

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MINUTES
FEBRUARY 20, 1997 6:00 P.M.

MEETING CALLED TO ORDER AT 6:00 P.M. BY VICE-CHAIRMAN BERRY.

MEMBERS PRESENT: B. WEATHERFORD, S. LAYMAN, B. KALANQUIN, W.
WEATHERFORD,
H. BERRY, T. PARKER and T. MARTINBIANCO.

MEMBERS ABSENT: I. HOHLOCH.

OTHERS PRESENT: T. STRASSER, DEP. PLANNING OFFICIAL; J. BROWN, CLERK'S
OFFICE.

A. APPROVE THE MINUTES OF THE FOLLOWING MEETING:

1. Regular ZBA Meeting of January 16, 1997, at 6:00 P.M. and
Special ZBA Meetings of February 4, 1997 and February 11,
1997 at 6:00 P.M.

Moved by Layman, seconded by Parker to approve the above minutes
as written. Motion carried 7-0.

B. AUDIENCE PARTICIPATION:

P. Dargel, 6119 Hugh St., asked if Mr. McDonald of 5350 Davison has
applied
for renewal of his variance. T. Strasser said he has been notified and
has
not complied. They must now send out a Code Enforcement Officer.

C. BOARD DISCUSSION:

There was none.

D. YEARLY RENEWAL (REQUESTING PERMANENT):

1. ZBA #97-3

By: Ben Vedrody
6386 E. Atherton Rd.
Burton, MI 48519

Re: Lot 4 Burton Homesites
6386 E. Atherton Rd.
Sect. 25 SE Zoned

For: Permanent Variance to park Semi
Truck & Trailer on site, M-1

Light

Industrial Use in an SE, Single
Family zoned area.
(5 Votes required)

Mr. Vedrody explained he parks one truck on his property and he had a one

year variance and would like to make it a permanent variance. He said he has not had any complaints. He does not have a trucking business.

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D. ZBA #97-3 (cont)

In the audience,
E. Kinsel, 3035 S. Eugene
Wayne & Linda Fisher, 3048 S. Eugene
P. Dargel, 6119 Hugh
L. Stephens, 3049 Vineland
All of the above spoke against approval: (1) due to the excessive noise,
(2) it is a residential area and (3) it was a mess
Helen & Leslie Hurlburt, 6377 E. Atherton Rd.
Gary Campbell, 6372 E. Atherton
All of the above spoke in favor of approval:
They said there was no noise, (2) and there is no mess there.

T. Strasser said the DPW has not had any documented complaints on this address.
He had no knowledge of any complaints.

H. Berry asked if a permanent variance would go with the property. T. Strasser said yes. B. Kalanquin asked how many acres did Mr. Vedrody have. He said he has eleven (11) acres. B. Weatherford said she visited the site and has no problems with approval. T. Martinbianco said he opposed a permanent variance, he preferred a yearly renewal. Lengthy discussion followed. Mr. Vedrody said he has met every city requirement. He is self-employed and it costs him \$150 every year to renew this variance. He would like at least a five year variance.

Moved by Kalanquin, seconded by W. Weatherford to approve ZBA #97-3 for 1 truck and a three (3) year variance. Roll call showed motion failed, four yes votes and 3 no. This variance required five (5) votes for approval.

Moved by Martinbianco, seconded by Kalanquin to approve ZBA #97-3 for a one year period. Roll call showed motion failed, four yes votes and 3 no.

Moved by Layman, seconded by Parker to deny ZBA #97-3. Roll Call showed motion failed three yes votes and 4 no.

Motion by Kalanquin, seconded by Layman, to reconsider this case.
Motion carried 7-0.

Discussion followed.

Moved by Kalanquin, seconded by Martinbianco to approve ZBA #93-7 for a period of one year with the stipulation that there be no violations. Roll call showed motion carried 6 yes, 1 no; Layman voting no.
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E. NEW APPLICATIONS:

1. ZBA #97-1

By: PRA Management
3549 S. Dort
PO Box 7
Flint, MI 48501

Re: Lots 29,30,31 Supervisors
Plat #25, Section 32
M-1 Zoned.

For: Rear setback for a modular bldg.
of 5 feet. 35 feet required.
Rear setback of 20 feet for a
Pole Barn, 35 feet required.
Side setback for an adjacent
metal bldg of 2 feet, 20 feet
required.
(4 Votes required)

Pamela Elliott explained that they wish to have a lot split and need the variance before they may do this. She said the buildings have been there for some time.

No one in the audience wished to speak on this request. T. Strasser said all the buildings have been there, there is no fire hazard. The DPW has no problem with this request.

Motion by Parker, seconded by Kalanquin to approve ZBA #97-1 as written.
Motion carried 7-0.

2. ZBA #97-4

By: Robert Petriches
1430 Amy St.
Burton, MI 48519

#1

Re: 1430 Amy St. Lot 59 Witham Place
Sect. 15 R-1A Zoned

footage
1,516 sq.
pro-

For: To exceed the allowable square
for accessory structures by
ft. 864 sq. ft. allowed, 2,380
posed.
(4 Votes required)

Mr. Petriches explained he needs the garage to store his collection of classic cars. He does no work in the building. It will be for personal storage only. The garage will be vinyl sided. His property is 135' x 300'.

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E. NEW APPLICATIONS (contd.)

2. ZBA #97-4 (contd.)

In the audience, Jenevie Sharkness 1444 Amy, and Lena Chintyan, 1382 Amy, spoke against approval of this request. They feel it will generate traffic and it is too large for the neighborhood. Laura Petriches said it will be secluded in their backyard and will not be seen from the street.

T. Strasser said it is over ordinance. If approved he would like it stipulated that it be sided to match the house. H. Berry asked how many cars would be stored there. Mr. Petriches said five (5). Board discussion followed. H. Berry asked the size, Mr. Petriches said it would be 30' x 40'.

B. Weatherford said she had no problem with approval.

Moved by B. Weatherford, seconded by Layman to approve ZBA #97-4 with the stipulation that it be sided to match the house.
Motion carried 7-0.

3.

By: Carl E. McMillin
P.O. Box 948
Flint, MI 48501

Replat.,

Re: 6033 Nelson Ct. Lot 3 Nelson
Sec. 25 R-1B Zoned.

exceed

accessory

For: Request variance to construct a pole barn at back of property for personal use only. To

allowable sq. footage for

structures by 1,440 sq. ft. 864 sq. feet allowed, 2,304 sq. ft. requested.

(4 Votes required)

Mr. McMillin said he needs the barn to store his Boats, cars and Motor home

in. He needs to keep them secure. He said he will meet all DPW requirements.

No one in the audience spoke on this request. T. Strasser said it does exceed

the ordinance. T. Parker asked if he plans to put in a driveway to the barn.

Mr. McMillin said no. He also said it will look like a garage instead of a

pole barn. Discussion on the roof height followed.

Moved by Parker, supported by Weatherford to approve ZBA #97-6 with the stipulation it be sided to match the house and have 11' sidewalls.

Motion

carried 7-0.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on Thursday, March 20, 1997, 6:00 P.M.

Meeting adjourned at 7:10 PM.