



CITY OF BURTON

ZONING BOARD OF APPEALS MEETING

APRIL 16, 2026

AGENDA

Council Chambers

Regular Meeting

5:00 PM

**4303 S. Center Road
Burton, MI 48519**

A. Call To Order

B. Pledge of Allegiance to the Flag of the United States of America

LED BY: Chairman Tim Rapacz

C. Roll Call

D. Staff Present

E. 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: The difficulty must be unique to your property, not generally shared by others in the same zoning district, and would constitute a hardship. 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.

F. Audience Participation

Now is the time set aside for members of the audience to address the Zoning Board of Appeals. I would ask each individual to give their name and address for the record, limit their comments to three (3) minutes, and speak on topics germane to City business.

G. Approval of Minutes

1. Zoning Board of Appeals Meeting Thursday, March 19, 2026 at 5:00 PM.

H. Variance

1. **ZBA 26-05**

By: Holly Overfield for Dort Hwy Dispo
2512 E. Bristol Rd., Burton, MI

Re: 2512 E. Bristol Rd., Burton, MI
Parcel ID 59-32-530-061 Zoned M-1 Light Industrial

For: To conduct outdoor events on weekends and holidays for one year.

2. **ZBA 26-06**

By: Keith Neville
310 S. 900 E., Kaysville, UT 84037

Re: 2077 E. Boatfield Ave., Burton MI 48529
Parcel ID 59-32-501-228 Zoned R-1C Single Family Residential

For: To expand an RM multifamily use for 3 dwelling units in a R-1C single family residential zone.

3. **ZBA 26-07**

By: Thomas Etue
3341 E. Mount Morris Rd., Mount Morris MI 48458

Re: Parcel ID 59-11-100-007 – Davison Road Zoned RO Restricted Office

For: To conduct a single family residential use in a restricted office zone.

4. **ZBA 26-08**

By: Joyful Dwellings LLC
8383 Henderson Rd., Goodrich MI

Re: Parcel ID 59-21-529-098 – Loder Zoned RO Restricted Office

For: To conduct a single family residential use in a restricted office zone.

I. Board Discussion

J. The next regularly scheduled meeting will be held on Thursday, May 21, 2026 @ 5:00 PM.

K. Meeting Adjournment

Agendas and minutes may be found at www.burtonmi.gov.



CITY OF BURTON
ZONING BOARD OF APPEALS MEETING
MARCH 19, 2026
MINUTES

Council Chambers	Regular Meeting	5:00 PM
	4303 S. Center Road Burton, MI 48519	

A. Call To Order

Chairman Tim Rapacz called the meeting to order at 5:03 PM.

B. Pledge of Allegiance to the Flag of the United States of America

LED BY: Chairman Tim Rapacz

C. Roll Call

Present: Board Member Rick Fuhst, Board Member Tim Rapacz, Board Member Joey Richvalsky, Board Member Kevin Burge, Board Member Gary Kautz, Board Member Jim Craig, Council Vice-President Gary Wines
Absent: None.

D. Staff Present

Leandra Swayne, Deputy Planning and Zoning Official
Joy Roe, Deputy Clerk

E. 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: The difficulty must be unique to your property, not generally shared by others in the same zoning district, and would constitute a hardship. 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.

F. Audience Participation

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None.

G. Approval of Minutes

1. Zoning Board of Appeals Meeting February 19, 2026 at 5:00 PM.

Motion by Council Vice-President Wines, second by Board Member Richvalsky, to Approve February 19, 2026 Minutes.

Voting Yes: Rick Fuhst, Tim Rapacz, Joey Richvalsky, Kevin Burge, Gary Kautz, Jim Craig, Gary Wines

Voting No: None
Motion Passed 7 - 0.

H. Variance

1. ZBA 26-04
By: Gabrielle Stergiopoulos, 606 Burroughs Ave., Flint MI 48507
Re: 3189 S. Belsay Rd., Burton MI, Parcel ID 59-25-501-036, Zoned R-1B
Single-Family Residential
For: To construct a single-family residential home with a side yard setback of 7.9 feet when 10 feet required.

Gabrielle Stergiopoulos of 606 Burroughs Ave. in Flint spoke about having the property structure staked for the build and somehow things moved, and the back corner is 2.1 feet off from the allowed setback.

Thomas Stergiopoulos of 3209 Belsay Rd. spoke about the water issue and how he had an engineer come out to examine the way the drainage works in that area and stated it was not coming from the property of the variance. He also spoke about a possible reason why the foundation is encroaching on the other property.

Lee Hagedorn of 3157 S. Belsay Rd. spoke about having an increase in water encroachment since construction started.

Nicholas Nims of 3135 S. Belsay Rd. spoke about the water issue and DPW nor the Drain Commission are taking responsibility for the problem and the residents are paying the price.

Cindy Vizcarra of 3127 S. Belsay Rd. spoke about the flooding that is occurring in her backyard getting worse as time goes on.

Mr. Rapac read a letter into the record from Ryan and Michaela Reason of 3175 S. Belsay Rd.

Mrs. Swayne gave some details about the property, including the location and zoning. She addressed the water issue being on private property and stated that the setback being at 7.9 instead of the required 10 feet closer to the property line isn't going to change the water issue.

Discussion continued about the water issue.

Motion by Board Member Fuhst, second by Board Member Kautz, to Approve ZBA 26-04.
Voting Yes: Rick Fuhst, Tim Rapacz, Joey Richvalsky, Kevin Burge, Gary Kautz, Jim Craig, Gary Wines
Voting No: None
Motion Passed 7 - 0.

I. Board Discussion

Mr. Burge stated Saturday March 28, 2026 is the City of Burton Easter Egg Hunt event at City Hall. It will take place inside and outside with the Easter bunny, balloon twister, face painters, sweet treats and more.

Mrs. Swayne asked the board members if they still want the paper copies of the agenda and

the packets because it is getting costly to send out and the mail isn't as reliable as it once was.

Discussion ensued about receiving them through email and picking them up in the DPW office instead of mailing them prior to the meeting.

J. The next regularly scheduled meeting will be held on Thursday, April 16, 2026 @ 5:00 PM.

K. Meeting Adjournment

The meeting adjourned at 5:46pm.

[MIN_SIGNATURES]