



CITY OF BURTON

BURTON PLANNING COMMISSION MEETING

JANUARY 8, 2019

AGENDA

Council Chambers

Regular Meeting

5:00 PM

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

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. STAFF PRESENT

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Dec 11, 2018 5:00 PM

E. APPOINTMENTS

1. Approve and Authorize _____ for Planning Commission Chairperson for January 2019-December 2019 term.
2. Approve and Authorize _____ for Planning Commission Vice Chairperson for January 2019-December 2019 term.

F. SITE PLAN REVIEW

1. SPR #18-61

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

Re: 5053 S. Court St. Burton, MI 48509
59-11-300-006 / C-2 Zone

For: Addition to Building

G. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #18-57

By: Jacob Root
1644 Ford Ave.
Wyandotte, MI 48192

Re: 3525 S. Saginaw St. Burton, MI 48529

For: Medical Office Building

2. SPR #18-58

By: Rob Oda
5004 Rockaway Lane
Clarkston, MI 48348

Re: 4238 Davison Rd. Burton, MI 48509

For: Change of Ownership

3. SPR #18-59

By: Rob Oda
5004 Rockaway Lane
Clarkston, MI 48348

Re: 4199 Davison Rd. Burton, MI 48509

For: Change of Ownership

4. SPR #18-60

By: Don & Molly Sherman
1268 N. Belsay Rd.
Burton, MI 48509

Re: 1268 N. Belsay Rd. Burton, MI 48509

For: New Trailer Sales

H. 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.

I. BOARD DISCUSSION



CITY OF BURTON

BURTON PLANNING COMMISSION MEETING

DECEMBER 11, 2018

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

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

C. STAFF PRESENT

Amber Abbey, Planning/Zoning Superintendent
Racheal Boggs, Deputy Clerk

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Nov 13, 2018 5:00 PM

RESULT:	ACCEPTED [5 TO 0]
MOVER:	Tom Gorang, Commissioner
SECONDER:	Vaughn Smith, Councilman
AYES:	Smith, Burge, Gorang, Walton, Johns
ABSTAIN:	White
EXCUSED:	Benthall, Johnson

E. SPECIAL USE

1. SPR #18-53

By: AEY Capital, LLC.
34841 Mound Road Ste 297
Sterling Heights, MI 48310

Re: 1076 S. Belsay Rd. Burton, MI 48509

59-14-526-035 (pending split) C-2 Zone

For: Special use to conduct a medical marijuana provisioning facility

Mrs. Abbey said the Applicant has withdrawn. They have rescheduled for March 12, 2019. She encouraged the public present regarding this case to return in March.

RESULT: WITHDRAWN

F. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #18-52

By: Gregory Fenner
4071 S. Saginaw St.
Burton, MI 48529

Re: 4071 S. Saginaw St. Burton, MI 48529
59-32-501-005 / C-2 Zone

For: Flower shop

2. SPR #18-54

By: AEY Capital, LLC.
34841 Mound Road Ste 297
Sterling Heights, MI 48310

Re: 1076 S. Belsay Rd. Burton, MI 48509
59-14-526-035 (pending split)

For: Medical Marijuana Provisioning Facility

3. SPR #18-55

By: Cornelius Hollis
7360 Crystal Lake Apt# 8
Swartz Creek, MI 48473

Re: 1394 E. Bristol Rd. Burton, MI 48529

For: Salon

4. SPR #18-56

Minutes Acceptance: Minutes of Dec 11, 2018 5:00 PM (Approval of Minutes)

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

Re: 4024 Atherton Rd. Burton, MI 48519
59-27-100-008

For: Construction less than 2% - Detached garage for storage only

G. AUDIENCE PARTICIPATION

Nathan Riddle of Burton would like to know if the local schools have been informed about this Special Use application. Bentley School Board is unaware this is being proposed. I assume the same is true for Genesee Christian. These schools are very close to this location. I don't know the distance requirement from schools.

Mrs. Abbey stated Bentley School is 1,400 feet away and Genesee Christian is about 1,100 feet away. The requirement is 1,000 feet. This is measured from a parcel ID map which shows the distance from property line to property line. We are only allowed to send out notification to everyone within 300 feet. We also post a legal notice in the Burton View 15 days prior to the meeting.

Mr. Riddle would like the Planning Commission to notify the schools.

Mrs. Walton stated it is not the job of the Planning Commission to notify them. It is up to the administration to do the notifications but only within 300 feet.

Mrs. Abbey asked Mr. Riddle to please encourage the School Board Members to come to the meeting on March 12, 2018 at 5:00 PM.

H. BOARD DISCUSSION

Mr. Burge asked if we have heard anything about Southmoor.

Mrs. Abbey stated they did a rezoning.

Mr. Burge asked about the 4000 block of Davison Road. The houses are gone and the business is for sale again. Has he dropped his plans?

Mrs. Abbey said no. His license was approved. I talked with him a couple weeks ago and he is still working with the state.

Mr. Burge asked about the traffic study specifically the de-acceleration lanes on Davison Road near General Motors.

Mrs. Abbey stated they are doing the finalization currently and it should be ready for the Planning Commission to see the final configuration at your next meeting.

Mr. Burge asked if they are putting the lanes in.

Mrs. Abbey said yes. Those lanes were always intended. The de-acceleration lanes were part of the original site plan. They are required and going in right now. There are also more proposed changes that will help with the traffic congestion.

Mr. Smith asked what impact the recreational marijuana will have on the city.

Mrs. Abbey stated we have started getting some ideas together for what we as a city want to do for recreational marijuana as far as the acceptance of it. It is likely we will move forward with it. It's just a matter of what we will include in it and problems we had with the original ordinance that we may want to address. I have reviewed the law and recommend everyone look at it and see if you have ideas ahead of time before we put it in a draft form. If you see anything that is problematic for recreational that maybe wasn't problematic for medical, let us know.

Mr. Burge asked because it's recreational, can someone without a card go into these places? I would like to see the inside of one.

Mrs. Abbey said if and when we accept recreational and it is official, then yes.

Discussion regarding marijuana businesses allowing people to come in, State of Michigan laws and security measures.

Mr. Smith stated some governmental entities have chosen not to do the recreational side. Does the county determine this?

Mrs. Abbey stated not for us. In townships, the county sets the zoning in some cases; if they don't have their own Planning Commission, they can opt to use the county board. We have our own board, we set our own rules and the county doesn't override us.

Mr. Smith said he is looking for a cost-benefit analysis; why they are choosing not to participate so we can make a more informed decision as a Planning Commission.

