



CITY OF BURTON

BURTON PLANNING COMMISSION MEETING

AUGUST 11, 2020

MINUTES

Council Chambers

Regular Meeting

5:00 PM

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

This meeting was opened by Vice Chair Kevin Burge at 5:00 PM.

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

Attendee Name	Title	Status	Arrived
Duane Haskins	Mayor	Excused	
Vaughn Smith	Councilman	Present	
Kevin Burge	Vice Chair	Present	
Erica Edgington	Commissioner	Present	
Tom Gorang	Commissioner	Present	
Don Jones	Commissioner	Present	
Kenneth Gay	Commissioner	Excused	
Neil Martz	Commissioner	Present	

D. STAFF PRESENT

Racheal Boggs, City Clerk

Amber Abbey, Deputy DPW Director

Katie Malin, Election Clerk

E. APPROVAL OF MINUTES

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

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Vaughn Smith, Councilman
SECONDER:	Don Jones, Commissioner
AYES:	Smith, Burge, Edgington, Gorang, Jones, Martz
EXCUSED:	Haskins, Gay

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

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Vaughn Smith, Councilman
SECONDER:	Don Jones, Commissioner
AYES:	Smith, Burge, Edgington, Gorang, Jones, Martz
EXCUSED:	Haskins, Gay

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

George Rizik
9400 S. Saginaw St. Ste E.
Grand Blanc, MI 49439

Mr. Rizik presented information to the commission in regards to a self-storage facility.

Mr. Burge asked Mrs. Abbey for the Administrations recommendation.

Mrs. Abbey stated this would be the first climate control facility in an existing building. We have seen other climate control facilities in Genesee County have success. Uses like this, in a building that has been vacant for around 10 years is something we see as a good use and something we can support.

Mr. Gorang asked when is the anticipated open date?

Mr. Rabinowitz with Axela Development stated about 6 to 8 months from the time they receive a permit.

Mr. Jones asked what kind of business hours will they have?

Mr. Rabinowitz stated they will have regular business hours it will not be opened 24 hours.

Mr. Martz asked if they would have vehicle or trailer rentals available?

Mr. Rabinowitz said, no.

Mr. Martz asked if they had any plans to repair or resurface the asphalt?

Mr. Rabinowitz stated he does not have an exact time frame, but yes they do plan to repair the asphalt.

Mr. Smith asked how did you determine the site?

Mr. Rabinowitz stated we do our research and then we hire an independent marketing consultant.

Mr. Burge asked when the study was done, did you take into consideration that a facility was under construction a half mile down the road.

Mr. Rabinowitz stated he would have to double check, but typically when they do a study they usually get information about what is coming to the market.

Mr. Burge asked how tall are the units?

Mr. Rabinowitz stated they are eight feet.

Mr. Burge asked if they were covered at the top?

Mr. Rabinowitz stated it is a very strong chicken wire across the top.

Mr. Smith asked if the storage facility was climate controlled?

Mr. Rabinowitz said, yes.

Mr. Smith asked Mrs. Abbey if any of the other facilities were climate controlled?

Mrs. Abbey stated no, they are outdoor storage facilities only.

Mr. Jones asked are you buying the building? This is not a lease?

Mr. Rizik stated yes, everything except the Volunteers of America building.

Mrs. Edgington asked if the mezzanine was a separate building?

Mr. Frenkel stated it is in the existing building they will not be adding anything on.

Mr. Martz made a motion to approve SPR#20-27 with the addition of parking lot improvements and facade improvements.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Neil Martz, Commissioner
SECONDER:	Vaughn Smith, Councilman
AYES:	Smith, Burge, Edgington, Gorang, Jones, Martz
EXCUSED:	Haskins, Gay

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

Jonathan Pattee
2240 N. Henderson Road.
Davison, MI 48423

Mr. Pattee stated they want to build a 32 x 32 addition directly behind the building. For now it will be used for storage, but eventually it will be used for printer.

Mr. Burge asked Mrs. Abbey for the Administrations recommendation.

Mrs. Abbey stated she would recommend approval.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Don Jones, Commissioner
SECONDER:	Tom Gorang, Commissioner
AYES:	Smith, Burge, Edgington, Gorang, Jones, Martz
EXCUSED:	Haskins, Gay

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

Kevin Cook
Civil Engineer- Wade Trim
555 S. Saginaw St. Ste # 201
Flint, MI 48502

Mr. Cook stated we are here before you in regards to the construction of a public utility water infrastructure.

Mr. Burge asked Mrs. Abbey for the administrations recommendation.

Mrs. Abbey stated everything meets the requirements, the Administration would recommend approval.

Mr. Burge asked if they could put City of Burton on the tower.

Mr. Raysin with the Genesee County Drain Commission stated typically they have a standard format. It is painted blue and no writing.

Mr. Jones asked will you be selling water or filling up swimming pools at the tower.

Mr. Raysin stated it will be used as a watering station for pool trucks for the southern part of genesee county.

Mr. Jones stated he sees the water tower is fenced in. Will there be any perimeter fencing .

Mr. Raysin stated on recent projects, only fencing has been done around the water tower.

Mr. Martz asked if there would be any kind of signage.

Mr. Raysin stated not at this time.

Mr. Jones made a motion to approve SPR #20-30 with the addidtion of security lighting.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Don Jones, Commissioner
SECONDER:	Vaughn Smith, Councilman
AYES:	Smith, Burge, Edgington, Gorang, Jones, Martz
EXCUSED:	Haskins, Gay

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 Mogzinski
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

Public comment may be sent to; publiccomment@burtonmi.gov

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

Mr. Burge read the following email into the record: Mr. Cokley, Owner, of All Safe Storage Center state he was against the new storage facility. He thinks adding another Storage Facility will hurt the existing businesses.

J. BOARD DISCUSSION

Mrs. Abbey asked the Planning Commission if they had the capability to access the meeting from home if needed.

Each board member present stated they could if needed. Mr Martz stated he would rather attend in person.

Mr. Burge stated according to our By Laws we are to elect a Vice Chair.

Mr. Smith moved to nominate Tom Gorang as Vice Chair.

Mr. Gorang denied nomination.

1. Motion to nominate Don Jones as Vice Chair.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Kevin Burge, Vice Chair
SECONDER:	Tom Gorang, Commissioner
AYES:	Smith, Burge, Edgington, Gorang, Jones, Martz
EXCUSED:	Haskins, Gay

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

Meeting was adjourned at 6:40 PM.
