

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MEETING MINUTES
JUNE 19, 2008, 6:00 P.M., COUNCIL CHAMBERS
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Steve Welch called the meeting to order at 6:03 p.m.

MEMBERS PRESENT: Tracy Parker, Welch, Terry Parker, Weatherford, Scott and Hynes.

MEMBERS ABSENT: Grantner, Bennett and Haskins.

OTHERS PRESENT: T. Strasser, DPW Representative and M. Snow, Clerk's Office.

Mr. Parker moved and Hynes seconded to approve the Regular ZBA Meeting of May 15, 2008 at 6:00 p.m. Motion carried 6-0.

1. ZBA #08-05
- BY: Happy Asker-John Delaney (Global Signs)
29201 Telegraph Rd.
Southfield, MI 48034
- RE: 3147 S. Dort Hwy.
Lots 256, 257 & 329 through 336 of
Chambers Sub. C-2 zoned.
- FOR: To exceed the allowable square footage for
building signage by 40 sq. ft., 60 sq. ft.
allowed, 100 sq. ft. requested.
(4 votes required)

Mr. Strasser said Mr. Asker submitted a new signage plan that was according to code.

BOARD DISCUSSION:

Mr. Parker asked how it is known that Mr. Asker is in fact putting up a smaller sign than originally planned. Mr. Strasser replied if it is not the new sign being installed then Mr. Asker will be fined accordingly.

2. ZBA #08-07
- BY: Mark Bowser
7233 Lobdell Rd.
Linden, MI 48451
- RE: 3323 Associates Dr.
Lot 5 & part of Lot 4 – 14 Associates
Commercial Sites.
- FOR: To obtain a used vehicle dealer license not
in conjunction with new car sales.
Wholesale and retail Class B.
(5 votes required)

David Lamb, 13020 White Oaks, Gaines, said he's just applying for a license, not a car lot.

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AUDIENCE PARTICIPATION: None.

BOARD DISCUSSION:

Mr. Strasser said the applicant owns another business in Burton. He would be handling wholesale and occasional retail. The property is not good for visibility of vehicles to be sold.

BOARD RECOMMENDATIONS AND/OR ACTION:

Mr. Parker moved and Scott seconded to approve ZBA #08-07. Motion carried 6-0.

3. ZBA #08-08

BY: Ebenezer MBC Ministries
G-2130 S. Center Rd.
Burton, MI 48519

RE: Lots 8,9,10 of Frost Manor

FOR: 1. Offsite advertising signs.
2. Exceed the allowable number of signs
by 3. 4 signs on the property.
(5 votes required)

Mr. Strasser said the signs for the church were taken down and not sure if they will be put up in the future. He suggested the case be postponed indefinitely.

4. ZBA #08-09

BY: Fred Crew
4348 Lawnwood Ln.
Burton, MI 48529

RE: 4336 Lawnwood
Lot 63 of Shenandoah Est #3.

FOR: Objection to a front yard fence at 4336
Lawnwood. (4 votes required)

Fred Crew, 4348 Lawnwood, objected to the fence going up. He thinks front yard fences bring the home value down and the applicant's reason for the fence is not "good enough".

AUDIENCE PARTICIPATION:

Faith McBride, 4336 Lawnwood, who are the residents wishing to erect the fence, said the fence plans are up to code and saw no reason why they shouldn't be allowed to have one. The main reasons they want the fence are to have a dog and to keep the leaves from blowing in the yard. Leonard Krawczyk, 4295 Fairwood, was in opposition of the fence and said he lives on the corner so if anyone should have a fence, he should. He said the resale of his home would decrease.

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Chad Hatt, 4319 Fairwood, was in opposition of the fence and suggested since the McBride's want to get a dog that they invest in an electric fence instead.

Bernie Waterman, 2172 Foxhill, Grand Blanc, asked if these rules are through the City Ordinance and hoped the Board would rule in favor of the McBride's.

Jackie Walker, 4312 Fairwood, was in opposition of the fence.

Mr. Strasser made no recommendation.

BOARD DISCUSSION:

Mr. Parker was in opposition of the fence and he would vote for the good of the neighborhood.

Mr. Strasser said he is required to notify the adjoining property owner and if there is disapproval then he must notify neighbors within 300 ft.

BOARD RECOMMENDATIONS AND/OR ACTION:

Mr. Parker moved and Hynes seconded to approve ZBA #08-09. Motion carried 6-0.

5. ZBA #08-10

BY: William M. Packer
3120 Pine Lake Rd.
Orchard Lake, MI 48324

RE: G-3149 S. Dort Hwy.
Burton, MI 48529
Lots 252-259 & 337-342 of Chambers Sub.

FOR: To conduct a used car sales lot not in
conjunction with new car sales, wholesale.
(5 votes required)

William Packer, 3120 Pine Lake, said he would be running a wholesale lot.

AUDIENCE PARTICIPATION: None.

Mr. Strasser said there were similar uses in the City and recommended approval.

BOARD DISCUSSION:

Mr. Parker asked why the storefront had the same addresses and where 10 parking spaces would be located. Mr. Strasser said a new tenant would be assigned another address and there is plenty of parking in the rear of the building.

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BOARD RECOMMENDATIONS AND/OR ACTION:

Scott moved and Weatherford seconded to approve ZBA #08-10. Motion carried 6-0.

AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh, questioned handicap signage and parking spaces at 1360 N. Belsay.

BOARD DISCUSSION:

Mr. Hynes inquired as to what size is allowed for signs and how long a portable sign can be up before paying a fee.

Mr. Strasser said temporary signs could be up for 1 year.

Mr. Parker added political signs could be up only 30 days prior to an election.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, July 17, 2008 at 6:00 p.m.**

Meeting adjourned at 6:55 p.m.

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