Mrs. Abbey said that's the information we are going to find out. There aren't a lot of examples in Michigan that have opted in or out of recreational yet. This will be a process. We have one year from the date of the enactment of the law (December 6th) before the State of Michigan starts accepting licenses for the facilities. We have this year to work out the details.

Mr. Johns asked if the same protocol regarding the 300 foot requirement is used for places serving alcohol.

Mrs. Abbey stated the special use is what requires that. If it's a permitted use, there is no notification requirement. In this particular case, the reason for the Public Hearing and the notification is because this particular use requires a special use approval.

Mr. Johns stated there is no formal outrage to the effects of alcohol which to me is far more detrimental than marijuana. This is an interesting dichotomy between the two; what is real and what is perceived in terms of the public health effects.

Mrs. Abbey stated this is state law. If the state didn't do it this way then you wouldn't see municipalities doing it this way either. The comparison can't be made because these are two different uses in the state's law.

Mr. Gorang asked how many marijuana facilities we have in Burton.

Mrs. Abbey said we have eight provisioning centers.

Mr. Smith asked about the limit of marijuana facilities per population.

Mrs. Abbey stated the municipality would have to set a limit and we did not. There was no data to decide. What we did instead was set the distance requirements. By doing that, that's what sets the number. As long as the Zoning Board isn't issuing variances, it should work.

Mr. Burge asked if we have any grow facilities that are in production.

Mrs. Abbey said no. The state hasn't approved any in our jurisdiction. We have some that have applied and they are still waiting.

Mrs. Walton encouraged the Planning Commission to gather thoughts and ideas about this and bring them to the administration.

Mr. Smith asked what kind of input the City Council will have on this.

Mrs. Abbey stated they have final approval of ordinances. Council has two opportunities (first and second reading of an ordinance) to dive in and work out what they want to see and what they don't want to see in the ordinance. They are also welcome to come to any Planning Meeting and be a part of the conversation from the beginning.

Mr. Burge asked, What happened to the pay increase for the Chair people of Committees?

Mr. Smith stated he asked Mr. Hayman a couple times.

Mrs. Abbey asked if the City Council acted on it and approved it.

Mr. Smith said, yes but that was months ago and Mr. Hayman wasn't sure about the procedure and he had to check on it.

Mrs. Walton stated she was absent at the last meeting. In the minutes under board discussion regarding the Central Business District Overlay, Mr. Smith made a statement about not meaning to "downgrade" anyone. She feels as though this was a slam to her and should have been addressed with her personally. The ordinance was passed, so why bring it up again?

Mr. Smith said, I am sorry you felt that way. It was not my intent. I represent the Planning Commission to the City Council. It is my job to relay to them the information we cover in the Planning Meetings. Planning voted for the ordinance 7-0. There were side-bar discussions going on within the council that I knew nothing about and I wasn't sure it was going to pass. No one should be talking to the council without me being aware of it so I am prepared when things like this come up. It will make me more effective representing this body.

Discussion continued about the Central Business District Overlay Ordinance, having conversations with City Council that impact legislation and the role of the Planning Commission Council Representative.

1. Master Plan Update

Mrs. Abbey stated a public service announcement went out to the businesses on Saginaw Street and Center Road last Friday to remind them that they are responsible for sidewalk clearing during snow events. It talked about the City Master Plan and

pushing snow into the public right of way. Our implementation plan is on the wall in my office and as we do things, I am highlighting them. We are moving forward with the implementation of our Master Plan through these different actions.

Mr. Burge stated we don't have ordinances for moving snow into the right of way or blowing grass into the street.

Mrs. Abbey stated there is not. If there was, it would have to be a Police enforced ordinance because they would have to be caught in the act. Zoning ordinance violations are hardly ever caught in the act. The council may want to look at doing this through Legislative not the Planning Commission.

**THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON TUESDAY,
JANUARY 8, 2019 AT 5:00 PM.**

Meeting was adjourned at 5:46 PM.

Minutes Acceptance: Minutes of Dec 11, 2018 5:00 PM (Approval of Minutes)

**Burton Planning Commission**

4303 S. Center Road
Burton, MI 48519

SCHEDULED**MOTION (ID # 4139)**

Meeting: 01/08/19 05:00 PM
Department: Clerk's Office
Category: Appointment
Prepared By: Rachael Boggs
Initiator: Bette Bigsby
Sponsors:
DOC ID: 4139

**Approve and Authorize _____ for Planning
Commission Chairperson for January 2019-December 2019
term.**

**Burton Planning Commission**

4303 S. Center Road
Burton, MI 48519

SCHEDULED**MOTION (ID # 4140)**

Meeting: 01/08/19 05:00 PM
Department: Clerk's Office
Category: Appointment
Prepared By: Rachael Boggs
Initiator: Bette Bigsby
Sponsors:
DOC ID: 4140

**Approve and Authorize _____ for Planning
Commission Vice Chairperson for January 2019-December
2019 term.**



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 4156)

Meeting: 01/08/19 05:00 PM
Department: Department of Public Works
Category: Site Plan Review
Prepared By: Amber Abbey
Department Head: Bette Bigsby

F.1

DOC ID: 4156

SPR #18-61

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

Re: 5053 S. Court St. Burton, MI 48509
59-11-300-006 / C-2 Zone

For: Addition to Building

ATTACHMENTS:

- Back up 18-61 (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: 12-12-18
 FEE: \$ 200.00
 RECEIPT NO: _____
 CHECK NO: _____

SPR #: 18-601

PLEASE PRINT

DATE OF PLANNING COMMISSION MEETING: Jan 8, 2018 @ 5:00pm

APPLICANTS NAME: Andrew Johnson

APPLICANTS ADDRESS: 5053 E Cant St N, Burton MI 48509

APPLICANTS PHONE NO: (810) 656-3702

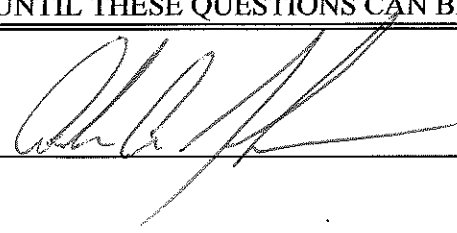
PROPOSED NAME OF BUSINESS: AJ Importing LLC

SITE ADDRESS: 5053 E Cant St N

SUBDIVISION & LOT # OR PARCEL NUMBER: 59-11-300-006

RE: New 50x58 Addition To Existing Building

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: 

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 18-61 (4156 : SPR #18-61)

FLOOD PLAIN NOTE:

PART OF THIS PROPERTY IS IN ZONE "AE" (BASE FLOOD ELEVATION DETERMINED, ELEVATION OF 761.00, NAVD83) 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

