

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MINUTES
AUGUST 21, 1997 AT 6:00 P.M.

MEETING CALLED TO ORDER AT 6:00 P.M. BY CHAIRMAN HOHLOCH.

MEMBERS PRESENT: B. WEATHERFORD, S. LAYMAN, B. KALANQUIN, I. HOHLOCH,
H. BERRY, T. PARKER, T. MARTINBIANCO.

OTHERS PRESENT: R. LaDuke, Building Superintendent; J. Brown, Clerk's
Office.

A. APPROVE THE MINUTES OF THE FOLLOWING MEETING:

1. Regular ZBA Meeting of July, 17, 1997, at 6:00 P.M.

Moved by Parker, seconded by Kalanquin to approve the above minutes as
printed. Motion carried 7-0.

B. AUDIENCE PARTICIPATION:

No one wished to speak.

C. BOARD DISCUSSION:

T. Parker suggested the ZBA meeting time be changed back to 7:00 P.M.
He is working out of town and with winter coming on, he will not be able
to make the 6:00 P.M. meetings easily. Also Ian Hohloch is unable to meet
at 6:00 P.M. due to his employment. Discussion followed. B. Kalanquin said
he had the time changed to 6:00 P.M. because he felt it would benefit the
employees who attend this Board. Moved by Parker, seconded by
Martinbianco to change the Zoning Board of Appeals meeting time back to 7:00 P.M.
Motion carried 6-1, Berry voting no.

R. LaDuke said an applicant wished to have a Special Zoning Board meeting
next Thursday, August 28, 1997. There are three lots in Maplepoint sub-
division that need variances in order to build new homes. Discussion
on starting time of meeting and which members would be able to attend
was held. It was determined the alternates would have to sit in on this
meeting which will begin at 7:00 P.M. on Thursday, August 28, 1997.
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D. NEW APPLICATIONS:

1. ZBA #97-53

By: Velmeir Co., Inc.
5777 W. Maple Rd. Suite 180
W. Bloomfield, MI 48322

#119
Subdivision",
cars.
Re: Lots #1-9 inclusive, Lots
and #116, "Star
2025 Bristol Rd. Sect. 29
Zoned C-2.
For: Allow reduction of required
parking from 73 cars to 58
(4 Votes Required)

Mr. Phil Garcia, Troy, Mi., Architect and Engineer for Arbor Drugs explained that the new building will house Arbor Drugs. They feel 58 parking spaces are sufficient for their needs. They have a ten year lease on the building. The hardship is that this is a tight area, not much room for expansion.

There was no one in the audience who wished to speak. R. LaDuke said the DPW feels this is a reasonable request. They have no problem with approval of this variance. I. Hohloch asked if the drug store on the opposite corner is in compliance. H. Berry said it was "grandfathered" in.

Moved by Berry, seconded by B. Weatherford to approve ZBA #97-53 as written. Motion carried 6-1, Kalanquin voting no.

2. ZBA #97-54
84
31
be used
tool
lot to
bldg.)
By: Schmald Tool & Die, Inc.
4206 S. Saginaw St.
Burton, Mi 48529
Re: Part of Lots 83, 92 and Lots
& 91, Webber Place Sect.
R-1C zoned.
For: P-1 Use in R-1C district.
(Construct parking lot to
in conjunction w/existing
& die operation. Parking
be adjacent to existing
(5 Votes required)

Laurie Bisette, Vice President of Schmald Tool & Die explained they are leasing and buying property to add extra parking spaces. They have added some employees and need more parking spaces. This was approved by the

Planning Commission last week.
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ZBA #97-54 (contd)

No one in the audience wished to speak. R. LaDuke said the city has worked with Schmald Tool & Die to keep them in the city. There are no problems with approval of this request. T. Martinbianco concurred, he has no problem with approval. There was short Board discussion.

Moved by Parker, seconded by Martinbianco to approve ZBA #97-54 as written.
Motion carried 7-0.

3. ZBA #97-57

By: Samy Meshraky
4081 S. Belsay Rd.

Re: 59-36-100-037
R-1B Zoned.

