

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MEETING MINUTES
JULY 17, 2003, 6:00 P.M., COUNCIL CHAMBERS

THE MEETING WAS CALLED TO ORDER BY CHAIRPERSON JAMIE CURTIS AT 6:00 P.M.

MEMBERS PRESENT: Curtis, Weatherford, Scott, Terry Parker, Centilli, Welch, Grantner

MEMBERS ABSENT: None

OTHERS PRESENT: T. Strasser, Deputy Planning Official, J. Adams, Clerk's Office

Moved by Grantner, seconded by Weatherford to approve the Regular ZBA meeting held on Thursday, June 19, 2003 at 6:00 p.m. Motion carried, 7-0.

AUDIENCE PARTICIPATION: No one wished to speak from the audience at this time.

BOARD DISCUSSION:

Mr. Curtis mentioned the Michigan Municipal League seminar scheduled for July 10, 2003 in Traverse City, MI was cancelled due to lack of interest.

NEW APPLICATIONS:

- | | |
|---------------|---|
| 1. ZBA #03-35 | BY: Jeffery Reed
3124 S. Center Rd.
Burton, MI 48519 |
| | RE: 3124 S. Center Rd.
Part of Lot 43 Sup Plat #12
Section 28, C-2 Zoned |
| | FOR: 1) To expand the non-conforming residential use
of the property with a 20 x 25 accessory structure.
2) To exceed the height requirements by 4 ft.; 14 ft.
required, 18 ft. proposed.
(4 Votes Required.) |

Jeff Reed, 3124 S. Center Rd., Burton, MI, stated he needs the garage to store his boat, tractor and other items.

AUDIENCE PARTICIPATION: No audience participation.

Mr. Strasser said this is C-2 zoning. It is not an unusual request and we recommend approval.

BOARD DISCUSSION:

Mr. Centilli inquired regarding the distance from the property line.

Mr. Strasser replied that it is not a consideration of the Board.

Mr. Reed said it is 720 ft. deep. He acknowledged that he demolished another building at the site.

Mr. Centilli inquired concerning the height requirements.

Mr. Reed responded it is 14 ft.

Mrs. Weatherford expressed it is hard to see the building from the road.

Mr. Parker said he has no problem with the request.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Parker, seconded by Weatherford to approve ZBA #03-35.

Motion carried, 7-0.

2. ZBA #03-36

BY: Roger Thomas
4490 Columbine
Burton, MI

RE: Lot 295 Stratmoor, Section 31
R-1C Zoned

FOR: To exceed the allowable square footage for accessory
structures by 238 sq. ft. with a 30 ft. x 40 ft. pole barn;
1,402 sq. ft. allowed, 1,640 sq. ft. requested.
(4 Votes Required)

Roger Thomas, 4490 Columbine, Burton, MI, stated he was previously before the ZBA and his request was contingent upon the lots being combined. He has acquired Lot 295.

AUDIENCE PARTICIPATION: No audience participation.

Mr. Strasser said the applicant was before the ZBA in May. He has since acquired more land. There is no problem with the request.

BOARD DISCUSSION:

Mrs. Scott asked if all the lots are now on one tax roll number.

Mr. Thomas replied they are not yet. He is going through the process of paperwork with his mortgage company and he also obtained an attorney to legally combine the lots.

Mr. Parker said 30 x 40 exceeds the ordinance by 238 sq. ft. He feels if approved, the motion should include that all lots are combined into one tax roll.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Centilli, seconded by Weatherford to approve ZBA #03-36 contingent upon combining Lots 295, 296, 297 and 298 into one tax roll. Motion carried, 7-0.

3. ZBA #03-37

BY: Mitchell Carroll
1056 E. Judd Rd.
Burton, MI

RE: Parcel #59-31-300-024, Sect. 31
R-1B Zoned

FOR: 1) To place an addition at the non-conforming
setback of 3 ft. on the east.
2) To place an addition at 8 ft. from the west
property line; 10 ft. required.
(4 Votes Required)

Mitchell Carroll, 1056 E. Judd Rd., Burton, MI, stated his home is too small for his family. He wants to add more living space. Next year they would like to build on a garage and family room.

