

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MINUTES
MARCH 20, 1995 AT 7:00 P.M.

MEETING CALLED TO ORDER AT 7:00 P.M. by CHAIRMAN GOODING.

MEMBERS PRESENT: D. GOODING, W. DEPOTTEY, I. HOHLOCH, T. HAMMON, H. BERRY,
F. EDMONDS.

MEMBERS ABSENT: S. WELLIVER

OTHERS PRESENT: T. STRASSER, DEPUTY PLANNING OFFICIAL, J. BROWN, CLERK'S OFFICE.

A. APPROVE THE MINUTES OF THE FOLLOWING MEETING:

1. Regular ZBA Meeting of February 16, 1995, at 7:00 P.M.

Moved by Berry, supported by Hohloch to approve the above minutes as written. Motion carried 6-0.

B. YEARLY RENEWAL:

1. ZBA #95-7
Systems

By: Delphi Engine Energy Mgmt

1300 N. Center Road
Burton, MI 48509

Re: Q-69 Sect. 10
M-2 Zoned

For: Renewal to place one (1) Mobile
Office, Double Wide (24' x 50')
on site for general office

purposes;

located at Eastside of Plant #7
facility. "Temporary

Structure".

(5 Votes required)

Delphi Systems has requested a post-ponement on this variance until the next regular meeting of April 20, 1995. REGULAR ZONING BOARD OF APPEALS MINUTES
MARCH 21, 1995 7:00 P.M.

C. POSTPONED FROM FEBRUARY 16, 1995.

1. ZBA #95-4

By: Robert Campbell
3116 Shaw St.
Burton, MI 48529

Re: G-3425 S. Dort Hwy.
Burton, MI 48529
Lots 28-31 Hemphill
Dort Comm. Sites
Sect. 28 M-2 Zoned

For: To conduct a used car sales

lot,

not in conjunction with new car
sales. See Ord. 19 Sect.

16.03

Item F.
(5 Votes Required)

Mr. Campbell explained he just purchased this property about 5 months ago and wishes to sell used cars here. It will be mostly wholesale and will only have about 15 to 20 cars per month here. There will only be 10 to 15 cars parked outside on the north side of the building. It will be a financial hardship for him and his family if this is denied.

There was no one in the audience who wished to speak on this request.

T. Strasser said he had no objections to a "B" type license, but he did with a type "C" license which would be salvage cars sold by parts. He said he has not had any calls on this variance.

H. Berry said he had no problem with the used car sales, but did not want to see salvage cars sold here. W. DePottey and F. Edmonds concurred. Mr. Edmonds said the area was a mess right now. Mr. Campbell said they will clean this up but haven't had the time due to the winter season. He outlined his plans for improvement.

Moved by DePottey, supported by Berry to approve ZBA #95-4 as written, for used car sales only, "B" type license. Motion carried 6-0.

SPECIAL ZONING BOARD OF APPEALS MINUTES

MARCH 21, 1995 7:00 P.M.

PAGE 3

2. ZBA #95-5

By: Tiny Tots 'n Tikes
5249 Lapeer Road
Burton, MI 48509

Re: 5249 Lapeer, Lot 2 of Pinecrest
Sub., Section 14 R-1A Zoned

an

For: To conduct an R-0 office use in

R-1A Zoned area, for a Day Care
Center.
(5 Votes Required)

Mr. Ahmad Daraiseh has requested this variance be post-poned until the
next
regular meeting of April 20, 1995.

C. NEW APPLICATIONS:

1. ZBA #95-8

By: Ron's Trading Post
1388 Brady
Burton, Mi 48529

Re: Lot 129 Greater Flint Sub.
Sect. 31 R-1C Zoned.

For: C-2 Use in an R-1C Zoned Area
for the sales of Firearms and
other sporting goods.
(5 Votes Required)

There was no one to present this case. Moved by Edmonds, supported by
DePottey
to post-pone this case until the end of the meeting. Motion carried 6-
0. REGULAR ZONING BOARD OF APPEALS MINUTES
MARCH 21, 1995 7:00 P.M.

PAGE 4

C. NEW APPLICATIONS (CONTD.)

2. ZBA #95-9

By: Louis Stornello
1440 N. Belsay Road

Re: 1440 N. Belsay Rd., Lot 40
Supervisors Plat, Eastmoreland
Acres. Sect. 12 R-0 Zoned

square
structures by
garage.
conforming
property
Zoned.

For: (1) To exceed the allowable
footage for accessory
576 sq. ft. with a 24' x 24'
addition to the existing
(2) To expand the non-
residential rights to the
with a garage expansion. R-0
(5 Votes Required)

Mr. Stornello explained he is on disability and would like to add on to his garage so that it will be closer to his home and more convenient for unloading his car with groceries and supplies. He further explained that this is the most practical way to do this. He has a large lot and a large home and feels it will be unobtrusive. It will be a physical hardship if this is denied.