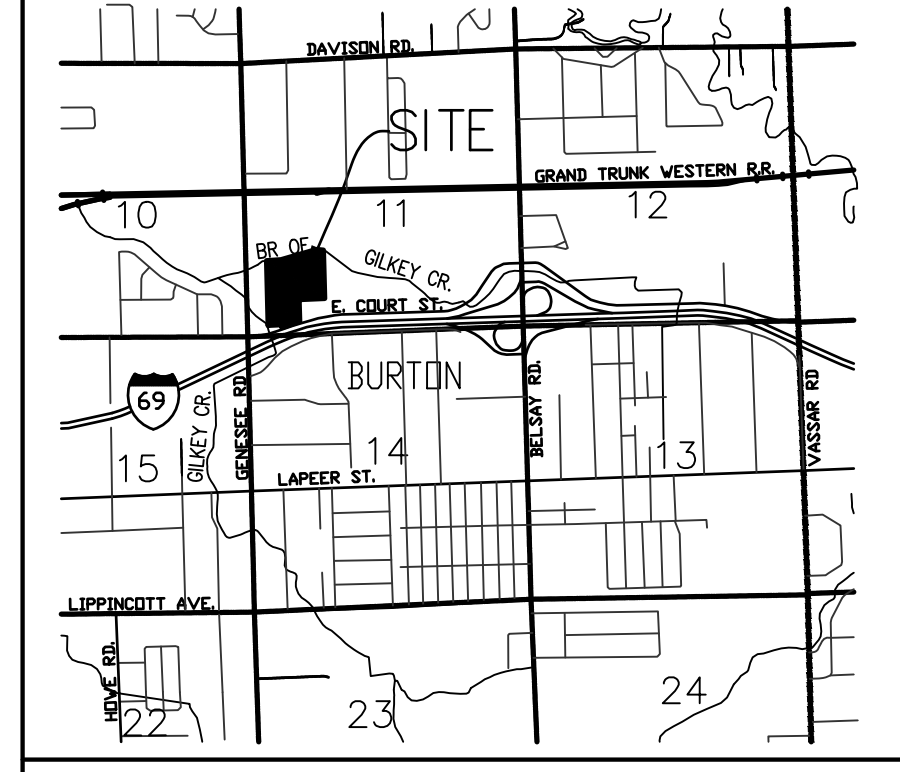
BUILDING INFORMATION:

BUILDING DATA:

USE GROUP-	B (BUSINESS)
ZONED	C2,RO,M1
CONSTRUCTION TYPE-	5B (UNPROTECTED)
GROSS BUILDING AREA-	4000 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 & 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 SECTION 11, T1N-R7E, LING SOUTH OF THE BRANCH OF GILKEY CREEK, EXCEPT THE SOUTH 860 FEET OF THE EAST 429 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 19 OF CYPRESS GARDENS, PART OF THE SOUTHWEST 1/4, SECTION 11, T1N-R7E, CITY OF BURTON, GENESEE COUNTY, MICHIGAN, AS RECORDED IN LIBER 29 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 19 WHICH IS EAST 107 FEET FROM THE NORTHWEST CORNER OF SAID LOT 19; THENCE SOUTHWESTERLY TO A POINT OF ENDING ON THE EASTERLY LINE OF LOT 15 OF SD 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 N89°15'E, 350.0 FEET AND N00°15'30"E, 250.0 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, T1N-R7E, CITY OF BURTON, GENESEE COUNTY, MICHIGAN, SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF LOT 17 OF CYPRESS GARDENS, AS RECORDED IN LIBER 29 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°35'30"E, 620.79 FEET AND S83°12'50"E, 116.82 FEET TO THE EAST LINE OF THE WEST 1/2 OF SECTION 11; THENCE S89°15'W, 429.0 FEET; THENCE S00°15'W, 370.0 FEET TO THE NORTH LINE OF EAST COURT STREET NORTH; THENCE S72°52'03"W, 316.96 FEET; THENCE N00°15'30"E, 49.41 FEET; THENCE S89°15'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:

