

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MEETING MINUTES
AUGUST 21, 2008, 6:00 P.M., COUNCIL CHAMBERS
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Chairman Steve Welch called the meeting to order at 6:00 p.m.

MEMBERS PRESENT: Weatherford, Scott, Grantner, Parker, Haskins and Welch.

MEMBERS ABSENT: Terry Parker.

OTHERS PRESENT: T. Strasser and M. Snow, Clerk's office.

Weatherford moved and Scott seconded to approve the Regular ZBA Meeting of July 21, 2008 at 6:00 p.m. Motion carried 6-0.

Mr. Welch said the applicants have the option to postpone due to the absence of a board member.

NEW APPLICATIONS:

1. ZBA #08-13

BY: Second Chance Motors of Burton LLC
1480 Iris Dr.
Conyers, Georgia

RE: 3411 S. Saginaw
Parcel #59-29-300-028

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

Hosea Moore, 638 Shoreline, had nothing to add.

AUDIENCE PARTICIPATION:

Jeff Harrand, 4100 Pier N. Blvd. said he is the landlord and encouraged the business.

Mr. Strasser said the previous business was similar and recommended approval.

BOARD DISCUSSION: None.

BOARD RECOMMENDATIONS AND/OR ACTION:

Scott moved and Weatherford seconded to approve ZBA #08-13. Motion carried 6-0.

2. ZBA #08-14

BY: David DeShone
1833 Newberry
Saginaw, MI 48602

RE: 4305 S. Genesee
Parcel #59-35-300-003

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FOR: To board up to 20 horses, acreage would allow 14, 20 requested. (5 votes required)

David DeShone, 1833 Newberry, said the farm hours would be 7 am to 9 pm, the old barn and fencing would be replaced, and manure would be spread to cut down on odor and flies.

AUDIENCE PARTICIPATION:

Carolyn Tyrrell, 4300 Meadows, asked the amount of acreage and that the manure and flies be contained.

Richard Moore, 4335 S. Genesee, expressed concern that more horses means more manure and trailers. He asked if there could be a designated area for manure and if the fence would be electric.

Corinne Boyd, 4281 S. Genesee, thinks the business would be good for the area, but 14 horses is sufficient.

Mr. DeShone said he's calculated about \$23,143 for repairs such as the barn and electric fencing.

Mr. Strasser said the property allows 14 horses and any problems with odor can be handled through code enforcement if necessary. He recommended approval.

BOARD DISCUSSION:

Mrs. Scott and Mrs. Weatherford asked questions regarding further action by the applicant if the variance is not passed.

Mr. Strasser said this is now a variance request since Mr. Iacovacci had to come before the Board years ago in order to allow 3 horses.

Mr. Grantner asked if the applicant had a business plan.

Mr. Deshone said he has a business plan but would decline on the property if the variance is not granted.

Mr. Haskins asked if this acreage is sufficient for 20 horses and Mr. Strasser said it was but hay would need to be supplied.

BOARD RECOMMENDATIONS AND/OR ACTION:

Haskins moved and Parker seconded to approve ZBA #08-14. Motion carried 5-1 with Weatherford voting no.

3. ZBA #08-15

BY: Nicholas Ireland
2383 Cherylann
Burton, MI 48519

RE: 2383 Cherylann, Lot 31 of Maplelawn Sub.

FOR: To construct an addition that will be 4' from the garage, 10' required and will be 5' from the north property line, 10' required.
(4 votes required)

Nicholas Ireland, 2383 Cherylann, said he wants to complete the job in a quick, clean manner and the neighbor had no concerns. He would rather build the addition than move.

AUDIENCE PARTICIPATION: None.

Mr. Strasser said on the south side there's many cases like this and recommended approval.

BOARD DISCUSSION:

Mrs. Scott referenced a fence on the property.

BOARD RECOMMENDATIONS AND/OR ACTION:

Haskins moved and Weatherford seconded to approve ZBA #08-15. Motion carried 6-0.

AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh, asked what the status is on the property across from Hugh St.

Mr. Strasser replied the road to Belsay Rd. is for construction access for Mallard Ponds Phase II.

BOARD DISCUSSION:

Mr. Grantner said the law for Planning By-laws starts in September. The Attorney will review the draft and it will be used for Zoning also.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, September 18, 2008 at 6:00 p.m.**

Meeting adjourned at 6:34 p.m.

ms