

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MEETING MINUTES
AUGUST 18, 2011, 5:00 P.M., COUNCIL CHAMBERS
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Chairman Steve Welch called the Meeting to order at 5:03 p.m.

MEMBERS PRESENT: Weatherford, Parker, Grantner, Welch, Parker and Spose.

MEMBERS ABSENT: Haskins.

OTHERS PRESENT: A. Frost, Deputy Planning Official and M. Snow Clerk's Office.

Terry Parker moved and Tracy Parker seconded to approve the Regular ZBA Meeting Minutes of July 21, 2011 at 5:00 p.m. Motion carried 6-0.

NEW APPLICATIONS:

- | | |
|---------------|---|
| 1. ZBA #11-11 | BY: Dorothy Silvis
1850 S. M-52
Owosso, MI 48867 |
| | RE: 1361 Ready,
59-31-576-157, Lot 400 Greater Flint |
| | FOR: To construct a breezeway that will connect
the house to an existing detached garage
that will be 13'9" from the rear property
line, 30' required.
(4 votes required) |

Dorothy Silvis, 1850 S. M-52, asked for a variance to attach a breezeway from the house to the garage.

AUDIENCE PARTICIPATION: None.

Ms. Frost said the existing garage would not violate the Ordinance until it attaches to the breezeway. She asked if the homes color is going to match the addition. She recommended approval considering the addition and home will be the same color.

Mrs. Silvis said there would be a steel door, new windows and siding done within a year.

BOARD DISCUSSION: None.

BOARD RECOMMENDATIONS AND/OR ACTION:

Grantner moved and Weatherford seconded to approve ZBA #11-11 with the provision that within a year the whole house look the same in terms of the siding. Motion carried 6-0.

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2. ZBA #11-12

BY: Kathryn Baumbach
1144 Rinn St.
Burton, MI 48529

RE: 1144 Rinn
59-13-529-060
Lots 60 & 61 Rinn Acres

FOR: To construct an addition to the porch
overhang that will be 21' from the front
property line, 30' required.
(4 votes required)

Kathryn Baumbach, 1144 Rinn, asked for a variance since the addition would encroach on the front property line.

AUDIENCE PARTICIPATION: None.

Ms. Frost said the applicant started the construction without knowing about a permit. She recommended approval.

BOARD DISCUSSION: None.

BOARD RECOMMENDATIONS AND/OR ACTION:

Terry Parker moved and Weatherford seconded to approve ZBA #11-12. Motion carried 6-0.

3. ZBA #11-13

BY: Ideal Properties, LLC.
4057 S. Dort Hwy.
Burton, MI 48529

RE: 4057 S. Dort
59-33-503-004
Lots 9 To 13 including way acres
and lot 33 supervisors plat of way acres no 1

FOR: To have two freestanding signs
for one parcel. (4 votes required)

Todd Dennis, 6230 Sapphire, Grand Blanc, MI., said there would be 2 signs on the property, with one being lower than the other.

AUDIENCE PARTICIPATION:

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Rick Thompson, 28147 Melville, Warren, MI., said he has 3 business on the property and having 1 sign makes it difficult for secondary businesses to advertise. One sign will be elevated and the other will be lower to the ground so they will not conflict with each other. It will be an elevated, permanent structure with buried electrical cable, which will be much safer than some others and will add value to the City and lot.

Ms. Frost said there are 3 businesses currently on the property. The existing sign is towards the South end of the property but they want to put a sign at the North end. It would be to the applicant's advantage to have the sign in front of the business that they occupy. She recommended approval.

Mr. Welch explained that regardless of how many businesses there are, they are aloud 1 sign per parcel. It has nothing to do with square footage.

BOARD DISCUSSION:

Mr. Parker expressed his satisfaction with the improvements. He asked about the Custom Body Shop Sign, which would make 3 signs on that property. The Ordinance states only so many square feet of sign for a business.

Ms. Frost said that is the way she would read the Ordinance. She didn't think the existing sign was close to their allotted square footage. The sign for Custom Body Shop is in violation, but the City works on complaints.

Mr. Spose asked the capacity of businesses on that property.

Mr. Dennis said they own 2 different properties. One will never have signage since it is a trucking company and all the trucks are only parked there. The secondary business is a stone yard. The main sign is for Rock Bottom Stone Supply. There will never be a sign for Ideal Properties or Ideal Transportation. The secondary business is Big Daddy's Compassion in the building up front. Since T-Rods will be moving there will be only 2 permanent signs.

Mr. Welch said the Ordinance says 1 freestanding sign per parcel but the sign on the building itself is determined by the frontage of the actual building. His only concern was about obstruction of view.

BOARD RECOMMENDATIONS AND/OR ACTION:

Mr. Parker moved and Grantner seconded to approve ZBA 11-13. Motion carried 6-0.

Mr. Parker said this is basically only about the freestanding sign.

Mrs. Weatherford thought the sign had to be 6 ft. off the ground instead of 3 ft.

Ms. Frost said they would have to be 6 ft. off the ground. She hadn't told Mr. Dennis yet.

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BOARD RECOMMENDATIONS AND/OR ACTION:

Mr. Parker moved and Grantner seconded to approve ZBA 11-13. Motion carried 6-0.

AUDIENCE PARTICIPATION: None.

BOARD DISCUSSION:

Mr. Grantner mentioned as he drives through Burton, he sees a number of dead trees and asked if the City takes responsibility for them.

Ms. Frost said only the ones that are located within the right of way. When residents call them in then the City sends the tree trimmer out.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, September 15, 2011 at 5:00 p.m.**

Meeting adjourned at 5:26 p.m.

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