

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MINUTES
MARCH 17, 2005, 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: Grantner, Terry Parker, Scott, Weatherford, Hynes, Bennett.

MEMBERS ABSENT: Welch, Martinbianco, Tracy Parker.

OTHERS PRESENT: T. Strasser, DPW Representative and M. Snow, Clerks Office.

Moved by Grantner, seconded by Scott to approve the Regular ZBA Meeting minutes of February 17, 2005 at 6:00 p.m. Motion carried, 6-0.

AUDIENCE PARTICIPATION: None.

BOARD DISCUSSION:

Mr. Parker introduced Mr. Hynes to the Board as the new alternate and advised the applicants they can postpone their case until April 21, 2005 since a full Board was not present.

NEW APPLICATION (S):

1. ZBA #05-06

BY: Genesys
Robert J. Reid
307 E. Court St. Flint, MI. 48502

RE: 1096 S. Belsay Rd. Lots #41 and #42 of
Cardinal Gardens.
Lots #44 and part of Lot #41 Raymond Sub.

FOR: To construct 147 ft. high communication
tower for Genesys Health System Network
at 20 ft. from the north property line, 147 ft.
setback equal to height required by
Ordinance19, Section 5.29.(4 votes required)

Attorney Robert Reid, 307 E. Court St. Flint, MI 48502 stated his representation of Genesys on Belsay Rd. He explained a wireless tower is very important as to receive patient records quickly.

AUDIENCE PARTICIPATION: Pauline Dargel, 6119 Hugh St spoke regarding communication advantage and comparable tower height.

Mr. Strasser recommended approval. He stated the setback is the concern; and not the height.

BOARD DISCUSSION:

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Mr. Hynes inquired regarding the need for duplicate towers if the buildings are close in distance.

Jerry VanHorn, 3495 S. Center Rd. stated he is Vice President of Belsay Rd. Genesys. At the time, communication was only coming from Dr. DiGiannantonio's office. The Center Rd. tower is a service midpoint.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Grantner, seconded by Scott to approve ZBA #05-06. Motion carried, 6-0.

2. ZBA #05-07

BY: Michael Denker
2162 E. Judd, Burton, MI

RE: 2162 E. Judd Rd. Lot #6, Block A,
Southmere, R-1C zoned.

FOR: To allow the parking of two commercial
vehicles on a residential property.
(5 votes required)

Michael Denker, 2162 E. Judd postponed his case until April 21, 2005.

3. ZBA #05-08

BY: Mark Schuette
6080 Streamside Ln.
Goodrich, MI. 48438

RE: 6189 South Pond Pt. Lot #252
Parcel #59-36-559-031

FOR: Variance on front setbacks to decrease by
10', from 25' to 15'. (4 votes required)

Mr. Parker said a petition opposing this case was completed and turned in by the residents.

Mark Schuette, 6080 Streamside, Goodrich, MI 48438 stated he wants to move the house structure closer to the curb.

AUDIENCE PARTICIPATION: The following residents spoke regarding site #252 not being buildable, house protrusion, opposed petition, protecting wetlands, house values and construction inconveniences.

James Purdo, 6207 S. Pond Pointe Lot 251

John Kononchuk, 6226 S. Pond Pointe

Edward Butler, 6225 S. Pond Pointe

Rob Jacobos, 6158 N. Pond Pointe

Mr. Strasser stated this is a buildable lot. He suggested downsizing the house so a variance wouldn't be needed.

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Mr. Schuette said there were no complaints on the other houses and he takes precautions on his building sites.

BOARD DISCUSSION: None.

BOARD RECOMMENDATION AND/OR ACTION:

Moved by Grantner, seconded by Bennett to approve ZBA #05-08. Motion carried to deny, 6-0. Grantner-no, Terry Parker-no, Scott-no, Weatherford-no, Hynes-no, Bennett-no.

4. ZBA #05-09

BY: Mark Schuette
6080 Streamside Ln.
Goodrich, MI. 48438

RE: 6168 North Pond Pt. Lot #257
Parcel #59-36-559-036

FOR: Variance on front setbacks to decrease by
10', from 25' to 15'. (4 votes required)

Mark Schuette, 6080 Streamside Ln. Goodrich MI 48438 postponed his case until April 21, 2005.

5. ZBA #05-10

BY: Mark Schuette
6080 Streamside Ln.
Goodrich, MI. 48438

RE: 6175 North Pond Pt. Lot #260
Parcel #59-36-559-039

FOR: Variance on front setbacks to decrease by
10', from 25' to 15'. (4 votes required)

Mark Schuette, 6080 Streamside Ln. Goodrich MI 48438 postponed his case until April 21, 2005.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on
Thursday, April 21, 2005 at 6:00 p.m.

MEETING ADJOURNED AT 7:00 P.M.

mrs.