

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MEETING MINUTES
SEPTEMBER 15, 2011, 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: Haskins, Rapacz, Welch, Parker, Hynes, Parker and Weatherford.

MEMBERS ABSENT: Grantner.

OTHERS PRESENT: A. Frost, Deputy Planning Official and J. Anderson, Clerks' Office.

Terry Parker moved and Weatherford seconded to approve the Regular ZBA Meeting minutes of August 18, 2011 at 5:00 p.m. Motion carried 7-0.

NEW APPLICATION:

1. ZBA #11-14	BY: T-Rods Custom Car Care 4057 S. Dort Hwy, Burton, MI 48529
	RE: 4470 Saginaw St., #59-32-300-005
	FOR: To conduct a General Industrial, M-2, use in a General Business, C-2, zoned area for an automotive repair shop. (5 votes required)

Thomas Hendrickson Jr., 4057 S. Dort Hwy, had nothing to add.

AUDIENCE PARTICIPATION:

Ronald Bowen, 2058 Friel St., owns the house directly behind the property T-Rods wants to use. His main concerns are the garage doors facing his backyard and chemical runoff into his pool.

Steven Allen, 4437 S. Saginaw St., does not want to see cars sitting around waiting to be worked on.

Steve Coates, 4454 S. Saginaw St., has the same concerns as the other neighbors regarding drainage and junk cars sitting around.

Ms. Frost said this permit only allows inside storage and all vehicles must be worked on indoors. There is a 6 ft. privacy fence and the only vehicles that will be parked outside are employee's cars. Ms. Frost stated being that the building had been vacant for over 10 years she would like to see it used and improved. She recommended approval.

BOARD DISCUSSION:

Mr. Parker was hesitant but would like to see the vacant property used. His only concern is fumes, and asked Ms. Frost if there have been any complaints regarding fumes from the existing body shop on Saginaw St.

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Ms. Frost said she hasn't received any complaints. There are state regulations that monitor their ventilation systems and no permits will be issued until the building and/or business is up to code.

Mr. Parker said the state makes them ventilate properly. A body shop is a good use for the building and he would recommend approval.

Mr. Welch asked the administration if there have been any complaints regarding runoff? Ms. Frost replied no.

BOARD RECOMMENDATIONS AND/OR ACTION:

Hynes moved and Weatherford seconded to approve ZBA #11-14 with a new/repared fence if needed. Motion carried 7-0.

BOARD DISCUSSION: None.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, October 20, 2011 at 5:00 p.m.**

Meeting adjourned at 5:50 p.m.

jma