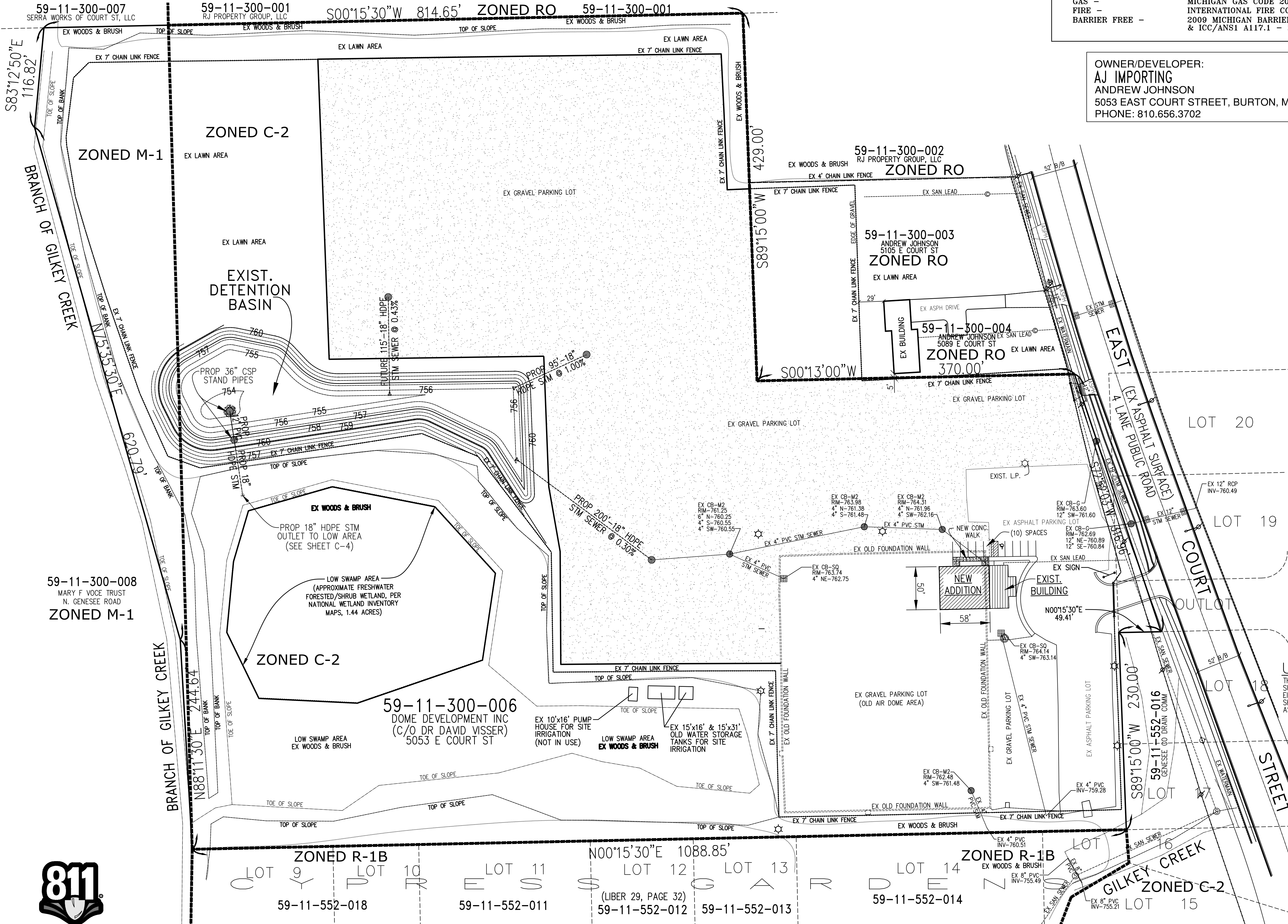
●	FOUND MONUMENTATION	—	EX WATERMAIN LINE
⊕	EX ELEC/TEL PEDESTAL	⊕	EX FIRE HYDRANT
⊕	EX UTILITY POLE	⊕	EX GATEVALVE
⊕	EX SERVICE PEDESTAL	⊕	EX BOLLARD
⊕	EX LIGHT POLE	CONC	CONCRETE
⊕	EX MONITORING WELL	ASPH	ASPHALT
—	EX OVERHEAD POWERLINES	EX	EXISTING
⊕	EX GAS & ELECTRIC LINE	⑪	NUMBER OF PARKING SPACES
⊕	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 GUARANTEE 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 (810) 760-3486
DIVISION OF GAS AND ELECTRIC	ELECTRIC	MARCEY CONN (810) 760-3506
3201 EAST COURT STREET FLINT, MICHIGAN 48501	TELEPHONE	JEFF HEATH (248) 705-5506
AT&T	CABLE TV	CHRIS CYR (586) 883-7254
502 BEACH FLINT, MI 48502	SANITARY SEWER	JING LIN, PE (810) 732-7870
COMCAST	INTERCEPTORS	
6095 WALL STREET STERLING HEIGHTS, MICHIGAN 48312		
GENESEE COUNTY DRAIN COMMISSIONER	STORM SEWERS, COUNTY DRAINS, & SURFACE DRAINAGE	TOM JONES, PE (810) 732-1590
DIVISION OF WATER & WASTE SERVICES		
G-4610 BEECHER ROAD FLINT, MICHIGAN 48532		
GENESEE COUNTY DRAIN COMMISSIONER	PUBLIC ROADS, SANITARY SEWER, STORM SEWER & WATERMAINS	DAVE MARHKE (810) 742-9230
DIVISION OF SURFACE WATER MANAGEMENT		
G-4608 BEECHER ROAD FLINT, MICHIGAN 48532		
CITY OF BURTON		
DEPT OF PUBLIC WORKS		
211 W. OAKLEY STREET FLINT, MI 48503		



Revisions
13 NOV. 2018
12 DEC. 2018
F.1.a

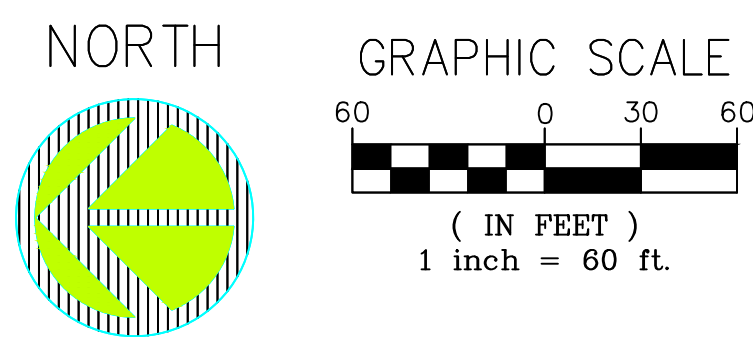
Creekwood Architecture Inc.
Burton, Michigan 48509
1111 Creekwood Tr.

Sheet Title
SITE PLAN

Project
NEW BUILDING FOR:
AJ IMPORTING

Job No. 18071
Date 7 SEPT.
Sheet No.

Packet Pg. 13

**PARCEL DESCRIPTION (AS PROVIDED):**

ALL THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, T7N-R7E, LYING SOUTH OF THE BRANCH OF GILKEY CREEK, EXCEPT THE SOUTH 660 FEET OF THE EAST 429 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 19 OF CYPRESS GARDENS, PART OF THE SOUTHWEST 1/4, SECTION 11, T7N-R7E, CITY OF BURTON, GENESEE COUNTY, MICHIGAN, AS RECORDED IN LIBER 29 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 19 WHICH IS EAST 107 FEET FROM THE NORTHWEST CORNER OF SAID LOT 19; THENCE SOUTHWESTERLY TO A POINT OF BEGINNING 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 N89°15'E, 350.0 FEET AND N00°15'30"E, 250.0 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, T7N-R7E, CITY OF BURTON, GENESEE COUNTY, MICHIGAN, SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF LOT 17 OF CYPRESS GARDENS, AS RECORDED IN LIBER 29 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 N89°11'30"E, 244.64 FEET AND N75°35'30"E, 620.79 FEET AND S83°12'50"E, 116.82 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11; THENCE S89°15'W, 429.0 FEET; THENCE S00°13'W, 370.0 FEET TO THE NORTH LINE OF EAST COURT STREET NORTH; THENCE S72°52'03"W, 316.96 FEET; THENCE N00°15'30"E, 49.41 FEET; THENCE S89°15'W, 230.0 FEET TO THE POINT OF BEGINNING.

