

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MINUTES
JUNE, 19, 1997 AT 6:00 P.M.

MEETING CALLED TO ORDER AT 6:05 P.M. BY VICE-CHAIRMAN BERRY.

MEMBERS PRESENT: M. Scott, B. Kalanquin, H. Berry, T. Parker, and
T. Martinbianco.

MEMBERS ABSENT: B. Weatherford, S. Layman and 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 May 15, 1997, at 6:00 P.M.

Moved by Parker, seconded by Kalanquin to approve the above minutes
as written. Motion carried 5-0.

B. AUDIENCE PARTICIPATION:

No one wished to speak.

C. BOARD DISCUSSION:

T. Parker spoke about a pole barn on Atherton Road which is sided with
pole
barn siding. He said this problem needs to be addressed so that it is
required
that these types of structures are sided in garage type siding, either
wood
siding, aluminum siding or vinyl siding. T. Martinbianco said Council is
trying
to develop an amendment to Ordinance 19 to address this issue. Council
has
allocated money to revise the Master Plan to include this issue. H.
Berry
asked if there was any discussion on who the planner will be. T.
Martinbianco
said "not yet".

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D. APPLICATION CONSIDERED 5-15-97 - CLARIFY MOTION 6-19-97:

1. ZBA #97-30

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

Place

RE: Lots 361, 362 & 363 Webber
Section 32 C-2 Zoned

outside

For: To keep trailers for rent
in a C-2 Zoned area. C-3

"Special

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

T. Strasser explained that DPW has requested the Board clarify the motion which was approved May 15, 1997. Discussion followed.

Moved by Kalanquin, seconded by Parker to have the motion read as approved, with the addition as follows: To approve ZBA #97-30 with the stipulation that city requirements be met; for two trailers, no trucks ; and on a yearly renewal basis. Motion carried 5-0.

E. YEARLY RENEWAL:

1. ZBA #97-34

By: Geraldine Statler
2196 Term St.
Burton, MI 48519

home

RE: Lot 17 Southeast Acres
Section 21 R-1B Zoned

dwelling

For: Yearly Renewal for a mobile
on lot, used as a second
unit. See Ord. 19 Sect.

5.07,

5.14 and 5.36.
(5 Votes Required)

Mrs. Statler explained the trailer has been there for twelve (12) years and is for an elderly parent, this is a hardship case. There have been no problems and it can hardly be seen from the street. They keep it mowed and neat. No one in the audience wished to speak. T. Strasser said the property is kept up, there have been no complaints.

Moved by Kalanquin, seconded by Scott to approve ZBA #97-34 as written for a period of one year. Motion carried 5-0.

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F. NEW APPLICATIONS (contd.)

1. ZBA #97-35

BY: David L. Lane
1323 Alberta
Burton, MI 48509

RE: 1323 Alberta, Lots 251 & 252
Lapeer Heights Sect. 14
R-1B Zoned

For: Build a garage 40' x 40' and
exceed the allowable sq.

footage

for accessory structures by
1,456 sq. ft.
(4 Votes required)

Mr. Lane explained they already have a 2 1/2 car garage but he needs the new garage for storage of a 35' RV which they intend to buy. He has a vacant

lot and he will build on that. H. Berry asked if he could get by with a smaller garage. Mr. Lane said he could get by with a 30' x 35' garage.

In the audience, R. Jacobs, 5460 Lapeer Road asked if this would be a pole barn or a garage. Mr. Lane said it would be a garage type structure to match the house.

T. Strasser said this is over ordinance.

Board discussion followed. T. Parker felt that 40' x 40' was very large to be in a residential area. He feels in the future these large barns could become a problem. The Board concurred.

Moved by Parker, seconded by Kalanquin to deny ZBA #97-35. Motion carried 5-0.

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F. NEW APPLICATIONS (contd.)

