

CITY OF BURTON
SPECIAL ZONING BOARD OF APPEALS MEETING MINUTES
SEPTEMBER 23, 1999, 6:00 P.M., COUNCIL CHAMBERS

THE MEETING WAS CALLED TO ORDER BY WILLIAM KALANQUIN 6:00 P.M.

MEMBERS PRESENT: Kalanquin, Berry, Scott, Parker, Layman

MEMBERS ABSENT: Centilli, B. Weatherford

OTHERS PRESENT: T. Strasser, Deputy Planning Official, J. Adams, Clerk's Office.

AUDIENCE PARTICIPATION: No audience participation.

BOARD DISCUSSION: No Board discussion.

D. NEW APPLICATION(S):

1. ZBA #99-63
- BY: South Flint Church of the Nazarene
4075 E. Atherton Rd.
Burton, MI 48519
- RE: Parcel #59-22-300-008
4075 E. Atherton Rd.
C-2 Zoned
- FOR: 1) Variance for building height; average height
18 ft. 4 inches, 14 ft. required.
2) Total aggregate floor space; 2,881 sq. ft.
requested, 2,000 sq. ft. required.
3) Fence height; 6 ft. chainlink fence for ball field,
5 ft. required.
(4 Votes)

Cheryl Ball from Asselin Architects, 16430 Hilltop Dr., Linden, MI, said she is present along with developer and Pastor Norm Rhoads of the South Flint Church of the Nazarene. They have quite a bit of items including large buses to house and thus the accessory building shows on their plans overhead door heights of 12 ft. to accommodate them. There is planned a 4 12 pitch slope roof for adequate drainage, and the 2,881 square footage of storage exceeds the requirement of 2,000, as a result of storage of buses, a van, sports and lawn equipment. The chain link fence is next to a ball field, the proposed length is 74 ft. long and exceeds the 5 ft. requirement because of safety reasons.

AUDIENCE PARTICIPATION:

Norm Rhoads, 5093 Windemere Square, Swartz Creek, MI, said part of the square footage mentioned is the overhang for picnic tables and extension of the roof. The fence is a baseline fence, players and people commonly stand along the fence and with a 4 or 5 ft. fence, there is a danger of being hit with a ball.

Mr. Strasser indicated the DPW feels all three of the requests are very reasonable. The oversize structure, height and so forth to get a bus into is going to have to be higher. The square footage is also reasonable, this is not a residential property, they have a large expansive land, and there are no houses adjacent to it.

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BOARD DISCUSSION:

Mr. Berry inquired regarding barbs on the chain link fence.

Mr. Rhoads indicated the fence is bent over the top so it would not be sharp. There will be a top and bottom rail.

BOARD RECOMMENDATIONS
AND/OR ACTION:

Moved by Berry, seconded by Parker to approve ZBA #99-63.
Motion carried, 5-0.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, October 21, 1999 at 6:00 P.M.**

MEETING ADJOURNED AT 6:13 P.M.

jra