



# CITY OF BURTON

## BURTON PLANNING COMMISSION MEETING

AUGUST 11, 2020

### AGENDA

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**Council Chambers**

**Regular Meeting**

**5:00 PM**

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

#### **A. MEETING INFORMATION**

Planning Commission  
Hosted by Racheal Boggs

Tuesday, Aug 11, 2020 2:00 pm | 2 hours | (UTC-07:00) Pacific Time (US & Canada)

Meeting number: 126 289 3387

Password: wiWKMqfe925 (94956733 from phones and video systems)

<https://cityofburton.my.webex.com/cityofburton.my/j.php?MTID=m6776bdf156fb85b712afe85d886ae678>

Join by video system

Dial 1262893387@webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Join by phone

+1-415-655-0001 US Toll

Access code: 126 289 3387

#### **B. PLEDGE OF ALLEGIANCE**

#### **C. ROLL CALL**

#### **D. STAFF PRESENT**

#### **E. APPROVAL OF MINUTES**

1. Planning Commission - Regular Meeting - Mar 12, 2020 5:00 PM

2. Planning Commission - Regular Meeting - Jul 14, 2020 5:00 PM

#### **F. SPECIAL USE**

1. 5:00pm SPR #20-27

By: Alexa Development  
61 Interstate Lane  
Waterbury, CT 06705

Re: 1145 N. Belsay Rd. Burton, MI 48509

For: To conduct an indoor self-storage facility

#### **G. SITE PLAN REVIEW**

1. 5: 30 pm                      SPR #20-28

By:        Andrew Johnson  
             5053 E. Court St.  
             Burton, MI 48509

Re:        5053 E. Court St. Burton, MI 48509

For:       Addition to the Building

2. 5:45pm        SPR #20-30

By:        Genesee County Drain Commission – Division of Water and Waste  
             Services  
             4610 Beecher Rd.  
             Flint, MI 48532

Re:        3063 S. Center Rd. Burton, MI 48619  
             59-27-100-003 / C-2 Zoned

For:       Construction of a public utility water infrastructure

#### **H. ADMINISTRATIVE SITE PLAN REVIEW**

1. SPR #20-31

By:        Joseph Shelby  
             4020 Pebble Ridge Ct.  
             Fenton, MI 48430

Re:        3434 S. Dort Hwy. Burton, MI 48529

For:       Office and Indoor Vehicle Storage

2. SPR #20-29

By:        Antonio Mogzliniski  
             3313 Larchmont  
             Flint, MI 48503

Re:        4449 Saginaw St. Burton, MI 48529

For:       Salon

3. SPR #20-26

By:        Axela Dvelopment  
             61 Interstate Ln.  
             Waterbury, CT 06705

Re:        1145 N. Belsay Rd. Burton, MI 48509

For:       Indoor Storage Units once Special Use approval has occurred, no  
             construction

## 4. SPR #20-25

By: Loves Furniture  
32301 Woodward Ave.  
Royal Oak, MI 48073

Re: 4134 Davison Rd. Burton, MI 48509

For: Warehousing and Distribution

## 5. SPR #20-24

By: Sophia Eldridge  
1454 Hill Top Dr  
Grand Blanc MI 48439

Re: 1079 Bristol Rd. Burton, MI 48529

For: Beauty Salon

## 6. SPR #20-23

By: Alecia Dillon  
6504 Buckshore Dr  
Whitmore Lake, MI 48189

Re: 3075 Joyce St Burton MI 48529

For: Office Security

## 7. SPR #20-22

By: Iresha Dorsey  
511 Continental Ct

Re: 3354 S. Saginaw Burton MI

For: Food, Beverage and Ice Cream

## 8. SPR #20-21

By: Sharena Wilson  
726 Collingwood Dr.  
Davison MI 48423

Re: 4381 Davison Rd Burton MI 48509

For: Salon

## 9. SPR #20-20

By: Steven R. Myers Jr.  
5476 Lippincott Blvd.  
Burton MI 48519

Re: 5501 Lapeer Rd Burton MI 48509

For: Personal Office Space

10. SPR #20-19

By: Rodney A. Mersino Jr.  
7436 Foxbury Ct

Re: 2475 E. Judd Burton MI 48529

For: Change of Ownership- Light Industrial- Mersino Dewatering Inc.

11. SPR #20-18

By: Rodney A Mersino Jr.  
7436 Foxbury CT

Re: 4244 S. Dort Hwy Burton MI

For: Change of Ownership – Light Industrial- Mersino Dewatering Inc.

12. SPR #20-17

By: Tonya Dixon  
835 Alexandrene Ave.  
Mount Morris MI

Re: 4545 E Court St Burton MI 48509

For: Nails & Jewelry Sales

## **I. AUDIENCE PARTICIPATION**

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

Public comment may be sent to; [publiccomment@burtonmi.gov](mailto:publiccomment@burtonmi.gov)

Comments received prior to the start of the meeting will be read into the record.

## **J. BOARD DISCUSSION**

The next regular scheduled Planning Meeting will be held on September 8, 2020 @ 5:00 PM.

Agendas and minutes may be found at [www.burtonmi.gov](http://www.burtonmi.gov)





**CITY OF BURTON**  
**BURTON PLANNING COMMISSION MEETING**  
**MARCH 12, 2020**  
**MINUTES**

**Council Chambers**

**Regular Meeting**

**5:00 PM**

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

**This meeting was opened by Chairperson Deb Walton at 5:00 PM.**

**A. PLEDGE OF ALLEGIANCE WAS LED BY KEVIN BURGE**

**B. ROLL CALL**

| <b>Attendee Name</b> | <b>Title</b> | <b>Status</b> | <b>Arrived</b> |
|----------------------|--------------|---------------|----------------|
| Duane Haskins        | Mayor        | Excused       |                |
| Vaughn Smith         | Councilman   | Excused       |                |
| Kevin Burge          | Vice Chair   | Present       |                |
| Mary Ann White       | Commissioner | Present       |                |
| Tom Gorang           | Commissioner | Excused       |                |
| Deb Walton           | Chairperson  | Present       |                |
| John Benthall        | Commissioner | Present       |                |
| Don Jones            | Commissioner | Present       |                |
| Lisa Williams        | Commissioner | Present       |                |

**C. STAFF PRESENT**

Amber Abbey, Interim Deputy DPW Director  
 Lindsey Bice, Records Tech  
 Leandra Swayne, Records Tech

**D. APPROVAL OF MINUTES**

1. Planning Commission - Regular Meeting - Dec 10, 2019 5:00 PM

|                  |                                                 |
|------------------|-------------------------------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>                     |
| <b>MOVER:</b>    | Kevin Burge, Vice Chair                         |
| <b>SECONDER:</b> | Don Jones, Commissioner                         |
| <b>AYES:</b>     | Burge, White, Walton, Benthall, Jones, Williams |
| <b>EXCUSED:</b>  | Haskins, Smith, Gorang                          |

**E. NOMINATIONS**

1. Approve and Authorize Deb Walton for Planning Commission Chairperson from March 2020- December 2020.

Minutes Acceptance: Minutes of Mar 12, 2020 5:00 PM (Approval of Minutes)

**RESULT:** CARRIED [UNANIMOUS]  
**MOVER:** Mary Ann White, Commissioner  
**SECONDER:** Don Jones, Commissioner  
**AYES:** Burge, White, Walton, Benthall, Jones, Williams  
**EXCUSED:** Haskins, Smith, Gorang

2. Approve and Authorize Kevin Burge for Planning Commission Vice Chairperson from March 2020- December 2020.

**RESULT:** CARRIED [UNANIMOUS]  
**MOVER:** Mary Ann White, Commissioner  
**SECONDER:** John Benthall, Commissioner  
**AYES:** Burge, White, Walton, Benthall, Jones, Williams  
**EXCUSED:** Haskins, Smith, Gorang

## F. PUBLIC HEARING

1. SPR #20-06 / ZC#327

By: City of Burton  
 4303 S. Center Rd.  
 Burton, MI 48519

Re: Chapter 157 Text Amendment

For: TO REGULATE Temporary uses including roadside stands, seasonal sales, sidewalk sales, special events, and mobile food vending.

Mrs. Abbey stated a month ago, the City Council Legislative Committee met and wanted to amend our ordinance for roadside stands. When doing my reviews of other local ordinances and where everyone had these temporary ordinances it became evident that this should be a zoning ordinance instead of a stand alone, police powered ordinance. I went to the meeting to speak with the legislative committee and they all agreed. We prepared an ordinance draft and that's what brings us here today. In previous years, we have regulated these types of uses under the road side stand permitting, which was an ordinance under the Clerk's Office. Putting it in the zoning ordinance will allow the zoning officer to have more regulation over it and we have also made the uses more specific. Before it was really only used for fireworks and the occasional food tent. Last year, we had a business that put up a tent under the road side stand permit and decided to run it almost like a resale shop. That brought this need for regulation. The first part is the definition of what these uses are and what they make up. They will not be allowed to impede the right of way and must have parking, they have to be clean and sanitary at all times, they must have written permission from the property owner if they are not the property owner, they must be able to accommodate the amount of parking spaces that the principal business needs to use. The applications are due 15 days prior to the meeting. The permit fee is set by Council, we already have a \$100.00 permit fee in place and a \$500.00 clean-up deposit. Should that not be enough, we have stated in the contracts that we can collect the amount it costs us to clean up that exceeds

\$500.00 by other means. Then we get a little more specific about the uses, the first one is a temporary roadside stand. This involves tents, trucks, stands or anything else that they are using as an accessory. We will allow them for 10 days as the actual use of the operation and then 15 days for their stuff. This will allow the extra days for set-up and take down. They do always have the option of going in front of the Planning Commission and getting a special use permit to do something more. Their enclosures must meet all of our set backs, and all items must be new and pre packaged at a separate location so what they can't do is set up a flea market and call it a road side stand. For seasonal sales, this is only intended for agricultural products, such as Christmas trees, mums or pumpkins, we will allow those to be 30 days. For businesses that exist having sidewalk sales, they cannot have tents, trailers or structures. It has to be directly in front of the business, not in the parking lot and the items must be what you sell in your store. The biggest concern was special events like Back to the Bricks, or when vendors come out to the Trick or Treat Trail. In this circumstance when the special event was approved or a public event then they would be exempt from an additional permit. This doesn't mean they don't need permission or health department approval, it just means they do not need a special permit from us if they are part of the event. Under mobile food vending, this will include the stands as well as the trucks that are there. This would include vendors on private property and does not include vendors parked on the side of the roads. Ice cream trucks would not be included in this. We added restrictions on them, we want to see their health department approval and what they are selling. We want them to have garbage cans outside for clean-up purposes. They have to comply with the noise ordinance so we need to know their hours of operation. We want to make sure our events are not overcrowded with vendors so we have a 500 foot rule. The mobile food trucks would have to park 500 feet away from events as to not take away from the event. When we do this we will be repealing the existing road side stand ordinance that is in place and this will clarify it.

|                  |                                                 |
|------------------|-------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>                      |
| <b>MOVER:</b>    | Kevin Burge, Vice Chair                         |
| <b>SECONDER:</b> | Lisa Williams, Commissioner                     |
| <b>AYES:</b>     | Burge, White, Walton, Benthall, Jones, Williams |
| <b>EXCUSED:</b>  | Haskins, Smith, Gorang                          |

## G. ADMINISTRATIVE SITE PLAN REVIEW

### 1. SPR #20-01

By: Lapeer Steel Inc.  
3465 Diehl Rd.  
Metamora MI 48455

Re: 3162 E Hemphill Rd  
Burton MI 48529

For: Steel Fabrication

## 2. SPR #20-02

By: Jeremy McDowell  
51 Green Valley Rd  
Flint MI 48506

Re: 4232 S Dort Hwy  
Burton MI 48529

For: Car Lot

## 3. SPR #20-03

By: Andrew Johnson  
5053 E Court St N.  
Burton MI 48509

Re: 5053 E Court St. N. Suite A  
Burton MI 48509

For: Automotive Wholesaler

Mr. Burge asked, is this the same thing that goes on, on Center Road at the Maple Leaf place where one salesman leaves and another one comes in?

Mrs. Abbey stated yes exactly. So that's where you will see the Suite A, Suite G, Suite H type thing. They are basically just desks within their building.

Mr. Jones asked, is this wholesale, not retail?

Mrs. Abbey stated correct.

## 4. SPR #20-04

By: Andrew Johnson  
5053 E. Court St N.  
Burton MI 48509

Re: 5053 E Court St N. Suite G  
Burton MI 48509

For: Dealers License- Automotive Wholesaler

## 5. SPR #20-05

By: Andrew Johnson  
5053 E Court St N.

Burton MI 48509

Re: 5053 E Court St N. Suite H  
Burton MI 48509

For: Dealer License – Automotive Wholesaler

## H. AUDIENCE PARTICIPATION

None.

## I. BOARD DISCUSSION

Mrs. White asked about South Saginaw Street and Hemphill, there is a gentleman out there with a 55gal drum that makes ribs and hot dogs.

Mrs. Abbey stated he shouldn't be there anymore, he has been gone for a while. How long ago was that?

Mrs. White stated I have seen him out on the nice days but he was out almost every day last summer.

Mrs. Abbey stated that is the problem with our old permit, it didn't have time frame requirements. He was legal and did have a permit. Our old ordinance wasn't good for enforcement, it didn't have time limits so they would tell me how long they wanted to be out there and I couldn't say no. He has received his money back, his bond and everything a few months ago so he shouldn't have been there in the last couple of months. If you have seen him there since then that would be a problem. So chances are he isn't there anymore.

Mrs. White stated probably not.

Mrs. Abbey stated if you do happen to see somebody, let me know.

Mrs. Williams asked about the grill that is located off Bristol Road across from Dotty's Pet Supply. The smoke is always so bad at times it's distracting to the traffic in that area making it hard to see.

Mrs. Abbey stated that is not covered under this ordinance because they are not selling from that grill therefore they are not a food vendor, they are smoking for what they do inside the business that is already there. That doesn't mean there isn't something we can't do. I won't say they aren't exempt from enforcement and I do have the code enforcement officer looking into this.

Mrs. Williams stated yea because they have it pulled over by the road.

Mrs. Abbey stated yes, they have it by the catwalk in that parking lot area, I know exactly where it's at. Unfortunately that's not covered in this ordinance because that is not where they are selling from. However, I won't say they are exempt from enforcement.

Mrs. Williams stated I was at Dotty's the other day and I was like holy cow.

Mrs. Abbey stated I can't do anything about the smell, but we can't have the smoke getting out into the road and impeding traffic.

Mrs. Walton stated he is burning wood now.

Mrs. Williams asked is that why, because I was at Dotty's the other day and it is a lot more smoke.

Mrs. Abbey stated I was told there is a picture that I am going to be able to see.

Mr. Burge asked, is this for commercial and residential?

Mrs. Abbey stated no, this is for commercial businesses.

Mr. Burge stated so residents can still have their garage and yard sales.

Mrs. Abbey stated yes, we already have an ordinance in place for garage sales that allows you to have them for six days a year.

Mr. Burge asked, does every business that is participating in the Back to the Bricks have to pay the \$100.00 fee?

Mrs. Abbey stated no, that is the exemption. When there is a special event they are exempt from permitting for that time frame as long as they are part of the event.

Mr. Burge asked what if someone has a bar and they have a food truck come in for a Friday and Saturday night, then maybe back a couple weeks later. Is the time frame 30 running calendar days or can it be broke up into a few days here and there?

Mrs. Abbey stated the 30 days is for agricultural sales only. I can add the word consecutive to the end of that if you would like because I would enforce it as 30 consecutive days.

Mr. Burge asked back to my question on the food truck at a bar, would he have to get a permit every time just to be there for a couple of days?

Mrs. Abbey stated technically yes. If we knew about it we would give notice to the property owner at that point because they would be the one allowing them to come there in violation of the ordinance. What we are discussing more is people who are set up in the same location for periods of time and not taking their stuff down.

Mr. Jones stated I think the intent here is to make it formal if the vendors are there as part of an event. They have registered, they have a booth, they are now formally part of the event and it isn't someone who can just pull up and set up shop during an event.

Mrs. Abbey stated no and that is why it say's they have to be approved by the designated event sponsor.

Mr. Jones stated that is important, we want to have those people. Sometimes there might be business owners out there scooping ice cream at the Back to the Bricks event and we do not want to restrict that.

Mrs. Abbey stated that would be one of those special events. The City Council approves to be a part of Back to the Bricks. When they do that it is a public event approved by the governmental agency. When Holy Redeemer comes to the Zoning Board of Appeals and they get their carnival permit, they have all sorts of vendors in there. Those Vendors are not going to come get their own permits from us. The event got a permit, it's approved.

Mr. Burge asked if a guy in a food truck pulls up, does he have to get a permit or is he part of the event.

Mrs. Abbey stated as long as he has permission from the event coordinator.

Mrs. Walton asked if you get into Holy Redeemer and something happens similar to what Mr. Burge just said, now we have a food handlers permit. Would they fall under Holy Redeemer's for the event.

Mrs. Abbey stated that would be up to the Health Department.

Mrs. Walton stated if they show up on a Friday night, then they have Saturday and Sunday, somebody gets sick, it's going to be Holy Redeemers responsibility on that truck.

Mrs. Abbey stated that would be more of a Health Department issue. I want to see your Health Department approval but I am not going to enforce the Health Department's regulations. I only make sure you have it, know that you had to have it and aren't serving something the Health Department isn't aware of.

Mrs. Walton stated on another note, you know that they do their fish in another trailer outside of the hall. That trailer stays there after Easter. Is that going to fall under getting that trailer put away somewhere?

Mrs. Abbey stated this is not designed to be for people who cook their food outside. This is designed for people who intend to sell their food from somewhere outside. I know you have talked about that one before, the fire department has looked into it. Do we have any rights? That is a question to be asked but that is not under the zoning authority I don't think. If you went outside and fried a turkey in your backyard, you are not doing anything against our ordinance.

Mrs. Walton stated it sort of falls in the crack so to speak.

Mrs. Abbey stated yes, they are not doing it so they can sell it to people from the parking lot. People are going to Holy Redeemer and they are eating the food inside. The only thing they are doing outside is the cooking activity and there is not really an ordinance that says you cannot cook outside and carry it in. As long as they have their Health Department approval.

Mrs. Walton stated that is basically the same thing with Chip's there on Bristol Road, they cook it outside and carry it inside.

Mrs. Abbey stated yes, he has a business, he is not trying to get around the rules by cooking it outside.

Mrs. Walton stated but clearly they don't understand when they crank up that smoke, it gets so bad you can't see the car in front of you.

Mrs. Abbey stated that is something we will have a conversation about enforcement. Last week was the first I have heard that the smoke was causing traffic issues.

Mrs. Walton stated maybe they can just move it.

Mrs. Abbey stated there are some options but we first need to see what is happening then we can direct them to move it or eliminate it.

Mrs. White stated Collette's Vintage has a flea market outside every weekend in the summer, it is all individual vendors outside. Would that be classified as a sidewalk sale?

Mrs. Abbey stated no, Collette's actually went in front of the Zoning Board of Appeals and received approval to have a flea market outside. This is for people that don't want to go that route. They could go that route and do it more permanently.

