

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MEETING MINUTES
FEBRUARY 21, 2013, 5:00 P.M., COUNCIL CHAMBERS
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Chairman Steve Welch called the Meeting to order at 5:01 p.m.

MEMBERS PRESENT: Weatherford, Hynes, Parker, Haskins, Walls, Parker and Welch.

MEMBERS ABSENT: None.

OTHERS PRESENT: A. Abbey, Deputy Planning Official and M. Snow, Clerk Typist.

Mr. Parker moved and Walls seconded to approve the Regular ZBA Meeting minutes of January 17, 2013 at 5:00 p.m. Motion carried 6-0. Mr. Haskins was not present for this vote.

NEW APPLICATIONS:

1. ZBA #13-03

BY: Dan Grossmeyer
1121 Davenport Ct.
Burton, MI. 48529

RE: 1121 Davenport Ct.
Parcel #59-31-552-013
R-1B Zoned.

FOR: To construct an addition onto an existing
attached garage that will be 4 ft. from the
front property line, 25 ft. required.
(Corner Lot) (4 votes required)

Matthew Poiriel, 2501 S. Saginaw, said he is the contractor on this project and explained why the variance is needed. He said the some of the neighbors have done similar projects and the applicant has a storage shed that would be torn down once this project is complete.

AUDIENCE PARTICIPATION: None.

Mrs. Abbey said the property is on a corner lot, which puts it at a disadvantage. She said there have been similar variances given in this location and recommended approval.

BOARD DISCUSSION:

Mr. Parker asked if the addition would be going all the way to the fence line.

Mr. Poiriel said the addition would be 4 ft. shy of the fence and the house siding would be replaced as well.

Mr. Walls asked if the building would be up to code.

Mrs. Abbey replied it would be up to code.

BOARD RECOMMENDATIONS AND/OR ACTION:

REGULAR ZONING BOARD OF APPEALS MINUTES
FEBRUARY 21, 2013 / 5:00 P.M.
PAGE 2

Mr. Parker moved and Mrs. Parker seconded to approve ZBA #13-03. Motion carried 7-0.

2. ZBA #13-04

BY: Davison 5340, Inc.
1245 E. Grand Blanc Rd.
Grand Blanc, MI. 48439

RE: 5340 Davison Rd.
Parcel #59-11-200-016
C-2 Zoned.

FOR: 1. To construct a commercial development
that does not have a 6 ft. high screened fence
along the west and south property lines
abutting residential zoning.
2. Reduce the parking requirement to 11
spaces, 15 spaces required.
(4 votes required)

Chuck SeKrenes, 418 Woodbridge, who is part owner of this property asked for a variance to reduce the required parking spots and eliminate the fence requirement. He said most of the parking spaces go unused because it is primarily the nurses, doctors and occasional visitors.

AUDIENCE PARTICIPATION: None.

Mrs. Abbey said there is no specification on the type of fencing that would need to be erected. She said the buildings are nicely done but the only issue she could anticipate is if the building was ever sold to a new owner. She said if there aren't any parking spots then people wouldn't come and that would reflect on the business.

BOARD DISCUSSION: None.

BOARD RECOMMENDATIONS AND/OR ACTION:

Walls moved and Mr. Parker seconded to approve ZBA #13-04 with the stipulation that if the property ever has a change of ownership or Use that reconsideration from the Board could be taken. Motion carried 7-0.

3. ZBA #13-05

BY: E.L. Hollingsworth & Co.
3039 Airpark Dr. North

REGULAR ZONING BOARD OF APPEALS MINUTES
FEBRUARY 21, 2013 / 5:00 P.M.
PAGE 3

Flint, MI. 48507

RE: 4225 Quinlan Dr.
Parcel #59-32-528-005
M-2 Zoned.

FOR: To construct an 8 ft. high chain link fence
around an industrial zoned property,
6 ft. allowed. (4 votes required)

Wayne Flees, 4225 Quinlan, said he is representing the company and requested to construct an 8 ft. fence. The company is bordered by the railroad and the property sees lots of foot traffic, which has resulted in many thefts. He feels the property would be more secure with a fence.

AUDIENCE PARTICIPATION: None.

Mrs. Abbey said this is an Industrial area and a fence might help secure the location and recommended approval.

BOARD DISCUSSION:

Mr. Hynes asked if the fence would be barbed.

Mrs. Abbey indicated the City would allow that.

Mr. Flees said the company is considering that option.

BOARD RECOMMENDATIONS AND/OR ACTION:

Walls moved and Weatherford seconded to approve ZBA #13-05. Motion carried 7-0.

AUDIENCE PARTICIPATION: None.

BOARD DISCUSSION: None.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, March 21, 2013 at 5:00 p.m.**

Meeting adjourned at 5:20 p.m.

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