

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MEETING MINUTES
MARCH 15, 2007, 6:00 P.M., COUNCIL CHAMBERS
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Vice Chairman Terry Parker called the meeting to order at 6:00 p.m.

MEMBERS PRESENT: Terry Parker, Weatherford, Scott, Grantner, Tracy Parker, Major.

MEMBERS ABSENT: Welch.

OTHERS PRESENT: T. Strasser, DPW Representative and M. Snow, Clerk's Office.

Mr. Parker explained, since the Board was short a member, the applicants could postpone the case, but there would be no re-notification to residents of the next meeting.

Moved by Grantner, seconded by Scott to approve the Regular ZBA Meeting of December 21, 2006 at 6:00 p.m. Motion carried 6-0.

NEW APPLICATIONS:

1. ZBA #06-40

BY: Cernet Co., LLC.
8033 Fenton Rd.
Grand Blanc, MI 48439

RE: 2385 Red Arrow
Parcel #59-29-400-022, M-2 zoned.

- FOR:
1. Outdoor storage of construction materials and equipment and processed materials in M-2 zoning.
(5 votes required)
 2. Decrease of required setback for outdoor storage from residential zoning from 200 ft. to 50 ft.
(4 votes required)

Leeann Panduren, 6211 Taylor, Flint, MI, of Rowe Inc., asked that the case be postponed until April 19, 2007.

Steve Iamarino, the attorney for Cernet, offered to pay for the mailing of notification cards to the residents regarding this matter.

2. ZBA #07-02

BY: Symphony Homes/Kurt Alanko
410 S. State

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Davison, MI 48423

RE: 4414 Spring Meadows Ct.
Lot #62 Pine Creek Estates

FOR: To build a 14' x 16 ' deck within the 30'
rear yard setback. 16' from the rear lot line,
30' required. 5' from side lot line, 10'
required. (4 votes required)

Don Mahoney, 410 S. State, Mr. Alanko's representative, said the lot was pie shaped and a deck cannot be constructed without a variance.

Kurt Alanko, 4414 Spring Meadows, said he would like to have a deck for recreational purposes. His neighbors have decks and they agree with him constructing one, which will give the home a finished look.

AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh, asked for clarification on the zoning of the property.

Art Jankowski, 4108 Leith, asked if anyone else in the area had decks on their home.

Mr. Strasser said this was a reasonable request. The yard is pie shaped and when building the home, Mr. Alanko had the house turned a different way to meet the setbacks.

BOARD DISCUSSION:

The Board questioned if the deck was moved over if a setback would still be needed, if there was a wooded lot nearby and if the empty lot had been sold. Discussion ensued whether there was drainage along the back 2 sides of the lot and if the deck would be close to the easement.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Grantner, seconded by Mrs. Parker to approve ZBA #07-02. Motion carried 6-0.

AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh, asked for clarification on the zoning of ZBA #06-40 and what were processed materials.

Mr. Strasser said it was M-2 zoned on the south side of Red Arrow and M-1 zoned on the north.

BOARD DISCUSSION:

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Mr. Parker said at the last meeting decks were discussed and whether a representative from Council, the Legislative Committee and a Planning Board member would look more into the matter due to the volume of applications received for variances. He was annoyed that builders erect as many homes as possible, but do not leave room in the yard for improvements without receiving a variance.

Mr. Strasser said the building inspector proposed to assess different setbacks with decks as opposed to the building setback. He also referenced roofs over the decks.

Mr. Major stated differences in decks and coverings. He felt these situations should still be considered.

Mr. Grantner would like to see a Burton handbook with pertinent information containing some rules that apply in the City regarding building specifications along with voting information, etc. He recommended the Planning Board look at the deck Ordinance at the next Planning meeting.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, April 19, 2007 at 6:00 p.m.**

Meeting adjourned at 6:35 p.m.

mrs