

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MINUTES
NOVEMBER 1, 1990
7:00 P.M.

his meeting was called to order at 7:00 P.M. by Vice-Chairman H. Berry.

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

MEMBERS ABSENT: D. Gooding.

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 October 11, 1990, at 7:00 P.M.

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

B. APPLICATION POST-PONED FROM OCTOBER 11, 1990 MEETING:

1. ZBA #90-57

By: Jerry Thick
2306 Clement
Flint, MI 48504

Re: 2258 Bristol Rd.
Burton, MI 48529
Lots 525, 526
Bendlecrest Sub.
Sect. 32, C-2 Zoned

For: (1) To construct a Commercial Building within the Front Set-back of Bristol Road, 30' required, 24' requested. (2) To construct paved parking only within the front set-back of Fern Street, 30' required, 5' requested.
(4 votes required)

Mr. Thick explained that he wanted to move the building forward to create the nine (9) parking spaces he needed. That is why he needs the setbacks also. He said he had received Site Plan approval. His only other alternative is to make the building smaller and he does not wish to do this as he feels he will have large crowds of students from the school.

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

Berry said that the Planning Commission had recommended approval by the Zoning Board. Discussion on the parking spaces followed.

Moved by DePottey, supported by Priest to approve ZBA #90-57 as written. Motion carried 6-0.

PAGE 2

C. NEW APPLICATIONS:

1. ZBA #90-60

By: David Visser
4091 Richfield Road
Flint, Mi 48506

Re: 5053 E. Court St.
Burton, MI 48509
Q-94-E Sect. 11
C-Z Zoned

For: (1) To exceed the allowable sq. footage for accessory signs by 170 sq. ft. 150 sq. ft. allowed 320 sq. ft. requested. (2) To exceed the allowable height by 6', 30' allowed, 36' requested. (3) To conduct a C-3 principal use "assembly hall" in a C-2 zoned area.
(4 Votes Required)

Mr. Visser explained he was before the Board again as he had downsized his request for a sign. He also said that he had driven the expressway and noticed several signs that were larger than the sign he was requesting. He said his property is unique in that it is lower than the expressway and therefore his sign must be higher to be seen from the expressway. He said the hardship would be that his potential customers would not be able to see where he is located as easily if the sign is lower, therefore it would be an economic hardship. In summer months when golfers and ball players are not using the inside range he would like to hold some types of craft and auto shows.

In the audience Jack DeMarr, 4545 E Court spoke for approval of this variance. He said he owns the Dutchman Deli and his sign is much too small to be noticed from the expressway and he feels he is losing customers. Gary Gephart, 5424 Sequoia, said he represents Bill Carr signs and he personally measured Showcase Cinema's sign and it is much larger than ordinance allows. He also stated that McDonald's is almost three (3) times larger than ordinance regulation.

Strasser explained that McDonald's came before the Board and was granted a variance for their sign.

Berry said he did not want this area to look like the Miller Road area with so many large signs, he feels it is confusing when you are looking for a business in the area. DePottey said from the pictures of the sign he feels it will not look mammoth or out of place. He will be voting in the affirmative. Edmonds concurred with Berry, he feels the sign is much too large and will encourage others in the area to ask for large signs. Hammon said Mr. Visser is trying to work with the Board but they have not given him any direction on what would be acceptable. Hammon feels that Mr. Visser has a valid reason for being before the Board tonight, he will be voting in the affirmative also.

Moved by Hammon, supported by DePottey to approve item (1) of the request as written. Roll call showed motion carried 4 to 2. Berry and Edmonds casting the two no votes.

PAGE 3

1. ZBA #90-60 (contd.)

Moved by Hammon, supported by Debus to approve item (2) as written. Roll call showed motion carried, 4 to 2, Berry and Edmonds casting the no votes.

Moved by Hammon, supported by Debus to approve item (3) as written. Roll call showed motion carried 6-0.

2. ZBA #90-61

By: Lynn Hulber
5295 E. Atherton Rd.
Burton, MI 48519

Re: 5295 E. Atherton
Q-247 Sect. 23
R-1A Zoned

For: To exceed the allowable sq.
footage for accessory structures
by 496 sq. ft.
(4 Votes Required)

Mr. Hulber explained that he recently purchased this property and he is trying to clean it up. He has equipment and recreational vehicles that he would like to store in this proposed structure. It would be used for personal storage only. It will sit back about 300 feet from the road and it will be screened by shrubs. He is also building it with a roofline that will match others in the neighborhood.

In the audience, Tom Martinbianco, 5187 Lippincott spoke for his father, Harry Martinbianco, 5317 Atherton Road. He feels that Mr. Hulber is upgrading the property and the request should be approved.

Strasser asked about the "lean to" portion of the roof, Mr. Hulber explained that it would be enclosed. Berry asked about the height of the roof and would it be a hip roof. Mr. Hulber explained. DePottey said he feels that Mr. Hulber is a considerate neighbor.

Moved by Priest, supported by Hammon to approve ZBA #90-61 as written. Motion carried 6-0.

D. AUDIENCE PARTICIPATION:

There was no one in the audience.

E. BOARD DISCUSSION:

Discussion on a special meeting followed. It was set for Thursday, November 8, 1990.

The next regularly scheduled meeting of the Zoning Board of Appeals meeting will be held on Thursday, December 20, 1990, 7:00 P.M.

As there was no further business Berry adjourned the meeting at 7:55 P.M.

Respectfully submitted,
Jeanette Brown, Clerk's Office