



CITY OF BURTON

BURTON PLANNING COMMISSION MEETING

JULY 12, 2022

MINUTES

Council Chambers

Regular Meeting

5:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

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

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Duane Haskins	Mayor	Excused	
Kevin Burge	Chairperson	Present	
Gregory Fenner	Council Representative	Present	
Tom Gorang	Commissioner	Present	
Neil Martz	Commissioner	Present	
Don Jones	Vice Chair	Present	
Erica Edgington	Commissioner	Present	
Kenneth Gay	Commissioner	Present	

C. STAFF PRESENT

Amber Abbey, Deputy DPW Director
Leandra Swayne, DPW Records Tech
Katie Malin, Clerk's Office

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Jun 14, 2022 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Tom Gorang, Commissioner
SECONDER:	Erica Edgington, Commissioner
AYES:	Burge, Fenner, Gorang, Martz, Jones, Edgington, Gay
EXCUSED:	Haskins

E. SITE PLAN REVIEW

1. SPR #22-27

By: Fisher Power Supply
2347 E. Bristol Rd., Burton, MI

Re: 2347 E. Bristol Rd., Burton, MI
Parcel ID 59-29-400-010, Zoned M-2

For: To construct a 1,500 square foot accessory structure, for cold storage.

Mr. Burge asked Mrs. Abbey if the applicant needed to be present to take action.

Mrs. Abbey stated they do not have to present for the Planning Commission to approve it. You asked them to come back with a landscaping plan.

Mrs. Swayne stated if you choose to approve, I would recommend adding a stipulation to maintain their fence out front. It is very overgrown.

Mr. Martz stated the trees are growing into the fence and need to be removed.

Mr. Gay stated I have driven by there, and I think we need to add maintaining the fence and fixing the gate.

Mrs. Abbey stated if you add stipulations, they need to be specific. Maintaining the fence is not specific enough to enforce.

Mr. Fenner verified the abilities and job scope of the Planning Commission.

Mrs. Abbey explained the roles and responsibilities of the Planning Commission.

Mr. Martz Made a motion to approve SPR #22-27 with the stipulations of a modified landscaping plan that includes the immediate area behind the fence to be maintained in a manner that doesn't allow saplings and other wild vegetation to grow threw the fence and push the screening out; the sod is cut off the sidewalk, so there is a 5-foot wide sidewalk exposed; the screening along Bristol Road is repaired to comply with the screening requirement and the damaged pole on the west side of the driveway be replaced with a new pole.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Neil Martz, Commissioner
SECONDER:	Gregory Fenner, Council Representative
AYES:	Burge, Fenner, Gorang, Martz, Jones, Edgington, Gay
EXCUSED:	Haskins

2. SPR #22-30

By: Hardrock Construction Services, LLC
125 S. Cherry St., Flushing, MI 48433

Re: 2356 N. Center Rd., Burton, MI
Parcel ID 59-03-504-084 & Parcel ID 59-03-504-050, Zoned C-1

For: Proposed drive thru window and elevation for Bishop Pharmacy

Christy Vanschoten of 360 West River Road of Flushing, Michigan, and Brian Patsy 3158 Anderson Court in Clio, Michigan stated we are here to answer any questions and take your recommendations, so we can move forward with the project.

Mrs. Swayne stated if you are not familiar with the property this is the old 7-11 on Center Road and Leith Street. The fence proposed does not reach the front face of the residential house and only screens the garage facing Center Road. The fence along the rear property line belongs to the residential house, so that cannot be used as the store's screening. There is vegetation between the store and residential house I would recommend keeping that. A privacy fence will be needed that is the length of the house.

Mr. Burge asked what are you going to put on the ground between the building and drive-thru?

Mr. Patsy said a landscaping stone.

Mr. Burge asked if grass could be used instead of stone for cleaning and maintenance purposes.

Mr. Patsy said, yes.

Mr. Martz said there are two storage containers listed, what are those used for?

Mrs. Abbey stated those are for the firework stand.

Mr. Martz asked if that is just a temporary use.

Mrs. Abbey said, yes there is a \$500.00 deposit fee for clean-up.

Mr. Martz asked where will the run-off water go and will lighting be added?

Ms. Vanschoven stated she can talk to the architect and business owner.

Mrs. Edgington made a motion to approve SPR #22-30 with the stipulations the fence is carried down past the house, the 18 feet between the drive-thru pavement and building remains grass, and lighting is added to the back either on the building or on a pole, continue the vegetation with evergreen trees at least five feet tall when planted with a minimum of 15-foot spacing to shield the other house.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Erica Edgington, Commissioner
AYES:	Burge, Fenner, Gorang, Martz, Jones, Edgington, Gay
EXCUSED:	Haskins

F. ADMINISTRATIVE SITE PLAN REVIEW

None.

1. SPR #22-29

By: Leah LaRose Smith
6137 E. Bristol Rd., Burton, MI 48519

Re: G4440 S. Saginaw St., Burton, MI
Parcel ID 59-32-554-038, Zoned C-2

For: New business, Secondhand Rose Thrift Shop, LLC

2. SPR #22-31

By: Tads Place LLC (Brent Mowincki)
1069 E. Main St., Owosso, MI 48867

Re: 1110 E. Bristol Rd., Burton, MI 48519
Parcel ID 59-31-100-001, Zoned C-2

For: New Ownership

3. SPR #22-32

By: Genesee Christian School
1114 S. Genesee Rd., Burton, MI

Re: 1114 S. Genesee Rd., Burton, MI
Parcel ID 59-15-200-010, Zoned R-1A

For: Construction less than 2%, storage building with attached pavilion

G. AUDIENCE PARTICIPATION

None.

H. BOARD DISCUSSION

Mrs. Abbey stated I just wanted to let the Planning Commission know the applicant that did not show twice for his rezoning case that you acted on, per my advice decided to pull his application before it went to City Council.

The next regular scheduled Planning Meeting will be held on August 9, 2022 @ 5:00 PM.

Agendas and minutes may be found at www.burtonmi.gov

Meeting was adjourned at 5:40 PM.