

CITY OF BURTON
SPECIAL ZONING BOARD OF APPEALS MEETING MINUTES
DECEMBER 1, 1992 7:00 P.M.

MEETING CALLED TO ORDER AT 7:10 P.M. BY CHAIRMAN D. GOODING.

MEMBERS PRESENT: W. DEPOTTEY, K. COX, D. GOODING, H. BERRY, S. WELLIVER.

MEMBERS ABSENT: I. HOHLOCH, F. EDMONDS.

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

A. NEW APPLICATIONS:

1. ZBA #92-82

By: New Tech Development
3220 Robert T. Longway
Flint, MI 48506

Re: Q-391-Z C-3 Zoned
the W. 16 rods of E 32 rods
of N 30 rods of the NW 1/4 of
the NE 1/4 of NE 1/4 of Sec 34
T7N-R7E, City of Burton,
Genesee County, MI
(4354-4360 E. Bristol)

For: To construct an outside storage
area for contractors equipment.
(M-2 Use in a C-3 Zoned area).
(5 Votes required)

Neil Martz, 6384 S. Belsay Road spoke for New Tech Development and owner Mr. Sabo. He explained this property had been a specialty car dealership and now Mr. Sabo has an option to purchase. If this is approved, he will move his business to this location. This site is ideal for Mr. Sabo's business. There is a heated building, which he will renovate in front for offices and use the rear for storage of small type equipment and supplies. The outside storage area will be for his excavating equipment, which Mr. Sabo explained must be kept very clean and in good operating condition. He explained his business is a "white suit" operation. They clean up contaminated sites.

Mr. Martz said that adjacent businesses already have variances, where required, for outside storage of equipment. He also explained that Mr. Sabo intends to improve the drainage of the property. He said he has talked with the property owners in this area and none object to Mr. Sabo's plans. Gooding asked what type of equipment would be stored here. Mr. Sabo explained, a large back-hoe, two Bob Cats, and two regular backhoe's, also some other equipment. All of it will be kept clean and operational. Martz explained the hardship is with the property, due to the neighboring businesses which store equipment outside, this property does not attract the usual type of commercial businesses.

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Strasser commented on the need to stipulate the conditions on which this request is approved, if approved. Gooding asked if there were any residences in this area. Strasser said there were across the street. Welliver asked about re-locating the swale. Mr. Sabo said everything he plans will improve this property. He explained that his business is continually being inspected by companies that are awarding contracts to contractors like New Tech and everything must be in top condition. DePottey suggested setting limits on the equipment that can be stored there and then in a year or so Mr. Sabo could come back and ask for more. Mr. Sabo explained that he is planning on investing a large amount of money and he must know exactly what he can store there. Cox said based on the size of the property, storage of this type of equipment shouldn't create any problems. He feels this is a reasonable request since Mr. Sabo intends to plant live screening. Berry concurred with Mr. Cox. Strasser said that Mr. Sabo must go before Planning Commission for Site Plan Review.

Moved by DePottey, supported by Welliver to approve ZBA #92-82 with the stipulations that proper live screening be planted as presented on the site plan; relocating the drainage swale for better drainage; all equipment stored be operational; and for a length of time as long as the owners, Mr. Sabo and Mr. Jeff Martineau own the property. Roll call showed the motion carried 5-0.

B. AUDIENCE PARTICIPATION:

None.

C. BOARD DISCUSSION:

None.

The next regularly scheduled meeting of the Zoning Board of Appeals meeting will be held on Thursday, December 17, 1992, at 7:00 P.M.

Meeting adjourned 7:50 P.M.

Respectfully submitted by,

Jeanette Brown,
Clerk's Office