



CITY OF BURTON

BURTON PLANNING COMMISSION MEETING

JULY 14, 2015

MINUTES

Council Chambers

Regular Meeting

5:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by Chairman Robert Walls at 5:00 PM.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Greg Kray	Alternate Commissioner	Excused	
Ellen Ellenburg	Councilwoman	Present	
Robert Walls	Chairman	Present	
Kevin Burge	Commissioner	Present	
Robert Centilli	Commissioner	Absent	
Mary Ann White	Commissioner	Absent	
Robert Johnson	Commissioner	Present	
Tom Gorang	Commissioner	Present	
Deb Walton	Commissioner	Present	

C. STAFF PRESENT

Amber Abbey, Planning/Zoning
Racheal Boggs, Clerk's Office
Teresa Karsney, City Clerk

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Jun 9, 2015 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Tom Gorang, Commissioner
SECONDER:	Ellen Ellenburg, Councilwoman
AYES:	Ellenburg, Walls, Burge, Johnson, Gorang, Walton
ABSENT:	Centilli, White
EXCUSED:	Kray

E. SPECIAL USE

1. 1699 : SPR #15-18 Motion to Approve Special Use for a Medical Marijuana Dispensary in a C-2 General Business Zone.

Mark Abraham of St. Clair Shores stated he is an entrepreneur. He has been in business for 30 years. He has spent a lot of time researching what the City of

Burton expects from a business. We have every intention of following the rules and expectations.

Andrea Robinson of Grant Hamady Realtors in Burton stated she is representing Court Village Plaza on behalf of Mr. Ogorick who owns the property behind the proposed business property. The parcel is currently for sale. Mr. Ogorick has some concerns about the medical marijuana dispensary impeding upon the sale of his property or restricting who may be interested in purchasing the property.

Attorney George Killeen of Bay City stated he is representing Mr. Ogorick who owns the strip mall. Mr. Ogorick came to the board in May requesting a marijuana facility in one of his business units. At that time, he was denied because of the concern that he could not control access to those less than 18 years of age. It will ice box his property and make it unattractive to people who might otherwise seek it out. If this was in Mr. Ogorick's facility, and there were an issue, he would have the power to evict.

Mark Rosin, Vice President of Property Management, MDI in Flint stated they are the landlord of this building. The building has been vacant for over a year. He doesn't believe this use will hurt the value any more than the property sitting vacant.

Mrs. Abbey stated the building has been vacant. The use is appropriate for that zoning as long as there is a special use aspect involved. It is a use for a building that may not otherwise be used any time soon. The administration recommends approval.

Mr. Burge asked if this property is the old Ponderosa building.

Mrs. Abbey stated yes.

Mr. Burge asked if the entire building will be used.

Mr. Abraham said 70% of the building will not be used. It is too big for his needs but it was a good location.

Mrs. Ellenburg asked if Mr. Abraham has gone through the cities rules and read the ordinances.

Mr. Abraham said yes. He stated there will be a person in the parking lot to enforce the 18 year old rule. There will be 17 cameras and an elaborate security system.

Mrs. Ellenburg suggested open tours of the facility for Council Members, Police, etc.

Mr. Abraham stated a week prior to opening he would like to have an open tour. He would like a positive relationship with the community and law enforcement.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Kevin Burge, Commissioner
SECONDER:	Ellen Ellenburg, Councilwoman
AYES:	Ellenburg, Walls, Burge, Johnson, Gorang, Walton
ABSENT:	Centilli, White
EXCUSED:	Kray

2. 1703 : SPR #15-22 Motion to Postpone Special Use due to Applicant's Absence.

Mrs. Abbey stated the applicant is not in attendance and recommended postponement as a one time courtesy.

RESULT:	TABLED [UNANIMOUS]	Next: 8/11/2015 5:00 PM
MOVER:	Kevin Burge, Commissioner	
SECONDER:	Tom Gorang, Commissioner	
AYES:	Ellenburg, Walls, Burge, Johnson, Gorang, Walton	
ABSENT:	Centilli, White	
EXCUSED:	Kray	

F. SITE PLAN REVIEW

1. 1700 : SPR #15-19 Motion to Approve Change of Use with Restriction of no Product Name or Symbol on Signage.

Mr. Abraham of St. Clair Shores stated there will be minimal, simple signage; a green cross and the company name only. As far as security, all parking will be on the west side and behind the building. There will be a security officer outside making sure there are no children in the car while adults are inside doing business. Identification will be checked at the door.

