

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MINUTES
APRIL 17, 1997 AT 6:00 P.M.

MEETING CALLED TO ORDER AT 6:00 P.M. BY VICE-CHAIR H. 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 March 20, 1997, at 6:00 P.M.
Moved by B. Weatherford, seconded by B. Kalanquin to approve the above
minutes as printed. Motion carried 7-0.

B. AUDIENCE PARTICIPATION:

P. Dargel, 6119 Hugh asked if lot splits were being done at the Zoning
Board
instead of the Planning Commission. T. Strasser explained that they
always
go before the Planning Commission also. The reason for being first at
the
Zoning Board was to save money. In case ZBA did not approve, then it
would
be cost saving not to apply to the Planning Commission which has a higher
application fee.

C. BOARD DISCUSSION:

B. Kalanquin asked about the Cash n' Carry feed store on Center Road.
He
asked if they were complying with their variance requirements. T.
Strasser
said he would check on it soon.

D. YEARLY RENEWALS:

1. ZBA #97-15

By: Kessel Food Stores
1135 N. Belsay Rd.
Burton, MI 48509

Re: 59-11-200-005, C-3 Zoned

greenhouse

For: To construct a temporary

be

for outside sales, dates to
specified.
(5 votes required)

Wayne Cameron represented Kessel. He said everything was the same as last year and the dates were from May 1, 1997 til June 17, 1997. No one in the audience wished to speak. T. Strasser said there were no problems with this variance. B. Kalanquin asked if they would use conduit on the electrical wires. Mr. Cameron said they had permanent plugs they would be using. Moved by Layman, seconded by W. Weatherford to approve ZBA #97-15 as written. Motion carried 6-1, Kalanquin voting no. REGULAR ZONING BOARD OF APPEALS MINUTES APRIL 17, 1997 6:00 P.M.

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D. YEARLY RENEWALS (contd.)

2. ZBA #97-16

By: Kessel Food Stores
1200 E. Bristol Rd.
Burton, MI 48529

Re: 59-31-100-024
C-4 Zoned

green-
dates

For: To construct a temporary
house for outside sales,
to be specified.
(5 Votes required)

Wayne Cameron explained this was the same as the first variance request. No changes and the dates of May 1, 1997 thru June 17, 1997 are the same. No one in the audience wished to speak. T. Strasser said there were no problems with this request.

Moved by Parker, seconded by Martinbianco to approve ZBA #97-16 as written. Motion carried 6-1, Kalanquin voting no.

3. ZBA #97-17

By: Premier Die Cutting, Inc.
5350 Davison Road
Burton, MI 48509

Re: 59-11-200-003
C-2 Zoned

C-2
facility.

For: To operate an M-1 Use in a
zoned area; Die cutting
(5 Votes required)

David McDonald is the owner of Premier Die Cutting and he explained there have been no changes since last year, everything is the same.

In the audience, P. Dargel, 6119 Hugh St., asked who maintains the exterior of the building. Mr. McDonald said the landlord does. H. Berry asked if the Site Plan requirements have been met. T. Strasser said no, but there would be a new tenant soon and it would be addressed. L. Petrella, 1081 Howe Rd. asked Mr. McDonald how much of the building he uses. Mr. McDonald said about 20%.

Moved by Layman, seconded by W. Weatherford to approve ZBA #97-17 for one year.

Motion carried 7-0.

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E. NEW APPLICATIONS:

1. ZBA #97-19

By: Linda Lee Spurlock
1327 Kenneth
Burton, MI 48529

Re: Lots 1113 & 1114 Baker Park

#1

Section 30 R-1C Zoned

fence

For: To construct a 6' chainlink

large dog.

in rear yard to contain

5' allowed by ordinance.
(4 Votes required)

Linda L. Spurlock explained she has a large Standard Poodle that is able to jump over a 5' fence. She said her fence would not bother anyone. She does not let her dog out when she is not home. at present she has a 6' fenced in dog kennel. No one in the audience wished to speak. T. Strasser explained the fence ordinance. W. Weatherford asked exactly where the fence would be placed. L. Spurlock said from the back wall of the house to the back lot line. T. Parker said she would be allowed a 6' wood privacy fence. T. Martinbianco asked how many requests there are for 6' fences in residential

area. T. Strasser said, not many. He was not in favor of this request.
Board
discussion followed.

