

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MEETING MINUTES
NOVEMBER 21, 2013, 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: Haskins, Parker, Hynes, Weatherford, Welch, Rapacz and Walls.

MEMBERS ABSENT: Tracy Parker.

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

Parker moved and Haskins seconded to approve the Regular ZBA Meeting minutes of October 17, 2013 at 5:00 p.m. Motion carried 7-0.

NEW APPLICATIONS:

1. ZBA #13-19

BY: Double K & S Towing
1140 Tumbleweed Ct.
Flint, MI 48532

RE: 4396 S. Dort Hwy.
Parcel #59-32-400-029, C-2 Zoned.

FOR: To conduct an M-2, General Industrial use
in
a C-2 General Business Zoning, for a
Towing Facility. (5 votes required)

Kurt Miller, 1140 Tumbleweed, Flint, MI., had nothing to add.

AUDIENCE PARTICIPATION: None.

Mrs. Abbey said this property was approved by the ZBA for Burton City Towing but they have since vacated. This variance is for a similar use and she recommended approval.

BOARD DISCUSSION: None.

BOARD RECOMMENDATIONS AND/OR ACTION:

Parker moved and Haskins seconded to approve ZBA #13-19. Motion carried 7-0.

2. ZBA #13-20

BY: Gary Tucker
5226 Lippincott Blvd.
Burton, MI 48519

RE: 5460 Lapeer Rd.
Parcel #59-14-576-012, C-1 Zoned.

FOR: To conduct a C-2 General Business Special
Use, in a C-1, Local Business zoning for an

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auto repair facility. (5 votes required)
Gary Tucker, 5226 Lippincott, said he would like to open a new auto shop repair business, which will better the community by bringing business to Burton.

AUDIENCE PARTICIPATION: None.

Mrs. Abbey said the ZBA had approved a similar use before for this property. There are repairs he will have to make before he can occupy. She recommended approval.

BOARD DISCUSSION:

Mr. Walls spoke with a neighbor of this property who was in favor of the business.

Mr. Welch asked how extensive the repairs are for the parking lot.

Mr. Tucker said part is concrete and part is blacktop. He has put in over \$10,000 to improve the property and will eventually blacktop the parking lot.

BOARD RECOMMENDATIONS AND/OR ACTION:

Walls moved and Parker seconded to approve ZBA #13-20. Motion carried 7-0.

3. ZBA #13-21

BY: Karana Electric Signs Inc.
27925 Berkshire Dr.
Southfield, MI 48076

RE: 4012 Davison Rd.
Parcel #59-10-100-001, C-2 Zoned.

FOR: To exceed the allowable square footage for signs, 262.5 sq. ft. requested, 134 sq. ft. allowed. (4 votes required)

Mr. Farah, 4296 W. Court said he wants to put a nice sign at the gas station at Center and Davison Rd. He wants a nice look for the business so hopefully it can survive and succeed.

AUDIENCE PARTICIPATION: None.

Mrs. Abbey said the applicant has not shown any hardship or uniqueness to the property. He could accomplish the same thing within the allowable signage. She recommended denial.

BOARD DISCUSSION:

Mr. Rapacz asked why the applicant needs a bigger sign than what is allowed.

Mr. Farah said he has a lot of competition around him that have nice signs.

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Mrs. Abbey said he is allowed 134 square ft. and he wants several signs, not just one.

Mr. Welch said these other businesses in question are in Flint.

Mr. Walls said it is still a competition locally. This is a lot of signage that he doesn't feel is truly needed. It is a nice looking station as it is. Would signs enhance the business to succeed?

Mr. Haskins said that many signs would make the business gaudy.

Hani Namu, 27925 Berkshire, said he would do very good work on these signs. This will enhance the City of Burton.

Mr. Welch said there is no precedent for a variance. The problem is there is no hardship here.

Mr. Parker said Mr. Farah would have an unfair advantage over other businesses in Burton.

BOARD RECOMMENDATIONS AND/OR ACTION:

Parker moved and Hynes seconded to approve ZBA #13-21. Motion failed 1-6 with the following members voting no. Walls, Welch, Weatherford, Hynes, Parker and Haskins.

AUDIENCE PARTICIPATION: None.

BOARD DISCUSSION:

Mr. Welch mentioned that 3 Board Members terms are up soon.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, December 19, 2013 at 5:00 p.m.**

Meeting adjourned at 5:29 p.m.

Melanie Snow, Clerk Typist