

CITY OF BURTON
SPECIAL ZONING BOARD OF APPEALS MINUTES
MARCH 4, 1993, 7:00 P.M. COUNCIL CHAMBERS

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

MEMBERS PRESENT: W. DEPOTTEY, K. COX, I. HOHLOCH, D. GOODING, H. BERRY,
S. WELLIVER, F. EDMONDS

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

A. NEW APPLICATIONS:

ZBA #93-13

By: Celebrity Car Company
206 S. Dort Hwy.
Flint, MI 48503

Re: 4057 S. Dort Highway
Lots 9-13 of Way Acres &
Lot 33 Supervisors Plat of Way
Acres #1 Sect. 3

For: To conduct a used car sales lot
not in conjunction with new
car sales.
(5 votes required)

Thomas A. Smith, 1235 Bush Cr., Grand Blanc, explained he wishes to move his used car lot to this location. The reason he needs this variance is because city ordinance allows used car sales in conjunction with new car sales only. He doesn't feel this will adversely affect the area as there are used car sales lots already in the area, along with mobile home sales lots. The front part of this property is zoned C-2 while the back part is zoned M-1. If this is denied he will not be able to re-locate his business and also it will result in a loss of some funds that he has already invested in the preliminary stages of moving his business.

In the audience, owner Bob Yaklin, 13138 Latouret, Fenton, explained that he has leased this property since 1972. He has also invested about \$20,000 in renovating this property and bring it up to city code. He hopes to be able to lease again.

T. Strasser said that he feels this business would be an asset to the area. The DPW has no objections to approval of this variance. He further stated that he felt some sort of stipulation should be placed on an approval to regulate the use of temporary signs, flags and streamers.

PAGE 2

Board discussion followed. D. Gooding asked if C-2 would allow for car repairs. Strasser said no, it would have to have Planning Commission approval for major car repairs. He also asked the Board if the variance should be granted only as long as Mr. Smith leases the property. T. Strasser said that sounded reasonable. I. Hohloch asked Mr. Smith where the detailing was done on his cars. Mr. Smith said that occasionally cars would be washed at the lot but there was a business next door that did car clean-up. K. Cox asked if a stipulation on signage should be included in the motion. Discussion on using streamers and flags followed. T. Strasser explained the restrictions on these items. H. Berry and S. Welliver concurred that they had no problem with the request. S. Welliver stated he felt this was an excellent use of the property. F. Edmonds asked about car repairs being performed at this site. T. Strasser explained that Mr. Smith wouldn't be violating the ordinance on making small repairs and service work on the cars. Mr. Smith said they would send out cars needing heavy or major repair.

Moved by DePottey, supported by Edmonds to approve ZBA #93-13 with the stipulations that the variance is for as long as Celebrity Car Company and Mr. Smith are in business on this site; that he comply with the existing sign ordinance of the city; and for minor repairs only on the cars that he sells.

Discussion on the motion followed. I. Hohloch said he felt more comfortable in granting a four (4) year variance, and at that time if there have been no problems, Mr. Smith, may re-apply.

Moved by Hohloch, supported by Cox to amend that portion of the motion stating the length of time approval is granted. It should state "for a period of four (4) years). Roll call showed motion carried 7-0.

The amended motion reads:

To approve ZBA #93-13 with the stipulations that the variance be granted for a period of four (4) years; that Mr. Smith comply with the existing sign ordinance of the city; and for minor repairs only on the cars that he sells.

Motion carried 7-0.

SPECIAL ZONING BOARD OF APPEALS MEETING
MARCH 4, 1993 7:00 P.M.

PAGE 3

B. AUDIENCE PARTICIPATION: There was none.

C. BOARD DISCUSSION:

Chairman Gooding asked if the members had received an amended ordinance from the DPW. Everyone had. K. Cox reported several illegal temporary signs in the city. Discussion on temporary signs followed. I. Hohloch suggested council set aside money to purchase subscriptions for "Zoning News" magazine for each ZBA member.

Moved by Hohloch, supported by Welliver to ask council to subscribe to "Zoning News" for each ZBA Board member. Motion carried 7-0.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on Thursday, March 18, 1993 at 7:00 P.M.

Meeting adjourned at 7:45 P.M.

Respectfully submitted by:

Jeanette Brown,
Clerk's Office