In the audience, P. Dargel, 6119 Hugh, said she lives in this area and she is here to speak on behalf of neighbors who have called here objecting to this request. She mentioned that Mr. Stornello has more than two dogs, which would require a Kennel license, she also feels he is operating a business out of his home. She is opposed to approval of this variance. Michael Skunda, 1451 Lyle, and Samuel & Helen Pinta, 1483 Lyle St. sent notes to the Board in opposition of this request.

T. Strasser asked if Mr. Stornello would be parking his bus in the garage. He said he would.

Discussion by the Board followed on keeping dogs on this property. Mr. Stornello answered questions about the proposed addition. Berry asked if there would be any craft sales here. Mr. Stornello said no. T. Hammon said he has inspected the property and doesn't feel the garage would look inappropriate.

Moved by Hammon, supported by Hohloch to approve ZBA #95-9 as written.

Discussion on the motion followed. D. Gooding said this was not zoned residential. Strasser explained the votes required for approval.

Roll call showed motion carried 5-1 F. Edmonds casting the no vote.

ZONING BOARD OF APPEALS MINUTES
MARCH 21, 1995 7:00 P.M.

PAGE 5

3. ZBA #95-10

By: Nelson G. Franklin
4195 Woodrow Avenue

Re: 4195 Woodrow Ave. Lot 149
Greenlawn Plat Sect. 3
R-1B Zoned.

limitations for

14'

For: To exceed the height
accessory structures by 2'7".
allowed, 16'7" requested.
(4 Votes Required)

Mr. Franklin explained he needs more storage for his boat and car. He has a small house and needs this for extra personal storage. This will be a financial hardship if it is denied.

There was no one in the audience who wished to speak. T. Strasser said there were no problems with this request. He had not received any calls on this.

F. Edmonds said this was a nice home, he had no problems with approval. T. Hammon and W. DePottey concurred.

Moved by Edmonds, supported by Hammon to approve ZBA #95-10 as written. Motion carried 6-0.

4. ZBA #95-12

By: Chuck Sekrenes
2405 N. Vassar

RE: 2362 Middlecroft Drive, Lot 57
Brookwood Pointe.

structure

For: (1) To erect an accessory

prin-
ultimately

1 1/2

prior to construction of the
ciple dwelling. (2) To
exceed the allowable square
footage by 1,408 sq. ft. (3) To
exceed the allowable height by
feet.
(5 Votes Required)

Mr. Sekrenes explained he will begin construction of a home at this site within the next 30 to 60 days but in the meantime wishes to build an outbuilding for personal storage. He presented a drawing of the proposed home and outbuilding. They will be built with the same exterior finish.

SPECIAL ZONING BOARD OF APPEALS MINUTES
MARCH 21, 1995 7:00 P.M.

PAGE 6

ZBA #95-12 (contd)

In the audience the following residents spoke against approval.

Mr. Dean Paquette, 6180 Potter Rd.
Phyllis & James Ambrose, 6348 E. Potter
Greg McDonald, 2318 Middlecroft
Sansi Ryan, 2490 Willowdale
Nancy Philp, 6275 Greenview Dr.
Royce Bailey, 2480 Fairlane

T. Strasser said there was no problem with approval, this would be for personal storage only.

Discussion followed. F. Edmonds was not comfortable with such a large outbuilding. T. Hammon said he has only heard good things about Mr. Sekrenes and his sub-division. He has no problem with approval. I. Hohloch asked for clarification on the number of votes needed for approval.

Moved by Hohloch, supported by Hammon to approve ZBA #95-12, parts 1,2 & 3.

Discussion on the motion followed. F. Edmonds said he could not vote for such a large storage building. T. Hammon said this would look like just another home and he trusted Mr. Sekrenes.

Roll call showed motion carried 5-1. F. Edmonds casting the no vote.

D. POSTPONED FROM THE BEGINNING OF THE MEETING:

ZBA #95-8

By: Ron's Trading Post
1388 Brady
Burton, MI 48529

There was no one to represent this case. In the audience, Lois McNally, 1368 Webber, spoke against approval of this variance. She feels some children in the area will be injured. She does not object to this business being operated out of a building in a business district. Loretta Bendall, 1370 Gram, and Andrew Kostka, 1414 Brady each sent a letter in opposition, they were unable to attend this meeting.

Discussion followed.

Moved by Edmonds, supported by DePottey to post-pone ZBA #95-8 until the next

regular meeting of April 20, 1995. Motion carried 6-0.

SPECIAL ZONING BOARD OF APPEALS MINUTES

MARCH 21, 1995 7:00 P.M.

PAGE 7.

E. AUDIENCE PARTICIPATION:

No one wished to speak.

F. BOARD DISCUSSION:

F. Edmonds spoke on the seminar which three members attended at Baker's Business College. They concurred that it was very informative and well worth the cost. They wish to attend other workshops in the future.

The next regularly scheduled meeting of the Zoning Board of Appeals meeting will be held on Thursday, April 20, 1995, 7:00 P.M.

Meeting adjourned at 8:47 P.M.

Respectfully submitted by:

Jeanette Brown,
Clerk's Office