

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MINUTES
JANUARY 18, 1996 AT 7:00 P.M.

MEETING CALLED TO ORDER AT 7:05 P.M. BY VICE CHAIRMAN H. BERRY.

MEMBERS PRESENT: C. CROSS, W. DEPOTTEY, H. BERRY, T. PARKER AND
F. EDMONDS.

MEMBERS ABSENT: I. HOHLOCH AND B. WEATHERFORD.

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 14, 1995, at 7:00
P.M. and Special ZBA Meeting of December 18, 1995.

Moved by Cross, seconded by DePottey to approve the above minutes as
printed.

Motion carried 5-0.

B. NEW APPLICATIONS:

1. ZBA #95-72

Re: Eldon C. Skaggs
2237 E. Kenneth
Burton, MI 48529

By: 2237 E. Kenneth
Part of lot 230 Atherton
Homestead #2 Sect. 29
R-1C Zoned.

garage
required.

For: To construct a detached
at 7' from the home, 10'
(4 Votes Required)

Helen Skaggs explained they wished to build a garage and the lot is
small.

She is aware they must build a fire wall.

No one in the audience wished to speak on this request. T. Strasser said
there were no problems with this request.

C. Cross said the Skaggs own the next lot and it is vacant therefor they
can
get into their back yard.

Moved by Edmonds, seconded by Parker to approve ZBA #95-72 as requested.
Motion carried 5-0.

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B. NEW APPLICATIONS: (contd.)

2. ZBA #96-1

By: Robert Palmateer
3242 Alpena
Burton, MI 48529

Re: 3241 Berent, Lots 105 & 106
Holland Heights, Sect. 28
R-1C Zoned.

square
structures
36'
allowed,

For: To exceed the allowable
footage for accessory
by 144 sq. ft. with a 28' x
Pole Barn. 864 sq.ft.
1008 sq. ft. requested.
(4 Votes Required)

Mr. Palmateer explained he needs the storage for his Motor home. It is being stored outside now and the weather is hard on it. He also has recreational vehicles and lawn mowers he needs to store inside.

There was no one in the audience who wished to speak on this request. T. Strasser said he could build a 24' x 36' garage without a variance. He said the request is over ordinance.

C. Cross said he had visited the site and discussion followed on where the pole barn would be built. F. Edmonds said he had received two calls against approval of this case. T. Strasser said he had had none. F. Edmonds asked if Mr. Palmateer had applied in the past for this pole barn. Mr. Palmateer said he had. F. Edmonds asked what the reason was for denial of this variance perviously. Discussion followed on when this had been before the Board. F. Edmonds said he would like to research this variance further before he made a decision. DePottey asked if this barn would be used for his business supplies. Mr. Palmateer said no, he has storage at his business location.

Moved by Parker, seconded by DePottey to table ZBA #96-1 until the next regular meeting on February 15, 1996 for further research by the Board. Motion carried 5-0.

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B. NEW APPLICATIONS: (contd.)

3. ZBA #96-2

By: David D. MacDonald
8431 Vassar Road
Burton, MI 48509

Re: 59-11-200-003
5350 Davison Road
C-2 Zoned.

For: To operate a light
industrial die cutting business in the
above facility. M-1 Use in a C-2
Zoned area.
(5 Votes Required)

Mr. MacDonald explained his plans for a small die cutting business. He handed out samples of the materials they would be cutting and a picture of the type of presses that would be used. He will employ between 6 to 10 workers, first shift only. He will be sharing the building with the present tenants. All delivery trucks will be using the Belsay Road entrance.

In the audience, Barbara Clapp, 2032 Crestline and Evelyn Dick, 2017 Crestline asked if Mr. MacDonald moves out will the variance stay with the property and if any chemicals or any recycling would be done. Mr. MacDonald explained that they would be saving the trimmings from the cuttings and sending them out to be recycled but no actual recycling of materials would be done on the site. L. Stephens, 3049 Vineland said he would like to see a stipulation if this is approved so that the variance stays with Mr. MacDonald only and he asked what is the hardship. Mr. MacDonald explained that the hardship was with the building owner who needs to realize a return on his investment of the building.

T. Strasser said this must go before Planning Commission before Mr. MacDonald can begin operation of the business.

W. DePottey said he has no problems with this request, it appears to be a clean operation and will employ several people and this will be an asset to the community. Discussion followed on "Use" type of variance, signage and sales on the site. Mr. MacDonald said he would only have a small address sign at the entrance of the drive to the business and there would be no single sales to customers.

Moved by Edmonds, seconded by Cross to approve ZBA #96-2 with the stipulations it be for a period of one year; the variance will terminate if Mr. MacDonald ceases manufacturing at this site; all materials be stored inside; all trimmings be recycled elsewhere; truck traffic use the Belsay Road entrance.

Motion carried 5-0.

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#96-3)

CORRECTED 1-22-96
(Motion on ZBA

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B. NEW APPLICATIONS (contd.)

4. ZBA #96-3

By: Clinton & Rose Robinson
3303 Glengary
Burton, Mi 48529

Re: 59-29-578-014 Lot 18
Hemphill Sub. Sect. 29
R-1C Zoned.

the

the

required.

For: To construct an addition to
rear of the home at 6' from
detached garage, 10'

(4 Votes required)

Gary Robinson, 3288 Grand Blanc Road, represented his parents for this case.

He explained that his father is a double amputee and they need add on a barrier free bedroom and bathroom. In the audience L. Stephens, 3049 Vineland asked about the lot width, he said he had no objection to this request.

T. Strasser said this was a definite hardship, the DPW has no problem with approval. C. Cross asked about a fire wall. The builder said he will comply with all requirements.

Moved by Parker, seconded by Cross to approve ZBA#96-3 as requested.
Motion carried 5-0.

C. AUDIENCE PARTICIPATION

L. Stephens 3047 Vineland commended the Board and Mr. Edmonds for their comments and decisions.

F. BOARD DISCUSSION:

C. Cross spoke on the ZBA vacancies.

H. Berry spoke on a seminar for Zoning and Planning at Baker College.

F. Edmonds spoke on determining hardships in requests for a variance.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on Thursday, February 15, 1996, 7:00 p.m.

Meeting adjourned at 8:05 P.M.

Jeanette Brown,
Clerk's Office