

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MINUTES
MAY 19, 2005, 6:00 P.M., COUNCIL CHAMBERS
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Chairman Steve Welch called the Regular Zoning Meeting to order at 6:00 p.m.

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

MEMBERS ABSENT: None.

OTHERS PRESENT: T. Strasser, DPW Rep., A. Frost, Clerk Typist, M. Snow, Clerks office.

Grantner moved and Weatherford seconded to approve the Regular ZBA Meeting minutes of April 21, 2005 at 6:00 p.m. Motion carried, 7-0.

AUDIENCE PARTICIPATION: None

BOARD DISCUSSION: None

Mr. Strasser introduced Amber Frost, a member of the Building department that may be attending the Zoning meetings and possibly taking over in the future.

NEW APPLICATION (S):

1. ZBA #05-07

BY: Michael Denker, 2162 E. Judd

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 Rd explained his trucks are privately owned and used commercially. He pays for maintenance, insurance and the trucks are at the residence for security and convenience purposes. He said no heavy maintenance is done on the vehicles at his home and approval by FedEx for delivery and inspections has been issued.

AUDIENCE PARTICIPATION: The following residents spoke regarding the trucks usage, a petition of neighbors in favor of the trucks parked at the residence, inspections by FedEx, the hardship, health hazard, rules applying to all residents and resolving neighbor disputes.

Belinda Denker, 2162 E. Judd Rd Burton, MI. 48529
Chris Leineke, 2174 E. Judd Rd Burton, MI.48529
Deborah Dunsmore, 2156 Judd Rd Burton, MI. 48529
Pauline Dargel, 6119 Hugh Burton, MI. 48509
Danny Wells, 4144 E. Atherton Burton, MI. 48519

Mr. Strasser suggested postponing the case and advised that issues are currently being improved.

BOARD DISCUSSION:

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The Board spoke regarding ordinance reconstruction and identifying home businesses.

BOARD RECOMMENDATIONS AND/OR ACTION:

Grantner moved and Mr. Parker seconded to approve ZBA #05-07 with the stipulation of an annual renewal for one year. Motion carried, 7-0.

2. ZBA #05-18

BY: Tri-City Aggregates / Genoak Construction
3251 E. Bristol

RE: Lots 10-13 Follo Acres, Sect. 28 M-2 zoned.

FOR: Stock piling and crushing of raw concrete
and concrete recycling. (5 votes required)

Mark Petit, 3251 E. Bristol Rd asked the Board for a renewal on the variance permit.

AUDIENCE PARTICIPATION: The following spoke regarding dust on vehicles, road debris, health issues, unacceptable environment for businesses or workplaces and the past months drought making surroundings dusty.

Michelle Bradburn, 2166 E. Bristol Burton, MI. 48529

Jim Bishop, 3266 E. Bristol Burton, MI. 48529

Cliff Rhodes, 3251 E. Bristol Burton, MI. 48529

Mr. Strasser said the business outgrew the variance and he has received a procedure list from the company. Mr. Strasser recommended denial on the case as it is today but gave alternatives.

BOARD DISCUSSION:

The Board spoke regarding delaying the case to meet with the company, the business working in the meantime, jet vac of the sewer lines and an annual renewal basis.

BOARD RECOMMENDATIONS AND/OR ACTION:

Martinbianco moved and Weatherford seconded to postpone further action on ZBA #05-18 until June 16, 2005 and Tri-City Aggregates follow through with the controls and procedures given. Motion carried, 6-1. Terry Parker-no.

3. ZBA #05-19

BY: Tracy Parker 1131 Davenport Ct. Burton

RE: 1131 Davenport Ct./Lot 18 Shenandoah
Estates. Section 31, R-1B zoned.

FOR: To build an addition at 3 ft. from the
front property line of Davenport Dr.
25 ft. required. (4 votes required)

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Tracy Parker excused herself from the Board to present her case.

Tracy Parker, 1131 Davenport explained her need for an addition due to needed space.

AUDIENCE PARTICIPATION: None

BOARD DISCUSSION: None

BOARD RECOMMENDATIONS AND/OR ACTION:

Grantner moved and Mr. Parker seconded to approve ZBA #05-19. Motion carried, 6-0. Tracy Parker abstained from voting.

4. ZBA #05-20

BY: William Clark 4033 S. Dort Hwy

RE: 4033 S. Dort Hwy, Lot 17 of Way Acres

FOR: To construct a 40 by 80 ft. building at 4 ft
off rear property line.
25 ft. rear required. (4 votes required)

Chris Sancraint, 4033 Dort Hwy stated the need to put up a second steel building.

AUDIENCE PARTICIPATION: None

Mr. Strasser recommended approval.

BOARD DISCUSSION:

The Board inquired as to the utilization of the building and the zoning of the property.

BOARD RECOMMENDATIONS AND/OR ACTION:

Grantner moved and Scott seconded to approve ZBA #05-20. Motion carried 7-0.

5. ZBA #05-21

BY: Mitch Decamp (For Spotlight Investment)
2074 Crestline Cir. Burton, MI. 48509

RE: 6425 Atherton Rd. Lot 7 Pioneer Acres

FOR: Zoning variance to allow commercial use of
property for use as a dance studio. C-2 use
in R-1A zoned area. (5 votes required)

Mitch Decamp, 2074 Crestline Cir. stated he has outgrown his business and would like a variance to add on to the current room.

AUDIENCE PARTICIPATION:

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James Rodgers, 6429 E. Atherton stated he is a neighbor and is in favor of the addition.

Mr. Strasser recommended approval and specified the required conditions.

BOARD DISCUSSION:

The Board spoke regarding parking lot issues and required stipulations for the studio.

BOARD RECOMMENDATIONS AND/OR ACTION:

Mr. Parker moved and Martinbianco seconded to approve ZBA #05-21 with the stipulations of a site plan review, use as a dance studio only, and for the Decamps only. Motion carried, 7-0.

6. ZBA #05-22

BY: Marquita Banks
3016 Ludwig Burton, MI. 48529

RE: Lot 103 Chambers Sub.Sect.28 R-1C zoned.

FOR: To construct a deck on the front of the home
at 12 ft. from the front property line.
20 ft. required. (4 votes required)

Marquita Banks, 3016 Ludwig explained her hardship is due mostly to flooding and has safety issues. She would like to add a deck to decrease the problem.

AUDIENCE PARTICIPATION: None

BOARD DISCUSSION: None

Ms. Frost recommended approval due to similar grants in the past.

BOARD RECOMMENDATIONS AND/OR ACTION:

Grantner moved and Mrs. Parker seconded to approve ZBA #05-22. Motion carried, 7-0.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on
Thursday, June 16, 2005 at 6:00 p.m.

Meeting adjourned at 7:18 p.m.

mrs.