



CITY OF BURTON

ZONING BOARD OF APPEALS

JULY 17, 2014

Council Chambers

Regular Meeting

5:00 PM

**4303 S. CENTER ROAD
BURTON, MI 48519**

This meeting was opened by Commissioner Steve Welch at 5:15 PM.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Duane Haskins	Council Representative	Present	
Robert Walls	Planning Chairman	Present	
Terry Parker	Commissioner	Present	
Tracy Parker	Commissioner	Absent	
Scott Hynes	Commissioner	Absent	
Bobbie Weatherford	Commissioner	Late	5:15 PM
Steve Welch	Commissioner	Present	
Tim Rapacz	Alternate Commissioner	Present	
Robert Olsen	Alternate Commissioner	Present	

C. STAFF PRESENT

Amber Abbey, Deputy Planning Official
Lindsay Young, Clerk/Typist

D. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jun 19, 2014 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Terry Parker, Commissioner
SECONDER:	Robert Walls, Planning Chairman
AYES:	Haskins, Walls, Parker, Weatherford, Welch, Rapacz, Olsen
ABSENT:	Parker, Hynes

E. VARIANCE

1. Approve and authorize ZBA#14-12
 By: Valerie Allie
 4453 Deer Park Pass
 Grand Blanc, MI 48439

 Re: 6189 South Pond Pte
 59-36-559-031, R-1B Zone

For: To construct a new home that will be 10' from the front property line, 25' required.

Tanya Sassack of Burton spoke against the variance.

Elizabeth Moss of Burton said she would like to build a home that is comparable to the others in the neighborhood and needs the variance to do so.

Robin Rice of Burton spoke against the variance.

Lori Miller of Burton spoke against the variance.

Donna Johnston of Burton said she does not have a problem with the variance.

Amber Abbey said sales of City owned properties are not solicited, but listed on the City's website and in the local newspaper. The price for the property is based on the assessed value and everything is done by bid. The property is buildable and she recommends approval.

Mr. Haskins said the City does not solicit properties, the lot is buildable, so the City can't stop a house from being built on it and the variance is to make it conform to the neighborhood.

Mr. Walls asked if it was bid out.

Mrs. Abbey said it was and it was for sale for a while because no one wanted to deal with the variance.

Mr. Welch said the lots are for sale by bid and listed on the website.

Mr. Rapacz said it is the builder of the subdivision that people should be upset with.

Mr. Parker said he would rather see the house look like the other houses.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Terry Parker, Commissioner
SECONDER:	Duane Haskins, Council Representative
AYES:	Haskins, Walls, Parker, Weatherford, Welch, Rapacz, Olsen
ABSENT:	Parker, Hynes

2. Approve and authorize ZBA #14-13

By: James Cokley in c/o Blessed Sacrament Church
6340 Roberta St.
Burton, MI 48509

Re: 1504 S. Vassar Rd. Burton, MI 48509,
59-13-400-003, R-1C Zone

For: 1. To construct an RM-1, Multiple Family Residential use in an R-1C, Single Family Residential zone, for two senior priest housing development projects.
2. To construct two 6 unit dwellings that will exceed the maximum number of attached dwelling, 4 units allowed
3. To authorize no sidewalk requirement on Vassar Road.

4. To construct the required fence on the north and south property lines only.

James Cokley of Burton spoke regarding moving forward with construction and the reason for his hardship.

Diane Hayes of Burton said she has no objections to the project and asked what kind of fence would be constructed.

Mrs. Abbey said this is the same exact project that would have been off of Roberta. This is a better location because it has direct egress to a major road. There is no need for a sidewalk. She recommended approval contingent upon the combination of the two lots.

Mr. Parker said if anyone other than a religious institution wanted 4 variances it would get denied. He asked if retention ponds were required.

Mrs. Abbey said that is up to the Drain Commission.

RESULT:	CARRIED [5 TO 2]
MOVER:	Robert Walls, Planning Chairman
SECONDER:	Duane Haskins, Council Representative
AYES:	Haskins, Walls, Weatherford, Welch, Olsen
NAYS:	Parker, Rapacz
ABSENT:	Parker, Hynes

F. AUDIENCE PARTICIPATION

None.

G. BOARD DISCUSSION

Mrs. Abbey said she measured the signage at the corner of Center and Davison and it is fine.

The next regularly scheduled meeting will be held on Thursday, August 21, 2014 at 5:00 p.m.

H. MEETING ADJOURNED AT 5:57 P.M.