

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MEETING MINUTES
SEPTEMBER 20, 2007, 6:00 P.M., COUNCIL CHAMBERS
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Chairman Steve Welch called the meeting to order at 6:02 p.m.

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

MEMBERS ABSENT: Major

OTHERS PRESENT: T. Strasser, DPW Representative and M. Snow, Clerk's Office.

Weatherford moved and Scott seconded to approve the Regular ZBA minutes of August 16, 2007 at 6:00 p.m. Motion carried 7-0.

NEW APPLICATIONS:

1. ZBA #07-16	BY: George Burton Jr. 1340 Gram St. Burton, MI 48529
	RE: 1340 Gram St. Parcel #59-31-400-035. R-1C zoned.
	FOR: To allow a deck to remain in the rear setback. Deck is 3'6" from rear property line, 30' required. (4 votes required)

George Burton, 1340 Gram, said he owns 3 lots all adjoining together but have different parcel numbers, therefore the deck he built does not affect his neighbors.

Mr. Strasser explained the deck was built without a permit and if the Board passes the request he would need to purchase a permit. He said if one of the adjoining lots was sold, the deck would be 3 ft. from the property line, which is not recommended.

AUDIENCE PARTICIPATION: None.

BOARD DISCUSSION:

Discussion ensued regarding a shed on the adjoining property and adding the property behind the lot on Gram St. to Mr. Burton's tax roll.

Mr. Burton said he would remove the shed as soon as he is able to erect a garage.

Mr. Strasser assured the Board if Mr. Burton's 3rd lot is ever to be sold, the DPW's database would "red flag" the situation.

BOARD RECOMMENDATIONS AND/OR ACTION:

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Terry Parker moved and Grantner seconded to approve ZBA #07-16 with the stipulation that the home at 1340 Gram would be combined with Mr. Burton's property directly behind the Gram St. home on Proper St. Motion carried 5-2. Weatherford-no, Scott-no.

2. ZBA #07-17

BY: Rick Moss
7286 E. Coldwater
Davison, MI 48423

RE: G-4175 Fenton Rd.
C-2 zoned.

FOR: To conduct a used car sales not in
conjunction with new car sales.
(5 votes required)

Jason Burton, 2422 Pennsylvania, Flint, the building owner said he and his partner, Rick Moss would like to operate a small auto sales business. Their operations are upscale, they won't house salvage vehicles or parts and all mechanic issues are outsourced.

Rick Moss, said they operate other businesses in the area and their vehicles would be in the \$3-5 thousand range.

AUDIENCE PARTICIPATION:

Tracey Huffman, 1028 E. Schumacher, is not happy with the volume of traffic and said it's difficult to turn onto the street, therefore she does not want cars for sale at the road.

Maxine Kilkoin, 1061 E. Schumacher, expressed her lack of support for the car lot. She said there is unwanted noise that occurs in her backyard from motors etc.

Mr. Burton said they completed the paving project for public parking and don't plan to park cars at the curb.

Mr. Strasser said it is a delicate situation when dealing with commercial in residential areas. He said a car lot is fairly quiet compared to some other businesses. He recommended approval.

BOARD DISCUSSION:

The Board discussed how many parking spaces are needed for the public, parking in the right of way, hours of business, a mechanic on location, lighting and fencing and how many cars would be on the lot.

BOARD RECOMMENDATIONS AND/OR ACTION:

Grantner moved and Bennett seconded to approve ZBA #07-17. Motion failed 4-3. Weatherford-no, Tracy Parker-no, Terry Parker-no.

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3. ZBA #07-18

BY: David Hitchcock
608 Chasseur Dr.
Grand Blanc, MI 48439

RE: 1284 N. Belsay
Parcel 59-12-100-009. M-1 zoned.

FOR: To conduct a used car sales not in
conjunction with new car sales, Wholesale.
(5 votes required)

David Hitchcock, 608 Chasseur, explained he buys cars and takes them to the auction. He would like to park 2-4 vehicles a week behind his building.

Mr. Strasser appreciated the work that Mr. Hitchcock has done to his building and recommended approval.

BOARD DISCUSSION:

Mr. Parker commented on the buildings tidiness and upkeep.

BOARD RECOMMENDATIONS AND/OR ACTION:

Grantner moved and Tracy Parker seconded to approve ZBA #07-18. Motion carried 7-0.

AUDIENCE PARTICIPATION: None.

BOARD DISCUSSION: None.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, October 18, 2007 at 6:00 p.m.**

Meeting adjourned at 6:50 P.M.

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