SITE PLAN FOR: **DOME DEVELOPMENT INC - AJ IMPORTS** **5053 EAST COURT STREET, BURTON, MI 48509** PART OF THE WEST 1/2, OF SOUTHWEST 1/4, SECTION 11, T7N-R7E, CITY OF BURTON, GENESEE COUNTY, MICHIGAN

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

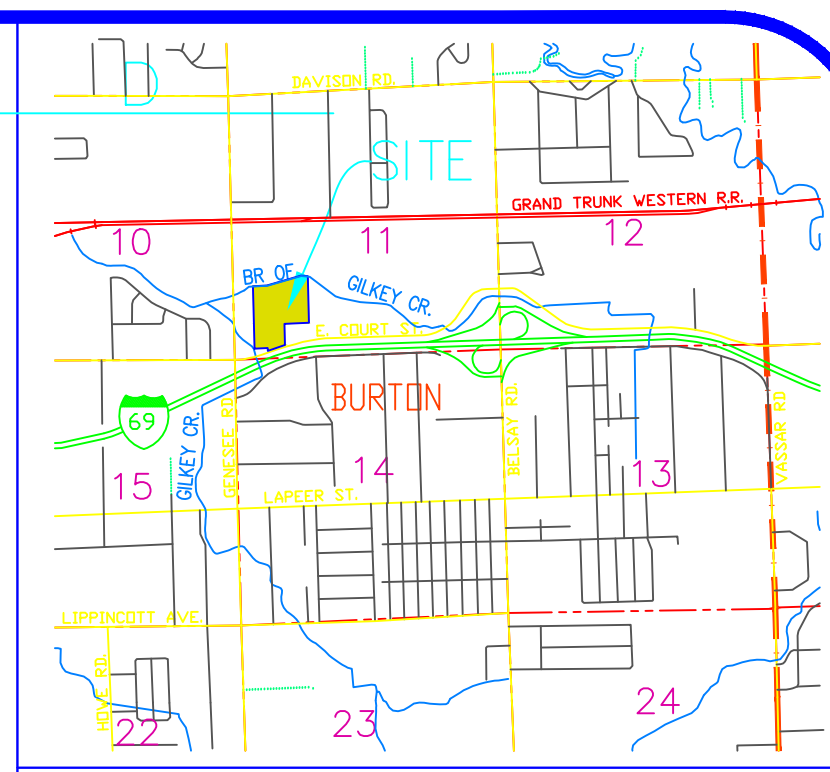
FLOOD PLAIN NOTE:

PART OF THIS PROPERTY IS IN ZONE "AE" (BASE FLOOD ELEVATION DETERMINED, ELEVATION OF 761.00, NAVD83) 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.

L	E	G	E	N
FOUND MONUMENTATION	EX ELEC/TEL PEDESTAL	EX WATERMAIN LINE	EX FIRE HYDRANT	EX GATEVALVE
EX UTILITY POLE	EX SERVICE PEDESTAL	EX EXISTING	EX EXISTING	EX EXISTING
EX LIGHT POLE	EX MONITORING WELL	EX EXISTING	EX EXISTING	EX EXISTING
EX OVERHEAD POWERLINES	EX GAS & ELECTRIC LINE	EX EXISTING	EX EXISTING	EX EXISTING
EX STORM MANHOLE	EX STORM CATCHBASIN	EX EXISTING	EX EXISTING	EX EXISTING
EX STORM SEWER LINE	EX SANITARY MANHOLE	EX EXISTING	EX EXISTING	EX EXISTING
EX SANITARY SEWER LINE		EX EXISTING	EX EXISTING	EX EXISTING

**LOCATION MAP****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.

SITE PLAN GENERAL NOTES

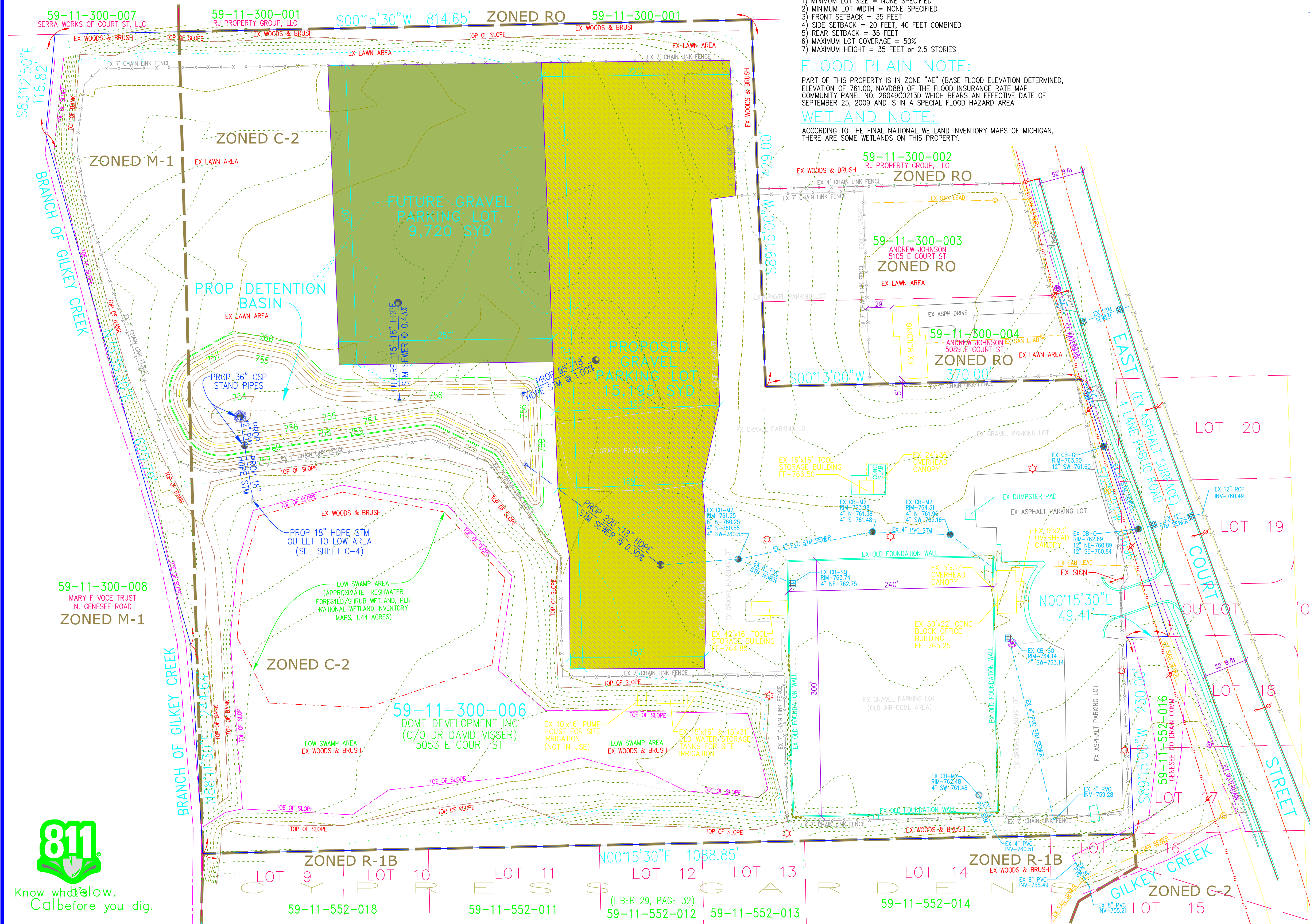
1. THE PURPOSE OF THESE PLANS ARE FOR IMPROVING THE SITE DRAINAGE ISSUES, AND PLACEMENT OF GRAVEL ON ALL AREAS OF PROPOSED TRAVEL AND PARKING LOT ADDITION.
2. ALL SITE DRAINAGE WILL BE ROUTED TO THE PROPOSED DETENTION BASIN AND THEN OUTLET INTO A COUNTY DRAIN, BRANCH OF GILKEY CREEK, ON NORTH SIDE OF SITE.
3. ALL EXISTING WATERMAINS AND EXISTING FIRE HYDRANTS ARE TO BE LEFT IN SERVICE DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO COURT STREET, ONE DRIVEWAY MUST BE LEFT OPEN AT ALL TIMES.
5. ALL WORK NECESSARY TO COMPLETE THIS PROJECT SHALL CONFORM TO ALL RELATED CITY OF BURTON CODES AND ORDINANCES.
6. THE CONTRACTOR SHALL OBTAIN A SOIL EROSION & SEDIMENTATION CONTROL PERMIT FROM THE CITY OF BURTON PRIOR TO CONSTRUCTION.
7. THE SITE WORK WILL BE CONDUCTED IN TWO PHASES. PHASE ONE WORK WILL CONSIST OF INSTALLING ALL THE PROPOSED STORM SEWER AND CONSTRUCTION OF THE PROPOSED DETENTION BASIN. PHASE TWO WORK IS THE FUTURE GRAVEL PARKING ADDITION, AS SHOWN.

