

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MINUTES
OCTOBER 20, 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: Martinbianco, Grantner, Terry Parker, Tracy Parker, Scott, Weatherford, Welch.

MEMBERS ABSENT: None.

OTHERS PRESENT: T. Strasser and A. Frost, DWP Representatives and M. Snow, Clerk's Office.

Grantner moved and Mrs. Parker seconded approval for the minutes of the Regular ZBA Meeting of September 15, 2005 at 6:00 p.m. Motion carried 7-0.

AUDIENCE PARTICIPATION: None.

BOARD DISCUSSION: None.

NEW APPLICATION (S):

1. ZBA #05-40

BY: Scott Larson Auto Group LLC.
3234 Associates Dr. Burton 48529.

RE: 3234 Associates Dr. Burton 48529
M-1 zoned, 59-29-551-024.

FOR: To operate a used car sales lot not in
conjunction with new car sales. "Wholesale lot"
(5 votes required)

Scott Larson, 3234 Associates Dr. stated the need to operate his wholesale business from his office.

AUDIENCE PARTICIPATION: None.

Mr. Strasser explained the State requires a municipal and zoning approval to operate these forms of businesses. He did not oppose the request.

BOARD DISCUSSION:

Mr. Parker asked about State procedures and Mr. Strasser replied the State requires an annual renewal.

BOARD RECOMMENDATIONS AND/OR ACTION:

Grantner moved and Weatherford seconded to approve ZBA #05-40. Motion carried 7-0.

2. ZBA #05-41

BY: JoAnn 4190 E. Court / by Apex Sign
6200 N. Dort Hwy.

RE: Courtland Center Mall, 59-15-100-027 C-4 zoned.

FOR: To allow an additional 214.49 sq. ft. of signage
between the front and rear of the building, 200 sq. ft.
allowed, 414.49 sq. ft. proposed. (4 votes required)

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The applicant was not present for the hearing and therefore was not voted upon.

3. ZBA #05-42
48433.

BY: Gary & Angel Miller, 10010 Ruby Dr. Flushing

RE: 4307 Court St. 59-10-400-006. R-0 zoned.

FOR: A C-1 use in an R-0 zoned area that has
non-conforming rights as a residential home.
For a hair salon. (5 votes required)

Angel Miller, 10010 Ruby Dr. asked for a variance for a salon and gave her proposed location.

AUDIENCE PARTICIPATION: The following residents spoke regarding a petition for opposition, the area staying residential, the revised master plan for variances and the area undesirable for this business.

Paula Callaway 4295 E. Court, Burton MI
Dennis Vaughter 4275 E. Court, Burton MI
William Young 1061 Arapaho, Burton MI
Pauline Dargel 6119 Hugh, Burton MI

Mr. Strasser stated the salon would be granted a use variance if approved, the units of water and sewer would be increased and fees apply through the County.

BOARD DISCUSSION: None.

BOARD RECOMMENDATIONS AND/OR ACTION:

Mr. Parker moved and Scott seconded to approve ZBA #05-42. Motion failed 7-0. Weatherford-no, Scott-no, Terry Parker-no, Martinbianco-no, Grantner-no, Tracy Parker-no, Welch-no.

4. ZBA #05-43

BY: Christos Kosmanopoulos
2076 S. Long Lake, Fenton 48430.

RE: 1510 N. Genesee, SE corner of Davison & Genesee.
59-11-100-001, C-3 zoned. (4 votes required)

FOR: To construct a new commercial building that will be
14' from the rear property line, 25' required and 18'
from the side property line, 20' required.
(4 votes required)

Christos Kosmanopoulos, 2076 S. Long Lake stated he would like to construct a building and decreased his request by 5 ft. from the property line.

AUDIENCE PARTICIPATION: Becky Surrels, 5088 Davison asked the Board for insight on the project.

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Mr. Strasser said the location and lot are not an issue and recommended approval.

BOARD DISCUSSION: The Board addressed the site address, parking and leasing land for parking.

BOARD RECOMMENDATIONS AND/OR ACTION:

Grantner moved and Scott seconded to approve ZBA #05-43. Motion carried 7-0.

5. ZBA #05-44

BY: Paul Brown, 2258 Term.

RE: Supervisors Plat #12, Lot 74. 59-14-578-037.

FOR: To exceed the allowable square footage for accessory structures by 886 sq. ft., 2250 sq. ft. allowed, 3136 sq. ft. proposed with a 40 x 64 pole barn.
(4 votes required)

Paul Brown, 2258 Term asked for a variance to construct a structure for storage.

AUDIENCE PARTICIPATION: None.

Mr. Strasser said the guidelines were increased and this request exceeds the Ordinance. He did not recommend approval.

BOARD DISCUSSION: The Board discussed the size of the building and the revisited guidelines.

BOARD RECOMMENDATIONS AND/OR ACTION:

Grantner moved and Mr. Parker seconded to approve ZBA #05-44. Motion failed 7-0. Weatherford-no, Scott-no, Terry Parker-no, Martinbianco-no, Grantner-no, Tracy Parker-no, Welch-no.

6. ZBA #05-45

BY: Burton Auto Parts G-4523 S.Saginaw, Burton 48529.

RE: G-4523 S. Saginaw, Burton 48529. 59-32-552-291.

FOR: Zoning approval required to renew vehicle dealer license. Used car sales not in conjunction with new car sales. (5 votes required)

Samuel Winston, 4522 Duckhorn stated the shop has conducted business for many years and asked for the license to be renewed.

AUDIENCE PARTICIPATION: The following spoke regarding outward appearance and the business motives not changing.

Steve Allen G-4437 S. Saginaw, Burton MI

Terry Timmons 2349 Melody, Burton MI

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Mr. Strasser recommended approval.

BOARD DISCUSSION: None.

BOARD RECOMMENDATIONS AND/OR ACTION:

Grantner moved and Martinbianco seconded to approve ZBA #05-45. Motion carried 7-0.

7. ZBA #05-46

BY: Troy & Leeanna Walker, 3397 S. Dort Burton 48529.

RE: 59-28-551-038

FOR: 1.) Used car lot not in conjunction with new car sales.

until 2.) Also to use a temporary structure as an office

a permanent structure is built on the existing
foundation per site plan. "Not to exceed One year."
(5 votes required)

Robert Yaklin speaking on behalf of the applicants explained the landowner would rent to the applicants temporarily and the lot has utilities in place.

AUDIENCE PARTICIPATION: None

Mr. Strasser did not object approval but noted the structure needs to be on a foundation with all utilities.

BOARD DISCUSSION:

The Board inquired as to the length of time to build the structure and approval from the Planning Board.

BOARD RECOMMENDATIONS AND/OR ACTION:

Weatherford moved and Scott seconded to approve ZBA #05-46. Motion carried 7-0.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, November 17, 2005 at 6:00 p.m.**

Meeting adjourned at 6:56 P.M.
mrs