



CITY OF BURTON

ZONING BOARD OF APPEALS MEETING

JUNE 18, 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 May 21, 2026 at 5:00 PM.

H. Variance

1. ZBA 26-11

By: Tarek Jarayseh – Dort Hwy. Used Cars, 3189 S. Dort Hwy., Burton MI
Re: 3095 S. Dort Hwy., Burton MI, Parcel ID 59-28-501-192, Zoned C-2 General Business

For: To conduct an M-1 light industrial use in a C-2 general business zone for used car sales.

I. Board Discussion

J. The next regularly scheduled meeting will be held on Thursday, July 16, 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
MAY 21, 2026
MINUTES

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

Present: Board Member Rick Fuhst, Board Member Tim Rapacz, Board Member Joey Richvalsky, Board Member Kevin Burge, Board Member Patrick Dargel, City Council Member John Wright

Absent: Board Member Mitch Young

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

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.

None.

G. Approval of Minutes

1. Zoning Board of Appeals Meeting Thursday, April 16, 2026 at 5:00 PM.

Motion by Board Member Richvalsky, second by Board Member Dargel, to Approve April 16, 2026 Regular Meeting Minutes.

Voting Yes: Rick Fuhst, Tim Rapacz, Joey Richvalsky, Kevin Burge, Patrick Dargel, John Wright

Voting No: None

Motion Passed 6 - 0.

H. Variance

1. ZBA 26-09

By: John G. Ray, 4406 Oheren St., Burton MI
Re: 4406 Oheren St., Burton MI, Parcel ID 59-33-551-029, Zoned R-1B Single Family Residential
For: To exceed the buildable allowance for accessory structure by 356 square feet. Allowed 1,512 square feet, requesting 1,868 square feet

John Ray of 4406 Oheren St. stated I would like to exceed the buildable allowance by 356 feet to be able to store my lawn equipment, my boat, and other things inside so they are protected.

Mrs. Swayne gave some details about the property and asked the applicant to clarify the structures on the property. You do have accessory structures on the property, you can only have two accessory structures on the property, and you if approved, you will only be exceeding by 356 square feet.

Mr. Ray said correct.

Discussion ensued about the plans for the accessory structures.

Motion by Board Member Burge, second by Board Member Richvalsky, to Approve ZBA 26-09 with the stipulation of 216 additional square feet..

Voting Yes: Rick Fuhst, Joey Richvalsky, Kevin Burge, Patrick Dargel

Voting No: Tim Rapacz, John Wright

Motion Passed 4 - 2.

2. ZBA 26-10

By: Gregory Streeter, 2095 S. Irish Rd., Davison MI
Re: 3344 E. Bristol Rd., Burton MI. Parcel ID 59-33-526-030, Zoned M-1 Light Industrial
For: To conduct an M-2 General industrial special use in an M-1 Light industrial zone for outside storage of equipment.

Gregory Streeter of 2095 S. Irish Rd. spoke about the property and gave specifics about what the plans are to do.

Ron Hammon of 3346 E. Bristol Rd spoke in favor of the variance.

Mrs. Swayne stated some details about the location, gave a recommendation of approval with stipulations of a fence and no equipment stored outside on the west side of the building.

Discussion ensued about the equipment that would be stored there, the type of fencing that would be put up, and the trees along the property line.

Motion by Board Member Dargel, second by City Council Member Wright, to Approve ZBA 26-10 with the stipulation of all outdoor storage to be on the East side of the property's building and the fencing on the North and East side be a six foot privacy fence. .

Voting Yes: Rick Fuhst, Tim Rapacz, Joey Richvalsky, Kevin Burge, Patrick Dargel, John

Wright
Voting No: None
Motion Passed 6 - 0.

I. Board Discussion

Mr. Burge reminded everyone about the Memorial Day events starting with the race in the morning.

Mr. Dargel mentioned the Rock and Roll and Blues festival at the Burton Eagles on Saturday.

J. The next regularly scheduled meeting will be held on Thursday, June 18, 2026 @ 5:00 PM.

K. Meeting Adjournment

Meeting ajourned at 5:41pm.
[MIN_SIGNATURES]