Mr. Burge stated he would like to make a motion with the amendment of adding that this will be consecutive days.

Mrs. Abbey stated I am going to add anywhere I have typed the amount of days that it will be consecutive days. So I am going to be very specific to add that to all days as consecutive.

Mr. Burge stated I think we need to look at the grass situation for the mowing and blowing into the streets. If we look into that now we can have that set right after the tent ordinance we just discussed. This is bad for the bikes as well as the drainage. It looks really bad when you pull into a nice neighborhood and someone has blown their grass into the roadways. Maybe we can't enforce it but if it is known then we could possibly get some people to stop.

Mrs. Abbey stated I agree with you that we need to get an ordinance in place but it is not at the Planning Commission level. The Planning Commission does not set ordinances for right of ways. You deal with the zoning ordinances only, which is what you do on your private property not what you do in the right of way.

Mr. Burge asked, where would it have to go, the legislative?

Mrs. Abbey stated it would have to be a police powered ordinance set by the council so yes, it would be enforced through police powers.

Mr. Burge asked so the police would have to introduce the ordinance?

Mrs. Abbey stated no, the Legislative Committee would create it and the City Council would approve it. They would decide who enforces it because you have to catch them doing the activity.

Discussion ensued regarding getting an ordinance regarding grass clippings being blown into the right of way.

Mrs. Abbey introduced Leandra Swayne. She took Jackie's spot upon her retirement. One of the things Leandra is interested in is Planning and Zoning. This gives me someone to count on to hopefully be able to present to you guys in the event I am not here. You may see her frequently during the Planning and Zoning meetings but I am not going anywhere yet. The Retail Coach has all their data collected, they have all their packets presented and they started recruitment last week. They sent our specialized packets to 43 businesses that included information about the City of Burton and our surrounding area. I do not have any feedback from the businesses yet, it all went out last week so they are actually ahead of schedule. I will provide you with feedback as it comes in but probably not who is saying it. That isn't something we want to discuss unless someone has signed a letter of intent to come in.

Mr. Jones asked if we are able to see the packet that has been put together by the Retail Coach?



Mrs. Abbey stated I will have to check to make sure that there isn't any information on there that isn't specific to the businesses. Other than that I don't see why not. It consists of our demographics, where our retail gaps are and what we are missing.

Discussion ensued regarding the Retail Coach packets.

The next regular scheduled Planning Meeting will be held on April 14, 2020 @ 5:00 PM.

Agendas and minutes may be found at [www.burtonmi.gov](http://www.burtonmi.gov)

Meeting was adjourned at 5:50 PM.

Minutes Acceptance: Minutes of Mar 12, 2020 5:00 PM (Approval of Minutes)



**CITY OF BURTON**  
**BURTON PLANNING COMMISSION MEETING**  
**JULY 14, 2020**  
**MINUTES**

**Council Chambers**

**Regular Meeting**

**5:00 PM**

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

**This meeting was opened by Chairperson Deb Walton at 5:00 PM.**

**A. PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

| <b>Attendee Name</b> | <b>Title</b> | <b>Status</b> | <b>Arrived</b> |
|----------------------|--------------|---------------|----------------|
| Duane Haskins        | Mayor        | Excused       |                |
| Vaughn Smith         | Councilman   | Present       |                |
| Kevin Burge          | Vice Chair   | Present       |                |
| Mary Ann White       | Commissioner | Present       |                |
| Tom Gorang           | Commissioner | Present       |                |
| Deb Walton           | Chairperson  | Present       |                |
| Don Jones            | Commissioner | Present       |                |
| Lisa Williams        | Commissioner | Present       |                |

**C. STAFF PRESENT**

Racheal Boggs, City Clerk  
 Amber Abbey, Deputy DPW Director  
 Leandra Swayne, Records Tech  
 Lindsey Bice, Records Tech  
 Katie Malin, Election Clerk

**D. APPROVAL OF MINUTES**

1. Planning Commission - Regular Meeting - Mar 12, 2020 5:00 PM

Ms. White asked Ms. Walton if they could review the minutes from the previous meeting before they vote to approve them.

Ms. White stated some of Ms. Walton's comments were not in the minutes about Holy Redeemer and Chip's on Bristol road and there is not a finished ordinance of 2020-1-157. She asked if the draft was the finished ordinance.

Mrs. Walton asked Mrs. Abbey if she could answer Ms. White's questions.

Mrs. Abbey stated in regards to the minutes, the Clerk is here to answer your questions. In regards to the ordinance, I can get you all a copy.

Mrs. Walton asked Ms. White if she was done with her questions.

Minutes Acceptance: Minutes of Jul 14, 2020 5:00 PM (Approval of Minutes)

Ms. White stated the minutes confused her and that she thinks the minutes should be reviewed to make sure nothing was left out.

Ms. Boggs stated the minutes are designed to be a summary of what was said not necessarily an actual depiction or quote of what was said, but if you think there is something that was left out that should be included for the purpose of a review later or any other reason you can table the minutes and we can review the minutes and make sure they are complete.

Ms. White motioned to table the minutes.

|                  |                                                      |
|------------------|------------------------------------------------------|
| <b>RESULT:</b>   | <b>TABLED [UNANIMOUS]</b>                            |
| <b>MOVER:</b>    | Mary Ann White, Commissioner                         |
| <b>SECONDER:</b> | Don Jones, Commissioner                              |
| <b>AYES:</b>     | Smith, Burge, White, Gorang, Walton, Jones, Williams |
| <b>EXCUSED:</b>  | Haskins, Benthall                                    |

## E. SPECIAL USE

### 1. SPR #20-14

By: Jennifer Avitts  
4087 N Irish Rd.  
Davison, MI 48423

Re: 1192 N. Genesee Rd. Burton, MI 48509

For: To expand already existing special use permit for dog daycare and boarding

Jennifer Avitts  
4087 N Irish Rd.  
Davison, MI 48423

Ms. Avitts stated she is asking for a number increase. They are in the process of buying the building. They already have leased the other side, so they are operating on both sides of the building. Her original meeting she was allowed 45 dogs, but animal control wrote her kennel license only for 40 dogs. She would now like to double the number of dogs from 45 to 85 because they have expanded their business.

Mrs. Walton asked Mrs. Abbey for the Administrations recommendation.

Mrs. Abbey stated Ms. Avitts did come before this board on December 9, 2014 with a request for special use to move in to that facility. She had already been operating on Dort Hwy. with no complaints location. She was approved for the new location and the limit of dogs was increased to 45. All positive feedback, there was one complaint of dog waste, but when investigated it ended up being nothing more than a disgruntled tenant in the other unit. There was no dog waste found. She is now moving into the other unit, so no issues with another tenant. She is allowed to do

this, but during the motion the number of dogs was limited to 45. She is expanding her special use to the other part of the building therefore she wants to increase the number of dogs. Since 45 was enough at the existing facility, there is no reason to believe going to 85 with the other unit would be a problem, so we would recommend approval.

Mr. Burge stated he has taken his dog to Ms. Avitts facility. It is very clean and his dog received great care. He recommends approval.

Ms. White stated she drives by quite a bit and it is always kept up nice and neat. She recommends approval.

Mr. Gorang asked Ms. Avitts if she thinks she has enough space to take in more dogs with out needing to expand in the future?

Ms. Avitts stated after this expansion, this is it.

Mr. Burge stated this place does have a little fall out from General Motors. I asked her if she gets dogs from there and she said she does get dogs early in the morning.

Ms. Williams asked Ms. Avitts how she keeps the smell down.

Ms. Avitts stated they clean up any mess immediately, they are constantly cleaning, the play yard gets cleaned five to six times a day, two of the products they use are neutralizers that are specifically for kennels, and she started a candle company a few years ago so she burns a lot of her own candles as well.

Mrs. Walton asked Ms. Avitts how many people do you employ.

Ms. Avitts stated she currently has four employees and are looking to hire three to four more.

Mr. Burge made a motion to approve site plan review 20-14 to expand already existing special use permit for dog daycare and boarding with a limit of 85 dogs.

|                  |                                                      |
|------------------|------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>                           |
| <b>MOVER:</b>    | Kevin Burge, Vice Chair                              |
| <b>SECONDER:</b> | Tom Gorang, Commissioner                             |
| <b>AYES:</b>     | Smith, Burge, White, Gorang, Walton, Jones, Williams |
| <b>EXCUSED:</b>  | Haskins, Benthall                                    |

## F. ADMINISTRATIVE SITE PLAN REVIEW

### 1. SPR #20-07

By: Wish Pontiac, LLC.  
3365 Associates Dr.  
Burton, MI 48529

Re: 3365 Associates Dr. Burton, MI 48529  
For: Change of ownership – provisioning center

2. SPR #20-08

By: Myles Nakamura  
3108 Hillwood Dr.  
Davison, MI 48423  
  
Re: 1359 N. Belsay Rd. Burton, MI 48509  
  
For: Office Space

3. SPR #20-09

By: Sharina Jones  
14304 Fenton Rd.  
Fenton, MI 48430  
  
Re: 6451 Atherton Rd. Burton, MI 48519  
  
For: Medical Supplies Provider

4. SPR #20-10

By: Robert Cormack  
3471 Atlas Rd.  
Davison, MI 48423  
  
Re: 2111 E. Bristol Rd. Burton, MI 48529  
  
For: Paintless dent removal

5. SPR #20-11

By: David McDade  
10166 N. Linden Rd.  
  
Re: 3309 Associates Dr. Burton, MI 48529  
  
For: Provisioning Center

## 6. SPR #20-12

By: Dessie Dixon  
9080 Chatwell Club Dr. Apt 2  
Davison, MI 48423

Re: 4545 E. Court St. Burton, MI 48509

For: Beauty Bar

Mr. Burge asked about the buildings address, and asked if the building could have a sign with addresses on the corner or somewhere? Is there anything we can do in case of an emergency, so there would not be issues finding it?

Mrs. Abbey stated she will take that into consideration and see what she can do.

## 7. SPR #20-15

By: Tom Fisher  
1083 Woodworth Dr.  
Grand Blanc, MI 48439

Re: 2347 E. Bristol Rd. Burton, MI 48529

For: Change of ownership – manufacturing

## 8. SPR #20-16

By: Barbara Fields  
4235 Skelton Rd.  
Columbiaville, MI 48421

Re: 4238 Davison Rd. Burton, MI 48509

For: Additional tenant space – wholesaler

**G. AUDIENCE PARTICIPATION**

None.

**H. BOARD DISCUSSION**

Mrs. Abbey stated she has been in contact with the retail coach, She read the following email into the record. He stated we have been actively recruiting retailers for Burton since early March, and have not taken any time off our recruitment schedule, we have actually increased our recruitment efforts and hired additional recruitment specialist because we were getting more feedback from retailers during this time than what we typically do. To date we have been able to contact the retailers and brokers on our retailer match list in four to six-week cycles. I have personally spoke with multiple regional brokers who represent large national tenants and have follow-up calls scheduled next week with the brokers who

represent multiple clients who may fit an ad to our recruitment pipeline. Working through the retailer match list, 40 plus retailers and get feedback we will continue to expand the net and add retailers to the list, we typically add retailers to the list around the three to four-month mark of recruitment and as we hear from retailers on the match list that aren't interested in the community. We have very specific feedback on Burton from twelve retailers from our retailer match list, with multiples showing interest in Burton and about thirty currently reviewing marketing, data and sites. One retailer has visited the site and is interested in the community, but their development is on hold for a short term. We have been working with teams on a site visit once things bounce back from the pandemic. Although we cannot make guarantees, I feel good about our chances having success in Burton during the contract. Given the unprecedented situation with Covid-19, I'm willing to extend our initial contract through the end of the year with no additional cost, if we are closer to October and don't feel like we are where we would like to be. He said thanks and let him know if you have any questions.

Mr. Smith asked if that information could be sent to City Council for an update.

Mrs. Abbey stated she will email the information to City Council.

Mr. Burge stated I think it is just an unfortunate time, there is no one to blame. I think it is very nice that they offered to extend the contract if needed.

Mrs. Walton stated I think if they are willing to do that it says a lot about them and their business.

Mr. Smith stated this will be good for City Council to hear because it came up at the last meeting.

Mrs. Abbey stated just so you are aware this email was dated June 23<sup>rd</sup> so the contract extension was offered back then.

Mr. Burge asked about chapter 157 road side stands.

Mr. Smith asked Mrs. Abbey if anything happened since the council meeting he needs to be aware of?

Mrs. Abbey stated no, it was approved.

Mr. Smith stated council just wanted to make sure they did not miss something. After the meeting there was some understanding. They were assured they were doing the right thing.

Mrs. Walton asked if they came up with a price as far as permits?

Mrs. Abbey stated they have to have a finance committee meeting. Once council meetings resume, we will have a meeting.

Mrs. Walton asked if we know when council meetings will resume in person? Because we are here.

Mrs. Abbey explained the difference between the meetings that the Planning Commission is a public hearing and that City Council is a meeting that is open to the public.

Mr. Smith stated we are still trying to wrap up the census. We are looking for ways to reach the residents in one area particularly. If you know anyone who has not done it, encourage them to do it.

Mrs. Walton asked if we could put the census banner up in that area?

Mr. Smith stated he has reached out to see about ways to connect with these residents.

Mrs. Walton stated she received a call about high grass near the General Motors plant.

Mrs. Abbey stated she will send someone over there to check it out.

Mr. Smith asked are you still receiving complaints about it?

Mrs. Abbey stated no, once construction was complete no more complaints have been made.

Mrs. Walton asked if there was discussion about a red light at Covert?

Mrs. Abbey stated no, there was not a light that was supposed to go in on Davison Road. The light that did go in was at their choice. It was not required.

Ms. White stated it took her ten minutes to make a left hand turn at the light from Covert Road on to Davison Road. There are issues with the timing.

Mrs. Abbey stated she will have them check the timing on the light.

Mr. Gorang stated he received a thank you card from Mr. Benthall's wife regarding the gift card.

Mrs. Walton thanked Mr. Gorang.

Ms. Williams stated she has noticed a lot of people parking crossways at the end of driveways and in lawns and wanted to know if that was legal? If not, who enforces that?

Mrs. Abbey stated anything on the lawn which is private property would be the code enforcer and anything in the road right of way would be enforced by the police. I cannot tell you everything that's illegal. If you are parking on the grass and sidewalk, those are illegal. It is up to the police officer's discretion. I would encourage anyone who sees a code enforcer issue to call the code enforcer. When it's a police issue, call the police because we do investigate the complaints.

Mr. Jones stated the streets that have no curb, those are legal to park a little on the grass.

Mrs. Abbey stated yes some roads are designated no parking for certain reasons. Some roads you are able to park on.

Mrs. Walton stated if we could have someone come out to see it have them get ahold of one us before something bad happens.

Mr. Smith stated he wanted to make an announcement that the digital sign should be up in about six to eight weeks. This should be a good way for us to communicate with our residents.

Mrs. Walton stated she wanted to let everyone know she is not seeking reappointment for her position.

Discussion ensued regarding Mrs. Walton not seeking reappointment.



The next regular scheduled Planning Meeting will be held on August 11, 2020 @ 5:00 PM.

Agendas and minutes may be found at [www.burtonmi.gov](http://www.burtonmi.gov)

Meeting was adjourned at 6:11 PM.

Minutes Acceptance: Minutes of Jul 14, 2020 5:00 PM (Approval of Minutes)



## Burton Planning Commission

4303 S. Center Road  
Burton, MI 48519

**SCHEDULED**

### AGENDA ITEM (ID # 4855)

Meeting: 08/11/20 05:00 PM  
Department: Department of Public Works  
Category: Special Use  
Prepared By: Leandra Swayne  
Department Head: Charles Abbey

**F.1**

DOC ID: 4855

## 5:00pm SPR #20-27

By: Alexa Development  
61 Interstate Lane  
Waterbury, CT 06705

Re: 1145 N. Belsay Rd. Burton, MI 48509

For: To conduct an indoor self-storage facility

#### ATTACHMENTS:

- Back up SPR #20-27 (PDF)



City of Burton  
Department of Public Works  
4093 Manor Drive  
Genesee County, Burton, Michigan 48519  
(810) 742-9230

Date Filed: 7/17/2020  
Fee Paid: 600  
Receipt #: \_\_\_\_\_  
Check #: 181805  
Received by: L. SWAMP  
Date Mailed: 7-27-2020

APPLICATION FOR PLANNING COMMISSION SPECIAL USE:

BCPC Case #: 20-27

DATE OF PLANNING COMMISSION HEARING: 8/11/2020 AT 5 P.M.

PLEASE PRINT

APPLICANTS NAME: Axela Development

APPLICANTS ADDRESS: 61 Interstate Lane,

CITY: Waterbury Connecticut 06705

APPLICANTS PHONE: 203-573-9870, EXT 110 (Contact: Sam Frenkel)

APPLICANTS EMAIL: sfrenkel@axeladevelopment.com

ADDRESS AND PARCEL OR LOT NUMBER: \_\_\_\_\_

Parcel No. 59-11-400-026

1145 N. Belsay Rd., Burton, Michigan

See attached assessor/tax information from City of Burton BSA website for legal description

NATURE OF REQUEST (PERMITTED USE AFTER SPECIAL APPROVAL): \_\_\_\_\_

The applicant requests that the city approve a special land use for a portion of the building located at 1145 N. Belay Rd.

for use as an indoor self-storage facility. To conduct an indoor self

Storage facility.

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections. Further I understand that this is an application and any fees paid will not be refundable regardless of the decision of the Commission. Mandatory attendance at the above meeting is acknowledged.

APPLICANTS SIGNATURE: Shel Zehl

Attachment: Back up SPR #20-27 (4855 : SPR #20-27)



RIZIK & RIZIK  
ATTORNEYS AT LAW

9400 S. SAGINAW STREET, SUITE E, GRAND BLANC, MI 48439, TELEPHONE: 810.953.6000  
E-MAIL: [george.rizik@riziklaw.com](mailto:george.rizik@riziklaw.com)

July 16, 2020

City of Burton Planning Commission  
4303 S Center Rd.  
Burton, MI 48519

Re: Special Land Use and Site Plan Approval requests for  
Parcel No. 59-11-400-026; 1145 N. Belsay Rd.

Dear Commissioners:

Enclosed with this letter are the following items with respect to the above-referenced property:

1. Application For Planning Commission Special Use;
2. Application For Site Plan Review; and
3. Check for review/application fees payable to City of Burton.

The enclosed applications are supplemented by this letter. We represent the applicant

This case involves a request for approval of a special land use for Parcel No. 59-11-400-026. The specific request is that the city approve a special land use for a portion of the building located at 1145 N. Belay Rd. for use as an indoor self-storage facility.

Attachment: Back up SPR #20-27 (4855 : SPR #20-27)

An aerial photograph of the parcel from the county GIS map shows its boundaries:



The parcel currently holds a single one-story retail building consisting of 107,580 square feet. There are currently two tenants, Family Farm & Home, and Dollar Tree, who occupy about one-half of the floor space. There is one vacant space, which is the subject of this request.

