

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MEETING MINUTES
AUGUST 17, 2006, 6:00 P.M., COUNCIL CHAMBERS
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Chairperson Steve Welch called the meeting to order at 6:00 P.M.

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

MEMBERS ABSENT: None.

OTHERS PRESENT: T. Strasser and A. Frost, DPW Reps. and M. Snow, Clerk's Office.

Moved by Grantner, seconded by Bement to approve the Regular ZBA Meeting of June 15, 2006 at 6:00 p.m. Motion carried 7-0.

NEW APPLICATIONS:

1. ZBA #06-29

BY: Rob Stevens
3124 Falcon
Burton, MI 48519

RE: 3124 Falcon

FOR: To construct a deck in the rear yard setback,
30' required, 18' requested.
(4 votes required)

Rob Stevens, 3124 Falcon, said he would like to add a deck to the rear of his condo.

AUDIENCE PARTICIPATION: None.

Ms. Frost said many of the neighbors have variances for decks and recommended approval.

BOARD DISCUSSION:

Discussion ensued regarding whether customers know the lot is at its building limit, condos needing larger lots and whether the DPW has stipulations on both residential properties and condo sites regarding decks.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Grantner, seconded by Weatherford to approve ZBA #06-29. Motion carried, 7-0.

2. ZBA #06-30

BY: Jerry Brackin
2278 E. Schumacher
Burton, MI 48529

RE: 2278 E. Schumacher
Lot 569 Durant Hts.

FOR: To construct a carport at 1' from the west
property line, 5' required. (4 votes required)

Jerry Brackin, 2278 E. Schumacher, said his wife needs a carport to stay out of the elements.

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AUDIENCE PARTICIPATION: None.

Ms. Frost recommended approval with the stipulation that 3 of the sides remain open and gutter drains are installed to run off into the applicants yard.

BOARD DISCUSSION: None.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Mr. Parker, seconded by Grantner to approve ZBA #06-30 with the stipulation that 3 of the sides remain open and gutter drains are installed to run off into the applicants yard.

Motion carried, 7-0.

3. ZBA #06-31

BY: Gregory Barnes
8395 Parkside Dr.
Grand Blanc, MI 48439

RE: 4089 Davison Rd.
Parcel #59-03-300-050

FOR: Used car sales not in conjunction with new
car sales. (5 votes required)

Greg Barnes, 8395 Parkside, Grand Blanc, MI, said he is in need of a new lot to conduct his work. The lot in question has been empty, but Muffler Man is using it as a temporary storage for cars.

AUDIENCE PARTICIPATION: None.

Ms. Frost said there are similar uses in the area and recommended approval.

BOARD DISCUSSION:

The Board noted there are cars currently on the lot, the property being vacant and being certain the applicant will clean up the lot.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Mr. Parker, seconded by Grantner to approve ZBA #06-31. Motion carried, 7-0.

4. ZBA #06-32

BY: Crystal Water Co.
3288 Alpena St.
Burton, MI 48529

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RE: 3288 Alpena
Lots 85 and 86 of Holland Hts.

FOR: Expand non-conforming M-1 industrial use,
construct addition and expand non-
conforming front setback of Term,
20' required, 8' requested. (5 votes required)

Ryan Reiman, 8342 E. Bristol, explained his need for a larger office space to hire an employee and acquire a computer.

AUDIENCE PARTICIPATION: None.

Ms. Frost recommended approval.

BOARD DISCUSSION:

Mr. Parker said this situation is common in the south end due to lot sizes.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Mr. Parker, seconded by Grantner to approve ZBA #06-32. Motion carried, 7-0.

AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh, spoke regarding semis backing up in the road being dangerous, whether a particular business is approved for 1 or 2 uses and sidewalks through the City.

BOARD DISCUSSION:

The Board discussed the sidewalk Ordinance, sidewalks needed through the City, Pete Wingblad applying for sidewalk grants and circumstances when applicants do not proceed with the variance they were granted.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, September 21, 2006 at 6:00 p.m.**

Meeting adjourned at 6:55 P.M.

mrs