Moved by W. Weatherford, supported by Kalanquin to approve ZBA #97-19 as
written. Roll call showed motion failed 5 no's, 2 yes; W. Weatherford
and B.
Kalanquin voting yes.

2. ZBA #97-20

By: Linda Webb
2505 Penn
Flint, Mi 48506

Re: Lot 73 Glendale Acres
Sect. 14 R-1A Zoned
1076 Glendale

lots;

asking

For: To create 2 sub-standard

Property zoned R-1A, Lot
frontage required 85',

for 71.4'.
(5 Votes required)

Linda Webb explained her mother lived on one proposed lot and she would
like
to build a house on the other. She wants to be nearby to take care of
her.

In the audience, Tim Bennett, 1071 Glendale asked what type of home Ms.
Webb
would put there. She said it would be a regular wood constructed home.
He
spoke against putting a manufactured home on this lot.

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E. NEW APPLICATIONS (contd.)

2. ZBA #97-20

T. Strasser said that at least half of the lots on this street are not
any bigger. These size lots will not be out of place. He can see no
problem with this request.

Berry asked if the shed would be moved. Discussion on moving the shed
followed. Ms. Webb said she would move the shed to one of the lots.
Discussion by the Board on Lot splits going before Planning Commission;
street paving assessments and how they are assessed; and making
stipulations

on motions followed.

Moved by Kalanquin, seconded by Layman to approve ZBA #97-20 with the stipulation that it be a stick built home. Motion carried 7-0.

3. ZBA #97-21

By: Otis Carsten
6161 Lapeer Rd.
Burton, MI 48509

Re: Lot 10 and West half of 11;
Garden Acres Sect. 13
R-1B Zoned

For: To construct a 20' x 24'
garage to existing 18' x 18'
garage. All accessory

buildings

with new addition is 983 sq.

ft.

Allowable square footage 864

sq.

ft. Buildings are 129 sq.

ft.

over allowable square

footage.

(4 Votes required).

Mr. Carsten said he has an 80' wide lot and wishes to add on to his garage.

He needs the extra storage space. No one in the audience wished to speak.

T. Strasser said it is laid out well and he can see no problems. Discussion followed on footings, cost of addition and the finished veneer.

Mr. Carsten said it would be sided to match the house.

Moved by Kalanquin, seconded by B. Weatherford to approve ZBA #97-21 as written. Motion carried 7-0. REGULAR ZONING BOARD OF APPEALS AGENDA
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E. NEW APPLICATIONS (contd.)

4. ZBA #97-22

By: Ralph Capan
5428 Country Hearth Lane
Grand Blanc, Mi

Re: 4157 Lippincott Blvd.
59-15-300-009 RO Zoned

For: To construct a self storage

approved
District.

facility. An M-1 Special
use in an R-0 Zoned
(5 Votes required).

R. Capan presented drawings and renderings of the proposed storage facility.
He said he has surveyed the Burton area and storage space is needed. He has surveyed the neighborhood and most of the residents said they did not care if this facility was constructed there.

Willis Cronkright, 4192 Springfield
Dorothy Kita, 4181 Lippincott
Dotty & Don Boone, 4181 Lippincott
Betty Dziczek, 4168 Lippincott
William Herbst, 4188 Lippincott
Ellie Coomer, 4176 Springfield

All of the above spoke against approval. Some of their concerns were: traffic to the facility; being an attraction for rodents; not a proper use in a residential neighborhood; and other problems.
L. Petrella, 1081 Howe Rd, asked how close the nearest home was. T. Strasser answered; in excess of 100 feet.

Ken Kreiger, current owner gave a brief history of the property since he has owned it. He has had it for sale since '89 and no one is interested in it. He presented a photo of Dot Scientific and feels the storage facility will not be any different than those buildings. He feels this property has been devalued because M-1 operations are going on on both