

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MEETING MINUTES
JULY 16, 2009, 6:00 P.M., COUNCIL CHAMBERS
www.burtonmi.us

Chairman Steve Welch called the Meeting to order at 6:05 p.m.

MEMBERS PRESENT: Welch, Parker, Scott, Weatherford, Haskins and Parker.

MEMBERS ABSENT: Grantner.

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

Mr. Parker moved and Scott seconded to approve the Regular ZBA Meeting Minutes of June 18, 2009 at 6:00 p.m. Motion carried 6-0.

Mr. Welch said the applicants could postpone their case because there wasn't a full Board.

NEW APPLICATIONS:

1. ZBA #09-08

BY: Jack Leach Jr.
1428 LaSalle
Burton, MI 48509

RE: 1428 LaSalle Ave.

FOR: 1. To construct an attached garage at 5'
from the north property line, 10' required.
2. To exceed the lot coverage by 1026 sq.
ft., 3832 sq. ft. allowed, 4858 sq. ft.
requested. (4 votes required)

Jack Leach, 1428 LaSalle said his home was consumed in a fire and he would like to replace it.

AUDIENCE PARTICIPATION:

Mark Therrian, 4434 Robindale, fully supported Mr. Leach.

Mr. Strasser said the house was oversized and Mr. Leach would be replacing the original. His hardship is due to his son's handicap, therefore the home needs barrier free access.

BOARD DISCUSSION:

Mr. Parker was surprised there wasn't a house on the lot and commended Mr. Leach for rebuilding in Burton.

BOARD RECOMMENDATIONS AND/OR ACTION:

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

REGULAR ZONING BOARD OF APPEALS MINUTES

JULY 16, 2009 / 6:00 P.M.

PAGE 2

2. ZBA #09-09

BY: Lavern Cromwell
2214 Morrish
Burton, MI 48519

RE: 2214 Morrish, Lot 3 Supervisors Plat 12.

FOR: To construct a pole barn that is 1200 sq. ft.
and exceed the allowable sq. footage for
accessory structures by 456 sq. ft.
(4 votes required)

Lavern Cromwell, 2214 Morrish, asked for a variance to build a barn to store his motor home.

AUDIENCE PARTICIPATION: None.

Mr. Strasser said the barn wouldn't be oversized. Similar requests have been granted in the past.

BOARD DISCUSSION: None.

BOARD RECOMMENDATIONS AND/OR ACTION:

Haskins moved and Scott seconded to approve ZBA #09-09. Motion carried 6-0.

3. ZBA #09-10

BY: Harlan Bryan
2340 N. Center
Burton, MI 48509

RE: Lots 60 & 61 Supervisors Plat,
Copenhaver Sub.

FOR: 1. To construct a pole barn that is 720 sq. ft.
and exceed allowable sq. footage of
accessory structures by 278 sq. ft.
2. To expand the non-conforming residential
use of the property with a 24' x 30' pole
barn. Property is zoned C-2 commercial.
3. To exceed the height of 16' by 1',
17" average height. (5 votes required)

Harlan Bryan, 2340 N. Center, had nothing to add.

AUDIENCE PARTICIPATION: None.

Mr. Strasser said the applicant would demolish his existing garage and erect a higher and bigger barn that would stand next to his other barn. He recommended approval.

BOARD DISCUSSION:

REGULAR ZONING BOARD OF APPEALS MINUTES

JULY 16, 2009 / 6:00 P.M.

PAGE 3

Mr. Parker clarified that this would be a second pole barn.

BOARD DISCUSSION AND/OR RECOMMENDATION:

Mr. Parker moved and Scott seconded to approve ZBA #09-10. Motion carried 6-0.

4. ZBA #09-11

BY: George Falares / Bubba O'Malley's
1076 Belsay Rd.
Burton, MI 48509

RE: Lots 43-45 Cardinal Gardens.

FOR: Temporary Use and Structure.

George Falares, 1069 Wilson, asked for a variance for a tent. The purpose is a bike night to raffle off a motorcycle, in order to help a charity.

AUDIENCE PARTICIPATION: None.

Mr. Welch read a letter opposing the variance due to excessive noise that aspires from such events, but suggested if the variance is passed that the establishment hire police officers to maintain control.

Mr. Strasser recommended approval. He said the variance would be temporary and suggested the Board put any stipulations in motion form.

Mr. Falares said the security guards he employs would be working the Bike Night.

Mrs. Weatherford asked how late the rally would be held. Mr. Falares said no later than 1 a.m. and assured the Board the noise would be suppressed.

BOARD RECOMMENDATIONS AND/OR ACTION:

Haskins moved and Weatherford seconded to approve ZBA #09-11 with the stipulation that two, preferably Burton Police Officers are present. Motion carried 6-0.

AUDIENCE PARTICIPATION:

None.

BOARD DISCUSSION:

Mr. Haskins was pleased people are investing in homes and properties even through the economy.

REGULAR ZONING BOARD OF APPEALS MINUTES

JULY 16, 2009 / 6:00 P.M.

PAGE 4

Mr. Welch asked why there hadn't been variances for tents and fireworks this year.

Mr. Strasser said they give out site permits and charge a cleanup deposit fee of \$500.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, August 20, 2009 at 6:00 p.m.**

Meeting adjourned at 6:30 p.m.

ms