

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MINUTES
SEPTEMBER 15, 2005, 6:00 P.M., COUNCIL CHAMBERS
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Chairperson, Steve Welch called the Regular Zoning Meeting to order at 6:00 P.M.

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

MEMBERS ABSENT: None.

OTHERS PRESENT: A. Frost, DPW Representative and M. Snow, Clerk's Office.

Grantner moved and Scott seconded approval for the minutes of the Regular ZBA Meeting of August 18, 2005 at 6:00 p.m. Motion carried 7-0.

AUDIENCE PARTICIPATION: Pauline Dargel, 6119 Hugh spoke regarding fence regulations.

BOARD DISCUSSION: None.

NEW APPLICATION (S):

1. ZBA #05-36	BY: Apex Sign, 6200 N. Dort. Flint, MI. 48505. RE: 4190 E. Court / Courtland Center. Parcel #59-15-100-027, C-4. FOR: To allow the additional sign on the East elevation of the building 167.63 and also on the South elevation of the bldg, exceeding the maximum building signage of 200 sq. ft. by 329 sq. ft. (4 votes required)
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Gary Gebhardt, 6200 N. Dort noted an error regarding square footage of the sign and said the signage is the same as last months request and asked for the variance once more.

AUDIENCE PARTICIPATION: None.

Miss Frost recommended approval of the case.

BOARD DISCUSSION: None.

BOARD RECOMMENDATIONS AND/OR ACTION:

Scott moved and Weatherford seconded to approve ZBA #05-36. Motion carried 7-0.

2. ZBA #05-37	BY: Evans Equipment Company Inc. G-3283 S. Dort Hwy. Burton MI 48529. RE: G-3283 South Dort Hwy. FOR: Used car sales not in conjunction with new car sales. (5 votes required)
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REGULAR ZONING BOARD OF APPEALS MINUTES

SEPTEMBER 15, 2005 / 6:00 P.M.

PAGE 2

Rod Page, 3283 S. Dort explained his need for a dealer's license and that he would be selling trailers.

AUDIENCE PARTICIPATION: None.

Miss Frost recommended approval, stressing only the sale of trailers, no cars.

BOARD DISCUSSION:

The Board discussed adding stipulations, a yearly renewal, and relocation of the business.

BOARD RECOMMENDATIONS AND/OR ACTION:

Martinbianco moved and Grantner seconded to approve ZBA #05-37. Motion carried 7-0.

3. ZBA #05-38

BY: Erie Construction / Corey Zielinski,
1406 E. Parkwood, Burton MI 48529.

RE: Lot 55 of Wilson Homestead.

FOR: To construct a patio room at 15' from the
rear property line, 30' required.
4 votes required)

Dawn Colburn, 1406 E. Parkwood and Gary Hostetler 4777 Lapeer proposed the addition of a patio on the side of her home and offered dimensions.

AUDIENCE PARTICIPATION: None.

Miss Frost said due to the expansion not exceeding the rear of the home she recommends approval.

BOARD DISCUSSION: None.

BOARD RECOMMENDATIONS AND/OR ACTION:

Grantner move and Tracy Parker seconded to approve ZBA #05-38. Motion carried 7-0.

4. ZBA #05-39

BY: Lorraine Barber, 3083 Leta, Burton 48519.

RE: Lot 17 Southgate, Block G.

FOR: To construct a 6' privacy fence in the front
yard area of Term St. (5 votes required)

Lorraine Barber, 3083 Leta explained she lives on a corner lot and would like to extend a fence towards the street for her child's safety. She mentioned complaints and police reports.

REGULAR ZONING BOARD OF APPEALS MINUTES

SEPTEMBER 15, 2005 / 6:00 P.M.

PAGE 3

AUDIENCE PARTICIPATION: The following residents spoke regarding the correct address, the applicant not residing at this home, complaints, the existing fence, a future carport, children and traffic safety, flood and foundation concern and past fences being erected without permission.

Judith Pierce 3072 S. Term

Renee Ritter 3076 S. Term

Tom and Jacky Moore 3073 S. Term

Dorothy Entaya address unknown

Miss Barber answered the resident's concerns with projects for the home's improvement.

Miss Frost noted her conversation with the City Attorney who stated the notices given were legal. She noted Miss Barber's address would be on Leta St. Further, she preferred to have no recommendation for approval.

BOARD DISCUSSION:

Mr. Parker mentioned location of the fence and the applicant having a right to her safety and privacy.

BOARD RECOMMENDATIONS AND/OR ACTION:

Mr. Parker moved and Grantner seconded to approve ZBA #05-39 as written. Motion failed 6-1. Weatherford-no, Scott-no, Martinbianco-no, Grantner-no, Tracy Parker-no, Welch-no.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, October 20, 2005 at 6:00 p.m.**

Meeting adjourned at 6:50 P.M.

mrs