

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MEETING MINUTES
DECEMBER 4, 2008, 6:00 P.M., COUNCIL CHAMBERS
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Chairman Steve Welch called the meeting to order at 6:00 p.m.

MEMBERS PRESENT: Grantner, Haskins, Parker, Scott, Parker and Welch.

MEMBERS ABSENT: Weatherford.

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

Scott moved and Mrs. Parker seconded to approve the Regular ZBA Meeting of November 20, 2008 at 6:00 p.m. Motion carried 6-0.

NEW APPLICATIONS:

1. ZBA #08-21

BY: Barzany Auto Inc.
G-3255 S. Dort Hwy
Burton, MI 48529

RE: 3255 S. Dort
Lots 378-381 of Chambers Sub. C-2 zoned.

FOR: Used car sales not in conjunction with new
car sales. (5 votes required)

The applicant, 3255 S. Dort, had nothing more to add.

AUDIENCE PARTICIPATION:

Kelly Jagger, 3236 Myrton, stated her property joins the car lot and asked who owned the property. She said a privacy fence was to be put up, but the previous owner never fulfilled that. She said the south side of her property is fenced but, needs the west side fenced still.

Mr. Strasser said Ken Micinski is the previous owner and the property has been a car lot for many years. He said Miss Jagger's property and Barzany's are both commercial parcels so a fence is not required. He recommended approval.

BOARD DISCUSSION:

Mr. Parker said the applicant is just renting the property and he remembered from previous cases regarding this property Miss Jagger's was to be shielded from the car lot.

Mr. Welch asked if there is an enforcement issue aside from this variance.

Mr. Strasser told the Board Miss Jagger wants the fence on the west side and said he is certain Mr. Micinski fulfilled his part on putting up the fence.

Mr. Haskins said the variance shouldn't impede on the resident and the owner defaulted on erecting the fence. Mr. Welch said Barzany's is a separate lot than the one next to Miss Jagger's.

Mr. Strasser said there are five different lots in the one parcel. He said he called Mr. Micinski and assured the Board that a fence had been erected to the Board's specifications.

Mr. Grantner asked Mr. Strasser to contact the current owner regarding the fence issue.

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BOARD RECOMMENDATIONS AND/OR ACTION:

Mr. Parker moved and Scott seconded to approve ZBA #08-21. Motion carried 5-1. Haskins-no.

2. ZBA #08-22

BY: Troy Bredow
3520 S. Genesee
Burton, MI 48519

RE: 3520 S. Genesee
#59-27-400-012,
R-1A zoned.

FOR: To place a 6'6" gate fence in the front
setback area of Bristol Rd.
(4 votes required)

Justin Sprague, 15200 Silver Parkway, said the gate would be decorative and wrought iron. He said Mr. Bredow had items come missing and considers his front yard to face Bristol Rd., which is where the gate would be.

AUDIENCE PARTICIPATION:

Jeffrey Weaver, 4500 E. Bristol, lives across from Mr. Bredow and just wanted to find out the kind of fence and when it would be completed. He supported the variance.

Mr. Strasser recommended approval.

BOARD DISCUSSION:

Mr. Parker asked if fencing would surround the lot. Mr. Bredow said he'd plant trees instead.

BOARD RECOMMENDATIONS AND/OR ACTION:

Mr. Parker moved and Mrs. Parker seconded to approve ZBA #08-22. Motion carried 6-0.

AUDIENCE PARTICIPATION: None.

BOARD DISCUSSION: None.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, January 15, 2009 at 6:00 p.m.**

Meeting adjourned at 6:46 p.m.

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