

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

MEETING CALLED TO ORDER AT 7:00 P.M. BY CHAIRMAN I. HOHLOCH.

MEMBERS PRESENT: L. FOUST, B. WEATHERFORD, W. KALAUQUIN, I. HOHLOCH, H. BERRY,
T. PARKER AND C. CROSS.

MEMBERS ABSENT: NONE

OTHERS PRESENT: R. LADUKE, BLDG. SUPT., T. STRASSER, DEP. PLANNING
OFFICIAL,
J. BROWN, CLERK'S OFFICE.

A. APPROVE THE MINUTES OF THE FOLLOWING MEETING:

1. Regular ZBA Meeting of March 21, 1996 at 7:00 P.M.

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

B. AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh spoke on "temporary greenhouses" that apply for
variances and other business's that do not. R. LaDuke said the DPW would
look into this situation.

Donna Lands, 1475 Ives, presented a petition to the ZBA and the Clerk's
Office
opposing the approval of ZBA #96-6.

Fred Meiers, attorney spoke on ZBA#96-22. He asked if this was a private
drive.
R. LaDuke said it was a private drive.

Dian Tabit, 2281 Donovan and Helen Skaggs, 2237 Kenneth spoke against
approval
of ZBA #96-23, they wish to keep this area residential.

C. BOARD DISCUSSION:

Chairman Hohloch welcomed the new member, W. Kalaquin to the Zoning
Board of
Appeals.

Discussion on the two seminars coming up were discussed.

A special ZBA meeting was set for Thursday, April 25, 1996 at 7:00
P.M. REGULAR ZONING BOARD OF APPEALS AGENDA
APRIL 18, 1996 7:00 P.M.

PAGE 2

D. YEARLY RENEWALS:

1. ZBA 96-19

By: Kessel Food Stores
1135 N. Belsay Road
Burton, MI 48509

Re: 59-11-400-005
C-3 Zoned

outside

For: Temporary greenhouse for
sales. Size 21' x 30'
(5 Votes Required)

Wayne Cameron represented Kessel Food Stores. He said they have had this variance for the past 4 to 5 years. There have been no changes, everything will be the same.

No one in the audience wished to speak on this case. R. LaDuke said all is up to code. He would like to see some of the litter picked up along the back fence and along the side of the grassy area. Mr. Cameron said he would see that this was done.

B. Weatherford said she had received a call saying the greenhouses were already in place. Mr. Cameron apologized for this. W. Kalaquin said why did they not make a permanent structure in which to sell these seasonal items.

I. Hohloch asked when this greenhouse would be coming down. Mr. Cameron said June 11, 1996.

Moved by Berry, supported by Parker to approve ZBA #96-19 for a period of time from April 8, 1966 to June 11, 1996. Motion carried 5-2, Weatherford and Kalaquin voting no.

2. ZBA #96-20

By: Kessel Food Stores
1200 E. Bristol Road
Burton, MI 48529

Re: 59-31-100-024
C-4 Zones

outside

For: Temporary greenhouse for
sales. Size 21' x 30'.

(5 Votes required)

Mr. Cameron again represented Kessel's, and again nothing has changed. This structure is already up and Mr. Cameron apologized for this. No one in the audience wished to speak. R. LaDuke said there are no problems with approval of this case. W. Kalaquin asked about a permanent structure. R. LaDuke said this would not be practical for a two month period.

REGULAR ZONING BOARD OF APPEALS MINUTES
APRIL 18, 1996 7:00 P.M.

PAGE 3

ZBA #96-20 (CONTD.)

H. Berry said several business's in Burton have these "temporary" structures. I Hohloch reviewed some of the restrictions, Mr. Cameron said they still conformed to these requirements.

Moved by Berry, supported by Parker to approve ZBA #96-20 for a period from April 18, to June 11, 1996. Motion carried 6-1, Kalaquin voting no.

E. NEW APPLICATION:

3. ZBA. #96-21

By: Richard Buschur
2148 Brady
Burton, MI 48529

Re: Lot 220 Stratmoor Sub.
R-1C Zoned. Sect. 32

structure.

square

proposed.

For: (1) To construct an accessory structure on a lot not having a principal

See Sect. 5.15

(2) To exceed the allowable

footage for accessory structures by 576 sq. ft. 30' x 48' building

(5 Votes required)

Mr. Buschur explained he needed the garage for storage of his motor home and other personal items. He has 2 empty lots next to his original two lots. He intends to convert the garage into a home when he retires and moves away. No one in the audience wished to speak. R. LaDuke said the DPW concerns were

that it look like a pole barn instead of a residential garage. He would like to see vinyl siding and a shingle roof. Discussion on the height followed. Cross said he visited this site and at present the motor home is parked out in front. He has no problem with this request. W. Kalaquin concurred. H. Berry said he would like to see the a garage type building. Discussion on converting this to a home followed and combining and then splitting the lots.

