



CITY OF BURTON

BURTON PLANNING COMMISSION MEETING

JULY 13, 2021

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	
Vaughn Smith	Councilman	Present	5:04 PM
Kevin Burge	Chairperson	Present	
Tom Gorang	Commissioner	Present	
Neil Martz	Commissioner	Present	
Don Jones	Vice Chair	Present	
Erica Edgington	Commissioner	Excused	
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 8, 2021 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Neil Martz, Commissioner
SECONDER:	Kevin Burge, Chairperson
AYES:	Burge, Gorang, Martz, Jones, Gay
EXCUSED:	Haskins, Smith, Edgington

E. SITE PLAN REVIEW

1. SPR #21-32

By: AMAG LLC 4488 W. Bristol Rd. Suite 200 Flint, MI

Re: 3085 Joyce St. Burton MI, Parcel 59-28-553-017, Zoned M-2

For: Pro-Tech Machine Inc., New Building Addition

David McLane, 4488 W. Bristol Road, Suite 200 Flint, Michigan stated I am here tonight along with David Curry the owner of Pro-Tech Machine, and Mike White with B.G. White Construction. We are looking to add a pre-engineered metal building that will be a 3,800 square foot addition to the existing building on the north side. Mr. Curry is currently utilizing storage space off-site. This addition would provide on-site storage. Mr. McLane outlined the details in the packet that was given to the board.

Mrs. Abbey stated it's great to see a business that's been in Burton for many years expand. Based on the fact that it is a simple storage addition we would recommend approval.

Mr. Gorang asked, if approved tonight, when do you anticipate completion of the project?

Mike White stated if approved, we would submit drawings for building permits within the next three weeks. The biggest thing right now is how fast we can get a building. As of right now, it could take 16 weeks. We plan on moving forward right away with the next steps. If we cannot get it in this year, we would start in March of 2022. The goal is to have it all enclosed by December 2021 if possible.

Mr. Jones asked, will the two buildings be attached?

Mr. White stated yes, they are attached.

Mr. Jones stated I noticed that your grade is considerably higher than the business behind you, do you plan to do something to control the runoff?

Mr. White stated the run-offs would go to the east and west. There is a small catch basin on the property behind the building.

Mr. Burge asked, what will be stored in the addition?

Mr. Curry stated what we do is build automation equipment, single station machines. We may put together a steering column or rack and pinion steering system that has 25 different components that go into it. So, they send us 500 to 1,000 of each one of those components. Right now we store those off-site. That is the type of stuff we plan to store, that way it is right on site.

Mr. Burge asked, will the addition add more jobs?

Mr. Curry stated no, not at this time because they are not adding production.

Mr. Martz asked, how many shifts do you operate?

Mr. Curry stated one shift, 10 hours a day.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Neil Martz, Commissioner
SECONDER:	Tom Gorang, Commissioner
AYES:	Smith, Burge, Gorang, Martz, Jones, Gay
EXCUSED:	Haskins, Edgington

F. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #21-25

By: Elisa Gutierrez G3255 S. Dort Hwy. Burton, MI 48529

Re: G3255 S. Dort Hwy., Suite 3, Burton MI, Parcel 59-28-501-169, Zoned C-2

For: Blue Auto Group LLC

2. SPR #21-26

By: Rajeshkumar Khunt 6077 Quartz Lane Grand Blanc, MI 48439

Re: 2358 N. Center Rd. Burton MI, Parcel 59-03-504-084, Zoned C-1

For: Bansi LLC

3. SPR #21-27

By: Rajeshkumar Khunt 6077 Quartz Lane Grand Blanc, MI 48439

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

For: Bhole LLC

4. SPR #21-28

By: Todd Merritt 1371 Burton Ct. Burton, MI

Re: 1371 Burton Ct. Burton MI, Parcel 59-31-529-017, Zoned M-1

For: Glass City Movers Livonia LLC

5. SPR #21-29

By: Khaled Elganainy 1501 S. Center Rd. Bldg. A Burton, MI
Re: 4001 Walli Strasse Blvd. Suite A Burton MI, Parcel 59-15-651-001, Zoned C-2
For: Renaissance Chiropractic P.C.

6. SPR #21-30

By: Danny Hogan 1409 Allen St. Burton MI
Re: 3234 Card Dr. Burton MI, Parcel 59-33-100-012, Zoned M-1
For: Danny Hogan Auto Sales

7. SPR #21-31

By: Alexandria Green 310 East 3rd St., Flint MI
Re: 1071 & 1073 E Bristol Rd. Burton MI, Parcel 59-30-551-118
For: Alexandria Chrisele Photography

8. SPR #21-33

By: 3447 Dort Highway LLC 2381 W. Stadium Blvd. Ann Arbor, MI 48103
Re: G3447 S. Dort Hwy. Burton MI, Parcel 59-28-551-034, Zoned M-2
For: Change of Ownership

G. AUDIENCE PARTICIPATION

None.

H. BOARD DISCUSSION

Mr. Jones said, I see the trash and collection container ordinance had its first reading with City Council.

Mr. Smith stated there was a question about the incinerators, how do you think it went Mrs. Abbey?

Mrs. Abbey stated I think the members that were there were in full support. I anticipate the second reading which will be on Monday, July 19, 2021, to go smooth.

Mr. Burge asked, have the incinerators always been included in the ordinance?

Mrs. Abbey stated yes, they have always been in there. The way we looked at it is, if there are incinerators out there, you would not want to remove that language from the ordinance. Then that would create a nonconforming right we would not be able to regulate.

Mr. Gorang said, I noticed for Site Plan Review, that we are getting a lot of auto sales and auto repair shops. Is there a limitation on those?

Mrs. Abbey stated in general, most of them are going into existing buildings that were auto sales or repair before.

Mr. Smith asked, if there are any updates on the company that was looking into the old Lowe's property.

Mrs. Abbey stated NorthGate has temporary occupancy as of right now. I do not have any more information on that at this time.

Mr. Smith asked, have you heard anything about a third shift at the General Motors Plant?

Mrs. Abbey said, no I have not.

Mr. Martz asked if General Motors has to maintain a greenbelt for 160 miles.

Mrs. Abbey stated without having that information in front of me, I could not say. I can look into it.

Mr. Martz stated the new owner of the old Kmart property off Belsay Road put in stones by the median area, they have now migrated to the sidewalk. My concern is someone could fall and get hurt.

Mrs. Abbey stated I will send Code Enforcement over to check it out.

THE NEXT REGULAR SCHEDULED PLANNING MEETING WILL BE HELD ON AUGUST 10, 2021@ 5:00 PM.

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

Meeting was adjourned at 5:28 PM.
