

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MEETING MINUTES
OCTOBER 18, 2012, 5:00 P.M., COUNCIL CHAMBERS
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Chairman Steve Welch called the Meeting to order at 5:00 p.m.

MEMBERS PRESENT: Welch, Parker, Weatherford, Hynes, Walls, Olsen and Rapacz.

MEMBERS ABSENT: Haskins and Tracy Parker.

OTHERS PRESENT: Stuart Worthing, Code Enforcer and M. Snow, Clerk's Office.

Parker moved and Walls seconded to approve the Regular ZBA Meeting Minutes of September 20, 2012 at 5:00 p.m. Motion carried 7-0.

NEW APPLICATIONS:

1. ZBA #12-21
- BY: Lorence Holzel
6087 Davison Rd., Burton, MI. 48509
- RE: 6087 Davison Rd., Parcel #59-01-651-006
R-1A Zoned.
- FOR: To construct a deck that will be 20 ft.
from the rear property line, 35 ft. required.
(4 votes required)

Lorence Holzel, 6087 Davison Rd., had nothing to add.

AUDIENCE PARTICIPATION:

Mr. Worthing said the deck was built according to code and recommended approval.

BOARD DISCUSSION: None.

BOARD RECOMMENDATIONS AND/OR ACTION:

Walls moved and Hynes seconded to approve ZBA #12-21. Motion carried 7-0.

2. ZBA #12-28
- BY: Davison Masonic Center Association
P.O. Box 696, Davison, MI 48423
- RE: 5210 Lapeer Rd.
Parcel #59-14-553-026, C-1 Zoned.
- FOR: To conduct an assembly use in a C-1, Local
Business zoning, C-3 Highway Oriented
Business Zoning Required.
(5 votes required)

REGULAR ZONING BOARD OF APPEALS MEETING MINUTES

OCTOBER 18, 2012 / 5:00 P.M.

PAGE 2

Dave Whitman, 11068 Clar-Eve, said the Masonic Center needs a variance to be able to conduct meetings at this location.

AUDIENCE PARTICIPATION:

Alfred Walsh, 1325 Alcona, asked why a zoning change is necessary and what activities would be going on there.

Mr. Whitman said they would only be holding meetings there since they cannot sustain the other building. He said this would not be a business.

Mr. Worthing recommended approval and said an inspection and parking lot striping would need to be done.

BOARD DISCUSSION:

Mr. Parker verified they are granting a variance for this person only.

Mr. Walls asked about the number of parking spaces.

Mr. Whitman said there are 72 parking spaces and only 35 members.

BOARD RECOMMENDATIONS AND/OR ACTION:

Parker moved and Rapacz seconded to approve ZBA #12-28. Motion carried 7-0.

3. ZBA #12-29

BY: Chester Harvey
5186 Fern Ave.
Grand Blanc, MI 48439

RE: 4178 Saginaw St.
Parcel #59-31-527-031, C-2 Zoned.

FOR: To conduct an auto repair facility in a C-2,
General Business zoning, M-1 Light
Industrial Zoning required.
(5 votes required)

Chester Harvey, 5186 Fern Ave., had nothing to add.

AUDIENCE PARTICIPATION:

Mitch Decalada, 10270 W. Mount Morris Rd., Flushing, MI., is the real estate agent on this property and said the applicant wants to use it as a repair facility.

Mr. Worthing said the facility would need an inspection and recommended approval.

REGULAR ZONING BOARD OF APPEALS MEETING MINUTES
OCTOBER 18, 2012 / 5:00 P.M.
PAGE 3

BOARD DISCUSSION: None.

BOARD RECOMMENDATIONS AND/OR ACTION:

Walls moved and Weatherford seconded to approve ZBA #12-29. Motion carried 7-0.

4. ZBA #12-30

BY: Jennifer Avitts
2520 Branch Rd.
Flint, MI 48506

RE: 4033 S. Dort Hwy.
Parcel #59-33-503-006, C-2 Zoned.

FOR: To conduct an M-1 Light Industrial Special
Use in a C-2, General Business zone for a
doggy daycare and rehabilitation center.
(5 votes required)

Jennifer Avitts, 2520 Branch Rd., had nothing to add.

AUDIENCE PARTICIPATION:

Donna Thompson, 10359 Hill Rd., Swartz Creek, MI. and Phyllis Carter, 1061 Woodview, Flint, MI., said they have known the applicant many years. She is a great trainer and will benefit the area and welfare of the animals.

Mr. Worthing recommended approval and said the building would need to be ADA compliant and have an inspection done.

BOARD DISCUSSION:

Mr. Parker asked if there is any difference in whether the applicant leases or buys.

Mr. Worthing said it is just a matter of zoning.

Mr. Walls asked the number of dogs allowed.

Ms. Avitts said she is hoping to have 25-30 dogs.

Mr. Worthing said given the location and size of the building there shouldn't be any issues with the neighbors. He said per Animal Control, the number of dogs requested is an ideal number considering a facility this size.

BOARD DISCUSSION:

Mr. Walls asked how the applicant plans to dispose of dog waste.

REGULAR ZONING BOARD OF APPEALS MEETING MINUTES

OCTOBER 18, 2012 / 5:00 P.M.

PAGE 4

Ms. Avitts said it would be picked up on the spot outside but the majority would be inside.

Mr. Worthing suggested sealed containers from Waste Management.

Mr. Parker asked if the facility would be open 24 hours.

Ms. Avitts replied it would be with about 3-4 employees.

BOARD RECOMMENDATIONS AND/OR ACTION:

Parker moved and Rapacz seconded to approve ZBA #12-30 with the stipulation to allow a maximum of 30 dogs and no outdoor housing. Motion carried 7-0.

AUDIENCE PARTICIPATION: None.

BOARD DISCUSSION:

Mr. Welch welcomed Mr. Olsen to the Zoning Board as an alternate.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, November 15, 2012 at 5:00 p.m.**

Meeting adjourned at 5:29 p.m.

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