Mrs. Abbey said there is no guarantee about the signage just because the applicant states this. She recommends adding signage stipulations to the motion. Specifically, the word marijuana or any symbol suggesting such. The building appears to be in good shape. One of my concerns was the dumpster enclosure and they have already pulled a permit to fix it. The Police Chief has no additional requirements and has had no issues with these businesses in the past. The administration recommends approval with the addition of the signage requirements.

Mr. Burge suggested placement of a large (6 inch or larger) address number on the sign or building in a contrasting color.

Mrs. Ellenburg asked if he has a particular name in mind.

Mr. Abraham said he definitely wants the word "Organics" in the name. He also likes the word "Naked" because it implies the product has no pesticides. So, the name "Naked Organics" is the first choice at this time.

Mrs. Ellenburg discouraged using the term Naked and likes the green cross symbol.

Mr. Johnson agrees with Mrs. Ellenburg about the name of the business having the

word Naked in it and he likes the green cross idea.

RESULT:	CARRIED AS AMENDED [UNANIMOUS]
MOVER:	Robert Johnson, Commissioner
SECONDER:	Ellen Ellenburg, Councilwoman
AYES:	Ellenburg, Walls, Burge, Johnson, Gorang, Walton
ABSENT:	Centilli, White
EXCUSED:	Kray

2. 1704 : SPR #15-23 Motion to Approve Parking Lot Addition Contingent upon a Site Plan for Lighting.

Michael Pifer of Kraft Engineering in Flint stated he is representing LaTerra Development on behalf of James Cokley, property owner. The property is Crystal Field House Ice Arena which opened about a year ago. It was originally built in the mid 1990's. Business has been good. The business gets such a big crowd 6-7 times a year, the parking lot overflows into other areas. The additional parking area would serve as an overflow lot for these times. There will be no additional driveways needed. Access will be from the existing parking lot. We would acquire about 57 new parking spaces. Everything will be laid out according to city standards. We will sheet flow the drainage and provide necessary lighting to the area.

Mrs. Abbey said when Ice Mountain closed it took away something great from our area. It is great that they need more parking because that is a sign of a successful business. The administration recommends approval.

Mr. Johnson asked about the limestone paving and the impact on the new facility for alcohol consumption.

Mr. Pifer stated the lounge area is not open while the kids are there playing hockey. Mr. Cokley does not want to operate them at the same time.

Mr. Gorang asked how they determined 57 parking spaces would be adequate considering the plan for future building expansion.

Mr. Pifer said the original parking lot in light gray on the site plan is what was put in to support the ice arena as it is today. Mr. Cokley currently has no plans to build on. When Ice Mountain was first constructed, that was their intent. We left it because it was part of the original site plan.

Mr. Walls asked if there were plans for the lighting.

Mr. Pifer stated the parking lot will be lighted according to the city standards. It is a separate plan that he will bring to the board after they discuss it with the site lighting company.

Mrs. Ellenburg asked if the drain commission will put a stop to these plans.

Mr. Pifer stated they will put in a restriction so the drainage doesn't go into the city's system.

Mrs. Abbey said it is unnecessary as a contingency because she will not issue a building permit until she receives information back from drain commission.

Mr. Walls stated he would like the motion to be contingent upon the site plan for parking lot lighting.

RESULT:	CARRIED AS AMENDED [UNANIMOUS]
MOVER:	Tom Gorang, Commissioner
SECONDER:	Robert Johnson, Commissioner
AYES:	Ellenburg, Walls, Burge, Johnson, Gorang, Walton
ABSENT:	Centilli, White
EXCUSED:	Kray

3. 1705 : SPR #15-24 Motion to Approve Change of Use for a Grow Facility with Condition of Storm Drain Repair.

Robert Dodge of Grand Blanc stated he has no plans for changes to the existing structure.

Mrs. Abbey said the building is vacant. No exterior construction is planned at this time. She would like to see the storm drain in the middle of the parking lot repaired because it is a trip hazard. Other than that, the administration recommends approval.

Mrs. Ellenburg asked if there is a name for the business.

Mr. Dodge stated the business name is their initials (ABRD, LLC) There will be no signage on the building.

Mrs. Abbey said they will only be growing here. It is not a dispensary. Only the caregiver's who will be occupying space there will be going there.

Mrs. Ellenburg asked for clarification on the difference between a grow facility and a dispensary. She also asked if they will have security.

