

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MINUTES
JULY, 17, 1997 AT 6:00 P.M.

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

MEMBERS PRESENT: B. Weatherford, S. Layman, B. Kalanquin, H. Berry,
W. Weatherford, M. Scott.

MEMBERS ABSENT: I. Hohloch, T. Martinbianco and T. Parker

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 June 19, 1997, at 6:00 P.M.

Moved by B.Weatherford, seconded by Kalanquin to approve the above
minutes as written. Motion carried 6-0.

B. AUDIENCE PARTICIPATION:

No one wished to speak.

C. BOARD DISCUSSION:

There was no discussion.

D. TEMPORARY USE:

1. ZBA #97-50

By: Emma Kinder
1224 S. Genesee Rd.
Burton, MI 48519

Re: 1224 S. Genesee
59-15-200-019 R-1A Zoned

camper/mobile

fire

repaired.

7

For: To allow use of a
home as a dwelling while
damaged home is being
Ord. 19 Section 5.16 Item
(5 Votes required)

Emma and Dennis Kinder explained they would like to place a mobile home
on their property until they can repair their fire damaged home. They
will

hook up to city sewers and water. They are asking for a 6 month period with possibly an additional 3 month extension if necessary.

No one in the audience wished to speak. T. Strasser said DPW would like to see a time limit imposed if this is approved. W. Kalanquin asked about their insurance. Mrs. Kinder said their company was very un-cooperative.
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D. TEMPORARY USE (contd.)

1. ZBA #97-50.

Moved by Kalanquin, seconded by W. Weatherford to approve ZBA #97-50 contingent upon the following stipulations: for a period of eight (8) months, through March, 1998 and also upon meeting all of DPW requirements.

E. YEARLY RENEWALS:

1. ZBA #97-46	By: Ace Asphalt 3491 E. Court Flint, MI 48506
Industrial	Re: Carter Lumber property Lots 5 - 8, Bristol
Bristol	Park. Sect. 33 3178 E.
sign	For: Yearly Renewal for off-site installed on Carter Lumber property, 3178 E. Bristol. (5 Votes required)

Eldon Card represented Ace Asphalt. He said everything is the same, there have been no changes. No one in the audience wished to speak. T. Strasser said there are no problems with this renewal.

Moved by W. Weatherford, seconded by Kalanquin to approve ZBA #97-46 as written. Motion carried 6-0.

2. ZBA #97-51

By: Dotty's Pet Center 2, Inc.
1375 E. Bristol Rd.
Burton, MI 48529

Park

Re: Lots 1320 thru 1324, Baker

#1. Sect. 30 C-1 Zoned

Renewal.

For: Sign variance Permit

year

Please renew for five (5)

02.

period, 6-19-97 until 6-18-

footage

Exceed the allowable sq.

sq.ft.

for Building signage by 235

(4 Votes required)

Ms. McCord said there is no new signage, everything is the same. No one in the audience wished to speak. H. Berry said she keeps a clean business and is a good neighbor.

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E. YEARLY RENEWAL:

2. ZBA #97-51 (contd.)

Moved by Kalanquin, seconded by B. Weatherford to approve ZBA #97-51 as written. Motion carried 6-0.

F. NEW APPLICATIONS:

1. ZBA #97-45

By: Delmer Matlock
4520 S. Belsay Rd.
Burton, MI 48519

Re: 59-354-00001
SE Zoned.

requirement

For: To exceed the height

2 ft.

for an accessory structure by

14' allowed, requesting 16'.
(4 Votes required)

Mrs. Matlock explained they wish to build a garage 24' x 36'. There was no one

in the audience who wished to speak on this variance. T. Strasser said this was a reasonable request, they wish to store a motor home in the building. It is a large lot; it will have 14 foot side walls, hence a variance is necessary as the height will exceed code requirements. B. Kalanquin asked if it would be blacktopped. Mrs. Matlock said it would. He also reminded her that the Board would like the siding to match the house.

Moved by W. Weatherford, seconded by Layman to approve ZBA #97-45 as written.

Motion carried 6-0.

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2. ZBA #97-47

By: Beacon Sign Company
18618 Mt. Elliott
Detroit, MI 48234

Re: 59-11-400-002
1145 N. Belsay Rd.
M-1 Zoned

square
by
Proposed

For: To exceed the allowable
footage for building signage
569 sq. ft. total. Existing
exceeds by 309 sq. ft.
is 260 sq. ft. additional.
(4 Votes required)

The K Mart representative explained the additional signage requested. He said

K mart is updating their stores and that is the reason for this request.

In the audience, H. Anderson, representative for Wal-Mart spoke on the existing sign, he did not oppose this request. T. Strasser said since they are so far off the road, he couldn't see anything negative about this variance. H. Berry said the sign looks nice.

Moved by B. Weatherford, seconded by S. Layman to approve ZBA #97-47 as requested. Motion carried 6-0.

3. ZBA #97-48

By: Ed Takacs
5128 Lippincott
Burton, MI 48519

Re: 5140 Dortch Dr.
59-23-100-009 R-1A Zoned

For: To construct an accessory
structure in the front yard,
house faces away from Road.
Ord. 19 Sect. 5.15 Item 2
(5 Votes required)

Mr. Takacs explained that his house sets 200 feet or more off the road and building his garage in the front yard will not be a detriment to any of his neighbors. No one in the audience wished to speak. T. Strasser said there are no problems with approval of this variance. He said uniqueness of the placement of the home and garage pose no problems.

Moved by S. Layman, seconded by W. Weatherford to approve ZBA #97-48 as requested. Motion carried 6-0. REGULAR ZONING BOARD OF APPEALS MINUTES
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4. ZBA #97-49

By: Charles Sain
4365 Linda
Burton, MI 48509

Re: Lot 88 Weston Sub. #2 &
W. 1/2 of lot 25, Weston
Sub #3.

For: To construct an addition to
the Garage at 6' from the
side property line, 10'
required.
(4 Votes required)

Mr. Sain said he was adding 12' x 20' onto his garage. He would match the siding and roofing with his house. No one the audience wished to speak. T. Strasser said he has plenty of room, and there are no problems with this request.

Moved by Scott, seconded by Layman to approve ZBA #97-49 as written. Motion carried 6-0.

5. ZBA #97-52

By: John Paul
6242 Willowdale Ct.

Burton, MI 48509

Re: Lot 33 Brookwood Pointe
Sect. 1 R-1A Zoned.

footage

136

garage.

For: Exceed the allowable sq.
for accessory structure by
sq. ft. with a 20'x 20'
(4 votes required)

Mr. Paul said that this sub-division does not allow storing recreational vehicles outside. He needs a garage to store these items in. The siding and roofing will match his house. No one in the audience wished to speak. T. Strasser said it is over ordinance but not too large. S. Layman said she visited the site and has no problem with approval. Kalanquin said he spoke with Mr. Paul's neighbors and they do not object.

Moved by Kalanquin, seconded by Scott to approve ZBA #97-52 as written.
Motion carried 6-0.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on Thursday, August 21, 1997, 6:00 P.M.

Meeting adjourned at 6:35 PM.
Jeanette Brown, Clerk's Office