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Mr. Strasser stated Mr. Good was before the Planning Commission and his site plan was approved. Under the strict regulations of Restricted Office area, it is for offices. He has an office but he wants to go a bit further to have some display inside that office. I thought it was best to go in front of ZBA to see if they agree with that so there are no problems in the future. Mr. Strasser stated the site plan is very well done, the office has a nice façade, well landscaped, paved, parking and so forth. It would be a great addition to that part of Center Road. We recommend approval

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BOARD DISCUSSION:

Mr. Parker said the house that was there was not the best looking house. He was happy to see it tore down. To see that someone wants to put a business there is great.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Terry Parker, seconded by Weatherford to approve ZBA #09-12.
Motion carried 6-0.

2. ZBA #09-13

BY: Bill Allen Young Jr.
4056 Woodrow
Burton, MI 48509

RE: Lots 103 and part of 104 Greenlawn Sub.

FOR: To construct an addition at 6' from the side
property line, 10' required.
(4 votes required)

Applicant was not present.

3. ZBA #09-14

BY: Burton City Towing-James Ezell
3265 Card Dr.
Burton, MI 48529

RE: G-4396 S. Dort Hwy.
Parcel #59-32-400-029

FOR: To conduct an M-1 light industrial use in a
C-2 zoned area for a towing facility.
(5 votes required)

Gary Ashley, 4496 Sunnymead, stated this is a unique piece of property. It was originally laid out for mobile home sales. There is a large asphalt parking lot area. Originally, at that location was an office and a service building out back to do the service work on mobile homes and RV type homes. He had a lot of trouble leasing it over the years because it is not really a resale area as far as that type of business. They would like to put a towing facility there. He spoke to Delduca on the south side and they didn't have any problem with it. Mr. Ashley stated further, it is located in an industrial area with no traffic at all. We will park the towing vehicles parallel with the parking lot, which is a fenced in area. They would get a lot more highway exposure. It is fenced in except the golf park area Mr. Delduca owns. Mr. Ashley stated he is the property owner. He cannot see that it would be harmful to the area.

AUDIENCE PARTICIPATION: No audience participation.

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Mr. Strasser said there are similar uses in the area. It is basically all industrial property on the east side of Dort Hwy. Even though it is commercial on this part of the west side of Dort Hwy., there are industrial uses to the south. There is no problem with the request and we recommend approval.

BOARD DISCUSSION:

Mr. Parker stated in looking through the M-1 zoning, there is not really anything there about screening unless it is abutted to a residential property. Fencing is adequate. Since it is a towing service, if you pick a car up that has been wrecked there would be leakage of fluid. In the M-1 zoning it says it has to be available for inspection by the City at the City's notice. He guesses that happens over to the address on Card St. so it wouldn't be any different than what he is doing there.

Mr. Strasser said Burton Towing use to be on Bristol Rd., and moved on Card two years ago.

Mr. Parker said that property has been vacant for a long time and it would be nice to have something there since a fence is already around it.

AUDIENCE PARTICIPATION: None.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Weatherford, seconded by Scott to approve ZBA #09-14. Motion carried 6-0.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, September 17, 2009 at 6:00 p.m.**

Meeting adjourned at 6:17 p.m.

jra