UTILITIES & PLAN DISTRIBUTION LIST

AGENCY	FACILITY	CONTACT PERSON
CONSUMER ENERGY DIVISION OF GAS AND ELECTRIC 3201 EAST COURT STREET FLINT, MICHIGAN 48501	GAS & ELECTRIC ELECTRIC	SALVATORE J. DELISI (810) 760-3486 MARCEY CONN (810) 760-3506
AT&T 502 BEACH FLINT, MI 48502	TELEPHONE	JEFF HEATH (248) 705-5506
COMCAST 6095 WALL STREET STERLING HEIGHTS, MICHIGAN 48312	CABLE TV	CHRIS CYR (586) 863-7254
GENESEE COUNTY DRAIN COMMISSIONER DIVISION OF WATER & WASTE SERVICES G-4610 BEECHER ROAD FLINT, MICHIGAN 48532	SANITARY SEWER INTERCEPTORS	JING LIN, PE (810) 732-7870
GENESEE COUNTY DRAIN COMMISSIONER DIVISION OF SURFACE WATER MANAGEMENT G-4608 BEECHER ROAD FLINT, MICHIGAN 48532	STORM SEWERS, COUNTY DRAINS, & SURFACE DRAINAGE	TOM JONES, PE (810) 732-1590
CITY OF BURTON DEPT OF PUBLIC WORKS 211 W GILKEY STREET FLINT, MI 48503	PUBLIC ROADS, SANITARY SEWER, STORM SEWER & WATERMAINS	DAVE MARHKE (810) 742-9230

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.



Know what's below.
Call before you dig.

SCALE: 1"=60'

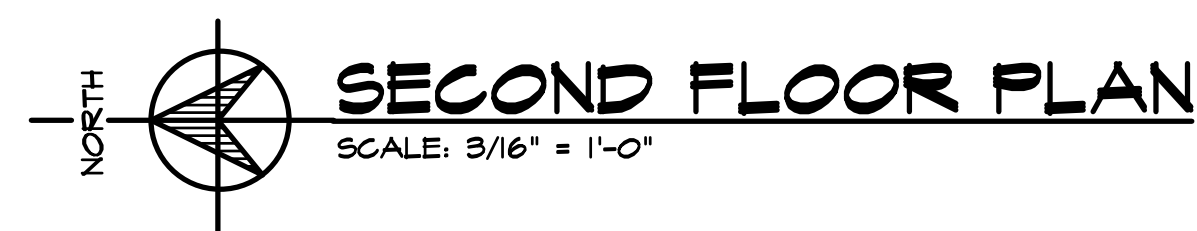
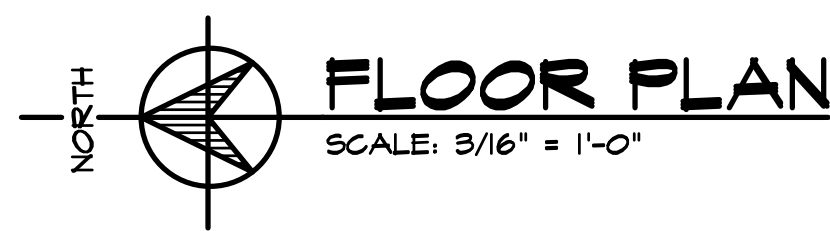
OWNER/DEVELOPER:

DOME DEVELOPMENT INC - AJ IMPORTS
 C/O DR. DAVID VISSER & ANDREW JOHNSON
 5053 EAST COURT STREET, BURTON, MI 48509
 PHONE: 810.656.3702

