

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MEETING MINUTES
MARCH 16, 2006, 6:00 P.M., COUNCIL CHAMBERS
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Chairperson, Steve Welch called the meeting to order at 6:10 p.m.

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

MEMBERS ABSENT: Bement, Bennett.

OTHERS PRESENT: T. Strasser and A. Frost, DPW Representatives, M. Snow, Clerk's Office.

Moved by Grantner, seconded by Scott to approve the Regular ZBA Meeting minutes of February 16, 2006 at 6:00 p.m. Motion carried 6-0.

NEW APPLICATION (S):

1. ZBA #06-10

BY: Christopher L. Cross
6057 Westdale
Grand Blanc, MI 48439

RE: 1352 Wells
Lot 475 Baker Park. R-1C zoned.

FOR: 1.) To construct an addition on the east side
at 5' from the property line, 10'
required.
2.) To expand the non conforming rear
setback of 3'6", 30' required.
(4 votes required)

Christopher Cross, 6057 Westdale, Grand Blanc MI, explained his need to add three bedrooms on the home, noting the property dimensions and the house needing a higher resale value.

AUDIENCE PARTICIPATION:

Robert Taylor, 1324 Carman, Burton MI, said he neighbors the property, he has numerous concerns for the home's foundation, appearance, water runoff, two feet of encroachment onto his property, an addition would be too close to his home and the property being an investment.

Mr. Strasser said the Board is here to decide on the setback, two inspectors visited the site and demolition was suggested, there is not much left of the home and there would be no backyard with an addition. Approval was not recommended.

BOARD DISCUSSION:

The Board discussed the poor condition of the home, the many homes in disrepair in the south end and usually an addition is needed when a house is being occupied, not empty.

BOARD RECOMMENDATIONS AND/OR ACTION:

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Parker moved and Scott seconded to approve ZBA #06-10. Motion carried to deny 6-0. Terry Parker-no, Grantner-no, Welch-no, Scott-no, Weatherford-no, Tracy Parker-no.

2. ZBA #06-11

BY: A.C. Construction Co. Inc.
1409 N. Packard
Burton, MI 48509

RE: 1042 Carlson
Lot 30 Eastern Plains, R-1B zoned.

FOR: 1.) To construct an addition to the home at
8' from the north property line, 10'
required.
2.) And at 9' from the detached garage, 10'
required.
3.) 23' from the rear property line, 30'
required. (4 votes required)

Ernest Baggett, 1042 Carlson, Burton MI, said his father-in-law's health is failing and would like to add an addition for him to move in.

AUDIENCE PARTICIPATION: None.

Ms. Frost said there was 23' from the rear property line and recommended approval.

BOARD DISCUSSION: None.

BOARD RECOMMENDATIONS AND/OR ACTION:

Grantner moved and Mr. Parker seconded to approve ZBA #06-11. Motion carried 6-0.

3. ZBA #06-12

BY: Gary W. Hale
G-1055 W. Bristol
Flint, MI 48507

RE: 3411 S. Saginaw

FOR: To conduct a used car sales lot not in
conjunction with new car sales.
(5 votes required)

James Whalen, 1184 W. Bristol, Flint MI, said he is Mr. Hale's attorney and would like a variance for a car lot. He said the cost of cars has increased, Mr. Hale has been in business for 29 years and has no violations.

AUDIENCE PARTICIPATION: None.

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Mr. Strasser said the lot has been vacant for a few years, there are similar uses in the area, he thinks this is a good use for the space and recommended approval.

BOARD DISCUSSION:

The Board inquired as to the number of cars that would be on the lot, whether the State regulates the quantity of cars and if there would be banners.

Mr. Strasser said the number is regulated by the lot's square footage, there is a large area of pavement in the rear, and he signs for the yearly renewal of the business.

BOARD RECOMMENDATIONS AND/OR ACTION:

Mr. Parker moved and Scott seconded to approve ZBA #06-12. Motion carried 6-0.

AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh, Burton MI, asked if this was a DDA District and referred to the Zoning minutes and procedures.

BOARD DISCUSSION:

The Board discussed the minutes, changes to the Zoning applications and having more prepared with information on a case before a meeting.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, April 20, 2006 at 6:00 p.m.**

Meeting adjourned at 6:50 p.m.

mrs