

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MINUTES
DECEMBER 2, 2004, 6:00 P.M., COUNCIL CHAMBERS
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THE MEETING WAS CALLED TO ORDER BY CHAIRPERSON STEVE WELCH AT 6:00P.M.

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

MEMBERS ABSENT: Tracy Parker

OTHERS PRESENT: T. Strasser, Deputy Planning official and M. Snow, Clerk Typist

Moved by Terry Parker, seconded by Scott to approve the Regular ZBA meeting minutes of October 21, 2004 and November 18, 2004 at 6:00 P.M. Motion carried, 7-0.

AUDIENCE PARTICIPATION: None at this time.

BOARD DISCUSSION: None at this time.

NEW APPLICATION (S):

1. ZBA #04-50

BY: Robert Yaklin Trust and Ed Usewick III
13138 Lauturitte Dr
Fenton, MI

RE: G-4057 S. Dort
Burton, MI. Parcel #59-33-503-004

FOR: Used Car Sales Lot and related uses
in M-2 zone. Not in conjunction with
new car sales. (5 votes required)

Robert Yaklin, 13138 Lauturitte, Fenton, MI stated he has owned the property in question for many years and has had a variance for it. He asked for a variance for a used car lot. Mr. Usewick wants to purchase Mr. Yaklin's property to create a car lot. Mr. Yaklin commended Mr. Usewick's experience and knowledge of the used car business and there is acreage and equipped buildings for repairs. Mr. Yaklin went over Mr. Usewick's credentials and that he would be an asset to have this car lot.

AUDIENCE PARTICIPATION: None at this time.

Mr. Strasser stated there are many similar businesses in the area and would rather see a property in use than empty. Mr. Strasser made a recommendation to approve this request.

BOARD DISCUSSION:

Mr. Martinbianco asked the applicant to define related uses as explained in the agenda. Mr. Usewick said it would entail retail sales, cleaning cars and other minor work.

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Mr. Martinbianco asked Mr. Usewick if he would be terminating his other sales contract.

Mr. Usewick replied he would be.

Mr. Terry Parker asked if a site plan review is needed for usage if approved.

Mr. Strasser replied this would be an administration approval.

Mr. Martinbianco inquired about the lighting of the premises, banners and flags.

Mr. Welch replied that restrictions on flags could be made. Mr. Usewick is purchasing this land and a yearly contract may not be applicable. If it is permanent than the variance would go with the property. Mr. Welch asked if Mr. Usewick knew how many cars would be on the lot.

Mr. Usewick replied about 200 cars.

Mr. Martinbianco asked if this is a private entrance.

Mr. Strasser said it is a private drive and there is access off Dort Hwy.

BOARD RECOMMENDATION AND/OR ACTION:

Moved by Weatherford, seconded Scott to approve ZBA #04-50. Motion carried, 7-0.

The next regularly scheduled meeting of the Zoning Board of Appeals will be January 20, 2005 at 6:00 P.M.

MEETING ADJOURNED AT 7:02 P.M.

mrs