



CITY OF BURTON
BURTON PLANNING COMMISSION MEETING
FEBRUARY 13, 2018
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

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	Absent	
Mary Ann White	Commissioner	Present	
Robert Johnson	Commissioner	Present	

C. STAFF PRESENT

Amber Abbey, Planning/Zoning
Bette Bigsby, Acting Clerk
Marcy Kimball, Clerk's Office

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Jan 9, 2018 5:00 PM

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

E. SITE PLAN REVIEW

1. SPR #18-06

By: ABRD, LLC.
5121 Flushing Rd.
Flushing, MI

Re: 3245 Card Dr. Burton, MI 48529

59-33-501-027 M-2 zone

For: Addition to building and construction of an additional building for medical marijuana

Tom Beauchamp from Brivar Construction Company in Clarkston, Michigan gave a presentation on the plans for the buildings. He said these buildings will be a steel structure and a metal roof. There will be two shipping and receiving overhead doors. A separation of a 10-foot alleyway between the two buildings would be allowed per the Assistant Fire Chief. We can't have processing and extraction under the same roof.

I met with Amber Abbey and the building official, Engineers and the Fire Marshall to discuss what would be allowed and what would be needed. I am very confident that we included in the plans everything we discussed in the meeting.

Mrs. Abbey said it is always nice to see a business stay in Burton, however it may just need to expand. They want to expand their use, their building and adding another building. They are doing improvements to the property. The Administration recommends approval.

Mr. Burge asked about the electrical, trees, wall instead of a fence around the retention pond and water at the new building in the back.

Mr. Beauchamp said we would have to apply to have Consumers take out the pole and put up what we need. As far as the electrical, the main distribution panel where the power comes in, there will be shutoffs there that feed the subpanels. There are further subpanels beyond that. There are shutoffs at the equipment. So there is a way to shut off all of the power to the building from the main distribution panel. We will try to design the landscape per the ordinance that is set. We would have a one-year warranty with the company that does this. The retention wall would allow us to go deeper without going wider. Right now, in that whole industrial park, I don't see any storm water treatment anywhere. So I think this will be the first property that's going to have any kind of treatment on site. We are able to fit that retention pond in the rear setback. Because we have a well, we will have to do a tank and a pump. There will be fire suppression in both buildings. The tank will be in one building and it will go underground to the other building to feed that.

Mr. Johnson asked what level of marijuana growing they are doing there now.

Mr. Dodge said we have been operating for a couple of years. We are still caregiver/patient and we have at least four caregivers there. Our expansion will be over 3,000 plants. We would have two class C licenses with a processing license as well.

Mr. Gorang asked what is the timeline for completion of construction.

Mr. Beauchamp stated once we get through the permit process it would be a 5 to 6-month project.

Mr. Smith asked about the well handling excessive water usage and excessive

electrical use.

Mrs. Abbey said the grow facility does not use a lot of water. They repurpose the water and reuse it through a dehumidifier system. As far as the electrical use, Consumers Energy will make sure that is good.

Mrs. Walton said on the administration site plan review I noticed you also had T-Rex Corporation for that same address. Why is this and it says change ownership of existing.

Mrs. Abbey said they went from T-Rex Enterprises to T-Rex Corp. Same people, they just changed their ownership to be more compliant with what they wanted to move forward with the state.

Mr. Dodge said we just switched from a LLC to a Corp.

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

F. MASTER PLAN UPDATE

Mrs. Abbey said I should have physical copies of the Master Plan within the next couple of days. I will bring them to our March meeting unless you want them earlier.

G. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #18-02

By: Mark O'Brien
8152 Rose Ln.
Goodrich, MI 48438

Re: 5490 Davison Rd.

For: Change of use – Storage only

2. SPR #18-03

By: T-Rex Corp.
3245 Card Dr.
Burton, MI 48529

Re: 3245 Card Dr. Burton, MI 48529

For: Change of ownership of existing medical marijuana grow facility

3. SPR #18-04

By: The Barn, LLC.
3491 E. Bristol Rd.
Burton, MI 48529

Re: 3491 E. Bristol Rd. Burton, MI 48529

For: Change of use to comply with new City Ord. for a medical marijuana provisioning center

4. SPR #18-05

By: Michael Joubran
2259 Ridgemoor Ct.
Burton, MI 48509

Re: 3380 Warehouse Dr. Burton, MI 48529

For: Change of ownership/use of an existing medical marijuana processing facility

H. AUDIENCE PARTICIPATION

None.

I. BOARD DISCUSSION

Mrs. Abbey would like the commission to pick a day for the training on Site Plan Reviews, Rolls and Responsibilities, etc.

It was agreed to hold the training March 7th @ 10 AM in the community room.

1. The next regularly scheduled meeting will be held on Tuesday, March 13, 2018 at 5:00 PM.

Meeting was adjourned at 5:29 PM.
