

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MINUTES
MAY 15, 1997 AT 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, M. Scott, 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 April 17, 1997 at 6:00 P.M.
Moved by Kalanquin, seconded by Layman to approve the above minutes as printed. Motion carried 7-0.

B. AUDIENCE PARTICIPATION:

No one wished to speak.

C. BOARD DISCUSSION:

There was no discussion.

D. TEMPORARY

1. ZBA #97-28

By: Comcast Cablevision of Flint
Dennis Prine
3008 Airpark Dr. S.
Flint, MI 48507

Re: 3312 Iron St.
See Attached Drawing
Part of Lot 47 Follo Acres
Sec. 28 M-1 Zoned

For: To place a 24' x 60' trailer
on site for Temporary Office

Use.

(5 Votes Required)

Dennis Prine spoke for Comcast. He explained they need the office space while they are doing design work, expanding channels, etc. They would like this for about a year and a half. No one in the audience wished to speak on this case. T. Strasser said there

are no problems with this request, DPW would like a timetable. H. Berry asked if they would hook up to water and sewer. Mr. Prine said they would adhere to all DPW requirements. T. Parker asked if this required a Site Plan, T. Strasser said no, it is temporary.

Moved by Kalanquin, seconded by Weatherford to approve ZBA #97-28 for a period from June, 1997 to September, 1998. Motion carried 7-0.

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E. YEARLY RENEWAL:

1. ZBA #97-29

By: Claude Ash

This item should have not been on the agenda.

2. ZBA #97-33

By: Bentley Boosters
1150 N. Belsay

Burton, MI 48509

Re: 1150 N. Belsay
59-12-300-001

For: Yearly carnival
C-3 Special Use in an
R-1A zoned area.
(5 Votes required)

Doug Elkins, 1445 S. Genevieve, explained that everything is the same and they do have insurance. The carnival will be from the 17th of June until the 23rd.

No one in the audience wished to speak. T. Strasser said the DPW have not had any complaints in the past and they can see no problem with approval.

Moved by Parker, seconded by Layman to approve ZBA #97-33 for a period from June 17 to June 23, 1997. Motion carried 7-0.

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F. NEW APPLICATIONS:

1. ZBA #97-25

By: Owen Hoskins
3323 Iron St.
Burton, Mi 48529

Re: Part of Lot 47, Follo Acres
Sect. 28 M-1 Zoned

property
home.

For: To expand the non-conforming
Residential Use of the
with an addition to the
M-1 Zoned.
(5 Votes Required)

Mr. Hoskins said he needs a larger home with more bedrooms. He has four (4) acres of land.

No one in the audience wished to speak. T. Strasser said there are no problems with approval of this variance.

B. Kalanquin said he could not get in the gate to look the property over. T. Parker asked if the zoning changed after the house was built. He said yes.

T. Martinbianco said Mr. Hoskins would not be able to get conventional financing for this home.

Moved by Martinbianco, seconded by Parker to approve ZBA #97-25 as requested.

Motion carried 6-1, Kalanquin voting no.

2. ZBA #97-26

By: Kenneth D. Cox
1369 Blanche Ave.
Burton, MI 48509

Re: PID 5913551036
Lot 871 Lapeer Heights
Sect. 13 R-1B Zoned

For: To install a 6' Privacy
fence
to the front property line,
north side only.
(5 Votes required)

Mr. Cox explained he wished to block out certain views from his back yard with the privacy fence. It will only go twenty feet in front of his house. It will not hinder any view of the street for himself or passing motorists.

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F. NEW APPLICATIONS: (cont.)

2. ZBA #97-26 (cont'd)

No one in the audience wished to speak. T. Strasser said the DPW had no feelings either way on this variance, it was strictly up to the Board to decide. H. Berry asked if it would be a wooden fence, Mr. Cox said yes.

Moved by Weatherford, seconded by Scott to approve ZBA #97-26 as written. Motion carried 7-0.