PART OF THE WEST 1/2 OF SOUTHWEST 1/4
SECTION 11, T7N-R7E
CITY OF BURTON, GENESEE CO, MI

OVERALL SITE PLAN **& COVER SHEET**

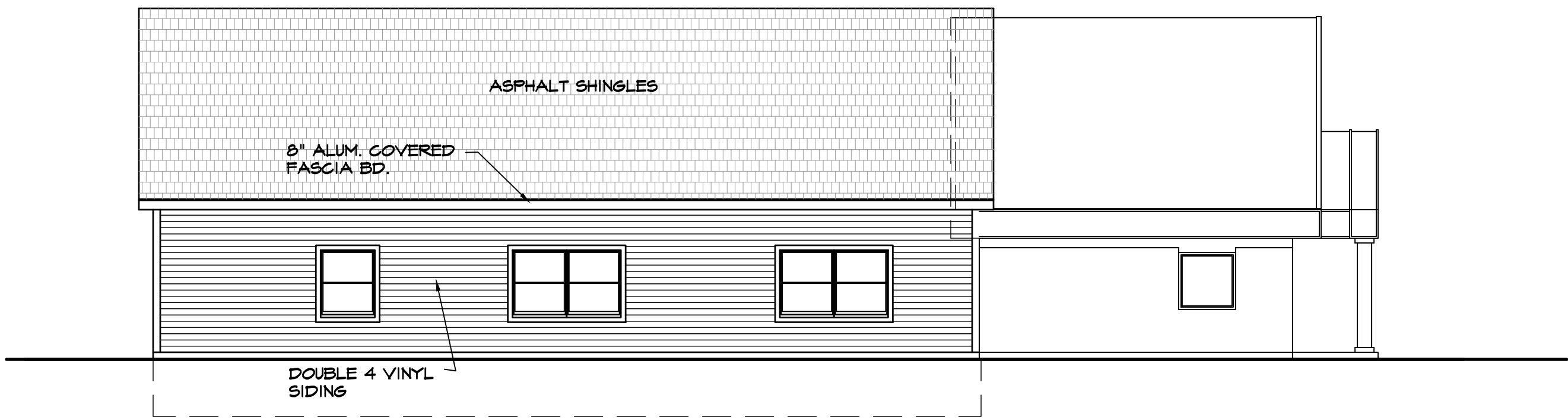
REVISIONS	DRN. BY:	J.R.B.	04.10.2017	SHEET NO:
04.20.2017	DSN BY:	J.R.B.	"	C-1
	CHK'D BY:	J.B.M.	"	
	APPR BY:	J.B.M.	"	



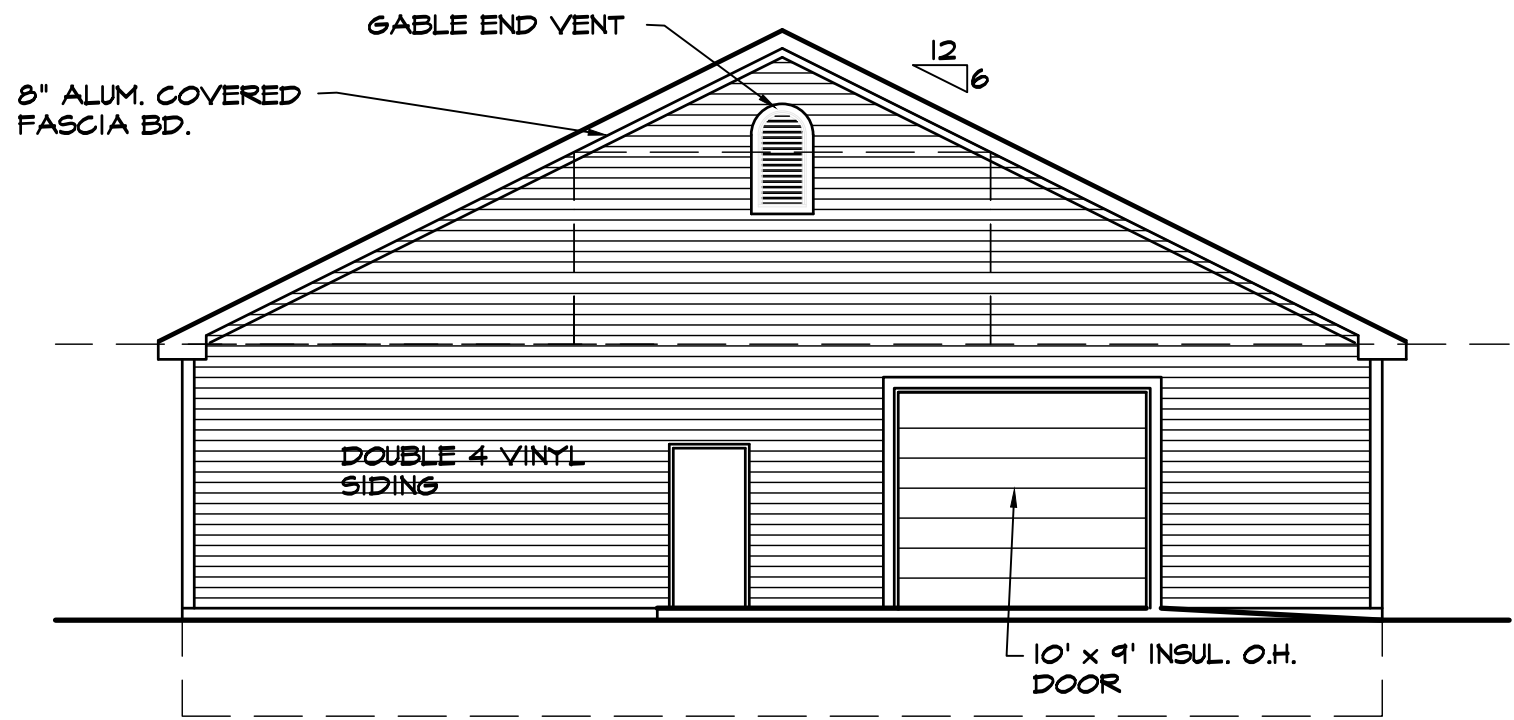
Project NEW BUILDING for: AJ IMPORTING 5055 EAST. COURT STREET CITY OF BURTON Drawn By J.S.B. Checked By R.A.S.	Sheet Title FLOOR PLAN		Tel. (810) 742-0480 Fax (810) 742-8393	Revisions
Job No. 18071 Date 16 NOV. 2018 Sheet No. A1				Of 2



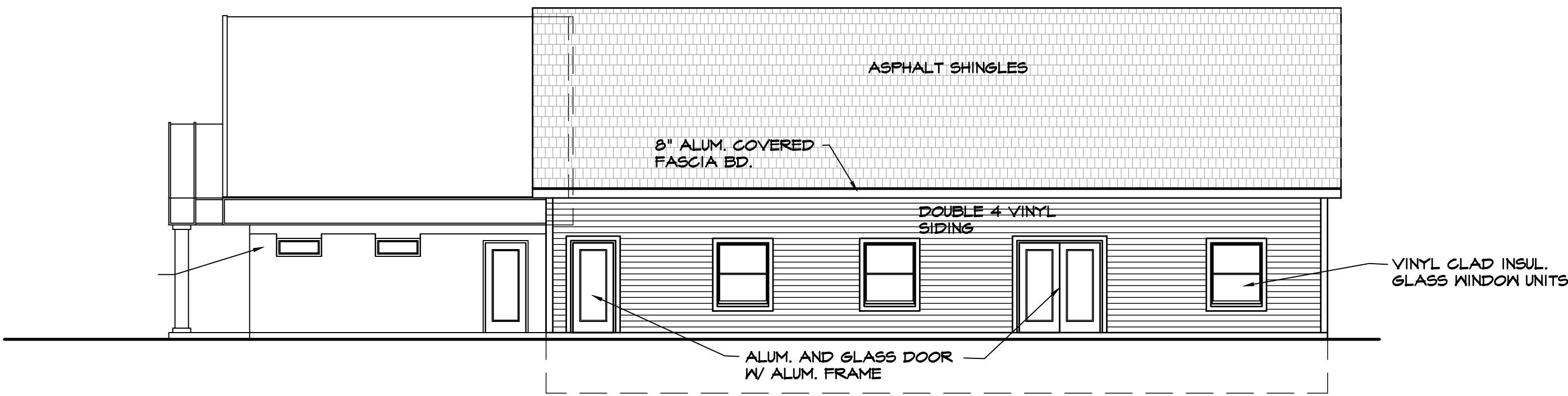
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