Moved by Cross, supported by Kalaquin to approve ZBA #96-21. Motion carried 5-2, Berry and Hohloch voting no. REGULAR ZONING BOARD OF APPEALS MINUTES APRIL 18, 1996 7:00 P.M.

PAGE 4

E. NEW APPLICATIONS: (contd.)

4. ZBA #96-22	By: Rene Gray 4386 Brunswick Dr. Burton, MI 48529
	Re: 59-31-300-012
structure area.	For: To construct an accessory in the designated front yard See Sect. 5.15 (4 Votes required)

Ms. Gray explained she had a three acre parcel and has a shed, which she considers an eyesore. She intends to build a nice garage for storage and tear down the shed. In the audience Fred Meiers, attorney asked if the garage would meet all requirements as if it was constructed on a public street. R. LaDuke said it would, he said the DPW supports this request. C. Cross said Ms. Gray keeps her home and yard very neat. He has no problem with this request. W. Kalaquin concurred.

Moved by Berry, supported by Parker to approve ZBZ #96-22 as written. Motion carried 7-0.

F. NEW APPLICATION POSTPONED FROM MARCH 21, 1996:

1. ZBA #96-6 Ceramic	Re: Larry Noyce/Precision Tile, Inc. 5094 Davison Rd. Burton, MI 48509
-------------------------	---

West
feet

11.

0

and

By: The North 250 feet of the
100 feet of the East 440
of the North 396 feet of the
W1/2 of the NW1/4 of Section
T7N-R7E, City of Burton.
For: To expand a C-2 use in an R-
district, Contractors Office
showroom in an R-0 "office"
district.
(5 Votes Required)

R. LaDuke explained this was before Planning Commission and had been tabled until the next regular meeting, therefore he recommended the Zoning Board table this until the next regular meeting.

Moved by Cross, supported by Parker to table ZBA #96-6 until the next regular ZBA meeting of May 16, 1996. Motion carried 7-0.

REGULAR ZONING BOARD OF APPEALS MEETING MINUTES
APRIL 18, 1996 7:00 P.M.

PAGE 5

G. NEW APPLICATION:

1. ZBA #96-23

By: Richard Mailhot
3441 Fern
Burton, MI 48529

Re: Lot 228 Atherton Homestead #2
59-29-552-069 R-1C Zoned

For: To conduct a C-2 "special use"
in an R-1C zoned area.
Automotive Glass repair.
(5 Votes required)

Mr. Mailhot explained that he repairs car windows and windshields, most often he drives to the customers car to make these repairs, but sometimes in cold

weather he needs to bring the customer's car to his home so that he may make the repairs in his garage. If this is denied, it will be a financial hardship.

There was no one in the audience who wished to speak. R. LaDuke said DPW had received a complaint from a neighbor about this business. He said DPW recommends denial, a business in a residential area does not mix. C. Cross asked Mr. Mailhot how long he had been doing this. He said since last fall. Discussion followed. The Board concurred with the residents that spoke in the beginning of the meeting about operating a business in a residential area.

Moved by Cross, supported by Weatherford to deny ZBA #96-23. Motion carried 7-0.

2. ZBA #96-34

By: Michael Friend
2041 E. Boatfield
Burton, MI 48529

Re: Lot 362 Bendlecrest Sub.
Sect. 32 R-1C Zoned

For: To construct an addition to
the front of the home at 18' from
the front property line.
20' required.
(4 Votes required)

Michael Friend explained that they are adding a second story to their home and need this addition for the staircase to the upstairs. Their house is small and they need more room. They have a large lot, it is approximately 100'x 100'. The other houses on the street are closer to the street than they are.

REGULAR ZONING BOARD OF APPEALS MEETING MINUTES
APRIL 18, 1996 7:00 P.M.

PAGE 6

ZBA #96-34 (CONTD.)

No one in the audience wished to speak. R. LaDuke explained that to the west of this property it is commercial and to the east, it is residential. They had a building permit which has since expired. He said an inspection

would have to be made before another building permit is issued.

Lengthy discussion followed on the improvements that they wish to make. C.Cross asked for clarification on exactly what this variance asked for. R. LaDuke said it was specifically for a variation in the front property line.

Moved by Parker, supported by Cross to approve ZBA #96-34 as written. Motion carried 7-0.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on Thursday, May 16, 1996, 7:00 p.m.

Meeting adjourned at 8:20 P.M.