3. ZBA #97-27

By: Mark W. Wagner
6076 Nelson Court
Burton, Mi 48509

Lots

Re: Lot 16 of Nelson Replat of

1, 2, 3 and 4 of Eastgate.
Sect. 25 R-1B Zoned

30' x

For: To construct a stick build

40' garage in rear yard

area.

Maximum allowed 864 sq. ft.,
asking for 1,392 sq. ft with
existing 12' x 16' shed.
(4 Votes required)

Mr. Wagner explained he needs the garage for personal storage. He needs space for his cars, trailer, and snowmobiles. No one in the audience wished to speak on this request. T. Strasser said this does exceed the ordinance. T. Martinbianco asked Mr. Wagner if the metal shed would be removed. He said yes. T. Parker asked about the height of the sidewalls. Discussion on the construction of the shed followed.

Moved by Parker, seconded by Weatherford to approve ZBA #97-27 with the stipulation the garage be sided with vinyl siding. Motion carried 7-0.

4. ZBA #97-30

By: Fairland Foods
4330 S. Saginaw St.
Burton, MI 48529

Place

Re: Lots 361, 362 & 363 Webber

Section 32 C-2 Zoned

outside

For: To keep trailers for rent

on a C-2 Zoned Area. C-3

Special

Use in a C-2 Zoned Area.
(5 Votes Required)

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F. NEW APPLICATIONS (contd.)

4. ZBA #97-30 (contd.)

Mr. Alah Dakki explained he has two trailers he would like to keep at his store to rent. Mike Lacey spoke on behalf of Mr. Dakki. He said it was his dealership and they were very fussy and would not let the area get messy.

T. Strasser said that Saginaw St. is zoned C-2 and that means no outside sales. He said Mr. Dakki must follow all requirements or this can't go in. He must get rid of all banners and remove all junk and debris.

Board discussion followed. T. Martinbianco said if we allow this then other trailer franchises would want to follow. T. Parker said this does not comply with the ordinance.

Moved by Kalanquin, seconded by Layman to approve ZBA #97-30 with the stipulation that city requirements; for two trailers; and on a yearly renewal basis. Roll call showed motion carried 5-2, Parker & Weatherford voting no.

5. ZBA #97-31

By: Charles Cook
2415 Covert Rd.
Burton, MI 48509

Re: The E 1/2 of Lots 5 & 6
Lanning Acres
Sect. 3 R-1B Zoned

For: To construct a 24' x 24'

garage

behind the house. Property

has

560 sq.ft. of storage

presently

on site . With garage

added, new

total will be 1,136 sq.ft.

272

sq.ft. over the allowed 864

sq.ft.

(4 Votes Required)

Mr. Cook said he needs the garage for personal storage and lawn equipment.

The garage will face Weston. It will be vinyl sided the same as the house.

No one in the audience wished to speak on this request. T. Strasser said there are no problems with this request, it is reasonable.

Moved by Layman, seconded by Scott to approve ZBA #97-31 as written. Motion carried 7-0.

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6. ZBA #97-32

By: Ellis Cronkright
1513 Kra-Nur Drive
Burton, MI 48509

Re: Lot 1 Kra-Nur Farms
Sect. 12 R-1A Zoned

square
structures
30'

For: To exceed the allowable
footage for accessory
by 472 sq. ft. with a 24' x
garage.
(4 Votes Required)

Mr. Cronkright said he needs the garage for storage space. He does craft projects in the wintertime. He has talked with the neighbors and none of them object. It will be vinyl sided to match the house. It will be on the back of the lot. The crafts will not be for sale, only for a hobby.

No one in the audience wished to speak. T. Strasser said this does exceed the ordinance.

Moved by Parker, supported by Weatherford to approve ZBA #97-32 as written.
Motion carried 7-0.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on Thursday, June 19, 1997, 6:00 P.M.

Meeting adjourned at 6:45 P.M.

Jeanette Brown,
Clerk's Office

