

CITY OF BURTON
SPECIAL ZONING BOARD OF APPEALS MINUTES
JUNE 21, 1994 AT 7:00 P.M.

MEETING CALLED TO ORDER AT 7:13 P.M. BY CHAIRMAN D. GOODING.

MEMBERS PRESENT: I. HOHLOCH, T. HAMMON, D. GOODING, H. BERRY, S. WELLIVER.

MEMBERS ABSENT: W. DE POTTEY, F. EDMONDS.

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

A. APPROVE THE MINUTES OF THE FOLLOWING MEETING:

1. Regular ZBA Meeting of May 26, 1994, at 7:00 P.M.

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

B. NEW APPLICATIONS:

1. ZBA #94-40

By: Randy Morris
1670 S. Hill
Milford, MI 48381

Re: Q-290A Sect. 27
RM Zoned, South side of
Atherton, across from
Meadowcroft estates.

For: (1) To construct units at zero feet
front setback, 25 feet required.
(2) To exceed building density, 5.6
units per acre requested. 3.5 units
required.
(3) To exceed the percentage of
common walls. 25% required, up to
100% requested.
(4 Votes required)

R. Morris explained their plans for this condominium development. All setbacks will meet requirements except the front which they are asking for 0 feet. He reviewed the reasons for variance part 2 and 3. He said in most other municipalities the ordinances allow this type of construction. They will install all watermains and sewer lines. If this is denied, it will be a financial hardship.

In the audience John Seeland, 4370 E. Atherton spoke about his concerns about the water runoff and drainage. J. Major said the ponds are designed to hold all water until the drains were able to take care of it. They will take care of their own water. John Schaefer, 4378 E. Atherton, spoke on the development of adjoining property. John T. Hubbard, 2464 Meadowcroft asked about the setbacks. Jim Peters, 4354 E. Atherton, asked about the construction starting date.

M. Kempf, 2229 S. Center, said the Robertson drain does get cleaned out every so often. She then asked about the storm and sewer drains. Levi Parish, Pastor of a church on Atherton Road was concerned about the traffic on Atherton Road.

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T. Strasser reviewed a comparison sheet on structures for rent versus for sale. He said this development will be above average in design and in building materials. He further explained the common walls would be no problem.

D. Gooding asked if the residents would be parking in the right-of-way in their driveways. R. Morris said some would, and others wouldn't. He said they have plans for over-flow parking.

T. Hammon asked about the water supply, retention ponds and the ordinance on Cluster housing. S. Welliver asked if there were plans to update our ordinance in the future to cover condominiums. T. Strasser said no. J. Major said only if the City should get more calls for this type of construction. I. Hohloch spoke on the Genesee County Drain Commission, he said they have very fine engineers who regulate the water run-off very well. H. Berry said this has been approved by the Planning Commission. Discussion followed on the zero feet front set-back.

Moved by Hohloch to deny Item #1 of ZBA #94-40. Motion died from lack of support.

Moved by Welliver, supported by Berry to approve ZBA #94-40 Item #1. D. Gooding spoke on his concerns about parking in the set-back area. Roll call showed motion failed, 3 yeas, 2 no's. Hohloch and Gooding casting the no votes.

Moved by Hohloch, supported by Welliver to approve ZBA #94-40, items #2 & 3. Roll call showed motion carried 5-0.

C. AUDIENCE PARTICIPATION:

No one wished to speak.

D. BOARD DISCUSSION:

There was no discussion.

The next regularly scheduled meeting of the Zoning Board of Appeals meeting will be held on Thursday, July 21, 1994, 7:00 P.M.

Meeting adjourned 8:38 P.M..

Respectfully submitted by: Jeanette Brown, Clerk's Office