The applicant controls the property under a written purchase agreement, which is subject to certain contingencies, one of which is receipt of approvals to develop

the vacant space for an interior, climate-controlled self-storage use; there will be no outdoor storage.

The property is zoned M-I (Light Industrial). In the M-I District, self-storage facilities is a special use (Ordinance §157.046(C)(4)). There is no district in Burton in which self-storage is a principal permitted use.

There are both general and specific criteria for special uses in the Ordinance. The general criteria for all special uses are contained in §157.177; and the specific criteria for this special use are set forth in §157.046(C)(4).

### **THE GENERAL CRITERIA**

The general standards applicable to all special use requests in the city are set forth in Ordinance §157.177(F):

*(F) Standards. No special approval shall be granted by the Planning Commission unless the special use:*

*(1) Will reasonably promote the use of land in a socially and economically desirable manner for those persons who will use the proposed land use or activity, for those landowners and residents who are adjacent, and for the city as a whole;*

*(2) Is compatible with adjacent uses of land;*



- (3) Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected;*
- (4) Can be adequately served by public services and facilities without diminishing or adversely affecting public services and facilities to existing land uses in the area;*
- (5) Will reasonably protect the natural environment and help conserve natural resources and energy;*
- (6) Is within the provisions of uses requiring special approval as set forth in the various zoning districts herein, is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located, and meets applicable site design standards for the particular use; and*
- (7) Is related to the valid exercise of the city's police power and purposes which are affected by the proposed use or activity.*

We address each of those standards below.

***1. The proposed use will reasonably promote the use of land in a socially and economically desirable manner for those persons who will use the proposed land use or activity, for those landowners and residents who are adjacent, and for the city as a whole***

Typical self-storage uses consist of generally unsightly rows upon rows of sub-low-rise concrete boxes with corrugated steel roofs and doors, surrounded by chain link fencing:



Figure 1. All Safe Storage, 2 Blocks North of Subject Site

Indoor climate controlled storage is aesthetically superior to garage-type self-storage. Here is the façade of a typical indoor-storage facility in a repurposed building, much like the one we are dealing with here:



Figure 2. Repurposed Indoor Storage Building in Southgate, Michigan.



In this particular case, the proposed use will also fill a large empty space at an important intersection in the city, thus promoting the use of land in a socially and economically desirable manner that will benefit the adjacent owners, adjacent users, and the city as a whole. There is no doubt that filling an empty space and improving the facade of a large building at an important commercial intersection will be of benefit to the city. Compare the above façade with what we look at now when we drive down Belsay Rd or Court Street:



Figure 3. Current Facade and Condition of Building.

**2. The use is compatible with adjacent uses of land.**

The adjacent uses are:

- Volunteers of America Thrift Store to the South.

- Dollar Tree and Family Farm & Home to the North; and American RV further to the North.
- Kentucky Fried Chicken, other fast food and fuel stations to the East.
- WalMart to the West.

Because from the exterior, this use will appear to be no different than any other use in the commercial center (e.g., the Family Farm & Home and Dollar Tree), and it will generate no excessive traffic or other resource-drain, it is compatible with the adjacent uses. In fact, the repurposing of this site for indoor storage will improve the corner and generally benefit the adjacent uses by adding some level of vibrancy or vitality to the area, compared with the abandoned feel that the center now exudes.

***3. The use is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.***

The attractiveness of indoor self-storage is that it is nearly invisible. There are no drive lanes; no additional paving fields; no outdoor storage of RV's and other vehicles; no additional drainage issues; no added structures (we are using the existing vacant structure); and no additional lot coverage or addition of impervious surfaces. Especially when repurposing an existing structure, nothing is done to the land.

The typical indoor storage facility consists of the building shell, rows of individual storage spaces inside (usually 100 sf to 150 sf each) arranged in a grid, walk lanes

about five feet wide separating the grid, an office, and a small area selling storage and moving supplies (such as tape, cardboard boxes, and bubble wrap). It is as if you took a typical outdoor self-storage facility and covered it with an attractive cloak.

Zoning issues generally deal with how something looks and how something affects adjacent properties. American Self-Storage, which is located about two blocks north of this site is on property similarly zoned M-1. That project was approved by the City of Burton as having met the criteria for self-storage; thus, it is unimaginable that the same project – but entirely hidden from view and not involving any additional burdens on property, while at the same time improving an existing long-vacant structure – should not be approved in this case.

One of the clear advantages of indoor self-storage is the added level of security. With typical outdoor self-storage, the units are protected only by a fence, which is easily breached; and outdoor units are subject to theft and breaking and entering crimes. Indoor storage, by contrast, is within a walled building with limited points of entry and exit (2-3 doors, as opposed to a perimeter fence), which make it less susceptible to property crimes.

**4. The use can be adequately served by public services and facilities without diminishing or adversely affecting public services and facilities to existing land uses in the area.**

The main concern here would be traffic generation. Self-storage uses generate very little traffic. Studies show that for a 50,000 sf self-storage use, Saturdays, Sundays and Tuesdays are the peak generation days of the week; and that actual trip generation is as follows<sup>1</sup>:

| Period          | Saturday | Sunday | Tuesday |
|-----------------|----------|--------|---------|
| Full Day Trips  | 25       | 8      | 19      |
| Peak Hour Trips | 4        | 2      | 4       |

By comparison, the trip-ends generated by this use appear to be fewer than the trip-ends generated by any principal permitted use in the M-I District.

There will be no additional drainage requirements created; no additional sewerage needs; no additional water requirements. There will be a maximum of perhaps 2-4 employees on site at any time and vehicle trips generated are minimal; so there will be no taxing of parking resources.

<sup>1</sup> TRIP AND PARKING GENERATION STUDY OF A MINI-WAREHOUSE, The Brigham Young University (BYU) Institute of Transportation Engineers, 2011 Data Collection Project.

**5. *The use will reasonably protect the natural environment and help conserve natural resources and energy.***

There will be no material environmental impact from the proposed use, because it is entirely inside; no additional paving will be added; no additional sewerage facilities will be added; there will be no additional impervious surfaces; there will be no storm water runoff generated.

The only changes to the site will be façade improvement and interior nonstructural improvements.

**6. *The use is within the provisions of uses requiring special approval as set forth in the various zoning districts herein, is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located, and meets applicable site design standards for the particular use***

This is fundamental, and is satisfied here. Self-storage is expressly within the special uses allowed in the M-I District (See Ordinance §157.046(C)(4)).

This use, being merely the repurposing of an existing structure with no additional modifications of the land or the structure (except façade improvements and interior non-structural improvements), conforms to and exceeds the applicable regulations of the district. The design standards are addressed below in connection with discussion of the specific criteria for self-storage special uses.

**7. *The use is related to the valid exercise of the city's police power and purposes which are affected by the proposed use or activity.***

This is a subjective standard, and we leave this determination to the planning commission. However, we do not challenge the right of a zoning authority to classify self-storage as a special use; so this is a valued exercise of the police power of the city under current law.

**THE SPECIFIC STANDARDS**

Section 157.046(C)(4) of the ordinance sets forth the specific standards for self-storage special uses in the M-I District. They are addressed below, in the order set forth in the ordinance.

**1. *The minimum size of the site devoted entirely to this use shall be not less than 5 acres.***

This parcel is about 8.576 acres in size. It is possible to process a land division that would create a separate five acre parcel for this use, but that would seem to elevate form over substance, as such a move would not change ownership or infrastructure and could be accomplished by dividing the land and granting cross-easements. In any event, we will undertake the land division of required by the planning commission although it seems unnecessary. Moreover, this standard was created

for the typical outdoor self-storage business, to prevent the proliferation of small, nonuniform self-storage project pop-ups in the city.

***2. The use shall not be directly adjacent to residentially zoned property on more than 1 side.***

This standard is met, because there are no adjacent residentially zoned parcels.

***3. All ingress and egress from the site shall be directly onto a principal arterial or major thoroughfare as designated on the city's comprehensive development plan.***

This standard is met, because all ingress and egress from this site is to Belsay Rd and Court Street, both of which are major thoroughfares or principal arterial roads. See City of Burton Master Plan, Map 2-4 Street Classification Map.

***4. All yard setbacks established in the M-1 district for buildings shall be complied with, except that setbacks between self-storage buildings on the same site must be at least 25 feet apart, side to side or front to rear.***

This standard is met, because the existing building meets all applicable setbacks; and there are no individual self-storage buildings to be added, so the 25 feet distance requirement between self-storage buildings is not applicable.

**5. Maximum lot coverage may not exceed 40%.**

This standard is met. The entire site is 8.576 acres (or 373,570.56 square feet). The entire building, including all uses, is 107,580 sf. So lot coverage is 28.8%, which is less than the maximum allowed.

**6. Maximum length of any self-storage building shall be 250 feet.**

This standard is probably not applicable here, because there are no separate storage buildings. The purpose of this standard is to prevent overly-long buildings. This serves an aesthetic purpose, as long thin buildings would be less attractive than clusters of smaller buildings. It also serves a public safety purposes, as excessively long buildings would also require longer drive lanes, thus limiting turning opportunities for emergency vehicles (police and fire) within a storage project. There is no similar concern here, because all operations and uses will be inside a single large building; so there are no aesthetic issues and no vehicle access issues.

However, even if this standard were applicable, the interior of the building can be arranged to meet this standard. Here is the planned pro forma interior layout schematic for this building. From this drawing, one can see that the maximum length of any cluster of storage units is less than 150 feet, and there are several crossing lanes:



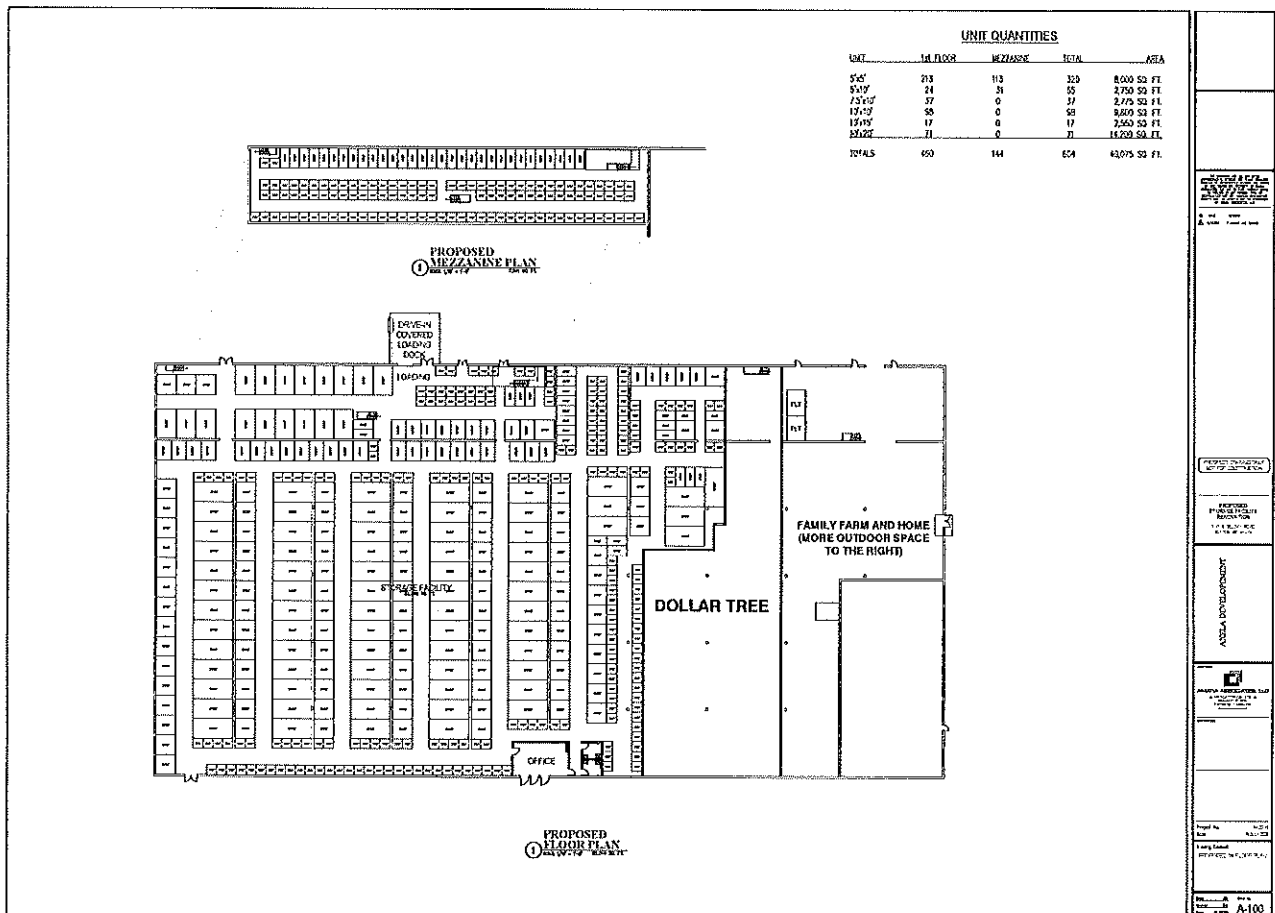


Figure 4. Pro forma interior layout

- 7. No separate storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises. A lease agreement between the lessee and lessor shall comply with this requirement [the ordinance contains very specific language for this standard].**

This standard will be satisfied, as the leases will include the required provisions, and the owner will not permit storage of those materials.

**8. No storage outside of the self-storage buildings shall be permitted.**

This standard will be satisfied. The owner does not intend to provide for any outdoor storage, and will not permit outdoor storage

**9. Except as provided herein, the use of the premises shall be limited to storage only and shall not be used for operating any other business, for maintaining or repairing of any vehicles, recreational equipment, or other items, or for any recreational activity, hobby, or purpose other than the storage of personal items and business items as hereinbefore set forth.**

This standard will be satisfied, and should be imposed as a condition of approval. Interestingly, it is the typical outdoor self-storage use that persons use (under the radar) for operating businesses or recreational uses. This project will not permit any such uses.

**10. The entire site shall be provided with fencing meeting requirements at § 157.087 and § 157.089.**

Because this is a different type of project (that is, all within one building rather than outdoors with separate buildings) this standard is not applicable. Moreover, the existing walls of the building serve the same purpose as the fence required for outdoor self-storage, which is security, but to a much greater extent.

11.A security manager shall be permitted to reside on the premises to the extent required by this use (see § 157.068).

The applicant does not currently intend to have a security manager residing on site, but if that changes in the future, the applicant will comply with all applicable requirements, including Ordinance §157.068.

**12. All access aisles, parking areas, and walkways on the site shall be graded, drained, hard surfaced, and maintained in accordance with the standards and specifications of the city and applicable governmental agencies;**

This standard is not applicable to the proposed use, as there are no drive lanes or other paved areas used for access to the storage units. However, the parking lot and other paved areas will comply with the hard-surfacing, grading and drainage requirements of the city and all other appropriate agencies.

**13. Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted on the site devoted to this use, provided the sale is conducted from the main office of the self-storage facility.**

This standard will be met, and should be imposed as a condition of approval. Here is a photo of the typical materials sales area of an indoor self-storage facility.



Figure 5. Materials Sales Area

- 14. Access to the self-storage facility premises shall be restricted to tenants only, by use of an attendant, mechanical or electronic locking device, or other entrance-control device.**

This standard will be satisfied, and should be imposed as a condition of approval. Access will be by electronic keycards and passcodes limited to tenants, and expired keys and codes are purged regularly.

- 15. Fire hydrants and fire suppression devices shall be provided, installed, and maintained in compliance with all requirements of the Fire Department;**

This standard will be satisfied, and should be imposed as a condition of approval.

- 16. No self-storage building shall exceed 15 feet in height, except that 1 office building and caretaker's quarters may be allowed up to 25 feet.**

This standard is not applicable because no new buildings will be constructed on site. The height of the existing building will not be increased.

- 17. Self-storage buildings, including storage buildings and caretaker's quarters, shall be architecturally designed so as not to have a flat roof, and shall instead have a mansard, gable, hip, or gambrel roof design.**

This standard is not applicable because no new buildings will be constructed on site. The design (primarily the façade) of the existing building will be improved, but no major structural changes are anticipated.

### **CONCLUSION**

The applicant believes that it has satisfied and can satisfy all of the applicable requirements for a special land use for a self-storage project in the existing building at 1145 N. Belsay Road; and we ask that the planning commission approves the special land use as requested.

City of Burton Planning Commission  
July 16, 2020  
Page 19 of 19

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Thank you for your cooperation.

Sincerely,

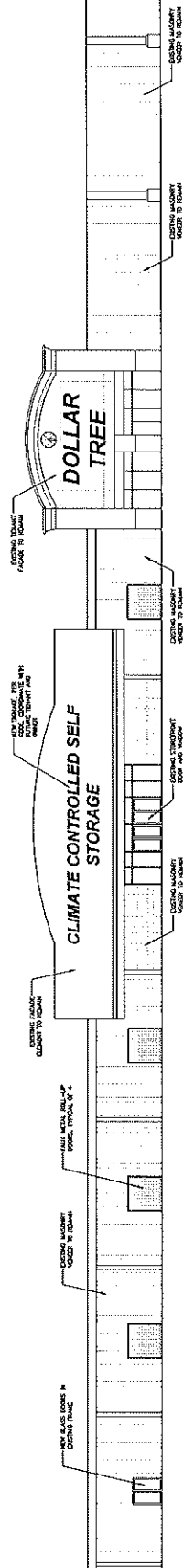
Rizik & Rizik

A handwritten signature in black ink, appearing to be 'GFR', written over the printed name.