Mr. Dodge stated they have 18 patients total and they will grow specifically for those patients. In terms of security, it will be very tight internally and externally.

Mr. Johnson asked how many growers they can accommodate in the building.

Mr. Dodge stated no more than 6 right now based on the square footage.

Mrs. Abbey said it is 12 plants per patient, each caregiver can have 5 patients plus themselves so it's 72 total plants they could potentially have.

Mr. Johnson asked about the lighting system.

Mr. Dodge said there are different lights for different stages of growing.

Mr. Johnson is concerned about the heat load and fire hazard of the grow lights.

Mr. Dodge said he believes there is a sprinkler system inside the facility. We use air-cooled lights which will vent and we have air conditioning inside the building. The building is outfitted with smoke detectors.

RESULT:	CARRIED AS AMENDED [UNANIMOUS]
MOVER:	Kevin Burge, Commissioner
SECONDER:	Ellen Ellenburg, Councilwoman
AYES:	Ellenburg, Walls, Burge, Johnson, Gorang, Walton
ABSENT:	Centilli, White
EXCUSED:	Kray

G. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #15-16
2. SPR #15-17
3. SPR #15-20
4. SPR #15-21

H. AUDIENCE PARTICIPATION

None

I. BOARD DISCUSSION

Mrs. Abbey stated the racer property off of Davison Road is trying to sell property. They have come up with a conceptual site plan. They would like to present the Planning Board possibilities of what this property could potentially be. It has to be an industrial facility and needs to create so many jobs based on the size of the building. This conceptual site plan doesn't make them build the building it's just a marketing tool that says the City of Burton is open to this type of use in the building. It is a preliminary type of approval. They will still have to come before the board with the actual site plan. Rowe engineering has been asked to present this for them and they would like your feedback.

Mr. Gorang thinks it is a good idea. It is to our benefit.

Mr. Burge is all for it.

The Planning Board is in agreement with the conceptual site plan.

Mrs. Abbey stated we have \$50,000.00 in the budget this year to begin development of a Master Plan. She asked the Board how we would like to begin. She suggested contacting an engineering firm to bring a presentation forward.

Mr. Walls agreed that asking engineering companies to come forward is a good idea. He stated we are new to this concept and should invite the experts. He prefers using a local company.

Mrs. Ellenburg suggested Fleis and Vandenbrink because they did our last 5 year plan.

Mrs. Abbey said the cost of a Master Plan will relate highly to the amount of public participation we want to include. Before they do a presentation, they may want to know what we are looking for in terms of public participation, maps, pictures, charts, etc.

Mrs. Ellenburg suggested doing workshops that are open to the public to get help with ideas.

Mrs. Abbey suggested forming individual committees to work on various areas of the plan.

Mr. Walls would like to agree to direct Mrs. Abbey to contact engineering firms to bring presentations.

Mrs. Abbey said she thinks Rowe and Fleis and Vandenbrink would be interested and she will post it in the newspaper. She thinks she could have them by the September meeting. It will be on the meeting Agenda.

The next regularly scheduled meeting will be held on Tuesday, August 11 at 5:00 p.m.

Meeting was adjourned at 6:36 PM.



CITY OF BURTON

BURTON PLANNING COMMISSION MEETING

JUNE 9, 2015

MINUTES

Council Chambers

Regular Meeting

5:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by Commissioner Kevin Burge at 5:05 PM.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Greg Kray	Alternate Commissioner	Excused	
Ellen Ellenburg	Councilwoman	Present	
Robert Walls	Chairman	Excused	
Kevin Burge	Commissioner	Present	
Robert Centilli	Commissioner	Present	
Mary Ann White	Commissioner	Present	
Robert Johnson	Commissioner	Present	
Tom Gorang	Commissioner	Present	
Deb Walton	Commissioner	Present	

C. STAFF PRESENT

Amber Abbey, Planning/Zoning
Racheal Boggs, Clerk's Office

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Apr 8, 2014 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Robert Johnson, Commissioner
SECONDER:	Mary Ann White, Commissioner
AYES:	Ellenburg, Burge, Centilli, White, Johnson, Gorang, Walton
EXCUSED:	Kray, Walls

E. PUBLIC HEARING

1. 1648 : SPR #15-15 Motion to Approve Proposed Zoning Ordinance Changes.