2. ZBA #97-36

By: Floyd Freiburger
1167 Rinn
Burton, MI 48509

Re: Lot 28 Rinn Acres
Sect. 13 R-1A Zoned

For: To exceed the allowable sq.
footage for accessory

structures

40'

by 864 sq. ft. with a 30' x
pole barn.
(4 Votes required)

Mr. Freiburger explained his lot is 99' x 412'. He needs the garage for his RV, Trailer and anything that is setting out in his yard. No one in the audience wished to speak.

T. Strasser said it is over ordinance and a large structure for a residential area.

T. Martinbianco asked about the height of the walls and the pitch of the roof.

Mr. Freiburger said it would have 10' side walls and a 6-12 pitch roof. The

siding will match the house as best as he can. T. Parker explained the Board's desires for siding an accessory structure. Kalanquin asked if there would be a driveway. Mr. Freiburger said no.

Moved by Scott, to approve ZBA #97-36. Motion died for lack of a second. Board discussion followed.

Moved by Martinbianco, seconded by Scott to approve ZBA #97-36 with the stipulation that the structure be garage type with siding to match the house.

Motion carried 5-0.
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3. ZBA #97-37

By: EMRO Marketing Company
500 Speedway Drive
Enon, Ohio 45323

Re: 3514 E. Bristol Road
59-33-200-013

sign

ft.

var-

from

200

For: Variance for freestanding
size. Two signs at 75 sq.
each allowed. 1 sign at 140
sq.ft. requested. Also a
variance for wall sign size
allowable of 150 sq. ft. to
sq. ft. is requested.
(4 Votes requested)

Chris Chrisenberg spoke for this request. He explained the plans for renovation of the station on Bristol and Center Roads. He explained if the building would face Center Road they would not have this problem. He would like to place a goal post sign on the site.

P. Dargel, 6119 Hugh asked how the goal post sign compares with the sign on Court Street. C. Chrisenberg and Rich Mauer explained the problems with the sign on Court Street. They did not wish to put up a sign like that one.

T. Strasser asked if they planned to landscape the site. They said yes, they did. T. Parker asked to view the site plan. Discussion followed.

Moved by Parker, seconded by Martinbianco to approve ZBA #97-37 as written.

Motion carried 5-0.

4. ZBA #97-38

By: Ruth & Carl Perigo
1432 Wells
Burton, MI 48529

Re: Lots 458 & 459 Baker Park
Sect. 30 R-1C Zoned

accessory

yard

ft.

Allowable

over

construct

within

For: (1) To construct an
garage 24' x 30' in rear
area. Total accessory sq.
will be 1040 sq. ft.
is 864 sq. ft; 176 sq. ft.
allowable. (2) To
an accessory structure
6 feet of a main dwelling.
(4 Votes required)

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4. ZBA #97-38 (contd)

Mr. Perigo explained he needs the storage for his classic car and a trailer.
They will build a garage, not a pole barn. it will have 10' walls. It will
be back in the corner and not obstruct anyone's view.

No one in the audience wished to speak.

T. Strasser said this was a reasonable request. H. Berry asked if it would
be firewalled. Mr. Perigo said yes. T. Parker asked if it would be sided
like the house. Mr. Perigo said yes.

Moved by Kalanquin, seconded by Scott to approve ZBA #97-38 as written.
Motion carried 5-0.

5. ZBA #97-39

By: Kerry Dennis
1243 Glendale
Burton, MI 48509

Re: Lot 103 Glendale Acres
Sect. 14 R-1A Zoned

For: To exceed the allowable
square footage for accessory
structures by 1,072 sq. ft.
864 sq. ft. allowed, 1,936

sq

ft. requested.

(4 Votes required)

Mr. Dennis explained that he almost has an acre. He said his building would be vinyl sided with windows to match the house. It is for private storage only.

In the audience, P. Dargel, 6119 Hugh, asked the dimensions of the garage.

Mr. Dennis said it would be 32' x 48', 10' of which are a "lean-to". The "lean-to" will not be used for storage. T. Martinbianco asked if the "lean-to"

would have a floor. T. Strasser said it would have to be either concrete or asphalt. Short discussion followed.

Moved by Martinbianco, seconded by Kalanquin to approve ZBA #97-39 as written.