George F. Rizik, II

gfr:cel

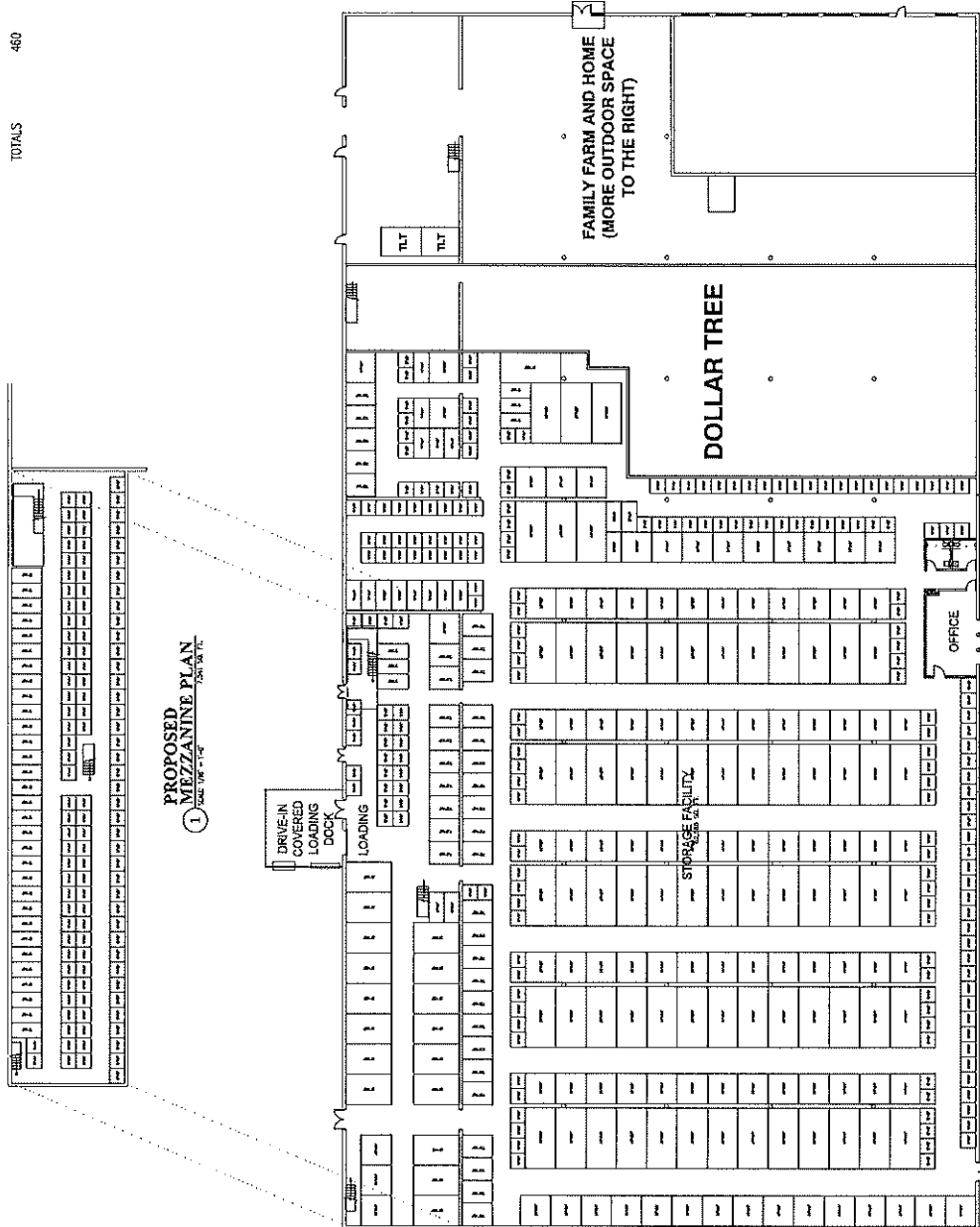
Attachment: Back up SPR #20-27 (4855 : SPR #20-27)



1 EXTERIOR FRONT ELEVATION  
SCALE: 1/2" = 1'-0"

UNIT QUANTITIES

| UNIT     | 1st FLOOR | MEZZANINE | TOTAL | AREA           |
|----------|-----------|-----------|-------|----------------|
| 5'x5'    | 213       | 113       | 320   | 8,000 SQ. FT.  |
| 5'x10'   | 24        | 31        | 55    | 2,750 SQ. FT.  |
| 7.5'x10' | 37        | 0         | 37    | 2,775 SQ. FT.  |
| 10'x10'  | 98        | 0         | 98    | 9,800 SQ. FT.  |
| 10'x15'  | 17        | 0         | 17    | 2,550 SQ. FT.  |
| 10'x20'  | 71        | 0         | 71    | 14,200 SQ. FT. |
| TOTALS   | 460       | 144       | 604   | 40,075 SQ. FT. |



NOTES:  
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).  
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA RESIDENTIAL CODE (CRC).  
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE CODE (CFC) AND THE CALIFORNIA FIRE PREVENTION CODE (CFPC).  
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE (CEC) AND THE CALIFORNIA ELECTRICAL PREVENTION CODE (CEPC).  
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE (CMC) AND THE CALIFORNIA MECHANICAL PREVENTION CODE (CMPC).  
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE (CPC) AND THE CALIFORNIA PLUMBING PREVENTION CODE (CPCP).  
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA GAS CODE (CGC) AND THE CALIFORNIA GAS PREVENTION CODE (CGPC).  
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PEST CODE (CPC) AND THE CALIFORNIA PEST PREVENTION CODE (CPCP).  
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA WIND CODE (CWC) AND THE CALIFORNIA WIND PREVENTION CODE (CWPC).  
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA EARTHQUAKE CODE (CEC) AND THE CALIFORNIA EARTHQUAKE PREVENTION CODE (CEPC).

PROPOSED CONSTRUCTION NOT FOR CONSTRUCTION

PROPOSED STORAGE FACILITY  
HOLD BULKY GOODS  
NOT FOR RESIDENCE

AXELA DEVELOPMENT

AXELA DEVELOPMENT, LLC  
10000 WILLOW ROAD  
SUITE 100  
DALLAS, TEXAS 75243  
TEL: 214-416-1234  
FAX: 214-416-1235  
WWW.AXELADEVELOPMENT.COM

Project No. 10000  
Drawing No. F.1.a  
Drawing Date: 10/10/2020  
Drawing Title: PROPOSED 1st FLOOR PLAN

Scale: 1/8" = 1'-0"  
Sheet: F.1.a  
Drawing: A-1





**City of Burton**  
 Department of Public Works  
 4093 Manor Drive  
 Genesee County, Burton, Michigan 48519  
 (810) 742-9230



**APPLICATION FOR SITE PLAN REVIEW**

DATE FILED: \_\_\_\_\_

FEE: \_\_\_\_\_

SPR #: \_\_\_\_\_

DATE OF PLANNING COMMISSION MEETING: \_\_\_\_\_ TIME: \_\_\_\_\_

**PLEASE PRINT**

APPLICANTS NAME: Alexa Development

APPLICANTS ADDRESS: 61 Interstate Lane, Waterbury Connecticut 06705

APPLICANTS PHONE NO: 203-573-9870, EXT 110 (Contact: Sam Frenkel)

APPLICANTS EMAIL: sfrenkei@axeladevelopment.com

PROPOSED NAME OF BUSINESS: Not yet determined (indoor climate-controlled public storage)

SITE ADDRESS: 1145 N. Belsay Rd., Burton, Michigan

SUBDIVISION & LOT # OR PARCEL NUMBER: Parcel No. 59-11-400-026

See attached assessor/tax information from City of Burton BSA website for legal description

RE: \_\_\_\_\_

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections. Further I understand that this is an application and any fees paid will not be refundable regardless of the decision of the Commission. It is to your advantage to attend the above scheduled meeting. The Planning Commission may have questions that directly affect approval, denial, or postponing until these questions can be answered.

APPLICANTS SIGNATURE: \_\_\_\_\_

NOTE: All site plans must be filed at least two (2) weeks prior to the Planning Commission hearing and **MUST** comply with the procedures set forth in Section 157.092 of Codified Ordinance as attached. Must include **twelve (12) sets** of prints and **one (1) electronic** in order to process the application.

Attachment: Back up SPR #20-27 (4855 : SPR #20-27)



**City of Burton**  
 Department of Public Works  
 4093 Manor Drive  
 Genesee County, Burton, Michigan 48519  
 (810) 742-9230

Date Filed: \_\_\_\_\_  
 Fee Paid: \_\_\_\_\_  
 Receipt #: \_\_\_\_\_  
 Check #: \_\_\_\_\_  
 Received by: \_\_\_\_\_  
 Date Mailed: \_\_\_\_\_

**APPLICATION FOR PLANNING COMMISSION SPECIAL USE:**

BCPC Case #: \_\_\_\_\_

DATE OF PLANNING COMMISSION HEARING: \_\_\_\_\_ AT \_\_\_\_\_ P.M.

**PLEASE PRINT**

APPLICANTS NAME: Alexa Development

APPLICANTS ADDRESS: 61 Interstate Lane,

CITY: Waterbury Connecticut 06705

APPLICANTS PHONE: 203-573-9870, EXT 110 (Contact: Sam Frenkel)

APPLICANTS EMAIL: sfrenkel@axeladevelopment.com

ADDRESS AND PARCEL OR LOT NUMBER: \_\_\_\_\_

Parcel No. 59-11-400-026

1145 N. Belsay Rd., Burton, Michigan

See attached assessor/tax information from City of Burton BSA website for legal description

NATURE OF REQUEST (PERMITTED USE AFTER SPECIAL APPROVAL): \_\_\_\_\_

The applicant requests that the city approve a special land use for a portion of the building located at 1145 N. Belay Rd.

for use as an indoor self-storage facility.

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections. Further I understand that this is an application and any fees paid will not be refundable regardless of the decision of the Commission. Mandatory attendance at the above meeting is acknowledged.

APPLICANTS SIGNATURE: \_\_\_\_\_

Attachment: Back up SPR #20-27 (4855 : SPR #20-27)

**OWNER ACKNOWLEDGMENT:**

I, \_\_\_\_\_ am the owner of property  
 known as: 1145 N. Belsay Rd., Burton, Michigan located in the City of Burton. I give permission  
 to Alexa Development to make an application to the Planning Commission  
 for a Special Use Permit on behalf of my property. I understand unless specified by the Planning Commission,  
 any action taken is permanently associated with this property in accordance with the State of Michigan  
 Planning Enabling Act.

If I need to be contacted for any reason please contact me at:

Owner Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

Attachment: Back up SPR #20-27 (4855 : SPR #20-27)

## CITY OF BURTON, GENESEE COUNTY, MI


**FLEIS&VANDENBRINK**

1

PROJECT SITE

6. The authors have not been able to identify any other studies that have examined the effect of the use of a computerized decision support system on the performance of a task that requires the use of a computerized decision support system.
7. The authors have not been able to identify any other studies that have examined the effect of the use of a computerized decision support system on the performance of a task that requires the use of a computerized decision support system.
8. The authors have not been able to identify any other studies that have examined the effect of the use of a computerized decision support system on the performance of a task that requires the use of a computerized decision support system.
9. The authors have not been able to identify any other studies that have examined the effect of the use of a computerized decision support system on the performance of a task that requires the use of a computerized decision support system.
10. The authors have not been able to identify any other studies that have examined the effect of the use of a computerized decision support system on the performance of a task that requires the use of a computerized decision support system.

PARKING DATA:

**Packet Pg. 48**



## Burton Planning Commission

4303 S. Center Road  
Burton, MI 48519

**SCHEDULED**

**AGENDA ITEM (ID # 4856)**

Meeting: 08/11/20 05:00 PM  
Department: Department of Public Works  
Category: Site Plan Review  
Prepared By: Leandra Swayne  
Department Head: Charles Abbey

**G.1**

DOC ID: 4856

**5: 30 pm**

**SPR #20-28**

By: Andrew Johnson  
5053 E. Court St.  
Burton, MI 48509

Re: 5053 E. Court St. Burton, MI 48509

For: Addition to the Building

**ATTACHMENTS:**

- Back up SPR #20-28 (PDF)



City of Burton  
Department of Public Works  
4093 Manor Drive  
Genesee County, Burton, Michigan 48519  
(810) 742-9230



### APPLICATION FOR SITE PLAN REVIEW

DATE FILED: 7/27/2021  
FEE: 200  
RECEIPT NO: \_\_\_\_\_  
CHECK NO: 1063

SPR #: 20-28

#### PLEASE PRINT

DATE OF PLANNING COMMISSION MEETING: August 1<sup>st</sup> TIME: 5:30 p.m.

APPLICANTS NAME: JONATHAN PATTEE or ANDREW JOHNSON

APPLICANTS ADDRESS: (Jonathan) 2240 N. Henderson Rd. (ANDY) 5053 E. Court St.  
DAVISON MI 48423 BURTON MI 48509

APPLICANTS PHONE NO: (810) 577-7971 (Jon) (810) 656-3702 (ANDY)

PROPOSED NAME OF BUSINESS: AJ Importing LLC

SITE ADDRESS: 5053 E. Court St.

SUBDIVISION & LOT # OR PARCEL NUMBER: \_\_\_\_\_

RE: \_\_\_\_\_

**APPLICANT:** IT IS TO YOUR ADVANTAGE TO ATTEND THE ABOVE SCHEDULED MEETING. THE PLANNING COMMISSION MAY HAVE QUESTIONS THAT DIRECTLY AFFECT APPROVAL, DENIAL, OR POSTPONING UNTIL THESE QUESTIONS CAN BE ANSWERED.

APPLICANTS SIGNATURE: Jonathan Pattee member of One Way Design/Build LLC

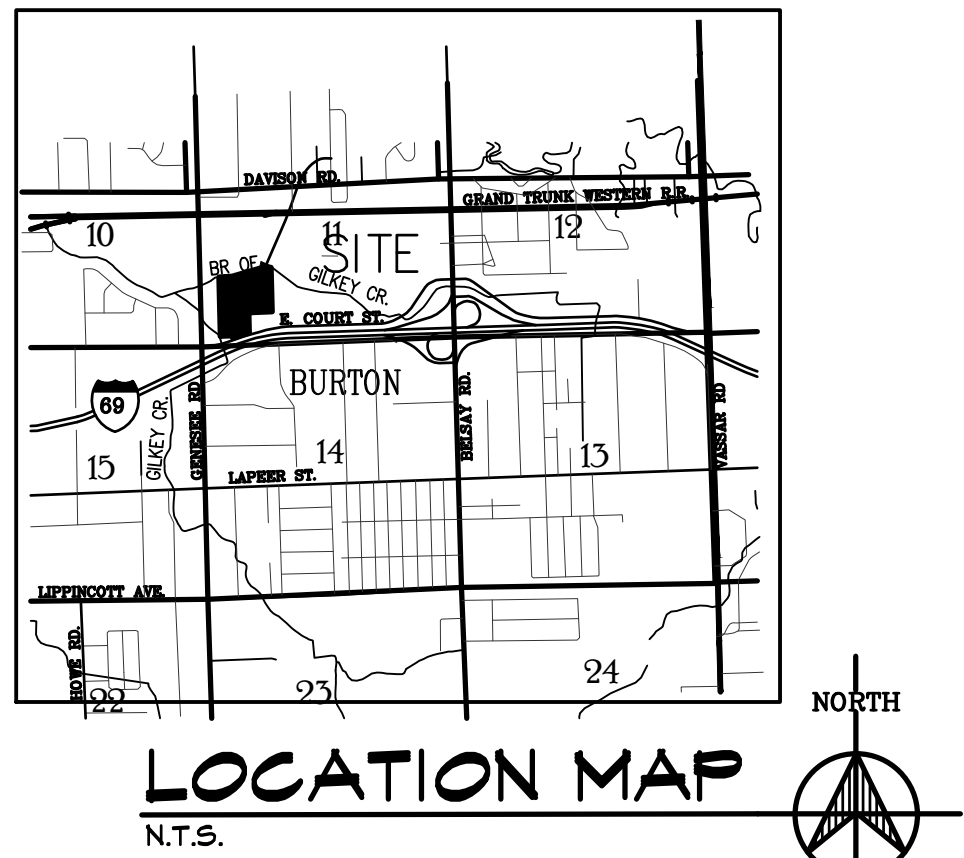
NOTE: All site plans must be filed at least two (2) weeks prior to the Planning Commission hearing and **MUST** comply with the procedures set forth in Section 157.092 of Codified Ordinance as attached. Must include **twelve (12) sets** of prints in order to process the application.

Attachment: Back up SPR #20-28 (4856 : SPR #20-28)

Tom Jones, Supervisor  
MANAGER

July 2  
Aug. MTC





PARCEL DESCRIPTION (AS PROVIDED):

ALL THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION II, T14N-R1E, LYING SOUTH OF THE BRANCH OF GILKEY CREEK, EXCEPT THE SOUTH 660 FEET OF THE EAST 424 FEET, ALSO EXCEPT THE PLAT OF CYPRESS GARDENS, ALSO EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF COURT STREET AS RELOCATED, AND OUTLOT 12 OF CYPRESS GARDENS, EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF COURT STREET, AS RELOCATED.

ALSO ALL THAT PART OF LOT 14 OF CYPRESS GARDENS, PART OF THE SOUTHWEST 1/4, SECTION II, T14N-R1E, CITY OF BURTON, GENESEE COUNTY, MICHIGAN, AS RECORDED IN LIBER 24 OF PLATS, PAGE 32, GENESEE COUNTY RECORDS WHICH LIES NORTHERLY OF A LINE DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 14 WHICH IS EAST 121 FEET FROM THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTHWESTERLY TO A POINT OF ENDING ON THE EASTERLY LINE OF LOT 15 OF SAID CYPRESS GARDENS WHICH IS 52.52 FEET NORTHEASTERLY OF THE SOUTHEAST CORNER OF SAID LOT 15.

MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT N84°15'E, 350.0 FEET AND N00°15'30"E, 250.0 FEET FROM THE SOUTHWEST CORNER OF SECTION II, T14N-R1E, CITY OF BURTON, GENESEE COUNTY, MICHIGAN, SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF LOT 11 OF CYPRESS GARDENS, AS RECORDED IN LIBER 24 OF PLATS, PAGE 32, GENESEE COUNTY RECORDS; THENCE N00°15'30"E, 1088.85 FEET TO THE BRANCH OF GILKEY CREEK; THENCE ALONG THE BRANCH OF GILKEY CREEK N88°11'30"E, 244.64 FEET AND N75°39'30"E, 620.74 FEET AND S88°12'30"E, 16.82 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION II, THENCE S84°15'N, 424.0 FEET; THENCE S00°15'N, 370.0 FEET TO THE NORTH LINE OF EAST COURT STREET NORTH; THENCE S12°52'09"N, 316.46 FEET; THENCE N00°15'30"E, 44.41 FEET; THENCE S84°15'N, 200.0 FEET TO THE POINT OF BEGINNING.

10 STANDARD NOTES FOR PRELIMINARY PLATS AND SITE PLANS

1. EXTENSION OF PUBLIC UTILITIES: All public sanitary sewer and/or water main SHALL be extended to the furthest limits of the property, including corner lots, with the pipe size and material approved by GCDC-WWS. This is necessary for plan approval. For water service of 1" or less or a building on a corner lot, the requirements to extend the public water main and/or sanitary sewer along both property lines will be reviewed. Final determination shall be made by GCDC-WWS.
2. WATER MAIN LOOPING: All public water mains shall be looped whenever possible. The pipe sizing shall be approved by GCDC-WWS.
3. INDUSTRIAL PRETREATMENT PROGRAM(IPP): This permit is for all commercial and industrial discharges. The OWNER shall obtain an Industrial Pretreatment Discharge Permit prior to the issuance of a Sewer Connection Permit. Industrial Discharge Permits are non-transferable. Changes in facility use will require a new Industrial Discharge Permit.
4. SOIL EROSION: The DEVELOPER shall submit a detailed Soil Erosion and Sedimentation Control plan and obtain an Act 451 part 91, Soil Erosion and Sedimentation Control permit. This includes the payment of fees and the providing of necessary bonds. No earth changes or excavation shall be started prior to the issuance of this permit. The DEVELOPER shall protect all existing and proposed storm sewer facilities on and adjacent to the site during excavation and construction. All sediment shall be contained on site. Any silt in county drains, storm sewer, culverts, etc. as a result of this project, shall be removed by the DEVELOPER at the cost of the DEVELOPER.
5. FLOOD PLAIN OR WETLAND CONSTRUCTION: The DEVELOPER shall apply to the Michigan Department of Environmental Quality for a permit for the alteration and/or occupation of a flood plain or flood way, as required under PA 451. Evidence of this permit may be required prior to plan approval by GCDC-WWS.
6. NPDES STORM WATER DISCHARGE PERMIT: The owner of the property shall obtain a NPDES Storm Water Discharge permit for construction activities from MDEQ as required under Public Act 451. The notice of coverage form shall be submitted through GCDC-WWS with the Soil Erosion Control permit application. All MDEQ fees shall accompany the Notice of Coverage. Evidence of this permit may be required prior to plan approval by GCDC-WWS.
7. GENESEE COUNTY PERMIT TO CONSTRUCT A PUBLIC UTILITY: After the approval of this preliminary plat or site plan, the DEVELOPER shall submit a detailed plan for construction of all public sanitary sewer and watermain. The plans must have GCDC-WWS approval, an S-permit issued, and approval from the MDEQ prior to beginning construction.
8. GENESEE COUNTY ROAD COMMISSION PERMIT: The DEVELOPER shall obtain a permit from the Genesee County Road Commission to perform work within the Genesee County Road Commission Right-of-Way. All fees for the permit, bonds and insurances are the responsibility of the developer.
9. MUNICIPALITY SANITARY SEWER AND WATER PERMIT: Prior to the issuance of a building permit by the local municipality, the developer shall be required to obtain a sanitary sewer and/or water tap-in permit from the local municipality, if authorized, or building permit.
10. STATE CONSTRUCTION PERMITS: The sanitary sewer and water main construction permit application from the Michigan Department of Environmental Quality (MDEQ) shall be submitted to the MDEQ after receiving approval from GCDC-WWS. Construction shall not begin until these state permits are issued.

