

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MEETING MINUTES
OCTOBER 15, 2009, 6:00 P.M., COUNCIL CHAMBERS
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Steve Welch called the Meeting to order at 6:00 p.m.

MEMBERS PRESENT: Parker, Welch, Hynes, Scott, Bennett, Grantner and Parker.

MEMBERS ABSENT: Weatherford and Haskins.

OTHERS PRESENT: T. Strasser, DPW Representative and M. Snow, Clerk's Office.

Bennett moved and Mr. Parker seconded to approve the Regular ZBA Meeting minutes of September 17, 2009 at 6:00 p.m. Motion carried 7-0.

NEW APPLICATIONS:

1. ZBA #09-16

BY: Shirley Eason
123 Perry Rd.
Grand Blanc, MI 48439

RE: 2064 Williamson

FOR: To construct a 6' privacy fence in the front yard of Williamson. (5 votes required)

Shirley Eason, 123 Perry, said there is no way to show where her property ends and her deed said nothing of a shared drive. She would like to erect a fence to provide privacy for the property.

AUDIENCE PARTICIPATION:

Lori and Beau Kime, 2060 Williamson, objected to the variance and said if a fence is put up, their view of the road will be blocked.

Mr. Strasser talked to Attorney Austin and he said the shared driveway is not the City's concern. Mrs. Eason's home is at the rear of the property and the fence can go to the front of it.

BOARD DISCUSSION:

Mr. Hynes was concerned how far the fence will be from the road so it does not impair vision.

Mr. Welch was concerned about the fence infringing on the driveway.

Mr. Strasser said we base where the fence will go on the application submitted.

BOARD RECOMMENDATIONS AND/OR ACTION:

Mr. Parker moved and Scott seconded to approve ZBA #09-16. Motion carried 6-1, with Bennett voting no.

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2. ZBA #09-17

BY: Catholic Charities-Mr. Rogers Program
901 Chippewa
Flint, MI 48501

RE: G-2130 S. Center
Lot 48 of Frost Gardens

FOR: The growing and selling of vegetables
offsite in a greenhouse, to be constructed.
SE Suburban Estate uses in a C-2 zoned
area. Size of greenhouse is 30' x 96'.
(5 votes required)

Greg Gaines, 2255 Abbey Ct, of Ebenezer Church requested a variance to erect a greenhouse, which would create teamwork and responsibility for youth and food for senior citizens. Produce will be sold at the Farmers Market. The program received a grant through Kellogg, which enabled them to purchase a greenhouse, shed and truck.

Adam Montri, 422 Plant and Soil Sciences Bldg, of Michigan State University Department of Horticulture, assists in maintaining greenhouses, which increase activities for young people. There would be no fans for circulation and there is passive ventilation for the crops to survive.

Stephen Arellano, 1111 E. Court, of the Ruth Mott Foundation, said the organization is great for youth and participation at the farmers market. He supported the project.

Mr. Strasser recommended approval.

BOARD DISCUSSION:

Mr. Grantner asked how crops would flourish without heat.

Mr. Montri named vegetables that go dormant to withstand the cold.

BOARD RECOMMENDATIONS AND/OR ACTION:

Mr. Parker moved and Scott seconded to approve ZBA #09-17 with the stipulation that if the structure is torn down, the variance is no longer valid. Motion carried 7-0.

3. ZBA #09-18

BY: Guy Burns
5176 Kendall
Burton, MI 48509

RE: South 86' of Lots 65 & 66 of Vodden Little
Farms #1.

FOR: 4' chain link fence in the front yard setback
of Sunnydale. (5 votes required)

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Guy Burns, 5176 Kendall, said he wants to erect a fence because his neighbor's dogs frequently come in his yard and make him uneasy.

AUDIENCE PARTICIPATION:

Rick Bridgett, 1260 Sunnydale, said he would have difficulty viewing the road with a fence there. He opposed the request.

Mr. Strasser did not have a recommendation.

BOARD DISCUSSION: None.

BOARD RECOMMENDATIONS AND/OR ACTION:

Bennett moved and Grantner seconded to approve ZBA #09-18. Motion carried 6-1, with Hynes voting no.

4. ZBA #09-19

BY: Rick Andrews
3271 Eastgate
Burton, MI 48519

RE: 4496 Commercial Ave.

FOR: To construct a 12' x 16' shed "Accessory structure" in a front yard setback.
(5 votes required)

Rick Andrews, 3271 Eastgate, said he needs more space and would like to build a shed, which would be in front of his existing shop.

AUDIENCE PARTICIPATION: None.

Mr. Strasser said the shed would be out of site and was started before a permit was given but the building inspector said Mr. Andrews is allowed to proceed with a permit.

BOARD DISCUSSION:

Mr. Welch asked if there was a complaint filed. Mr. Andrews said there wasn't, he simply came in to get the permit after already starting.

BOARD RECOMMENDATIONS AND/OR ACTION:

Hynes moved and Grantner seconded to approve ZBA #09-19. Motion carried 7-0.

AUDIENCE PARTICIPATION: None.

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BOARD DISCUSSION:

Discussion ensued regarding upcoming vacancies being filled after the November 2009 election.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, November 19, 2009 at 6:00 p.m.**

Meeting adjourned at 7:00 p.m.

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