



CITY OF BURTON ZONING BOARD OF APPEALS

JUNE 19, 2014

Council Chambers

Regular Meeting

5:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

ATTENTION APPLICANT:

In order to prove you are entitled to a variance, you should be prepared to show how your property meets the conditions listed:

1. The difficulty must be unique to your property and not generally shared by others in the same zoning district, and would constitute a hardship.
2. The variance will not adversely affect the public health, safety and welfare, or be contrary to the spirit and intent of the Ordinance.

The burden of demonstrating that the above conditions exist on your property falls on you, the applicant. The Zoning Board of Appeals will not argue or present your case for you.

A. CALL TO ORDER

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

B. MINUTES APPROVAL

1. Zoning Board of Appeals - Regular Meeting - May 15, 2014 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Bobbie Weatherford, Commissioner
SECONDER:	Scott Hynes, Commissioner
AYES:	Haskins, Walls, Parker, Parker, Hynes, Weatherford, Welch
EXCUSED:	Rapacz, Olsen

C. AGENDA ITEMS

1. ZBA #14-09
By: Joel Bredow

1142 Brabbs St.
Burton, MI 48509

Re: 1142 Brabbs St., Burton, MI 48509
59-13-503-077

For: To exceed the allowable square footage of accessory structures by 372 sq ft
for the construction of a 576 sq ft detached garage. (4 Votes Required)

Joel Bredow of Burton said he runs a machine shop from his garage and needs more room for storage.

Mrs. Abbey said there is no hardship unique to the property and therefore recommended denial.

Mr. Parker said the Board has been generous with the square footage allowed for accessory structures. He suggested Mr. Bredow erect a structure that would still be within the square footage of the ordinance.

Mr. Walls questioned if Mr. Bredow was running a business.

Mr. Bredow replied he is zoned commercial and there is no traffic. He repairs things out of his garage.

Mrs. Abbey said if it is a residential property then a business is not allowed.

Mr. Bredow was encouraged to see the DPW to go through the proper approvals for his business.

RESULT:	FAILED [0 TO 7]
MOVER:	Terry Parker, Commissioner
SECONDER:	Bobbie Weatherford, Commissioner
NAYS:	Haskins, Walls, Parker, Parker, Hynes, Weatherford, Welch
EXCUSED:	Rapacz, Olsen

2. ZBA #14-10

By: Kenneth Stearns
1158 Kra Nur Dr.
Burton, MI 48509

Re: 1158 Kra Nur Dr., Burton, MI 48509
59-12-526-047

For: To exceed the allowable square footage of accessory structures by 178 sq ft
for the construction of a 1,040 sq ft detached garage. (4 votes required)

Ken Stearns of Burton said his neighbors do not oppose his project. This would be a separate structure.

Mrs. Abbey said there is no hardship unique to this property and a smaller structure could be erected. She recommended denial.

RESULT:	FAILED [0 TO 7]
MOVER:	Terry Parker, Commissioner
SECONDER:	Bobbie Weatherford, Commissioner
NAYS:	Haskins, Walls, Parker, Parker, Hynes, Weatherford, Welch
EXCUSED:	Rapacz, Olsen

3. ZBA #14-11

By: Bubba O'Malley's
1076 S. Belsay Rd.
Burton, MI 48509

Re: 1076 S. Belsay Rd. Burton, MI 48509
59-14-526-035 / 59-14-526-037

For: To conduct an outdoor recreational use on July 11, 2014 in conjunction with the Dash Bash. (5 Votes Required)

This application was cancelled and will be heard at a later date.

D. AUDIENCE PARTICIPATION

Wendy Bennett of Burton said in reference to Bubba O'Malley's, there are noise issues and she would like them to erect a fence or something to eliminate some of the noise when they are having outdoor functions.

Ralph LaDuke of Burton said he has issues with businesses who don't follow through on site plans. In regards to Bubba O'Malley's, Mr. Fick is in violation and it has been 6 months and nothing has been done. He doesn't understand why they haven't been tagged.

Mrs. Abbey said she is aware they are in violation and hopefully the issues will be resolved before they come before the Board.

E. BOARD DISCUSSION

Mr. Hynes said the signs at the Marathon Station at Center and Davison Road look too big.

Mrs. Abbey would look into that.