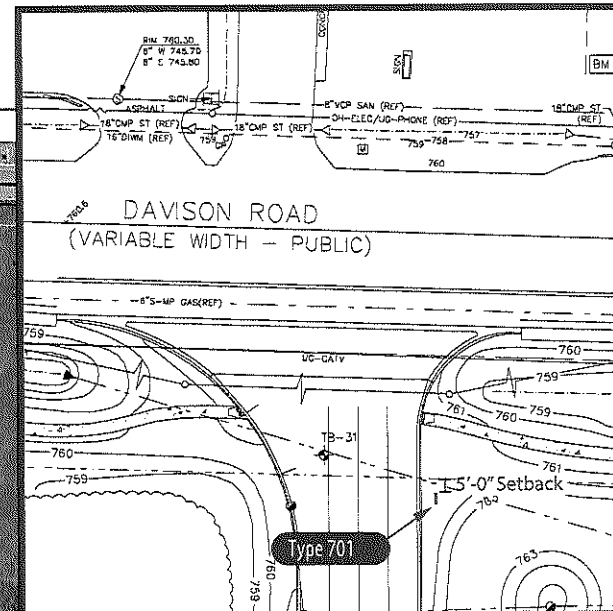
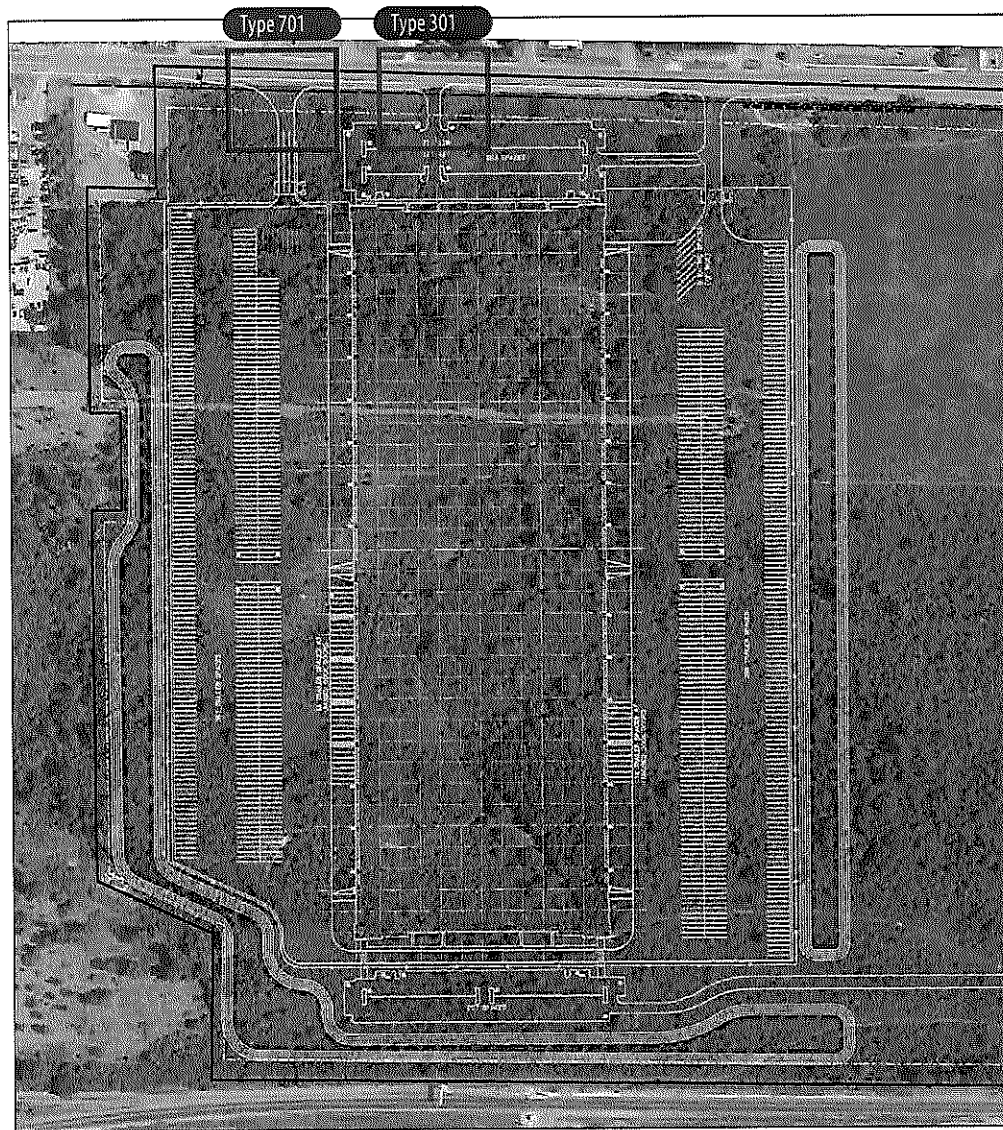
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ALL DIMENSIONS TO BE
FIELD VERIFIED PRIOR TO
INSTALLATION

Attachment: Back up 19-11 (4413 : ZBA #19-11)

General Motors | Burton, MI



FAIRMONT
SIGN COMPANY
3750 East Outer Drive
Detroit, MI 48234
t: 313.368.4000 f: 313.368.9335
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Client:

