

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MINUTES
NOVEMBER 10, 1994 AT 7:00 P.M.

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

MEMBERS PRESENT: I. Hohloch, D. Gooding, H. Berry, F. Edmonds.
S. Welliver.

MEMBERS ABSENT: W. DePottey, T. Hammon.

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 20, 1994, at 7:00 P.M.

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

B. POSTPONED FROM MEETING OF OCTOBER 20, 1994.

1. ZBA #94-65

By: George Hatchew
3093 S. Genesee
Burton, MI 48519

Re: Lot 14 City Gardens
Sect. 26 R-1B Zoned

For: To exceed the allowable square
footage for accessory structures
by 2,008 sq. ft. 864 sq. ft.
allowed, 2,560 sq. ft. requested
with a 40' x 64' Pole Barn.
(4 votes required)

Mr. Hatchew explained he has downsized his plans for a barn to 40' x 56'. He
will align the barn with the barn directly on the property in back of his. He
will use it for personal storage and for a work shop. If this is denied it will
be a financial hardship as he must now rent storage space. He has signatures
from his closest neighbors who do not object to this barn.

In the audience, P. Dargel, 6119 Hugh asked about the lot size. Mr. Hatchew
said it was 135' x 270'. T. Strasser said the lots run larger in this
subdivision. L. Petrella, Howe Rd., asked if the neighbors were notified and
were there any calls on this case. T. Strasser said yes and no.

Chairman Gooding closed audience participation and began Board discussion. T.
Strasser said Mr. Hatchew had downsized but it still exceeded the ordinance.

I. Hohloch asked about the driveway. Mr. Hatchew said he would comply with DPW
requirements. Board discussion followed. D. Gooding asked if Mr. Hatchew still
intended to convert his present garage into living quarters. Mr. Hatchew said
he would either have to convert the garage or build on an addition to the house.
F. Edmonds said he talked with neighbors who signed the petition for approval
and they did not realize the pole barn was going to be so big. The Board
concurred they were not comfortable with such a large size barn.

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Moved by Hohloch, supported by Welliver to approve ZBA #94-65 with the stipulation that the barn have 8' walls and construction materials be in conformance with the present house. Discussion on the motion followed. Hohloch and Welliver withdrew their motion and support.

Moved by Hohloch, supported by Welliver to approve ZBA #94-65 with the condition that it be no larger than 40' x 46' but with the requested wall height. Motion carried 5-0.

C. NEW APPLICATIONS:

1. ZBA #94-68

By: Troy Richardson
2254 Old Hickory
Davison, MI 48423

Re: 1290 N. Belsay, Q-110-A
Sect. 12 M-1 Zoned

For: To conduct a used car sales
lot not in conjunction with
new car sales, C-3 Use in an
M-1 Zoned Area.
(5 Votes required)

Attorney James Zimmer, 934 Church represented Troy Richardson. He explained that Mr. Richardson has a purchase agreement to buy this house and would like to be able to have a used car sales along with his locksmith business at this address. He will not repair any of the vehicles here, possible only washing and clean up work on the cars. If this is denied, it will be a financial hardship.

No one in the audience wished to speak. T. Strasser said Mr. Richardson is here because used car sales are only allowed in conjunction with new car sales. The DPW has always had a good working relationship with Mr. Richardson. This must go before the Planning Commission for a Site Plan Review. The house will have to be brought up to DPW Requirements. This will not be a residence, for business only. D. Gooding stated that there should be no banners and Mr. Richardson should follow the sign ordinance.

Moved by Edmonds, supported by Welliver to approve ZBA #94-68 as written.

Discussion on the motion followed. I. Hohloch asked about "Special Use" T. Strasser said this is granted by the Planning Commission. H. Berry said if this is approved it would continue on with the property forever. He felt it should be approved with the stipulation that it shall cease when and if Mr. Richardson sells the property.

Moved by Berry, supported by Hohloch to amend the motion as follows: Approve ZBA #94-68 with the stipulation that the used car sales variance shall cease upon Mr. Richardson selling this property. Motion carried 5-0.

D. AUDIENCE PARTICIPATION:

There was none.

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F. BOARD DISCUSSION:

Discussion on setting the size of pole barns that are allowed in the city followed. The lot size determines the size of pole barn allowed.

The next regularly scheduled meeting of the Zoning Board of Appeals meeting will be held on Thursday, December 15, 1992, 7:00 P.M.

Meeting adjourned 8:00 P.M.

Respectfully submitted by:

Jeanette Brown
Clerk's Office