Revisions	
Creekwood Architecture Inc.	
1111 Creekwood Tr.	Burton, Michigan 48509
Tel. (810) 742-0480	Fax (810) 742-8393

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Sheet Title ELEVATIONS	
NEW BUILDING FOR: AJ IMPORTING	
2025 EAST COURT STREET CITY OF BURTON R.A.S.	
Project	Drawn By: J.S.B.
Job No. 17082	Checked By: R.A.S.
Date 16 NOV. 2018	
Sheet No.	

A2

OF 2



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 4152)

Meeting: 01/08/19 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Bette Bigsby

G.1

DOC ID: 4152

SPR #18-57

By: Jacob Root
1644 Ford Ave.
Wyandotte, MI 48192

Re: 3525 S. Saginaw St. Burton, MI 48529

For: Medical Office Building

ATTACHMENTS:

- Back up 18-57 (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: 11-30-18

FEE: \$75.00

RECEIPT NO: _____

CHECK NO: _____

SPR #: 18-57

PLEASE PRINT

DATE: 11-28-18

APPLICANTS NAME: JACOB ROOF

APPLICANTS ADDRESS: 1644 FORD AVE WYANDOTTE MI 48192

APPLICANTS PHONE NO: 734.223.2107

PROPOSED NAME OF BUSINESS: OAK STREET HEALTH

SITE ADDRESS: 3525 SAGINAW RD

SUBDIVISION & LOT # OR PARCEL NUMBER: _____

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

USE OF STRUCTURE: MEDICAL OFFICE BUILDING

SQ FOOTAGE OF PROPERTY: 8, 40,380 S.F. (.927 ACRES)

SQ FOOTAGE OF STRUCTURE: 8,900 S.F.

NUMBER OF EMPLOYEES/SEATS: 30

APPLICANTS SIGNATURE: Jacob Roof

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

Attachment: Back up 18-57 (4152 : SPR #18-57)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 4153)

Meeting: 01/08/19 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Bette Bigsby

G.2

DOC ID: 4153

SPR #18-58

By: Rob Oda
5004 Rockaway Lane
Clarkston, MI 48348

Re: 4238 Davison Rd. Burton, MI 48509

For: Change of Ownership

ATTACHMENTS:

- Back up 18-58 (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: 12-4-18

FEE: \$75.00

RECEIPT NO: _____

CHECK NO: CC AA

SPR #: 18-58

PLEASE PRINT

DATE: 12-4-18

APPLICANTS NAME: Ros Oda

APPLICANTS ADDRESS: 5004 ROCKAWAY LANE, CLARKSTON, MI 48348

APPLICANTS PHONE NO: 248-505-0085

PROPOSED NAME OF BUSINESS: Oda Gork Rentzschler dba Best Car Impo

SITE ADDRESS: 4238 DAVISON Rd, Burton

SUBDIVISION & LOT # OR PARCEL NUMBER: 59-10-100-036

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

USE OF STRUCTURE: Auto Importing Park

SQ FOOTAGE OF PROPERTY: _____

SQ FOOTAGE OF STRUCTURE: _____

NUMBER OF EMPLOYEES/SEATS: 2

APPLICANTS SIGNATURE: Ros Oda

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

Attachment: Back up 18-58 (4153 : SPR #18-58)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 4154)

Meeting: 01/08/19 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Bette Bigsby

G.3

DOC ID: 4154

SPR #18-59

By: Rob Oda
5004 Rockaway Lane
Clarkston, MI 48348

Re: 4199 Davison Rd. Burton, MI 48509

For: Change of Ownership

ATTACHMENTS:

- Back up 18-59 (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: 12-4-2018

FEE: \$75.00

RECEIPT NO: CC AA

CHECK NO: _____

SPR #: 18-59

PLEASE PRINT

DATE: 12-4-2018

APPLICANTS NAME: Rob Oda

APPLICANTS ADDRESS: 5004 Rockaway Lane, Clarkston, MI 48348

APPLICANTS PHONE NO: 248-505-0085

PROPOSED NAME OF BUSINESS: Oda Goik Rentschler dba Best Car Importing

SITE ADDRESS: 4199 Davison Rd, Burton

SUBDIVISION & LOT # OR PARCEL NUMBER: 59-03-300-062

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

USE OF STRUCTURE: Auto Importing office and parking

SQ FOOTAGE OF PROPERTY: _____

SQ FOOTAGE OF STRUCTURE: _____

NUMBER OF EMPLOYEES/SEATS: 13

APPLICANTS SIGNATURE: [Signature]

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

Attachment: Back up 18-59 (4154 : SPR #18-59)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 4155)

Meeting: 01/08/19 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Bette Bigsby

G.4

DOC ID: 4155

SPR #18-60

By: Don & Molly Sherman
1268 N. Belsay Rd.
Burton, MI 48509

Re: 1268 N. Belsay Rd. Burton, MI 48509

For: New Trailer Sales

ATTACHMENTS:

- Back up 18-60 (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: 12-11-18

FEE: \$75.00

RECEIPT NO: _____

CHECK NO: _____

SPR #: 18-60

PLEASE PRINT

DATE: 12/11/18

APPLICANTS NAME: Don & Molly Sherman

APPLICANTS ADDRESS: 1268 N. Belsay RD Burton, MI 48509

APPLICANTS PHONE NO: 248 820 9980

PROPOSED NAME OF BUSINESS: Black Diamond Trailer Sales

SITE ADDRESS: 1268 N. Belsay RD Burton, MI 48509

SUBDIVISION & LOT # OR PARCEL NUMBER: _____

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

USE OF STRUCTURE: New Trailer Sales

SQ FOOTAGE OF PROPERTY: _____

SQ FOOTAGE OF STRUCTURE: 5,000 sq ft

NUMBER OF EMPLOYEES/SEATS: 2

APPLICANTS SIGNATURE: [Signature]

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

Attachment: Back up 18-60 (4155 : SPR #18-60)