

CITY OF BURTON
SPECIAL ZONING BOARD OF APPEALS MINUTES
DECEMBER 18, 1995 6:00 P.M.

MEETING CALLED TO ORDER AT 6:00 P.M. BY VICE CHAIRMAN H. BERRY.

MEMBERS PRESENT: B. WEATHERFORD, W. DEPOTTEY, H. BERRY, T. PARKER AND
F. EDMONDS

MEMBERS ABSENT: C. CROSS, AND I. HOHLOCH.

OTHERS PRESENT: T. STRASSER, DEPUTY PLANNING OFFICIAL, J. BROWN, CLERK'S
OFFICE.

A. NEW APPLICATION POSTPONED FROM DECEMBER 14, 1995:

1. ZBA #95-70

By: Apex Sign Group, Inc.
for Wallis Motor Lodge East
6200 N. Dort Hwy.
Flint, MI 48505

Re: 1237 S. Center Road
59-15-300-001 C-2 Zoned

For: (1) To exceed the height
requirement with a highrise

sign

by 40 feet. 30 feet

required,

70 feet requested.

footage

(2) To exceed the square

feet,

requirements by 144 square

site

150 required, 294 square feet
requested. (4 votes required

Item 4C

(3) Construct sign as off

advertising. Sect. 5.28

(5 Votes required).

Robert Keeley, Keeley Real Estate; Wayne Wilsey, Apex Signs and Arnie
Walli

spoke on behalf of this request. Mr. Keeley explained that a large sign
was

necessary to draw customers from I-69 so that they could compete with the
larger chains. This will be a Motel 8 franchise. The restaurant employs
125 people and the Motel employees 20. Hopefully they may be able to
increase those numbers with a larger sign. Mr. Walli pays over \$40,000
in

property taxes to the City of Burton.

In the audience, L. Stephens, 3049 Vineland said he called the city of Flint about the Bob Evans sign and whether it required a variance. The sign did not require a variance from the City of Flint. He asked what was the hardship. Mr. Keely answered that they must compete with the bigger chains.

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T. Strasser reviewed the request for the Board. He said the sign requested is off site and actually Mr. Walli is allowed two signs and only requesting one. Discussion on the number of parcels Mr. Walli has at this particular site followed.

W. DePottey said this sign will not add to the confusion because it will be higher and not be a problem. He will be voting in favor of this request. F. Edmonds said he could not approve a 70' sign, he could see no reason for it. Lengthy discussion followed on the height of the requested sign. T. Parker explained that this request only exceeds the ordinance by 94 sq. ft. he said he could approve a 60' sign. Mr. Walli said he would settle for a 60' sign.

Moved by Parker, seconded by DePottey to approve ZBA #95-70 Item #1 with a height of 60'. Motion carried 5-0.

Moved by Parker, seconded by DePottey to approve Item #2 for a sign 21' x 14'. Motion carried 5-0.

Moved by DePottey, seconded by Weatherford to approve Item #3 as written. Motion carried 5-0.

B. AUDIENCE PARTICIPATION:

There was none.

C. BOARD DISCUSSION:

There was none

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on Thursday, January 18, 1995, 7:00 P.M.

Meeting adjourned 6:30 P.M.

Jeanette Brown, Clerk's Office