

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MINUTES
NOVEMBER 4, 1993 AT 7:00 P.M.

MEETING CALLED TO ORDER AT 7:05 P.M. BY CHAIRMAN D. GOODING.

MEMBERS PRESENT: W. DEPOTTEY, K. COX, D. GOODING, H. BERRY, S. WELLIVER.

MEMBERS ABSENT: I. HOHLOCH, 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 October 21, 1993, at 7:00 P.M.

Moved by DePottey, supported by Berry to approve the above minutes as printed. Motion carried 5-0.

B. NEW APPLICATION:

1. ZBA #93-62

By: Vivian Lannom
2123 Howe Road
Burton, MI 48519

Re: 3271 Burroughs

For: To conduct a C-2 commercial use in
an R-1C residential zoning.
Edge Transportation, Inc., Public
transportation.
(5 Votes Required)

V. Lannom explained that this is a small business just getting started and she thought it was alright to use their rental home as an office and a home base for the vans to pick up their stats. The vans are not stored at this location, they are stored on Lapeer Road. They do not do any maintenance work here. She said it is difficult to find an office to operate out of.

In the audience, Arthur Pierce, 3072 S. Term, was concerned about the heavy traffic due to the vans coming in and out all day and the number of children on this street. James Lannom, 2369 Oakgrove, Fenton, said he would make sure the drivers are aware of school children, these drivers serve many of the schools in the county. Tom Moore, 3470 S. Term, said the vans back out of this long driveway and over the sidewalk where children are playing and walking. He is not in favor of this office in a residential area.

Judy Melvin, 3066 Term, was also concerned about the safety of the children. Mr. Lannom said they could put in a circular driveway so that the vans could drive out instead of backing out. He said there are business's all through this neighborhood. Ben Rybicki, 3314 Burroughs, asked what affect this would have on his taxes. T. Strasser said this would not affect his taxes.

Julie Eggert, 3055 Term, expressed her concern for the safety of her grand-children. Jim Lannom said his drivers are trained for the safety of pedestrians and passengers.

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B. NEW APPLICATIONS:(contd.)

1. ZBA #93-62 (contd.)

Ken Plamondon, 3246 Berent asked if they had a contract with Burton. Mr. Lannom said they did not, they do not serve Burton.

Audience discussion was closed.

T. Strasser said this area is zoned R-1C, Residential. This area had been at one time zoned Industrial but has been turned back to residential. The DPW does not feel this business is an appropriate use for the area.

W.DePottey asked about the number of vans they have. Mr. Lannom said they have ten but just purchased two new ones. DePottey was concerned because this is a residential area and for the children on this street. K. Cox said he feels it does create a traffic safety problem and he cannot see any hardship. He will be voting in the negative. S. Welliver concurred, he said they seem to be doing very well for a new business but he feels it is time to move. H. Berry said he also cannot see a hardship. He feels it creates too much of a traffic and safety problem.

Moved by Cox, supported by Welliver to deny ZBA #93-62. Motion carried 5-0.

2. ZBA #93-64

By: Robert Palmateer
3241 Berent
Burton, MI 48529

Re: Lot 105 - Holland Heights,
Section 28 R-1C Zoned.

For: To exceed the allowable square
footage for accessory structures
by 312 sq. ft. Proposed Pole Barn
would be 1,156 sq. ft.
(4 Votes Required)

Mr. Palmateer was not present. In the audience, Ken Plamondon, 3246 Berent, said he has had alot of trouble with Mr. Palmateer. He probably will run a business out of this barn. He is in the heating business and he may store his supplies in this barn. His yard is a mess, he has a very big boat and much other junk in his yard. He also said it would probably be built out of scrap lumber like his house. He has a pile of scrap lumber on his property now. Larry Brown, 3216 Berent, said he holds a tax lien on this property. He presented the tax lien receipts to the Board.

Discussion followed on what action the Board would like to take on this case.

Moved by Welliver, supported by Berry to postpone ZBA #93-63 until the next regular meeting of December 16, 1993. Motion carried 5-0.

C. YEARLY RENEWALS:

1. ZBA #93-63

By: Gene Lukonen
4445 E. Bristol Rd.
Burton, MI 48519

Re: Q-304-1
Section 27
R-1A Zoned

For: To operate a tree service from a
residential property. M-2 Heavy
Industrial Use in an R-1A Zoned
area.
(5 Votes Required)

Mr. Lukonen asked for a postponement due to the absence of two Board members.

Moved by DePottey, supported by Welliver to postpone ZBA #93-64 until the next regular meeting of December 16, 1993. Motion carried 5-0.

D. AUDIENCE PARTICIPATION:

No one wished to speak.

F. BOARD DISCUSSION:

T. Strasser asked if the Board would rather schedule the December meeting in the first week or the third week. After discussion, it was decided to schedule it for December 16, 1993.

Chairman Gooding suggested waiting until January to re-organize the Zoning Board, the Board members concurred.

The next regularly scheduled meeting of the Zoning Board of Appeals meeting will be held on Thursday, December 16 1993, 7:00 P.M.

Meeting Adjourned 8:00 P.M.

Respectfully submitted by:

Jeanette Brown,
Clerk's Office