Mrs. Abbey will present the Proposed Zoning Ordinance Changes so the planning commission can make recommendations and send it to City Council for approval. She stated these proposed changes have already been approved by the City Attorney. She added, the changes are items that needed to be added and items that were out of date or didn't make sense. The first of these changes are definitions for the

following: Approved Driveway Materials, Building Official (to include the inspector or an authorized agent), Building Permits (are not issued by the zoning administrator but by the building official), Home Occupation (a new ordinance is being proposed so we needed a definition), Kennel (changed from 3 dogs to 4 dogs), and Swimming Pool (to include any container holding water greater than 24 inches).

Under the Suburban Estate Residential District section it stated you could only have farm animals with a special use in a suburban estate zoning as well as having 5 acres, paying \$600.00, and bringing it to the planning commission for approval. Mrs. Abbey stated her thought process here is if the requirement is 5 acres then why do they also have to have a special use? Farm animal was removed as a special use and changed to a permitted use within that zoning. No other requirements were changed.

Under the Highway Oriented Business section we changed to "new and/or used" car sales in a C-3 zone. We also added that all automobiles offered for sale must be in good working condition.

Under the M-1 Light Industrial section we added open air business use. Under M-2 General Industrial District there was a typo that was corrected.

Under the Sale of Merchandise from Residential Zoned Property we removed the section regarding permits for yard sales. Mrs. Abbey said it was removed because we do not want to police yard sales.

In the Building Grades section the title "Zoning Administrator" was changed to "Building Official" in several instances.

In the Fence section an approved fencing materials section was added as well as a statement that no fence shall be attached to a neighboring fence.

Mrs. Ellenburg asked if we have something that states whether good/bad side has to be on the inside/outside?

Mrs. Abbey said no. it is a good-neighbor policy to have the good side out but we have nothing to back it up.

Mrs. Ellenburg would like to have it added. All members agreed to amend the recommendation for ordinance change to state the "smooth" side needs to be on the outside. Mrs. Abbey will construct the wording for this amendment.

Mrs. Abbey explained the Site Plan Review section changes. We removed the planned shopping center and replaced it with "multiple tenant space". Also, Administrative site plan review (rather than a site plan review) is used for a change of ownership when there is no actual construction being done.

Mrs. Abbey stated Subsection (N) regarding numeric address guidelines was added per the Planning Commission's request.

Mr. Burge recommended instead of stating "black" numbers it should state offsetting/opposite color.

Mrs. Abbey recommended we handle this case by case or state "black or white" numbers.

Mrs. Abbey stated that under the Keeping of Chickens section the words were changed to reflect the actual issuer of the permits. It is, and has been the DPW, not the Clerk's Office that handles these permits.

Mrs. Abbey stated the entire Home Occupations section is a new ordinance. It includes most in-home occupations. It doesn't include working on cars out of a garage at your home. The Use Matrix is attached and will be added to the ordinance. It is a good tool for finding what type of zoning would be allowed for various types of business use.

Mr. Gorang complimented Mrs. Abbey on her hard work with these changes.

Mr. Burge suggested holding the recommendation of the ordinance until the July meeting when Mr. Walls, Planning Commission Chairperson can be present.

RESULT:	CARRIED [6 TO 1]
MOVER:	Ellen Ellenburg, Councilwoman
SECONDER:	Tom Gorang, Commissioner
AYES:	Ellenburg, Centilli, White, Johnson, Gorang, Walton
NAYS:	Burge
EXCUSED:	Kray, Walls

F. SPECIAL USE

G. SITE PLAN REVIEW

1. 1646 : SPR #15-13 Motion to Approve Change of Use with Privacy Fence Addition on West side up to the Front of House.

Mrs. Neuville of Burton, owner of Best Car Company Importing, LLC stated she has a business across the street from this property. They have been very busy and her lot is filling up. She purchased the property at 4238 Davison Road with the intent to use it as an additional parking facility. Mrs. Neuville handed out pictures of the property. There will be no business conducted on this property. There are two houses on the property that will be used as rentals. The zoning board requested her to put up a privacy fence on the West side of the property. She has received an estimate for the fence and work can begin in 2 weeks. She is asking for a change of use on the property.

Mrs. Abbey stated she would like the planning commission to address the placement of the fence. Both are commercially zoned properties. She recommends approval.

Mrs. Ellenburg stated a fence between the houses would give more privacy for the renters and create a separation between your business and their home.

Ms. White agreed that the fence needs to go between the houses.

Mrs. Abbey stated a six foot fence can only go to the front face of the house. A four

foot fence can go beyond that.

Mrs. Ellenburg said a fence up to the house would be safer.