GENERAL MOTORS

Davison Rd Processing Center
4420 Davison Rd
Burton, MI 48509

Date:

3/12/19

File:

Accounts/GM/Elev/Burton, MI

Designer:

RNB

Scale:

NA

Job#

00000

Sheet#

3 of 3

Revision

4

Date:

5-1-19

Revision Description:

Customer Approval:

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ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO INSTALLATION

Attachment: Back up 19-11 (4413 : ZBA #19-11)



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

Date Filed: 5-28-19
 Fee Paid: \$450.00
 Receipt #: _____
 Check #: _____
 Received by: _____
 Date Mailed: _____

ZBA Case #: 19-12. 5 Votes Required

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

PLEASE PRINT

DATE OF ZONING BOARD OF APPEALS HEARING: June 20th, 2019 AT 5:00 P.M.

APPLICANTS NAME: Al Runt

APPLICANTS ADDRESS: 4105 Pavilion Rd

CITY: Burton

APPLICANTS PHONE: 1810 691 8635

ADDRESS AND PARCEL OR LOT NUMBER: 59-03-300-058

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.

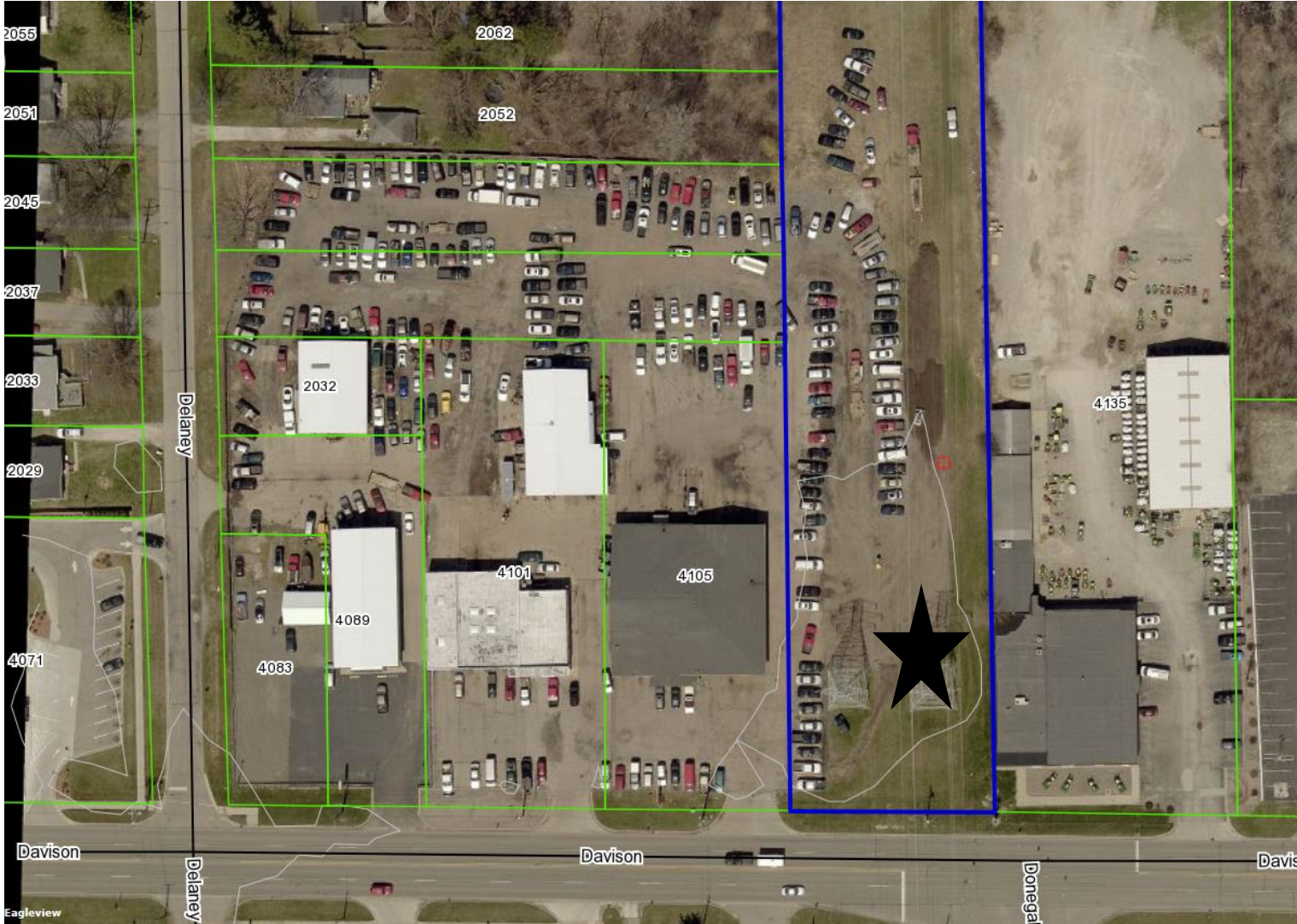
VARIANCE REQUESTED: _____

APPLICANTS SIGNATURE: Al Runt

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 19-12 (4414 : ZBA #19-12)



Attachment: Back up 19-12 (4414 : ZBA #19-12)