DEMOLITION

- a. Prior to beginning any of this work the contractor shall notify GCDC-WWS at (810) 732-7870 and fill out the necessary forms or permits. The contractor shall cut and seal the existing sanitary lead at the property line and shall disconnect the existing water service lead at the curb box shut-off valve on the house side of the valve.
- b. All demolition work shall conform to all local codes and ordinances. All demolition operations shall comply with MIOSHA regulations insofar as they apply to the required work. A Soil Erosion and Sedimentation Control Permit will be required prior to demolition.
- c. The contractor shall remove and clear all trees, brush, fences, buildings, curb, and asphalt as shown on the plans or as directed by the Engineer.
- d. All demolition material shall be properly removed from the site and disposed of in a legally designated disposal area. No on-site burning will be allowed without proper permission. Permits and fees for disposal of demolition material shall be obtained and paid for by the contractor.
- e. The contractor shall demolish and remove any items remaining from the existing building, in its entirety, including walls, foundations and footings. All building drains and utility leads shall be located and properly plugged. Utility lead work shall be coordinated with the appropriate utility company.
- f. Backfill excavated areas with clean granular fill compacted to 95% of the material unit weight by modified proctor.
- g. At the conclusion of the demolition operations, the entire work area shall be left in a clean condition. All protective devices and barriers shall be removed.

NEW ADDITION for:  
AJ IMPORTING



5053 EAST COURT STREET NORTH  
City of BURTON, Michigan 48509

UTILITY NOTES

UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF FACILITIES ONLY, AS DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANY'S RECORDS. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, ALL LOCATION AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN FIELD. DURING CONSTRUCTION, CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR OVERHEAD AND/OR BURIED UTILITIES.

PUBLIC UTILITY STATEMENT

ALL SANITARY SEWER'S 8" AND LARGER IN DIAMETER AND ALL WATER MAINS 6" AND LARGER IN DIAMETER FOR THIS PROJECT ARE DESIGNED FOR AND WILL BECOME A PUBLIC SYSTEM UPON SATISFACTORY APPROVAL BY THE AGENCY OR MUNICIPALITY.

PLAN SUBMISSION LIST

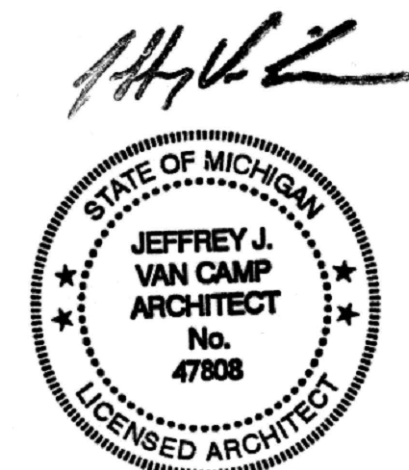
GENESEE COUNTY DRAIN COMMISSIONER-STORM DRAIN DIVISION — TOM JONES-6-4608 BEECHER ROAD, FLINT, MICHIGAN 48532  
GENESEE COUNTY DRAIN COMMISSIONER-DIVISION OF WATER AND WASTE SERVICES — MARK STEPHENS FE-6-4610 BEECHER ROAD, FLINT, MICHIGAN 48532  
GENESEE COUNTY DRAIN COMMISSIONER SANITARY & WATER — LYNETTE MEINZ FE-6-4610 BEECHER ROAD, FLINT, MICHIGAN 48532  
GENESEE COUNTY DRAIN COMMISSIONER-IPP — MELISSA GLASSGROW FE-6-4610 BEECHER ROAD, FLINT, MICHIGAN 48532  
CONSUMER ENERGY — DAVID MCDANIEL-3201 E. COURT ST. FLINT, MICHIGAN 48501  
AMERITECH — PHILLIP BRACCEY-502 BEECH ST. ROOM 402 FLINT, MICHIGAN 48502

NOTE:

THIS PROJECT HAS BEEN DESIGNED IMPLEMENTING THE LATEST GCDC-WWS DESIGN SPECIFICATIONS. CAREFULLY REVIEW THE NOTES, DETAILS AND DESIGN PRIOR TO SUBMITTING A BID. FULL COMPLIANCE WITH THE NEW STANDARDS WILL BE REQUIRED.

ARCHITECT:

CREEKWOOD ARCHITECTURE, INC.  
1111 CREEKWOOD TRAIL  
BURTON, MI. 48509  
TELEPHONE (810) 742-0480  
FAX (810) 742-8393  
bcalhoun@creekwoodarch.com



ARCHITECTS JOB # 18078-OH



FLOOD PLAIN NOTE:

PART OF THIS PROPERTY IS IN ZONE "AE" (BASE FLOOD ELEVATION DETERMINED, ELEVATION OF 761.00, NAVD88) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 26049C0213D WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 25, 2009 AND IS IN A SPECIAL FLOOD HAZARD AREA.

WETLAND NOTE:

ACCORDING TO THE FINAL NATIONAL WETLAND INVENTORY MAPS OF MICHIGAN, THERE ARE SOME WETLANDS ON THIS PROPERTY.

ZONING INFORMATION:

ACCORDING TO THE CITY OF BURTON ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED C-2 (GENERAL BUSINESS) AND HAS A VARIANCE FOR A C-3 SPECIAL USE IN A C-2 ZONE FOR USED CAR SALES AND M-1 USE IN A C-2 ZONE FOR WHOLESALE OF VEHICLES, AND IS SUBJECT TO THE FOLLOWING CONDITIONS (APPLYING M-1):

- 1) MINIMUM LOT SIZE = NONE SPECIFIED
- 2) MINIMUM LOT WIDTH = NONE SPECIFIED
- 3) FRONT SETBACK = 35 FEET
- 4) SIDE SETBACK = 20 FEET, 40 FEET COMBINED
- 5) REAR SETBACK = 35 FEET
- 6) MAXIMUM LOT COVERAGE = 50%
- 7) MAXIMUM HEIGHT = 35 FEET OR 2.5 STORIES

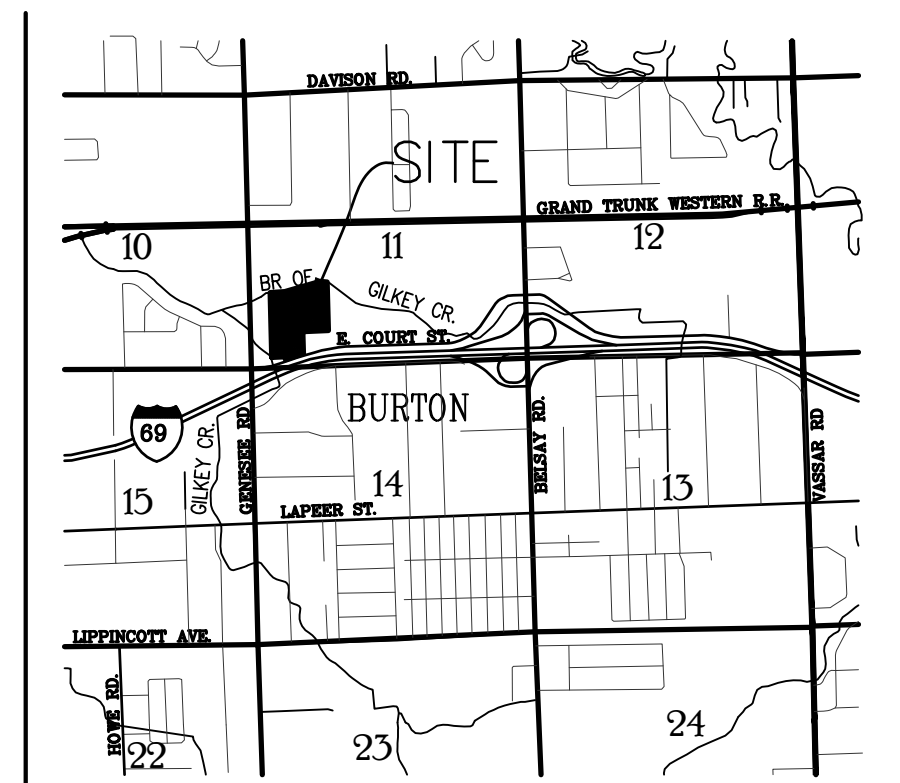
BUILDING INFORMATION:

BUILDING DATA:

|                      |                                                                            |
|----------------------|----------------------------------------------------------------------------|
| USE GROUP-           | B (BUSINESS)                                                               |
| ZONED                | C2,RO,M1                                                                   |
| CONSTRUCTION TYPE-   | 5B (UNPROTECTED)                                                           |
| GROSS BUILDING AREA- | EXIST. BUILDING 4000 S.F.<br>NEW ADDITION - 1024 S.F.<br>TOTAL - 5024 S.F. |
| OCCUPANT LOAD-       | 13 PERSONS                                                                 |
| BUILDING CODE-       | 2015 MICHIGAN BUILDING CODE                                                |
| MECHANICAL CODE-     | 2015 MICHIGAN MECHANICAL CODE                                              |
| ELECTRICAL CODE-     | 2015 NATIONAL ELECTRICAL CODE                                              |
| PLUMBING CODE-       | 2015 MICHIGAN PLUMBING CODE                                                |
| GAS -                | MICHIGAN GAS CODE 2006 EDITION                                             |
| FIRE -               | INTERNATIONAL FIRE CODE 2015 EDITION                                       |
| BARRIER FREE -       | 2009 MICHIGAN BARRIER FREE CODE<br>& ICC/ANSI A117.1 - 2003                |

OWNER/DEVELOPER:

AJ IMPORTING  
ANDREW JOHNSON  
5053 EAST COURT STREET, BURTON, MI 48509  
PHONE: 810.656.3702



PROJECT NARRATIVE:

IT IS NOT ANTICIPATED THAT THERE WILL BE ANY SUBSTANTIAL INCREASE IN DUST, ODOR, SMOKE, FUMES, NOISE, OR LIGHTS. THE BUILDING OCCUPANT WILL BE REQUIRED TO COMPLY WITH ANY APPLICABLE ZONING ORDINANCE REQUIREMENTS REGARDING THESE ITEMS.

PARCEL DESCRIPTION (AS PROVIDED):

ALL THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION II, T14N, R14E, LYING SOUTH OF THE BRANCH OF GILKEY CREEK, EXCEPT THE SOUTH 660 FEET OF THE EAST 424 FEET, ALSO EXCEPT THE PLAT OF CYPRESS GARDENS, ALSO EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF COURT STREET, AS RELOCATED, AND OUTLOT 'C' OF CYPRESS GARDENS, EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF COURT STREET, AS RELOCATED.

ALSO ALL THAT PART OF LOT 14 OF CYPRESS GARDENS, PART OF THE SOUTHWEST 1/4, SECTION II, T14N, R14E, CITY OF BURTON, GENESEE COUNTY, MICHIGAN, AS RECORDED IN LIBER 24 OF PLATS, PAGE 32, GENESEE COUNTY RECORDS WHICH LIES NORTHERLY OF A LINE DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 14 WHICH IS EAST 101 FEET FROM THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTHWESTERLY TO A POINT OF ENDING ON THE EASTERLY LINE OF LOT 15 OF S1D CYPRESS GARDENS WHICH IS 52.52 FEET NORTHEASTERLY OF THE SOUTHEAST CORNER OF SAID LOT 15.

MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT N84°18'E, 350.0 FEET AND N00°18'30"E, 250.0 FEET FROM THE SOUTHWEST CORNER OF SECTION II, T14N, R14E, CITY OF BURTON, GENESEE COUNTY, MICHIGAN, SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF LOT 17 OF CYPRESS GARDENS, AS RECORDED IN LIBER 24 OF PLATS, PAGE 32, GENESEE COUNTY RECORDS; THENCE N00°18'30"E, 1088.88 FEET TO THE BRANCH OF GILKEY CREEK; THENCE ALONG THE BRANCH OF GILKEY CREEK, N84°18'E, 350.0 FEET AND N15°59'07"E, 620.14 FEET AND S89°12'50"E, 116.82 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION II; THENCE S84°18'W, 424.0 FEET THENCE S00°19'W, 870.0 FEET TO THE NORTH LINE OF EAST COURT STREET NORTH; THENCE S12°52'08"W, 316.16 FEET; THENCE N00°18'30"E, 44.41 FEET; THENCE S84°18'W, 230.0 FEET TO THE POINT OF BEGINNING.

SITE PLAN GENERAL NOTES

1. ALL SITE DRAINAGE WILL BE ROUTED TO THE PROPOSED DETENTION BASIN AND THEN OUTLET INTO A COUNTY DRAIN, BRANCH OF GILKEY CREEK, ON NORTH SIDE OF SITE.
2. ALL EXISTING WATERMAINS AND EXISTING FIRE HYDRANTS ARE TO BE LEFT IN SERVICE DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO COURT STREET, ONE DRIVEWAY MUST BE LEFT OPEN AT ALL TIMES.
4. ALL WORK NECESSARY TO COMPLETE THIS PROJECT SHALL CONFORM TO ALL RELATED CITY OF BURTON CODES AND ORDINANCES.
5. THE CONTRACTOR SHALL OBTAIN A SOIL EROSION & SEDIMENTATION CONTROL PERMIT FROM THE CITY OF BURTON PRIOR TO CONSTRUCTION.

LEGEND:

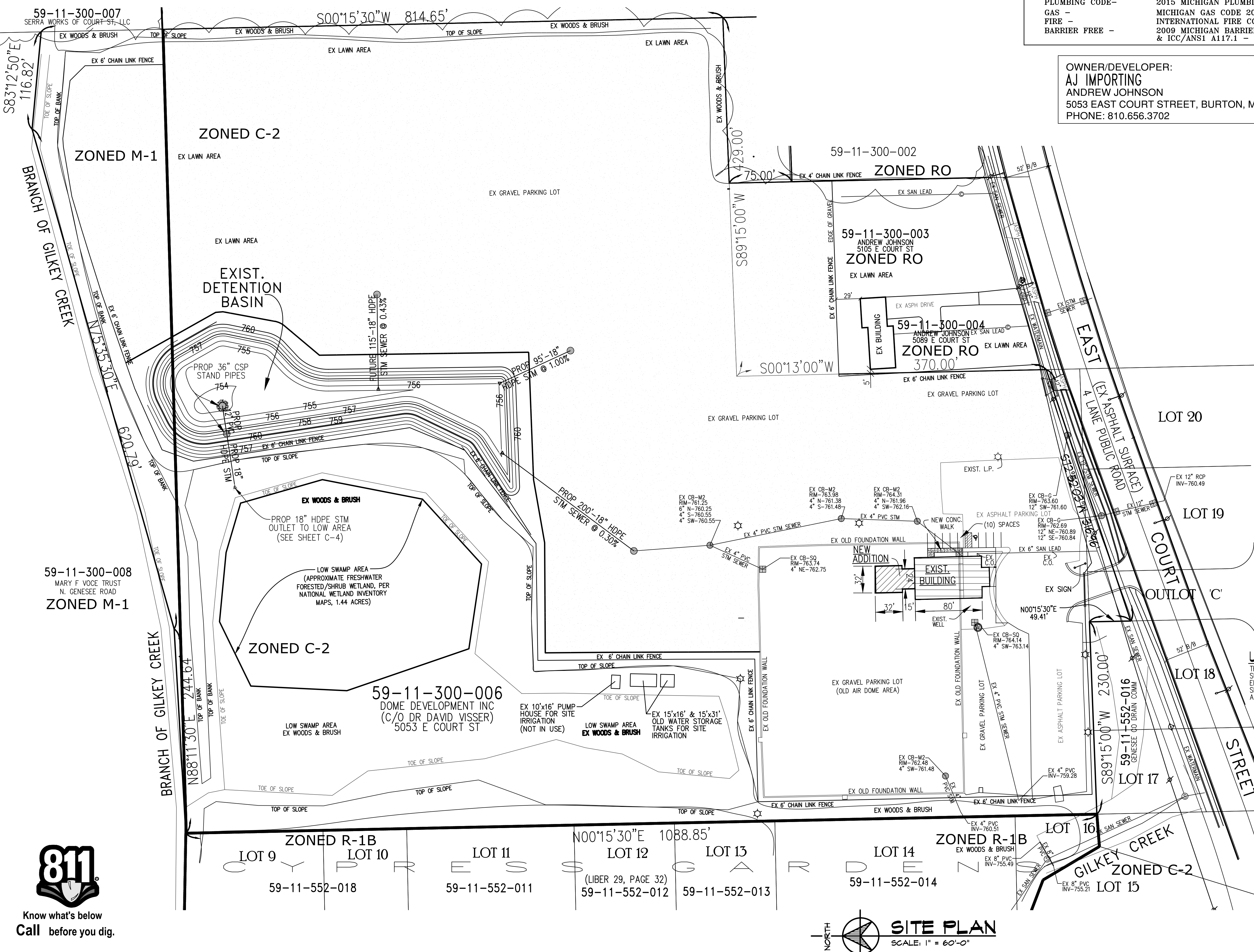
|   |                        |      |                             |
|---|------------------------|------|-----------------------------|
| ● | FOUND MONUMENTATION    | —    | EX WATERMAIN LINE           |
| ⊗ | EX ELEG/TEL PEDESTAL   | ⊗    | EX FIRE HYDRANT             |
| ⊕ | EX UTILITY POLE        | ⊗    | EX GATEVALVE                |
| ⊕ | EX SERVICE PEDESTAL    | ⊗    | EX BOLLARD                  |
| ⊕ | EX LIGHT POLE          | CONC | CONCRETE                    |
| ⊕ | EX MONITORING WELL     | ASPH | ASPHALT                     |
| — | EX OVERHEAD POWERLINES | EX   | EXISTING                    |
| ⊕ | EX GAS & ELECTRIC LINE | ⑩    | NUMBER OF PARKING SPACES    |
| ⊕ | EX STORM MANHOLE       | ▨    | PROP CONCRETE AREAS         |
| ⊕ | EX STORM CATCHBASINS   | ▨    | PROP GRAVEL PARKING AREAS   |
| ⊕ | EX STORM SEWER LINE    | ▨    | FUTURE GRAVEL PARKING AREAS |
| ⊕ | EX SANITARY MANHOLE    | ⊕    | PROP STORM MANHOLE          |
| ⊕ | EX SANITARY SEWER LINE | ⊕    | PROP STORM CATCHBASIN       |
| ⊕ |                        | ⊕    | PROP STORM SEWER            |