Motion carried 5-0. REGULAR ZONING BOARD OF APPEALS MINUTES

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6. ZBA #97-40

By: Terry Stradinger
1450 S. Vassar
Burton, MI 48509

Re: 59-13-400-008 R-1A Zoned

For: To construct a 24' x 26'
detached garage at 6 feet
from the house, 10 feet
required.
(4 Votes Required)

Mr. Stradinger said he has two obstructions so that it is necessary to ask for a variance in order for him to construct a garage that he can use his present driveway.

No one in the audience wished to speak. T. Strasser said there were no problems with this request. Short Board discussion followed.

Moved by Martinbianco, seconded by Kalanquin to approve ZBA #97-40 as written. Motion carried 5-0.

7. ZBA #97-41

By: Antoinette Rinz
6199 E. Bristol Rd.
Burton, MI 48529

RE: 59-255-76-001
Lot 1 Brisdale Sub.
R-1B Zoned

For: To construct a 28' x 32'
garage, 1,260 sq. ft.
864 sq, ft, allowed. Asking
to exceed by 356 sq. ft.
(4 Votes required)

Ms. Rinz explained she does not have a garage. Her lot size is 1/2 acre, 100' x 200'. No one in the audience wished to speak. T. Strasser said this was a reasonable request. T. Parker asked about the siding. Ms. Rinz said it would match the house.

Moved by Kalanquin, seconded by Martinbianco to approve ZBA #97-41 as written. Motion carried 5-0.

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8. ZBA #97-42

By: Charles H. Valley
6326 E. Atherton
Burton, MI 48519

Re: Lot 2 except the W 172.5'
Burton Homesites
Sect. 25 SE Zoned

square
structures
ft.
requested.

For: To exceed the allowable
footage for accessory
by 184 sq. ft. 2,000 sq.
allowed, 2,184 sq. ft.
(4 Votes Required)

Mr. Valley presented a picture of his proposed garage. In the audience P. Dargel, 6119 Hugh, asked the dimensions. Mr. Valley said it would be 24' x 36'. T. Strasser said this request was reasonable. T. Parker asked if the standing barn would be coming down. Mr. Valley said yes it would. Kalanquin asked if this was for his automobiles only. Mr. Valley said yes.

Moved by Scott, seconded by Kalanquin to approve ZBA #97-42 as written. Motion carried 5-0.

9. ZBA #97-43

By: Kim Farmer

4508 S. Belsay Rd.
Burton, MI 48519

Re: 59-35-400-004
SE Zoned

the For: To construct an addition to
home at 18' from the North
property line, 20' required.
(4 Votes required)

Ms. Farmer explained her home now is only 900 sq. ft. and they need more room. She wishes to add on a 30' x 54' addition. No one in the audience wished to speak. T. Strasser said this was a reasonable request.

Moved by Parker, seconded by Martinbianco to approve ZBA #97-43 as written.
Motion carried 5-0.

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10. ZBA #97-44

By: Carter Lumber
3178 E. Bristol Rd.
Burton, MI 48529

5,6,7,8

Re: 3178 E. Bristol Rd. Lots

Bristol Road Industrial Park
Sect. 33 M-2 Zoned

For: To construct an off site
advertising sign on Carter
Lumber property, for
Marlot Nursing.
(5 Votes required)

Gordon Church explained his wife operates a business on Carr Drive which deals in nursing care, and needs a sign to direct clients to her office. Carter Lumber said they did not object to Mr. Church hanging a sign under their's.

In the audience, P. Dargel, 6119 Hugh said the sign was a good idea, the service Mrs. Church provides is very much needed.

T. Strasser said this was a reasonable request.

Moved by Kalanquin, seconded by Parker to approve ZBA #97-44 as written.

Motion carried 5-0.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on Thursday, July, 17, 1997, 6:00 P.M.

Moved by Kalanquin, seconded by Scott to adjourn the meeting.

Meeting adjourned at 7:37 P.M.

Jeanette Brown,
Clerk's Office