

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MINUTES
JANUARY 18, 1990
7:00 P.M.

The meeting was called to order at 7:00 P.M. by D. Gooding, Chairman.

MEMBERS PRESENT: W. DePottey, T. Hammon, D. Priest, D. Gooding, H. Berry,
H. Debus and F. Edmonds.

OTHERS PRESENT: T. Strasser, Dep.Planning Official, J.Brown Clerk's Office.

A APPROVE THE MINUTES OF THE FOLLOWING MEETING:

1. Regular ZBA meeting of December 7, 1989 7:00 P.M.

Moved by Priest, supported by Berry to approve the minutes of the above meeting as written. Motion carried 7-0

B. YEARLY RENEWAL (Postponed from 12-7-89)

1. ZBA #89-059

BY: Napoleon D & Joyce E. Grouleau
G-4299 Fenton Road
Burton, MI 48509

RE: G-4299 Fenton Road
Section 31
R-1B Zoned

FOR: To park construction equipment at
above named property. (Bob-Cat
and Trailer), misc. (2x4's ect.)
M-2 use in an R-1B Zoned Area.
(5 Votes Required)

There was no one in attendance to represent this case. Moved by Priest,
supported by DePottey to table ZBA #89-059 until the end of the meeting.
Motion carried 7-0.

C. YEARLY RENEWALS:

1. ZBA #90-001

BY: Howard Dearing
2332 S. Genesee Road
Burton, MI 48519

RE: 2332 S. Genesee Road
Lot 56 Meadowcroft Estates #2
Section 22
R-1B Zoned

FOR: RO (Restricted Office) use from
home in an R-1B District.
(5 Votes Required)

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YEARLY RENEWALS: (contd.)

1. ZBA #90-001

Mr. Dearing explained that he was before the Board last year and was given a one year renewal on this variance. He is an electrical contractor and works out of his home. He stores no materials at this site and there are no customers coming to his home. His wife merely takes telephone calls for his services. If this is denied it would be a financial hardship.

There was no one in the audience who wished to speak on this case. Strasser said there were no problems with this case.

Moved by Debus, supported by DePottey to approve ZBA #90-001 for a period of one year. Motion carried 7-0.

2. ZBA #90-002

BY: AC Rochester Division of General
Motors Corporation
1300 North Dort Highway
Flint, MI 48556

RE: 1300 N. Center Road
Q-69
Section 10
M-2 Zoned

FOR: To place three (3) mobile offices
12'x60' on site for training
purposes. Located at the Plant
#7 facility.
(5 Votes Required)

David Whidden spoke on behalf of AC Rochester. He explained that these mobile units augment their office space. He feels that next year when they move into the Great Lakes Office complex that this situation may change. Gooding asked about the size of these mobile offices. D. Whidden said there are two 12' x 60' mobile units and one 24' x 60 unit.

There was no one in the audience who wished to speak on this variance. Strasser said there have been no complaints, there were no problems with this request. Gooding referred to the stipulation, in the minutes when this variance was first approved about an inspection being made before occupancy of these mobile units were occupied. Strasser explained that they had no authority to make an inspection as these units passed all State inspections upon being purchased by AC Rochester. Berry said he had no problems with this variance, the area is zoned industrial. Board discussion followed.

Moved by DePottey, supported by Priest to approve ZBA#90-002 for a period of one year for two 12' x 60' units and one 24' x 60' unit. Motion carried 7-0.

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C. YEARLY RENEWALS: (contd.)

3. ZBA #90-003

BY: Claude Ash
1155 Adams Road
Burton, MI 48509

RE: 1155 Adams Road
Lot 156 of Garden Acres
Section 13
R-1B Zoned

FOR: M-2 (Industrial) use in an R-1B
District storage of Contractors
equipment. "Backhoe, Lowboy,
Dump Truck"
(5 Votes Required)

Claude Ash explained that he has been coming before the Board for the past fifteen years with this request. He is self employed and he must store his equipment at his home. If this request is denied he would be forced to move his residence or seek rental space somewhere, it would be a financial hardship.

There was no one in the audience who wished to speak on this variance. Strasser said there have been no complaints or problems with this request. He further explained that if Mr. Ash sold his property the right to store equipment at this site would be terminated.

Moved by Priest, supported by Debus to approve ZBA #90-003 for a period of one year. Motion carried 7-0.

B. YEARLY RENEWAL (Postponed from 12-7-89 & from beginning of meeting).

1. ZBA #89-059

By: Napoleon D. & Joyce E. Grouleau
G-4299 Fenton Road

There was still no one present to represent this case. Strasser said they had been notified of both meetings. He also said that there had been no complaints on this variance and there were no problems with the request. Berry said he has inspected the site twice and could not see any equipment from Judd Road or Fenton Road. Priest and DePottey felt that the Grouleau's didn't seem very interested or it seems they would have made an effort to either attend or contact T. Strasser.

Moved by DePottey, supported by Priest to table ZBA #89-059 until the next regular meeting in February and notify the applicants in writing of this. Berry and Gooding felt that this should not be tabled any longer as the applicants had plenty of notification. Hammon questioned Mr. Grouleau's last appearance before the Board. Edmonds asked what would follow if this variance was denied. Strasser explained that the Grouleau's would have to cease parking equipment at this site.

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1. ZBA #89-059 (contd.)

A Roll call vote showed motion carried to table this case until the next regular meeting, 5 yes to 2 no. Gooding and Berry casting the two no votes.

D. AUDIENCE PARTICIPATION:

Leon Rodden, 3326 Cheyenne spoke on a previous variance that was approved for a privacy fence on a backyard deck. He asked how much time was granted to complete this requirement. Strasser said one year from the date of issuance of the building permit. Chairman Gooding thanked Mr. Rodden for coming before the Board.

The next regularly scheduled Zoning Board of Appeals meeting will be held on Thursday, February 22, 1990 7:00 P.M.

As there was no further business, Gooding adjourned the meeting at 7:45 P.M.

Respectfully submitted by:

Jeanette Brown,
Clerk's Office