AUDIENCE PARTICIPATION: No audience participation.

Mr. Strasser said they do not have a problem with the request. It is common in the south end of Burton.

BOARD DISCUSSION:

Mr. Centilli said he does not see that it would infringe on neighbors, and he has no problem with the request.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Weatherford, seconded by Scott to approve ZBA #03-37.
Motion carried, 7-0.

4. ZBA #03-38

BY: Bruce Adams
5329 Corunna Rd.
Flint, MI 48532

RE: 4058 S. Saginaw St.
Lots 23, 24, 25 Wilson Homestead
Section 31, C-1 Zoned

FOR: To exceed the allowable square footage for signage
by 100 sq. ft.; 50 sq. ft. allowed, 150 sq. ft. requested.
(4 Votes Required)

Bruce Adams, 5329 Corunna Rd., Flint, MI, stated they are requesting an additional 100 sq. ft. for signage.

AUDIENCE PARTICIPATION: No audience participation.

Mr. Strasser said there are pictures presented in the Board's packet of information. A 10 x 15 sign is a fairly good size sign. The decision is up to the Board.

BOARD DISCUSSION:

Mrs. Weatherford asked if the sign will be lighted.

Mr. Adams replied it will not be lighted.

Mr. Parker said the location is far enough off of the road. It is a big empty lot and it would not be seen from the south coming north. He will support the request.

Mr. Centilli commented that he agrees with Mr. Parker's statement.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Weatherford, seconded by Scott to approve ZBA #03-38.
Motion carried, 7-0.

5. ZBA #03-39

BY: Doug Fournier
2210 S. Genesee
Burton, MI

RE: 2210 S. Genesee
Part of Lot 19 Torino Gardens
Section 22

FOR: Place mobile home on site temporarily while fire
damaged home is being repaired.
(5 Votes Required)

Doug Fournier, 2210 S. Genesee, Burton, MI, stated he had a fire at his home and the insurance company suggested a modular home be placed on the property while the home is being repaired. His wife has multiple sclerosis and they have been currently living at a motel. A modular home at the site would be easier on his wife. It would be 15 ft. from the surrounding properties. Mr. Fournier expressed further that his neighbor offered to have the modular placed on her property for them.

AUDIENCE PARTICIPATION: No audience participation.

Mr. Strasser stated he suggests this be approved for 3 months or at time of occupancy on the home.

BOARD DISCUSSION:

Mrs. Scott inquired as to the placement of the modular home on the property.

Mr. Fournier said it would be in the back yard at least 55 ft. from my home. His neighbor indicated he could go through her property to get it back in there, or he could go through Amy Street.

Mr. Centilli inquired as to the size of the modular home.

Mr. Fournier replied it is 15 x 50 ft. wide.

Mr. Centilli spoke regarding the vacant lot next door and suggested placing the modular at the neighbors property.

Mr. Parker questioned water, sewer and electrical hook-ups.

Mr. Strasser said they are temporary hook-ups and there are no problems with that.

Mr. Parker said the lot is not very wide and it would seem easier to have the modular placed on the neighbor's property.
Mr. Parker stated he is sympathetic to Mr. Fournier's hardship.

Mr. Welch expressed that because of the urgency of the situation, they could make an amendment to the application that he has permission from the neighbor to place the modular home on their property.

Mr. Strasser indicated they can not amend the application.

Mr. Centilli inquired regarding the size of the lot. He stated the lot to his immediate north is at least 2 to 3 lots combined.

Brief discussion continued concerning the ability of getting the modular on the property.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Welch, seconded by Weatherford to approve ZBA #03-39, through October 30, 2003, or at the time of occupancy. Motion carried, 7-0.

Mr. Curtis stated the next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, August 21, 2003 at 6:00 p.m.**

Meeting adjourned at 6:35 p.m.

jra