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITIES & PLAN DISTRIBUTION LIST

| AGENCY                               | FACILITY         | CONTACT PERSON      |
|--------------------------------------|------------------|---------------------|
| CONSUMER ENERGY                      | GAS & ELECTRIC   | SALVATORE J. DELISI |
| DIVISION OF GAS AND ELECTRIC         | ELECTRIC         | (810) 760-3486      |
| 3201 EAST COURT STREET               |                  | MARCEY CONN         |
| FLINT, MICHIGAN 48501                |                  | (810) 760-3506      |
| AT&T                                 | TELEPHONE        | JEFF HEATH          |
| 502 BEACH                            |                  | (248) 705-5506      |
| FLINT, MI 48502                      |                  |                     |
| COMCAST                              | CABLE TV         | CHRIS GYR           |
| 6045 WALL STREET                     |                  | (586) 883-1254      |
| STERLING HEIGHTS, MICHIGAN 48312     |                  |                     |
| GENESEE COUNTY DRAIN COMMISSIONER    | SANITARY SEWER   | JING LIN, PE        |
| DIVISION OF WATER & WASTE SERVICES   | INTERCEPTORS     | (810) 732-1810      |
| 6-4610 BEECHER ROAD                  |                  |                     |
| FLINT, MICHIGAN 48532                |                  |                     |
| GENESEE COUNTY DRAIN COMMISSIONER    | STORM SEWERS,    | TOM JONES, PE       |
| DIVISION OF SURFACE WATER MANAGEMENT | COUNTY DRAINS, & | (810) 732-1540      |
| 6-4608 BEECHER ROAD                  | SURFACE DRAINAGE |                     |
| FLINT, MICHIGAN 48532                |                  |                     |
| CITY OF BURTON                       | PUBLIC ROADS,    | DAVE MARHKE         |
| DEPT OF PUBLIC WORKS                 | SANITARY SEWER,  | (810) 742-4230      |
| 211 W. OAKLEY STREET                 | STORM SEWER, &   |                     |
| FLINT, MI 48503                      | WATERMAINS       |                     |



Creekwood Architecture Inc.  
Burton, Michigan 48509  
1111 Creekwood Tr.

Attachment: Back up SPR #20-28 (4850 : SPR #20-28)

Project: NEW ADDITION FOR: AJ IMPORTING

Job No. 2004

Date: 01 JULY

Sheet No.

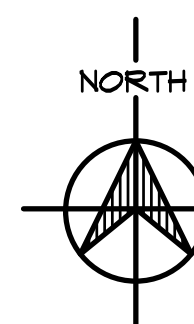
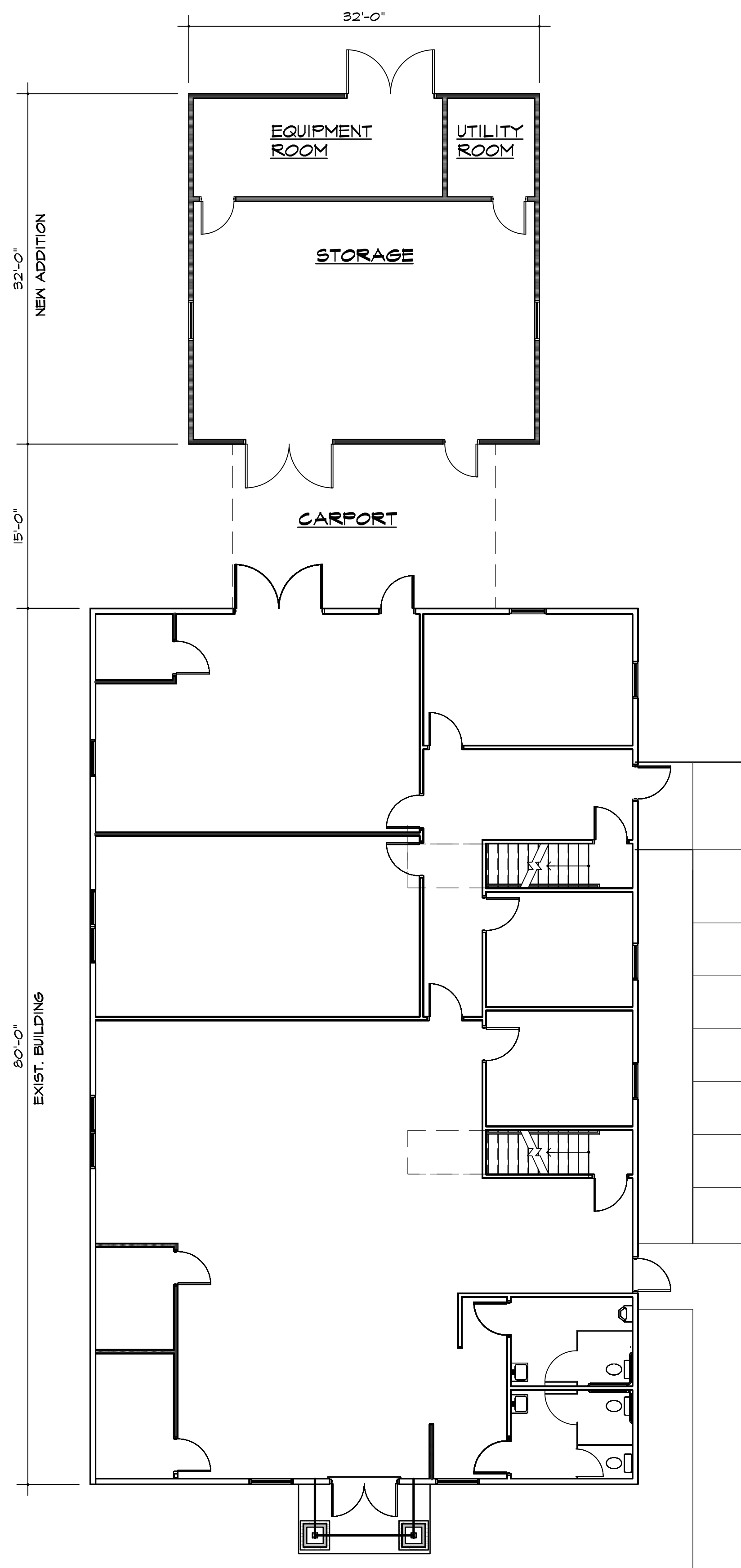
81

Packet Pg. 52



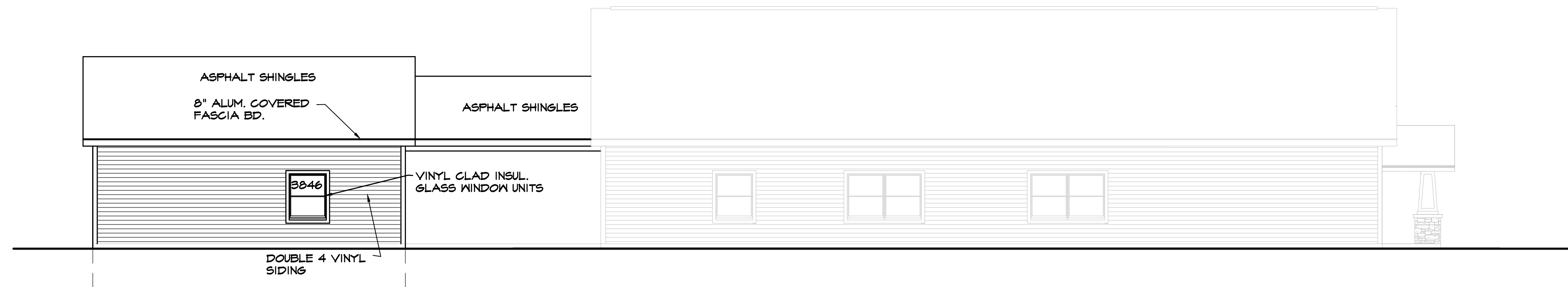






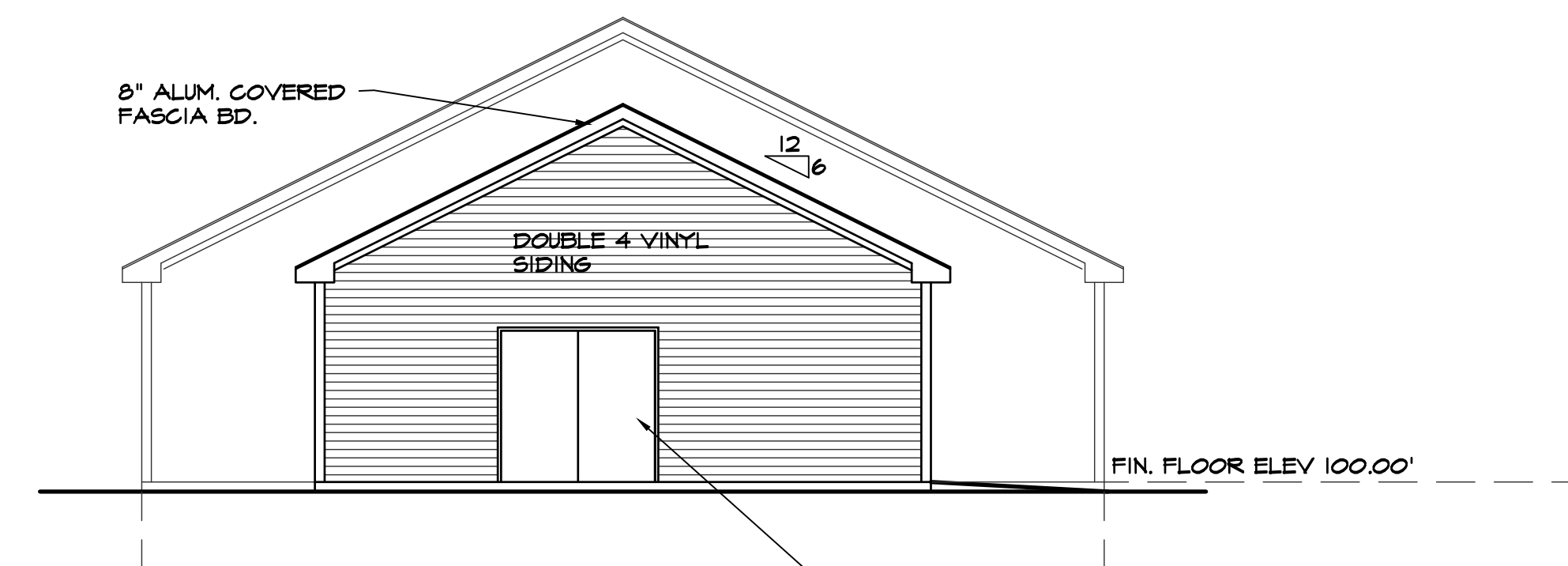
## FLOOR PLAN

SCALE: 3/16" = 1'-0"



### WEST ELEVATION

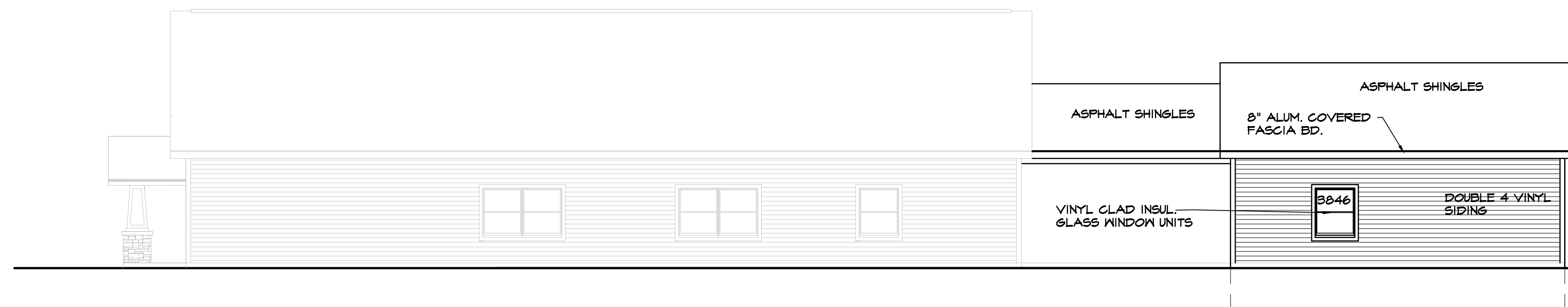
SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

8' X 8' DOUBLE  
HOL. MET. DOOR  
W/ HOL. MET FRAME  
PAINT



### EAST ELEVATION

SCALE: 1/8" = 1'-0"



## Burton Planning Commission

4303 S. Center Road  
Burton, MI 48519

**SCHEDULED**

### AGENDA ITEM (ID # 4860)

Meeting: 08/11/20 05:00 PM  
Department: Department of Public Works  
Category: Site Plan Review  
Prepared By: Leandra Swayne  
Department Head: Charles Abbey

**G.2**

DOC ID: 4860

## 5:45pm SPR #20-30

By: Genesee County Drain Commission – Division of Water and Waste Services  
4610 Beecher Rd.  
Flint, MI 48532

Re: 3063 S. Center Rd. Burton, MI 48619  
59-27-100-003 / C-2 Zoned

For: Construction of a public utility water infrastructure

#### ATTACHMENTS:

- Back up SPR #20-30 (PDF)



City of Burton  
 Department of Public Works  
 4093 Manor Drive  
 Genesee County, Burton, Michigan 48519  
 (810) 742-9230



### APPLICATION FOR SITE PLAN REVIEW

DATE FILED: 7-28-20  
 FEE: 400.00  
 RECEIPT NO: \_\_\_\_\_  
 CHECK NO: \_\_\_\_\_

SPR #: 20-30

#### PLEASE PRINT

DATE OF PLANNING COMMISSION MEETING: August 11, 2020 TIME: 5:45 pm

APPLICANTS NAME: Genesee County Drain Commissioner - Division of Water and Waste Services

APPLICANTS ADDRESS: G-4610 Beecher Road, Flint, Michigan 48532

APPLICANTS PHONE NO: (810) 732-7870

PROPOSED NAME OF BUSINESS: Municipal Water Tower - Center Road

SITE ADDRESS: 3063 S. Center Road

SUBDIVISION & LOT # OR PARCEL NUMBER: 59-27-100-003

RE: Construction of Water Infrastructure

**APPLICANT:** IT IS TO YOUR ADVANTAGE TO ATTEND THE ABOVE SCHEDULED MEETING. THE PLANNING COMMISSION MAY HAVE QUESTIONS THAT DIRECTLY AFFECT APPROVAL, DENIAL, OR POSTPONING UNTIL THESE QUESTIONS CAN BE ANSWERED.

