



CITY OF BURTON
BURTON PLANNING COMMISSION MEETING
DECEMBER 12, 2017
MINUTES

Council Chambers

Regular Meeting

5:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

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

A. PLEDGE OF ALLEGIANCE WAS LED BY DEB WALTON.

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Vaughn Smith	Councilman	Present	
Kevin Burge	Vice Chair	Present	
Tom Gorang	Commissioner	Present	
Deb Walton	Chairman	Present	
John Benthall	Commissioner	Present	
Kris Johns	Commissioner	Present	
Mary Ann White	Commissioner	Present	
Robert Johnson	Commissioner	Present	

C. STAFF PRESENT

Amber Abbey, Planning/Zoning
Dennis O'Keefe, Councilman
Marcy Kimball, Clerk's Office

D. PRESENTATION

1. Master Plan Public Hearing

By:

Re:

For:

Doug Piggott from Rowe Engineering explained the process of the Master Plan. Items discussed were:

- Analysis of the community.
- Looked at all of the different committee's Master Plan.
- Wide range of public engagements including focus interviews, visioning sessions, workshops, open houses and online surveys.
- Reevaluated for new goals, objectives and priorities.
- Citizen Groups.
- Made a Strategic Implementation Plan.
- Market Studies.

Mr. Piggott said, the future land zoning plan recommended the merging of three of the residential zoning classifications. Also recommended was a proposal for an overlay zone to correspond with the DDA District to help implement the recommendations of the DDA's Plans Vision of encouraging more of an urban feel along those corridors. The strategic plan recommends that, in the first year, a one stop web page be developed for businesses wishing to relocate in the City. This would be done by the City's IT staff, working together with the Chamber of Commerce. We would then develop a plan for marketing.

E. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Oct 10, 2017 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Tom Gorang, Commissioner
SECONDER:	Robert Johnson, Commissioner
AYES:	Smith, Burge, Gorang, Walton, Benthall, Johns, White, Johnson

2. Planning Commission - Regular Meeting - Nov 14, 2017 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Tom Gorang, Commissioner
SECONDER:	Robert Johnson, Commissioner
AYES:	Smith, Burge, Gorang, Walton, Benthall, Johns, White, Johnson

F. ADMINISTRATION REPORT

Mrs. Abbey asked if the board members have decided on tentative dates for training sessions or if they wanted to wait until the Master Plan meetings were over.

The board decided to address this at the February meeting.

G. AUDIENCE PARTICIPATION

Daryl Dotson from Burton asked if the public will be able to use these waterways for fishing without a permit.

Mr. Piggott stated the fishing permit would be a State issue.

H. NOMINATIONS

1. Motion to Nominate Deb Walton for Planning Commission Chairperson, January 2018-December 2018 term.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Robert Johnson, Commissioner
SECONDER:	Tom Gorang, Commissioner
AYES:	Smith, Burge, Gorang, Walton, Benthall, Johns, White, Johnson

2. Motion to Nominate Kevin Burge for Planning Commission Vice Chairperson, January 2018-December 2018 term.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Robert Johnson, Commissioner
SECONDER:	Tom Gorang, Commissioner
AYES:	Smith, Burge, Gorang, Walton, Benthall, Johns, White, Johnson

I. BOARD DISCUSSION AND OR ACTION.

Mrs. Walton thanked everyone for all the hard work they put into the Master Plan.

Mr. Johnson thanked all of the participants and City employees for their participation.

Mrs. Abbey stated, I would like the map zoning designations broken down on the map to make it easier to read. When a zoning change comes before the board, you're going to refer to the future land use map. It needs to be clear to you what the intention of the future land use was. When people are doing planning developments they will also look at the future land use map. I think the mobile home park and the general industrial colors are too similar. It is hard to tell the difference between the two. Since we started this 20 months ago, City Council has made two zoning changes to C-2 zone. I feel this should be a reflection on the future land use map. The Southmoor Golf Course was rezoned to a general business and the property just to the south of that was rezoned. There are also subdivisions such as Burton Estates, Spring Gardens, Mallard Ponds, Maple Creek and Trail Village that are not on this map.

The board liked the maps on shiny paper vs regular paper.

Mrs. Walton said under the acknowledgements page of the Master Plan under the City Council, I would like to add Danny Wells. Also, I would like Steve Hatfield added under Past Member.

Mr. Burge said I would like to thank Rowe for everything they have done for us and all the people that gave their input.

Mr. Gorang said we need to be sure this plan is looked at and reviewed periodically.

Mrs. Abbey stated we will be adding this item to the agenda every month for discussion.

Mr. Piggott said we will make revisions based on the comments that were made tonight and

create a second draft of the plan to present to Council for their approval. If the Council approves that plan, a copy will be sent out to all the surrounding jurisdictions, provided to you. Additional copies will also be available to view on your website.

Mrs. Walton said we would like to present this Master Plan to the Council at their January 18th, 7 p.m. meeting.

Ms. White asked if anyone found out if the tanks were pulled from the old gas station on Davison Road, where the car detailer is now. If the tanks are still there will that fill up with water will that make a bigger problem down the road with trying to alleviate all the mud that comes onto Davison Road?

Mrs. Abbey stated I do know that the ZBA gave them the requirement that they will have to pave it by June. The drainage plan will have to be approved by the County Drain Commission. At that time, they may check for underground tanks. I don't know if we would have any records of them being removed but I will see what I can find. We would not have any records before 1972, when we became a City. There are many facilities that have underground tanks and they don't find them until they do construction. We do have an ordinance now that would require removal of tanks.

1. Motion to adopt the resolution for the City of Burton's new Master Plan.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Kevin Burge, Vice Chair
SECONDER:	Robert Johnson, Commissioner
AYES:	Smith, Burge, Gorang, Walton, Benthall, Johns, White, Johnson

2. Approve and authorize Deb Walton for Planning Commission Chairperson, January 2018-December 2018 term.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Robert Johnson, Commissioner
SECONDER:	Tom Gorang, Commissioner
AYES:	Smith, Burge, Gorang, Walton, Benthall, Johns, White, Johnson

3. Approve and authorize Deb Walton for Planning Commission Chairperson, January 2018-December 2018 term.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Robert Johnson, Commissioner
SECONDER:	Tom Gorang, Commissioner
AYES:	Smith, Burge, Gorang, Walton, Benthall, Johns, White, Johnson

Meeting was adjourned at 5:50 PM.