Zoned

geese, 6

Special

For: To keep poultry in an R-1B
Area; 100 chickens, 12
turkey's, 70 quail. SE
Use in R-1B.
(5 Votes Required)

Mr. Samy Meshraky explained he raises show chickens and his son is involved in Mott Farm. He would sometimes has less than 100 chickens and sometimes more.
He would like to keep all of his birds.

In the audience: Maxine Treadway, 4040 Dallas, spoke against approval, she said the odor was unpleasant. Danny Burns, 4032 Dallas, said it is now unsanitary, he might not object if it was cleaned up. Leona Stephens, 3049 Vineland, said she is opposed to geese, this is a city, not farmland. Pauline Dargel, 6119 Hugh, spoke on her concerns for the water source.

R. LaDuke said that past history has shown these types of variances have been

a problem. One concern of the DPW is keeping the smell down. S. Layman said she visited the site and found it to be unsanitary as the birds are not fenced in. H. Berry said he is opposed because the variance would go with the property. B. Kalanquin said he is against as Burton is a city. I. Hohloch passed the gavel and spoke on the livestock on Lippincott being a problem. He said the odor from winged creatures is atrocious. T. Parker said he will be voting no on these poultry running free in our City.

Moved by Kalanquin, seconded by Parker to deny ZBA #97-57 as written.
Motion carried 7-0. REGULAR ZONING BOARD OF APPEALS MINUTES
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4. ZBA #97-58

By: Nextel Communications c/o
30150 Telegraph Rd., No. 420
Bingham Farms, MI

Re: 4101 S. Dort Hwy. Lot 40,
Supervisors Plat of Way
Acres #1, Sect. 33 M-2

Zoned.

construct a
structure and
equip.
side

For: Nextel proposes to
195' lattice tower
an accompanying electronic
shelter. Also requesting a
setback variance 98' south
setback and 156' east side
setback.
(4 Votes required)

Lauren Cato represented Nextel. She explained their business is similar to a cellular phone business. They wish to build a 190' lattice tower so that they can have coverage in this area. The property fits their needs, in a light industrial area. They operate within the rules of the FCC.

In the audience, L. Petrella, 1081 Howe asked if there was a limit on how many towers we can have in the city, does this generate money for the city and is there any liability to the city. R. LaDuke said there is no ordinance prohibiting these towers; there are no franchise fees, they are being

discussed now; and the tower owner will carry full insurance coverage. He said this was approved by the Planning Commission, it is located off Spartan Drive, a most ideal location. The DPW has no problem with approval.

Lauren Cato said that at least two more towers could locate on this site, probably could accommodate 3 or 4. Lengthy Board discussion followed on; communications ordinance, sharing their tower with another company, painting tower; and if any employees are on site.

Lauren Cato said they are allowed to share their tower and welcome this. The tower is galvanized steel as paint makes it more obtrusive and there are no employees on the site, only an occasional visit by one of their staff.

Moved by Kalanquin, seconded by Martinbianco to approve ZBA #97-58 as written.

Motion carried 7-0.

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5. ZBA #97-59

By: Paul Ockenfels
4507 Lapeer Rd.

Re: Lot 2 Witham Place
Sect. 15 R-1A Zoned.

For: To exceed the allowable
square footage for Accessory
structures by 336 sq. ft.

with

30' x 40' pole barn.
(4 Votes required)

Mr. Ockenfels said he needs a larger garage for his two vehicles and some other possessions.

In the audience L. Stephens, 3049 Vineland asked what type of roof it would have. Mr. Ockenfels said it would have a 6-12 pitch and be shingled to match the house, it would have one service door and one overhead door.

R. LaDuke said it meets all current codes, it is a large garage, not a pole barn. T. Parker asked about the siding. Mr. Ockenfels said it would have white vertical metal siding. T. Martinbianco asked if this was a manufactured

building, and if the present garage was being torn down. Mr. Ockenfels said this was not a manufactured garage and yes the other garage was already down. T. Parker said he would like to see either vinyl or aluminum siding to match the house to eliminate a "pole barn" look.

Moved by Parker, seconded by Layman to approve ZBA #97-59 with the stipulation that the building be sided in vinyl or aluminum siding to match the house.
Motion carried 7-0.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on Thursday, September 18, 1997, 6:00 P.M.

Meeting adjourned at 7:00 P.M.

Jeanette Brown,
Clerk's Office