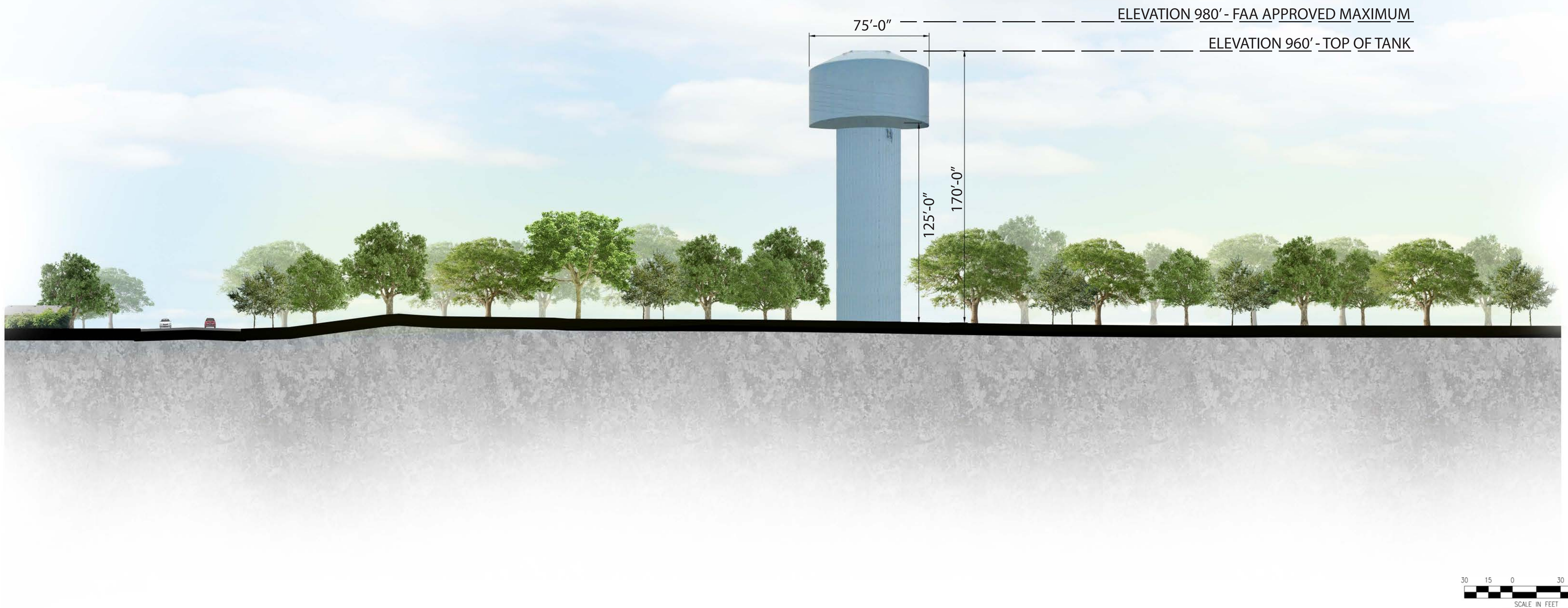
APPLICANTS SIGNATURE: \_\_\_\_\_

JOHN O'BRIEN DIRECTOR

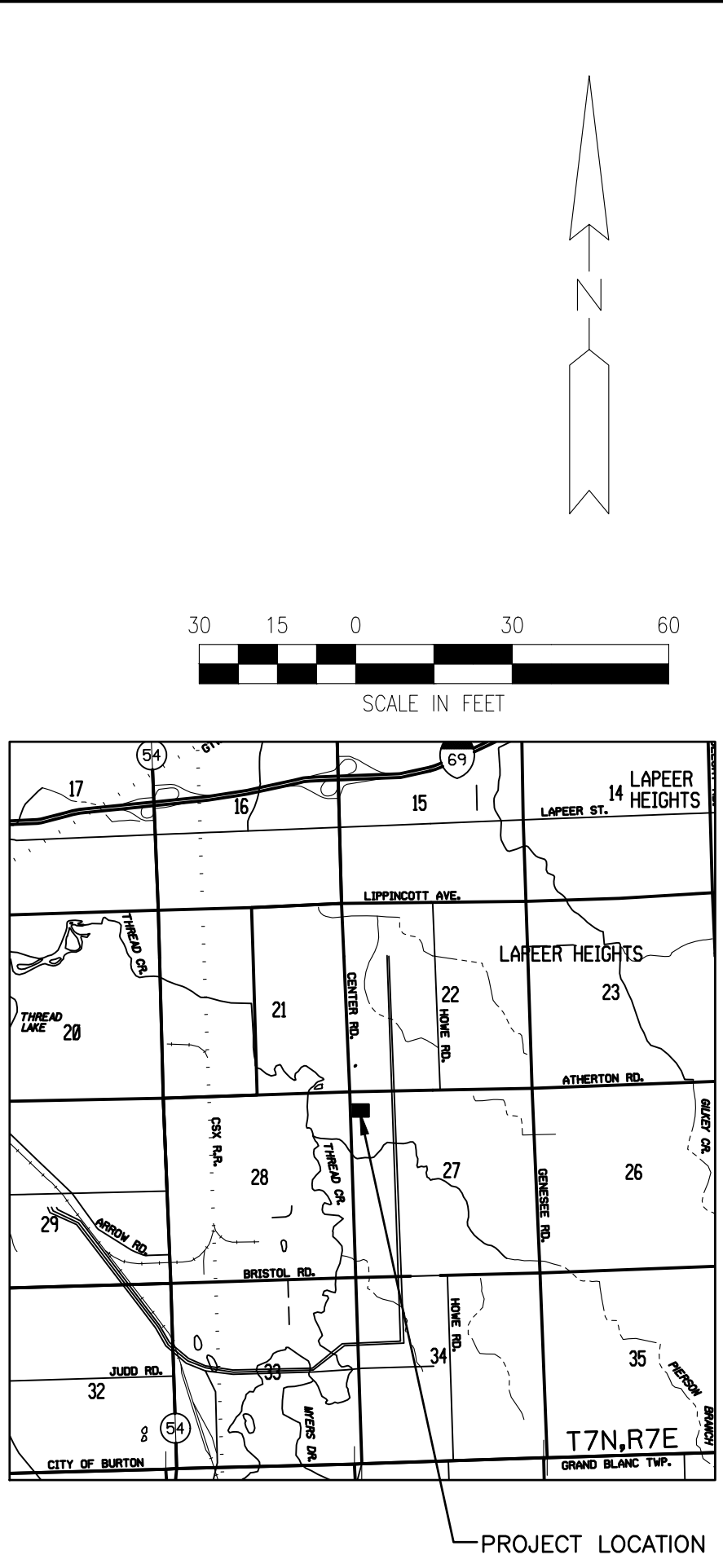
NOTE: All site plans must be filed at least two (2) weeks prior to the Planning Commission hearing and **MUST** comply with the procedures set forth in Section 157.092 of Codified Ordinance as attached. Must include **twelve (12)** sets of prints in order to process the application.

Attachment: Back up SPR #20-30 (4860 : SPR #20-30)









**LEGAL DESCRIPTION**

PARCEL NUMBER:59-27-100-003  
A PARCEL OF LAND BEGINNING 357 FEET SOUTH OF NORTHWEST CORNER OF SECTION, THENCE EAST 220 FEET, THENCE NORTH 27 FEET, THENCE EAST 369 FEET, THENCE SOUTH 1 DEGREE 21 MINUTES 30 SECONDS EAST 352 FEET, THENCE SOUTH 88 DEGREES 56 MINUTES WEST 589 FEET, THENCE NORTH 1 DEGREE 21 MINUTE 30 SECONDS WEST 336 FEET TO POINT OF BEGINNING, SEC 27 T7N R7E, 4.70 ACRES

WADE TRIM

GCDC DIVISION OF WATER AND WASTE  
G-4610 BEECHER ROAD  
FLINT, MI 48532  
3063 S CENTER ELEVATED WATER STORAGE TANK  
PROPOSED SITE PLAN

ISSUED FOR: DATE: BY:

JOB NO.  
GDC2058.01F

SHEET  
1

REVISIONS

| REV# | DATE | DESCRIPTION | BY |
|------|------|-------------|----|
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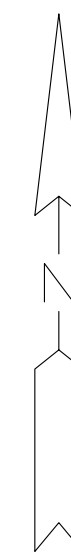
Attachment: Back up SPR #20-30 (4660 : SPR #20-30)

Packet Pg. 58





30 15 0 30 60  
SCALE IN FEET



GCDC DIVISION OF WATER AND WASTE  
G-4610 BEECHER ROAD  
FLINT, MI 48532

3063 S CENTER ELEVATED WATER STORAGE TANK  
PROPOSED SITE PLAN - VEHICLE TRACKING EXHIBIT



Attachment: Back in SPB #20-30 (4860 : SPB #20-30)

ISSUED FOR:      DATE:      BY:

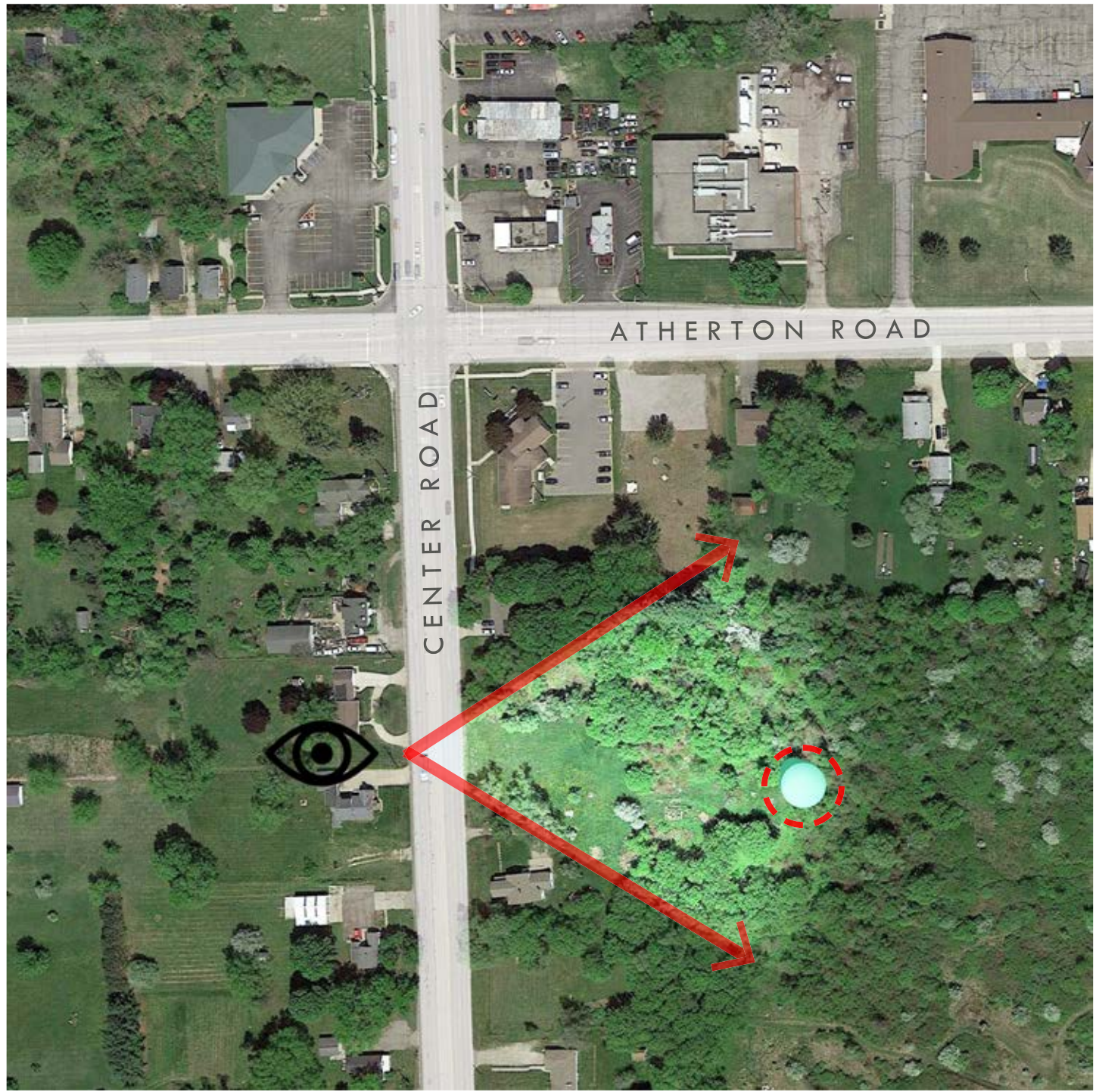
JOB NO.  
GDC2058.01F

SHEET

2

Packet Pg. 59





BURTON ELEVATED WATER STORAGE TANK | EASTERN PERSPECTIVE | 3063 SOUTH CENTER ROAD PERSPECTIVE | BURTON, MICHIGAN | JUNE 2020





BURTON ELEVATED WATER STORAGE TANK | SOUTHEASTERN PERSPECTIVE | 3063 SOUTH CENTER ROAD | BURTON, MICHIGAN | JUNE 2020





## Burton Planning Commission

4303 S. Center Road  
Burton, MI 48519

**SCHEDULED**

**AGENDA ITEM (ID # 4861)**

Meeting: 08/11/20 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Leandra Swayne

Department Head: Charles Abbey

**H.1**

DOC ID: 4861

## SPR #20-31

By: Joseph Shelby  
4020 Pebble Ridge Ct.  
Fenton, MI 48430

Re: 3434 S. Dort Hwy. Burton, MI 48529

For: Office and Indoor Vehicle Storage

### ATTACHMENTS:

- Back up SPR #20-31 (PDF)





**City of Burton**  
 Department of Public Works  
 4093 Manor Drive  
 Genesee County, Burton, Michigan 48519  
 (810) 742-9230



**APPLICATION FOR ADMINISTRATIVE SITE PLAN REVIEW**

31  
 SPR #: 20-24

DATE FILED: 7-9-20

FEE: ~~100.00~~ 75.00

**PLEASE PRINT**

DATE: Jul 9<sup>th</sup> 2020

APPLICANTS NAME: Joseph H. O'SHEA

APPLICANTS ADDRESS: 4020 DeBakey Ridge Ct. Ferndale MI 48215

APPLICANTS PHONE NO: 810.813-0563

APPLICANTS EMAIL: Joseph@vehiclecityfleet.com

PROPOSED NAME OF BUSINESS: Vehicle City On Site Fleet Services

SITE ADDRESS: 63434 Dort Hwy

PARCEL NUMBER: \_\_\_\_\_

TYPE: ☒ CHANGE OF OWNERSHIP/USE ☐ CONSTRUCTION LESS THAN 2%

USE OF STRUCTURE: ~~Vehicle Maintenance~~ Office / Vehicle Storage

SQ FOOTAGE OF PROPERTY: 21,315

SQ FOOTAGE OF STRUCTURE: 7500

NUMBER OF EMPLOYEES/SEATS: 3

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections.

APPLICANTS SIGNATURE: \_\_\_\_\_

\*\*\* ALSO ATTACH A FLOOR PLAN OF THE PROPOSED BUSINESS.

Attachment: Back up SPR #20-31 (4861 : SPR #20-31)





## Burton Planning Commission

4303 S. Center Road  
Burton, MI 48519

**SCHEDULED**

**AGENDA ITEM (ID # 4858)**

Meeting: 08/11/20 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Leandra Swayne

Department Head: Charles Abbey

**H.2**

DOC ID: 4858

## SPR #20-29

By: Antonio Mogzlinski  
3313 Larchmont  
Flint, MI 48503

Re: 4449 Saginaw St. Burton, MI 48529

For: Salon

### ATTACHMENTS:

- Back up SPR #20-29 (PDF)





**City of Burton**  
 Department of Public Works  
 4093 Manor Drive  
 Genesee County, Burton, Michigan 48519  
 (810) 742-9230



**APPLICATION FOR ZONING REVIEW**

7/27/2020

DATE FILED: 7-14-20

FEE: 410.00

SPR #: 20-29

**PLEASE PRINT**

DATE: \_\_\_\_\_

APPLICANTS NAME: Antonio Mogelias

APPLICANTS ADDRESS: 3313 Larchmont St Flint mi 48503

APPLICANTS PHONE NO: 516-843-4881

APPLICANTS EMAIL: Avianohairco@gmail.com

PROPOSED NAME OF BUSINESS: Aviano lab & l

SITE ADDRESS: 7-4449 S Saginaw St Burton mi 48520

USE OF STRUCTURE: salon

SQ FOOTAGE OF PROPERTY: ~~4200~~ ~~4408~~ 4408 sqft

SQ FOOTAGE OF STRUCTURE: 1200 sqft

NUMBER OF EMPLOYEES/SEATS: 2 employees

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections.

APPLICANTS SIGNATURE: X [Signature]

\*\*\* ALSO ATTACH A FLOOR PLAN OF THE EXISTING AND PROPOSED BUSINESS.

Attachment: Back up SPR #20-29 (4858 : SPR #20-29)





## Burton Planning Commission

4303 S. Center Road  
Burton, MI 48519

**SCHEDULED**

**AGENDA ITEM (ID # 4853)**

Meeting: 08/11/20 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Leandra Swayne

Department Head: Charles Abbey

**H.3**

DOC ID: 4853

## SPR #20-26

By: Axela Dvelopment  
61 Interstate Ln.  
Waterbury, CT 06705

Re: 1145 N. Belsay Rd. Burton, MI 48509

For: Indoor Storage Units once Special Use approval has occurred, no construction

### ATTACHMENTS:

- Back up SPR #20-26 (PDF)





City of Burton  
Department of Public Works  
4093 Manor Drive  
Genesee County, Burton, Michigan 48519  
(810) 742-9230

Date Filed: 7/17/2020  
Fee Paid: 600  
Receipt #: \_\_\_\_\_  
Check #: 181805  
Received by: L. SWAMP  
Date Mailed: 7-27-2020

APPLICATION FOR PLANNING COMMISSION SPECIAL USE:

BCPC Case #: 20-27

DATE OF PLANNING COMMISSION HEARING: 8/11/2020 AT 5 P.M.

PLEASE PRINT

APPLICANTS NAME: Axela Development

APPLICANTS ADDRESS: 61 Interstate Lane,

CITY: Waterbury Connecticut 06705

APPLICANTS PHONE: 203-573-9870, EXT 110 (Contact: Sam Frenkel)

APPLICANTS EMAIL: sfrenkel@axeladevelopment.com

ADDRESS AND PARCEL OR LOT NUMBER: \_\_\_\_\_

Parcel No. 59-11-400-026 1145 N. Belsay Rd., Burton, Michigan

See attached assessor/tax information from City of Burton BSA website for legal description

NATURE OF REQUEST (PERMITTED USE AFTER SPECIAL APPROVAL): \_\_\_\_\_

The applicant requests that the city approve a special land use for a portion of the building located at 1145 N. Belay Rd.

for use as an indoor self-storage facility. To conduct an indoor self

Storage facility.

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections. Further I understand that this is an application and any fees paid will not be refundable regardless of the decision of the Commission. Mandatory attendance at the above meeting is acknowledged.

APPLICANTS SIGNATURE: Shel Zehl

Attachment: Back up SPR #20-26 (4853 : SPR #20-26)





# TRANSMITTAL

**Attention:** Amber Abbey  
**To:** City of Burton  
 4303 South Center Rd.  
 Burton, MI 48519

**Date:** July 17, 2020  
**Project No.:** 844760

**Project Description:** Proposed Indoor Self Storage Facility on Belsay Rd.

| Quantity | Description                                                                                                                  |
|----------|------------------------------------------------------------------------------------------------------------------------------|
| 12 sets  | Site Plan Package <ul style="list-style-type: none"> <li>• Site Plan</li> <li>• Building Floor plan and Elevation</li> </ul> |

**Remarks** On behalf of our client, Axela Development, we are pleased to submit the attached site plan package for a new Indoor Self Storage Facility in the existing commercial building on Belsay Rd. The above information is being submitted to request review at the August Planning Commission meeting. The applications, fee, and other supporting information are being submitted to your office separately by Attorney George Rizik on behalf of Axela Development.

Should you have any questions regarding the enclosed or need additional information, please contact me. Thank you.

|                                     |                                        |
|-------------------------------------|----------------------------------------|
| <input type="checkbox"/>            | For Approval / Signature               |
| <input type="checkbox"/>            | For Field Use                          |
| <input type="checkbox"/>            | For Your File                          |
| <input checked="" type="checkbox"/> | Other: For Your Use, Review, & Comment |

  
 Lisa Easterwood, Project Manager

**CC:** Sam Frenkel, Axela Development (via email)  
 George Rizik, Attorney (via email)  
 File

Attachment: Back up SPR #20-26 (4853 : SPR #20-26)









**PROPOSED MEZZANINE PLAN**  
SCALE: 1/16" = 1'-0" 7,541 SQ. FT.

**PROPOSED FLOOR PLAN**  
SCALE: 1/16" = 1'-0" 55,044 SQ. FT.

UNIT QUANTITIES

| UNIT     | 1st FLOOR | MEZZANINE | TOTAL | AREA           |
|----------|-----------|-----------|-------|----------------|
| 5'x5'    | 213       | 113       | 320   | 8,000 SQ. FT.  |
| 5'x10'   | 24        | 31        | 55    | 2,750 SQ. FT.  |
| 7.5'x10' | 37        | 0         | 37    | 2,775 SQ. FT.  |
| 10'x10'  | 98        | 0         | 98    | 9,800 SQ. FT.  |
| 10'x15'  | 17        | 0         | 17    | 2,550 SQ. FT.  |
| 10'x20'  | 71        | 0         | 71    | 14,200 SQ. FT. |
| TOTALS   | 460       | 144       | 604   | 40,075 SQ. FT. |

THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGN AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF AMARA ASSOCIATES, LLC AND NO PART THEREOF SHALL BE REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF AMARA ASSOCIATES, LLC.

