



CITY OF BURTON
BURTON PLANNING COMMISSION MEETING
JANUARY 9, 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 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	Excused	
Deb Walton	Chairman	Present	
John Benthall	Commissioner	Excused	
Kris Johns	Commissioner	Present	
Mary Ann White	Commissioner	Present	
Robert Johnson	Commissioner	Present	
Paula Zelenko	Mayor	Present	

C. STAFF PRESENT

Amber Abbey, Planning/Zoning
Rik Hayman, Chief of Staff
Steve Phillips, IT Director
Marcy Kimball, Clerk's Office

D. APPROVAL OF MINUTES

1. Planning Commission - Workshop - Nov 13, 2017 10:00 AM

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

2. Planning Commission - Regular Meeting - Dec 12, 2017 5:00 PM

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

E. PUBLIC HEARING

1. SPR #18-01 / ZC# 319

By: Wilson Boji
3761 Coolidge
Troy, MI 48084

Re: 4312 S. Dort Hwy., Burton, MI 48529
Parent Parcel# 59-32-400-030 – Split approved parcel number pending

For: Zoning Change from C-2 General Business to M-1 Light Industrial

Mayor Zelenko stated this is the Public Hearing for SPR #18-01 / ZC# 319 regarding 4312 S. Dort Hwy., Burton, MI 48529, zoning change from C-2 general business to M-1 light industrial.

David Boji stated he and his father Wilson Boji are the owners of Southmoor Golf Course. We are here today to request, with the approval of the land split, that two out of three parcels on our property get rezoned from the current C-2 zoning to M-1 Zoning. The golf course has been losing money for the last seven years and we have been looking for other options for the course. We have found a development that not only helps us but also will be good for the City of Burton. If rezoned to M-1 we will have the opportunity to bring in a medical marijuana provisioning center, processing center and large grow facility. This development has the potential to create a large amount of tax revenue and jobs for the City of Burton.

Engineer Garrett Greenley stated if approved, this would be a two phase development. The first phase would consist of 5 class C grow houses, approximately 42,000 sq. ft. facility. The redevelopment and repurposing of the Club house would be renovated into a dispensary, provisioning center and processing center. Currently the golf course is about 93 acres. We would occupy about half of that and leave the rest of the area as green space to offer a buffer. We would have a chilled water plant which would be a more industrial and efficient way to cool the buildings. After the permitting phase, there would be about a 6 month construction time. We will then be able to gauge the market accordingly. Phase 2 would begin in 12 to 18 months. We would add another 5 buildings, a central utility park power generation plant. This would be the first carbon negative commercial cannabis center in the country. We would be producing our own electricity and sequestering more carbon dioxide than we emit. We would not be using any electricity from the grid. This plant would be completely fenced in with security gates. We have been working on this plan for 5 years. No pesticides will be used and there will be no smell. It will be some of the highest quality medicine and research Michigan has ever seen.

Mrs. Abbey said if approved by City Council, the applicant will submit a site plan approval. At that time the Planning Commission may add any additional site conditions if any. The applicants request is to only rezone the portion that fronts Dort Hwy and Judd Rd. It would not impact this frontage, it is all industrial uses. There is a minimal of 300 ft. from the nearest residential property and over a 1000 ft. from the school. These distances between the property lines will allow the Planning Commission to set buffers in the future and would protect those uses from any use within the M-1 zone that he chooses to move forward with. Any use within the M-1 zone would be appropriate for this zoning change. The administration recommends approval.

Mr. Burge asked if the citizens have been notified of this zoning change.

Mrs. Abbey stated yes they have been notified 15 days prior to the meeting as required by the Zoning Enabling Act. We are not acting on the use. If they are approved for this zoning change they can act on any permitted use within that zone.

Mr. Smith asked what the property taxes would be if this property were to go vacant.

Mr. Boji said the property taxes are now around \$33,000 per year.

Mr. Johns said regardless of what goes on this property, I think this would be a benefit for the citizens of Burton and the taxpayers of Burton.

Mayor Zelenko stated the change to this zoning is conducive to the area. There is M1 zoning across the street and on Judd Road, as well. Southmoor has been a good public partner with the City and a good community supporter. They are coming to us, telling us they want to be here and that they want to save their business. They are trying to diversify and with a zoning change they have other options. I do not think this is unreasonable and I support the zoning change.

Mr. Smith said I am also in favor of this zoning change. This could be a big savior for our city. Everything is regulated by the state. I think this is good for our county, our city and our state.

Mrs. Abbey said the first reading of the ordinance for city council will be January 10, 2018 at 6:30 PM. The second reading will be January 18, 2018 at 7 PM.

RESULT:	CARRIED [5 TO 2]
MOVER:	Robert Johnson, Commissioner
SECONDER:	Kris Johns, Commissioner
AYES:	Smith, Walton, Johns, Johnson, Zelenko
NAYS:	Burge, White
EXCUSED:	Gorang, Benthall

F. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #17-55

By: Mike Maehala
5150 Candlewood Dr.
Grand Blanc, MI 48439

Re: 4470 Saginaw St. Burton, MI 48529

For: Wholesale Vehicles Sales

2. SPR #17-56

By: Kurt Pfeiffer
5223 Wishing Well Dr.
Grand Blanc, MI 48439

Re: 4274 Davison Rd. Burton, MI 48509

For: Parking lot repairs for drainage issue

3. SPR #17-57

By: Domestic Imports Exotic Cars Chevrolet, LLC.
1096 N. Center Rd. Ste 131
Burton, MI 48509

Re: 1096 N. Center Rd. Ste 131 Burton, MI 48509

For: Wholesale Vehicle Sales

4. SPR #17-58

By: The Vine P.C., LLC.
1952 Howland Blvd.
White Lake, MI 48386

Re: 4086 S. Dort Hwy. Burton, MI 48529

For: Medical Marijuana Provisioning Center

5. SPR #17-59

By: Michael George
7003 Clintonville Rd.
Clarkston, MI 48348

Re: 3323 Associates Dr. Burton, MI 48529

For: Medical Marijuana Grow Facility

6. SPR #17-60

By: Michael George
7003 Clintonville Rd.
Clarkston, MI 48348

Re: 3365 Associates Dr. Burton, MI 48529

For: Medical Marijuana Provisioning Center

7. SPR #17-61

By: Lon Neville
4199 Davison Rd.
Burton, MI 48509

Re: 4218 Davison Rd. Burton, MI 48509

For: Parking lot expansion

8. SPR #17-62

By: Michigan Vendco // Bigfoot Wellness
4045 E. Court St.
Burton, MI 48509

Re: 4045 E. Court St. Burton, MI 48509

For: Medical Marijuana Provisioning Center

G. AUDIENCE PARTICIPATION

None.

H. DISCUSSION ON MASTER PLAN

None.

I. BOARD DISCUSSION AND OR ACTION

Mrs. Abbey said Ms. White asked me to check into the underground tanks at 4274 Davison Rd. I have researched this and the earliest record was July 1966. They pulled a permit to move a home onto the property. At this point, I assume the gas station had been closed. No underground tanks were shown in the records at this time. If the tanks are there we could not make them remove them. If a gas station was approved to go in at the present

time and went out of business, the tanks would be required to be removed. Mr. Burge was concerned about the downed trees along the Bristol Road Bridge. I spoke to the project engineer and he said that they did not remove any trees and that the trees that Mr. Burge was referring to were on private property not in the project right-of-way. He thinks they have been there for quite some time.

Meeting was adjourned at 5:50 PM.
