

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MEETING MINUTES
SEPTEMBER 21, 2006, 6:00 P.M., COUNCIL CHAMBERS
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Chairperson Steve Welch called the meeting to order at 6:00 P.M.

MEMBERS PRESENT: Hynes, Tracy Parker, Welch, Weatherford, Scott, Bement and Terry Parker.

MEMBERS ABSENT: Grantner.

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

Moved by Bement, seconded by Weatherford to approve the Regular ZBA Meeting minutes of August 17, 2006 at 6:00 p.m. Motion carried 7-0.

NEW APPLICATIONS:

1. ZBA #06-33

BY: New Testament Church
3484 S. Belsay Rd.
Burton, MI 48519

RE: 3484 S. Belsay Rd.
Parcel #59-26-400-018

FOR: To delete the requirement for sidewalks
under the provisions of Ordinance 19,
Section 5.37, Item 8. (5 votes required)

Mike Parillo, 10683 S. Saginaw, Grand Blanc, MI, speaking on behalf of the church asked to postpone the hearing until the October meeting.

The Board was in agreement of the postponement.

2. ZBA #06-34

BY: Fubidia Inc.
1234 N. Center
Burton, MI 48509

RE: 1234 N. Center Rd.
Parcel #59-10-300-016

FOR: Outdoor display and sales of off road
vehicle
sales. (5 votes required)

Bill Gilbert, 1234 N. Center, said he needs a variance to display vehicles and a sign 13 ft. off the road. He explained Magoo's contributes money into the economy and depends on the vehicles for a profit and the Code Enforcer issued a ticket due to a complaint.

AUDIENCE PARTICIPATION: None.

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Mr. Strasser said there was a complaint filed, the vehicles cannot be in the right of way and he sees no problem with the request unless the vehicles encroach upon the parking spaces.

BOARD DISCUSSION:

Discussion ensued regarding how long the display was up before a complaint was filed, a recent push to eliminate certain types of signs, different scenarios through the City, quantity limitation and enforcement to comply.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Mr. Parker, seconded by Bement to approve ZBA #06-34. Motion carried 7-0.

3. ZBA #06-35

BY: Robert Yaklin Trust
13138 Latourette St.
Fenton, MI 48430

RE: 3397 S. Dort
Parcel #59-28-551-038, Lots 24, 25, 26, 27
of Hemphill Dort Commercial Sites.

FOR: To place an office building on an existing
foundation that is 10' from the rear property
line, 50' required. M-2 zoned.
(4 votes required)

Bob Yaklin, 13138 Latourette, Fenton, MI, said he would like to place an office building on the existing location. A building was removed from there by the previous owner and is now empty.

AUDIENCE PARTICIPATION: None.

Mr. Strasser said the front area is paved and was an office location. He recommended approval.

BOARD DISCUSSION:

Mr. Parker asked if the previous owner came before the Board for approval of the office building and Mr. Strasser replied he was not aware of anyone coming before the Board.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Mr. Parker, seconded by Scott to approve ZBA #06-35. Motion carried 7-0.

4. ZBA #06-36

BY: Chasins Property One, LLC-
Dan and Maria Chasins

G-3345 S. Dort Hwy.
Burton, MI 48529

RE: G-3345 S. Dort Hwy.
Lots 14, 15, 16 and 17.

FOR: To delete the requirement for sidewalks
under the provisions of Ordinance 19,
Section 5.37, Item 8 on Joyce St. only until
it is paved. (5 votes required)

Dan Chasins, 9023 Hunters Dr., Clarkston, MI, said he is opening a new business on Joyce St., and requested to delay the installation of a sidewalk on Joyce St. until the road has been paved due to draining difficulties that could occur after a sidewalk is present.

AUDIENCE PARTICIPATION: None.

Mr. Strasser thought delaying the sidewalk installation was a good point in this situation. He said Council is reviewing a proposal for sidewalks throughout the City and complimented the improvement of the building and lot in question.

BOARD DISCUSSION: None.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Mr. Parker, seconded by Hynes to approve ZBA #06-36 for a delay in the installation of a sidewalk until within 60 days of paving Joyce St. being completed. Motion carried 7-0.

AUDIENCE PARTICIPATION: None.

BOARD DISCUSSION:

Mr. Welch encouraged the Board to attend the upcoming Focus Session.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, October 19, 2006 at 6:00 p.m.**

Meeting adjourned at 6:40 p.m.

mrs