NO. DATE REVISION  
7/10/20 PLANNING AND ZONING

PROGRESS DRAWING ONLY  
NOT FOR CONSTRUCTION

**PROPOSED STORAGE FACILITY RENOVATION**  
1145 N. BELSAY ROAD  
BURTON, MICHIGAN

AXELA DEVELOPEMENT

ARCHITECT:  
**AMARA ASSOCIATES, LLC**  
180 PARK ROAD EXTENSION, SUITE 105  
MIDDLEBURY, CT 06752  
P: 877.833.7861 F: 800.854.7672  
www.amaraassociates.com

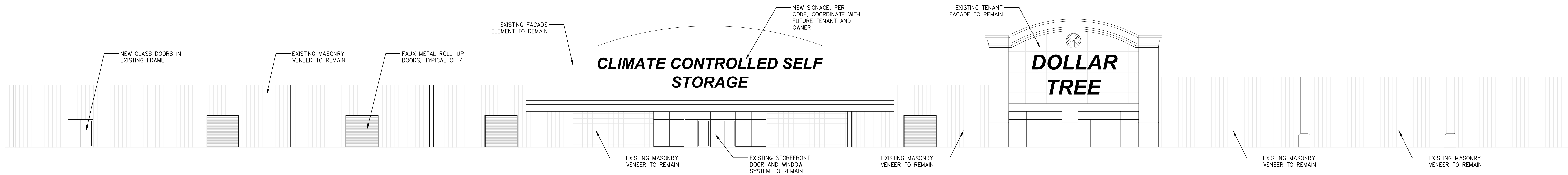
CONTRACTOR:

Project No. AA20045  
Date 15 JULY 2020

Drawing Content  
**PROPOSED 1st FLOOR PLAN**

Drawn JCP Sheet No.  
Checked PLA  
Scale AS SHOWN **A-100**





1 **EXTERIOR FRONT ELEVATION**  
SCALE: 3/32" = 1'-0"

THE DRAWINGS AND ALL THE IDEAS, ARRANGEMENTS, DESIGN AND PLANS INDICATED THEREON OR REPRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF AMARA ASSOCIATES, LLC AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF AMARA ASSOCIATES, LLC

| NO. | DATE    | REVISION            |
|-----|---------|---------------------|
| 1   | 7/10/20 | PLANNING AND ZONING |

PROGRESS DRAWING ONLY  
NOT FOR CONSTRUCTION

**PROPOSED  
STORAGE FACILITY  
RENOVATION**  
1145 N. BELSAY ROAD  
BURTON, MICHIGAN

AXELA DEVELOPEMENT

ARCHITECT:  
**AMARA ASSOCIATES, LLC**  
100 PARK ROAD EXTENSION, SUITE 105  
MIDDLEBURY, CT 06750  
P: 877.833.7861 F: 860.864.7672  
www.amaraassociates.com

CONTRACTOR:

Project No. AA20045  
Date 15 JULY 2020

Drawing Content  
**EXTERIOR FRONT ELEVATION**

Drawn J.P. Sheet No.  
Checked P.A.  
Scale AS SHOWN **A-500**





## Burton Planning Commission

4303 S. Center Road  
Burton, MI 48519

**SCHEDULED**

**AGENDA ITEM (ID # 4852)**

Meeting: 08/11/20 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Leandra Swayne

Department Head: Charles Abbey

**H.4**

DOC ID: 4852

## SPR #20-25

By: Loves Furniture  
32301 Woodward Ave.  
Royal Oak, MI 48073

Re: 4134 Davison Rd. Burton, MI 48509

For: Warehousing and Distribution

### ATTACHMENTS:

- Back up SPR #20-25 (PDF)



City of Burton  
Department of Public Works  
4093 Manor Drive  
Genesee County, Burton, Michigan 48519  
(810) 742-9230



### APPLICATION FOR ADMINISTRATIVE SITE PLAN REVIEW

DATE FILED: 7-16-20

SPR #: 20-25

FEE: 75.00

#### PLEASE PRINT

DATE: 7/16/2020

APPLICANTS NAME: LOVES FURNITURE / DAVID WINDWIECKI

APPLICANTS ADDRESS: 32301 WOODWARD AVE ROYAL OAK MI 48067

APPLICANTS PHONE NO: (586) 915-7514

APPLICANTS EMAIL: david.windwiecki@lovesfurniture.com

PROPOSED NAME OF BUSINESS: LOVES FURNITURE

SITE ADDRESS: 4134 Davison Road, Burton, MI 48509

PARCEL NUMBER: \_\_\_\_\_

TYPE: ☒ CHANGE OF OWNERSHIP/USE ☐ CONSTRUCTION LESS THAN 2%

USE OF STRUCTURE: Warehousing and Distribution

SQ FOOTAGE OF PROPERTY: \_\_\_\_\_

SQ FOOTAGE OF STRUCTURE: 421,000

NUMBER OF EMPLOYEES/SEATS: 100

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections.

APPLICANTS SIGNATURE: David Windwiecki 7/16/2020

\*\*\* ALSO ATTACH A FLOOR PLAN OF THE PROPOSED BUSINESS.

Attachment: Back up SPR #20-25 (4852 : SPR #20-25)





## Burton Planning Commission

4303 S. Center Road  
Burton, MI 48519

**SCHEDULED**

**AGENDA ITEM (ID # 4851)**

Meeting: 08/11/20 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Leandra Swayne

Department Head: Charles Abbey

**H.5**

DOC ID: 4851

## SPR #20-24

By: Sophia Eldridge  
1454 Hill Top Dr  
Grand Blanc MI 48439

Re: 1079 Bristol Rd. Burton, MI 48529

For: Beauty Salon

### ATTACHMENTS:

- Back up SPR #20-24 (PDF)



**City of Burton**  
 Department of Public Works  
 4093 Manor Drive  
 Genesee County, Burton, Michigan 48519  
 (810) 742-9230



**APPLICATION FOR ZONING REVIEW**

7/13/2020

DATE FILED: 6/30/2020

FEE: 75

SPR #: 20-24

**PLEASE PRINT**

DATE: 7/13/2020

APPLICANTS NAME: Sophia Eldridge

APPLICANTS ADDRESS: 1454 Hill Top Drive, Grand Blanc, MI 48439

APPLICANTS PHONE NO: (810) 962-1562

APPLICANTS EMAIL: Meraki Studio of Beauty, LLC

↓ ↑  
 PROPOSED NAME OF BUSINESS: Meraki hair team @ gmail.com

SITE ADDRESS: 1079 & 1083 E. Bristol Rd, Burton, MI

USE OF STRUCTURE: Beauty Salon

SQ FOOTAGE OF PROPERTY: 2425 SQ FT

SQ FOOTAGE OF STRUCTURE: \_\_\_\_\_

NUMBER OF EMPLOYEES/SEATS: 5

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections.

APPLICANTS SIGNATURE: [Signature]

\*\*\* ALSO ATTACH A FLOOR PLAN OF THE EXISTING AND PROPOSED BUSINESS.

Attachment: Back up SPR #20-24 (4851 : SPR #20-24)





## Burton Planning Commission

4303 S. Center Road  
Burton, MI 48519

**SCHEDULED**

### AGENDA ITEM (ID # 4849)

Meeting: 08/11/20 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Leandra Swayne

Department Head: Charles Abbey

**H.6**

DOC ID: 4849

## SPR #20-23

By: Alecia Dillon  
6504 Buckshore Dr  
Whitmore Lake, MI 48189

Re: 3075 Joyce St Burton MI 48529

For: Office Security

#### ATTACHMENTS:

- Back up SPR #20-23 (PDF)



**City of Burton**  
 Department of Public Works  
 4093 Manor Drive  
 Genesee County, Burton, Michigan 48519  
 (810) 742-9230



**APPLICATION FOR ADMINISTRATIVE SITE PLAN REVIEW**

DATE FILED: 7-9-20  
6/25/2020

FEE: Card

SPR #: 20-23

**PLEASE PRINT**

DATE: 6/25/2020

APPLICANTS NAME: Alecia Dillon

APPLICANTS ADDRESS: 6504 Buckshore Dr. Whitmore Lake MI 48189

APPLICANTS PHONE NO: 231-571-3859

APPLICANTS EMAIL: Alecia.Dillon@Helios-GRM.com

PROPOSED NAME OF BUSINESS: Helios Security LLC

SITE ADDRESS: 3075 Byce St. Burton MI 48529

PARCEL NUMBER: 59-28-553-016

TYPE: ☒ CHANGE OF OWNERSHIP/USE ☐ CONSTRUCTION LESS THAN 2%

USE OF STRUCTURE: ~~Secure Transportation~~ Office Security

SQ FOOTAGE OF PROPERTY: 6,500

SQ FOOTAGE OF STRUCTURE: 5,075

NUMBER OF EMPLOYEES/SEATS: 9

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections.

APPLICANTS SIGNATURE: Alecia Dillon

\*\*\* ALSO ATTACH A FLOOR PLAN OF THE PROPOSED BUSINESS.

Attachment: Back up SPR #20-23 (4849 : SPR #20-23)





## Burton Planning Commission

4303 S. Center Road  
Burton, MI 48519

**SCHEDULED**

**AGENDA ITEM (ID # 4848)**

Meeting: 08/11/20 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Leandra Swayne

Department Head: Charles Abbey

**H.7**

DOC ID: 4848

## SPR #20-22

By: Iresha Dorsey  
511 Continental Ct

Re: 3354 S. Saginaw Burton MI

For: Food, Beverage and Ice Cream

### ATTACHMENTS:

- Back up SPR #20-22 (PDF)



City of Burton  
Department of Public Works  
4093 Manor Drive  
Genesee County, Burton, Michigan 48519  
(810) 742-9230



### APPLICATION FOR ZONING REVIEW

DATE FILED: 7/2/2020

SPR #: 20-22

FEE: 75 PAID w/CA

#### PLEASE PRINT

DATE: June 30, 2020

APPLICANT'S NAME: Iresha Dorsey

APPLICANTS ADDRESS: 511 Continental Ct

APPLICANTS PHONE NO: (810) 272-1926

APPLICANTS EMAIL: Iresha.dorsey@gmail.com

PROPOSED NAME OF BUSINESS: Dumbos Elephant Ears and Funnel Cake

SITE ADDRESS: 3354 Cr (33602) S Saginaw St

USE OF STRUCTURE: Food, Beverage, Ice Cream

SQ FOOTAGE OF PROPERTY: 1200

SQ FOOTAGE OF STRUCTURE: N/A

NUMBER OF EMPLOYEES/SEATS: 2 / NA

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections.

APPLICANTS SIGNATURE: Iresha M Dorsey

\*\*\* ALSO ATTACH A FLOOR PLAN OF THE EXISTING AND PROPOSED BUSINESS.

Attachment: Back up SPR #20-22 (4848 : SPR #20-22)





## Burton Planning Commission

4303 S. Center Road  
Burton, MI 48519

**SCHEDULED**

**AGENDA ITEM (ID # 4847)**

Meeting: 08/11/20 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Leandra Swayne

Department Head: Charles Abbey

**H.8**

DOC ID: 4847

## SPR #20-21

By: Sharena Wilson  
726 Collingwood Dr.  
Davison MI 48423

Re: 4381 Davison Rd Burton MI 48509

For: Salon

### ATTACHMENTS:

- Back up SPR #20-21 (PDF)



City of Burton  
Department of Public Works  
4093 Manor Drive  
Genesee County, Burton, Michigan 48519  
(810) 742-9230



### APPLICATION FOR ZONING REVIEW

DATE FILED: 7/1/2020

FEE: 75

SPR #: 20-21

#### PLEASE PRINT

DATE: 7/1/20

APPLICANTS NAME: Sharena Wilson

APPLICANTS ADDRESS: 726 Collingwood Dr Davis 4842

APPLICANTS PHONE NO: 8102109800

APPLICANTS EMAIL: Sharenowilson@gmail.com

PROPOSED NAME OF BUSINESS: Signature 12 Salon

SITE ADDRESS: 4381 (4385) Dansa Rd Burton 48509

USE OF STRUCTURE: Salon

SQ FOOTAGE OF PROPERTY: 1700

SQ FOOTAGE OF STRUCTURE: 5000

NUMBER OF EMPLOYEES/SEATS: 6

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections.

APPLICANTS SIGNATURE: Sharena Wilson

\*\*\* ALSO ATTACH A FLOOR PLAN OF THE EXISTING AND PROPOSED BUSINESS.

Attachment: Back up SPR #20-21 (4847 : SPR #20-21)





## Burton Planning Commission

4303 S. Center Road  
Burton, MI 48519

**SCHEDULED**

**AGENDA ITEM (ID # 4846)**

Meeting: 08/11/20 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Leandra Swayne

Department Head: Charles Abbey

**H.9**

DOC ID: 4846

## SPR #20-20

By: Steven R. Myers Jr.  
5476 Lippincott Blvd.  
Burton MI 48519

Re: 5501 Lapeer Rd Burton MI 48509

For: Personal Office Space

### ATTACHMENTS:

- Back up SPR #20-20 (PDF)



City of Burton  
 Department of Public Works  
 4093 Manor Drive  
 Genesee County, Burton, Michigan 48519  
 (810) 742-9230



### APPLICATION FOR ZONING REVIEW

DATE FILED: 6/26/2020  
 FEE: 75.00

SPR #: 20-20

#### PLEASE PRINT

DATE: 6/23/2020

APPLICANTS NAME: Steven R Myers Jr

APPLICANTS ADDRESS: 5476 Lippincott Blvd Burton, MI 48519

APPLICANTS PHONE NO: (813) 727-5180

APPLICANTS EMAIL: StevenMyJr@yahoo.com

PROPOSED NAME OF BUSINESS: Myers Investment Group

SITE ADDRESS: 5501 ~~5476~~ Lapeer RD BURTON MI 48509

USE OF STRUCTURE: Personal office space

SQ FOOTAGE OF PROPERTY: 2621 sq ft

SQ FOOTAGE OF STRUCTURE: 561 sq ft

NUMBER OF EMPLOYEES/SEATS: 1

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections.

APPLICANTS SIGNATURE: St R My Jr

\*\*\* ALSO ATTACH A FLOOR PLAN OF THE EXISTING AND PROPOSED BUSINESS.

Attachment: Back up SPR #20-20 (4846 : SPR #20-20)





## Burton Planning Commission

4303 S. Center Road  
Burton, MI 48519

**SCHEDULED**

**AGENDA ITEM (ID # 4845)**

Meeting: 08/11/20 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Leandra Swayne

Department Head: Charles Abbey

**H.10**

DOC ID: 4845

## SPR #20-19

By: Rodney A. Mersino Jr.  
7436 Foxbury Ct

Re: 2475 E. Judd Burton MI 48529

For: Change of Ownership- Light Industrial- Mersino Dewatering Inc.

### ATTACHMENTS:

- Back up SPR #20-19 (PDF)



City of Burton  
Department of Public Works  
4093 Manor Drive  
Genesee County, Burton, Michigan 48519  
(810) 742-9230



APPLICATION FOR ADMINISTRATIVE SITE PLAN REVIEW

DATE FILED: 6/23/2020  
FEE: 75.00

SPR #: 20-19

PLEASE PRINT

DATE: 6/16/20

APPLICANTS NAME: Rodney A. Mersino Jr.

APPLICANTS ADDRESS: 7436 Foxbury Ct.

APPLICANTS PHONE NO: (810) 730 1123

APPLICANTS EMAIL: gino@mersino.com

PROPOSED NAME OF BUSINESS: Mersino Development, Inc.

SITE ADDRESS: 6-1244 S. Dort Hwy

PARCEL NUMBER: 59-32-200-016

TYPE: ☒ CHANGE OF OWNERSHIP/USE ☐ CONSTRUCTION LESS THAN 2%

USE OF STRUCTURE: Light Industrial

SQ FOOTAGE OF PROPERTY: \_\_\_\_\_

SQ FOOTAGE OF STRUCTURE: \_\_\_\_\_

NUMBER OF EMPLOYEES/SEATS: 9

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections.

APPLICANTS SIGNATURE: [Signature]

\*\*\* ALSO ATTACH A FLOOR PLAN OF THE PROPOSED BUSINESS.

Attachment: Back up SPR #20-19 (4845 : SPR #20-19)





## Burton Planning Commission

4303 S. Center Road  
Burton, MI 48519

**SCHEDULED**

**AGENDA ITEM (ID # 4844)**

Meeting: 08/11/20 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Leandra Swayne

Department Head: Charles Abbey

**H.11**

DOC ID: 4844

## SPR #20-18

By: Rodney A Mersino Jr.  
7436 Foxbury CT

Re: 4244 S. Dort Hwy Burton MI

For: Change of Ownership – Light Industrial- Mersino Dewatering Inc.

### ATTACHMENTS:

- Back up SPR #20-18 (PDF)



City of Burton  
Department of Public Works  
4093 Manor Drive  
Genesee County, Burton, Michigan 48519  
(810) 742-9230



APPLICATION FOR ADMINISTRATIVE SITE PLAN REVIEW

DATE FILED: 6/23/2020  
FEE: 75.00

SPR #: 20-18

PLEASE PRINT

DATE: 6/16/20

APPLICANTS NAME: Rodney A. Mersino Jr.

APPLICANTS ADDRESS: 7436 Foxbury Ct.

APPLICANTS PHONE NO: (810) 730-1123

APPLICANTS EMAIL: gino@mersino.com

PROPOSED NAME OF BUSINESS: Mersino Dewatering, Inc.

SITE ADDRESS: G-4244 S. Dort Hwy

PARCEL NUMBER: 59-32-200-011

TYPE: ☒ CHANGE OF OWNERSHIP/USE ☐ CONSTRUCTION LESS THAN 2%

USE OF STRUCTURE: Light Industrial

SQ FOOTAGE OF PROPERTY: \_\_\_\_\_

SQ FOOTAGE OF STRUCTURE: \_\_\_\_\_

NUMBER OF EMPLOYEES/SEATS: 9

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections.

APPLICANTS SIGNATURE: [Signature]

\*\*\* ALSO ATTACH A FLOOR PLAN OF THE PROPOSED BUSINESS.

Attachment: Back up SPR #20-18 (4844 : SPR #20-18)





## Burton Planning Commission

4303 S. Center Road  
Burton, MI 48519

**SCHEDULED**

**AGENDA ITEM (ID # 4843)**

Meeting: 08/11/20 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Leandra Swayne

Department Head: Charles Abbey

**H.12**

DOC ID: 4843

## SPR #20-17

By: Tonya Dixon  
835 Alexandrene Ave.  
Mount Morris MI

Re: 4545 E Court St Burton MI 48509

For: Nails & Jewelry Sales

### ATTACHMENTS:

- Back up SPR #20-17 (PDF)



City of Burton  
 Department of Public Works  
 4093 Manor Drive  
 Genesee County, Burton, Michigan 48519  
 (810) 742-9230



### APPLICATION FOR ZONING REVIEW

DATE FILED: 6-23-20

FEE: 40.00 P2AA

SPR #: 20-17

#### PLEASE PRINT

DATE: 6/1/20

APPLICANTS NAME: Tonya Dixon

APPLICANTS ADDRESS: 835 Alexandrine Ave Mount Morris MI

APPLICANTS PHONE NO: 810 265 9550

APPLICANTS EMAIL: Diamondsdaughter.td@gmail.com

PROPOSED NAME OF BUSINESS: My Place of Joy Inspiration/ Boutique

SITE ADDRESS: 4545 E. COURT ST STE B Burton MI 48509

USE OF STRUCTURE: Do nails & Sale Handmade Jewelry

SQ FOOTAGE OF PROPERTY: 6600 sq/ft.

SQ FOOTAGE OF STRUCTURE: 1000 sq ft

NUMBER OF EMPLOYEES/SEATS: 1

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections.

APPLICANTS SIGNATURE: Tonya Dixon

\*\*\* ALSO ATTACH A FLOOR PLAN OF THE EXISTING AND PROPOSED BUSINESS.

Attachment: Back up SPR #20-17 (4843 : SPR #20-17)