

BY: Bonnie Jackson

REGULAR ZONING BOARD OF APPEALS MINUTES

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1408 E. Mclean
Burton, MI 48529

RE: 1408 Mclean.
Lots 60, 61, 62 Webber Place. R-1C zoned.

FOR: To construct an addition with a 27' rear
setback, 30' required. (4 votes required)

Bonnie Jackson, 1408 E. McLean, Burton, explained her request for a variance is needed for an addition to be built for her laundry room to be relocated upstairs due to her problems with stairs. This would bring the setback closer than the requirement.

AUDIENCE PARTICIPATION: None.

Mr. Strasser said the addition wouldn't effect the Industrial park located behind the applicant, therefore he recommended approval.

BOARD DISCUSSION: None.

BOARD RECOMMENDATIONS AND/OR ACTION:

Scott moved and Weatherford seconded to approve ZBA #07-13. Motion carried 6-0.

3. ZBA #07-14

BY: Janie Kirby
10061 Linden
Grand Blanc, MI 48439

RE: 3259 Iron Street. Lots 141-143, 170-174
and part of lots 144 and 175 Holland
Heights. M-2 zoned.

FOR: To conduct used vehicle sales not in
conjunction with new vehicle sales.
(5 votes required)

Janie Kirby, 10061 Linden, Grand Blanc, stated she was there to request a license. Her and her father utilized the property in question as a warehouse. He recently passed away and she needs the license transferred.

AUDIENCE PARTICIPATION:

The following residents spoke regarding where equipment will be stored and what kind will it be, resident's safety and wanting the applicant's equipment and vehicles to be plated. Also

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discussed was keeping the property tidy and not wanting vehicles stored outside of the warehouse.

Steven and Melody Schaffer, 3273 Brent

John and Mary Ray, 3256 Brent

Mrs. Kirby explained this is a heavy car lot and there will be little change in the past procedures. She keeps the lawn mowed and a minimum of 10 cars is required on the property with the license involved. She does not plan to exceed the 10-car minimum.

Mr. Strasser said Mrs. Kirby is requesting a class B license that she needs to sell anything plated. He said most of Mrs. Kirby's merchandise would never even come to the warehouse.

Mrs. Kirby said if restrictions are enacted, she would work with that. She would even store all cars and equipment inside the warehouse as not to be an eyesore.

Mr. Strasser said he has no complaints on record and has no qualms with the warehouse being used for inside storage. He suggested the Board could approve the license and grant that the storage be within the building.

BOARD DISCUSSION:

Mr. Hynes would like the semi that is parked outside the building to be removed or put inside, but wondered how it would be unloaded if it is inside.

BOARD RECOMMENDATIONS AND/OR ACTION:

Weatherford moved and Scott seconded to approve ZBA #07-14 with the stipulation that all cars for sale and equipment be kept inside the building with nothing parked outside.

Motion carried 6-0.

4. ZBA #07-15

BY: Kara Hajek
7230 S. Vassar
Grand Blanc, MI 48439

RE: 4423 S. Genesee Rd.
L & L Dance Studio. #59-35-300-008.

FOR: 1. To conduct an R-O office use in an SE
residential zoning for a dance studio.
Property under petition is a church.
2. To allow a 10 sq. ft. profile sign
"2nd sign" on the property.
(5 votes required)

Kara Hajek, 7230 S. Vassar, Burton, explained there are no jobs available in her line of work and desires to open a dance studio. She hopes a studio will even bring people to the church where the studio would be located. She said there is only 1 other studio in the area.

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AUDIENCE PARTICIPATION:

Bruce Billings, 5231 Sandalwood, the Pastor of the church gave his support of the request.

Mr. Strasser said usually this kind of request is best denied but due to the established aspects, such as the existing parking lot, etc., he recommended approval.

BOARD DISCUSSION:

Mr. Bennett asked the details of the sign.

Ms. Hajek responded she would prefer a cut out of a dancer about 10 ft. tall and 2 ft. wide on a low budget yet tasteful sign.

BOARD RECOMMENDATIONS AND/OR ACTION:

Hynes moved and Weatherford seconded to approve ZBA #07-15. Motion carried 6-0.

AUDIENCE PARTICIPATION: None.

BOARD DISCUSSION:

Mr. Welch said a previous applicant who was denied a variance who had already started building took down some of the building.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, September 20, 2007 at 6:00 p.m.**

Meeting adjourned at 6:50 p.m.

ms