Mr. Johnson said this is the safest route and this may reestablish the lot line.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Robert Johnson, Commissioner
SECONDER:	Ellen Ellenburg, Councilwoman
AYES:	Ellenburg, Burge, Centilli, White, Johnson, Gorang, Walton
EXCUSED:	Kray, Walls

H. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #15-08
2. SPR #15-09
3. SPR #15-10
4. SPR #15-11
5. SPR #15-12
6. SPR #15-14

I. AUDIENCE PARTICIPATION

None

J. BOARD DISCUSSION

The next regularly scheduled meeting will be held on Tuesday, July 14, 2015 at 5:00 p.m.

Meeting was adjourned at 6:22 PM.

Minutes Acceptance: Minutes of Jun 9, 2015 5:00 PM (Approval of Minutes)



ADOPTED

AGENDA ITEM (ID # 1699)

DOC ID: 1699

SPR #15-18

By: Mark Abraham
20425 Ardmore Park
St. Clair Shores, MI 48081

Re: 4045 E. Court St. Burton, MI 48509,
59-10-551-035, C-2 General Business

For: Special use for a medical marijuana dispensary

ATTACHMENTS:

- 15-18 (PDF)

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Kevin Burge, Commissioner
SECONDER:	Ellen Ellenburg, Councilwoman
AYES:	Ellenburg, Walls, Burge, Johnson, Gorang, Walton
ABSENT:	Robert Centilli, Mary Ann White
EXCUSED:	Greg Kray



City of Burton
 Department of Public Works
 4093 Manor Drive
 Genesee County, Burton, Michigan 48519
 (810) 742-9230

Date Filed: 6-10-15
 Fee Paid: \$ 600.00
 Receipt #: _____
 Check #: Cash
 Received by: _____
 Date Mailed: 6-23-15

APPLICATION FOR PLANNING COMMISSION SPECIAL USE:

BCPC Case #: 15-18

PLEASE PRINT

DATE OF PLANNING COMMISSION HEARING: JULY 14, 2015 AT 5:00 P.M.

APPLICANTS NAME: MARK ABRAHAM

APPLICANTS ADDRESS: 20425 ARDMORE PARK

CITY: ST. CLAIR SHORES, MI 48081

APPLICANTS PHONE: 810 300 8433

ADDRESS AND PARCEL OR LOT NUMBER: 4045 E COURT ST

59-10-551.635, C-2 zone BURTON, MI 48509

NATURE OF REQUEST (PERMITTED USE AFTER SPECIAL APPROVAL): _____

Special use for a medical marijuana
dispensary in a C-2, ~~General~~ General
business zone.

APPLICANTS SIGNATURE: Mark J Abraham

MANDATORY ATTENDANCE AT THE ABOVE MEETING IS ACKNOWLEDGED BY THE APPLICANTS SIGNATURE.

Attachment: 15-18 (1699 : SPR #15-18)

Business Plan(page 1)

Business Name – Naked Organics, Inc

Location - 4045 E. Court Street, Burton, MI 48509

Type Business - Medical Marijuana Dispensary

Business Hours:- 9:00 AM – 9PM Mon – Sat. Noon – 6PM Sun.

Our Employees: - Naked Organics shall comply at all times with every provision of the Michigan Medical Marijuana Act of 2008 (MCLA 333.26421). All employees will have a valid qualifying care givers card or a valid qualifying patient card issued by the state of Michigan. All employees will undergo a thorough background check. All employees will have clean criminal records. All employees will have recurring background checks done.

Security: - Naked Organics will have a security guard in our parking lot that will check the ID's of every person who enters our parking lot. Nobody under the age of 18 will be allowed on our property. All patients will enter and exit through a single door. Only patients that possess a valid Michigan medical marijuana card will be allowed to enter our lobby.

Naked Organics will have security cameras installed in every room in our facility (please see attached sketch for exact camera locations). Two cameras will be located in the parking lot, lobby, and transfer area. We will also have cameras monitoring the outside perimeter of the building. Each camera will record video 24 / 7. Ninety days of video footage for every camera will be kept on file at all times.

A security alarm will also be installed. The alarm will have 3 panic buttons – 1 in the parking area, 1 at the entrance to the lobby and 1 in the transfer area. A copy of our alarm license will be registered with the Burton Police Department.

Business Plan (page 2)

Storing our Product: All marijuana will be stored in locked individual lockers for each patient. Only the care giver and patient will have access to the patient's locked locker.

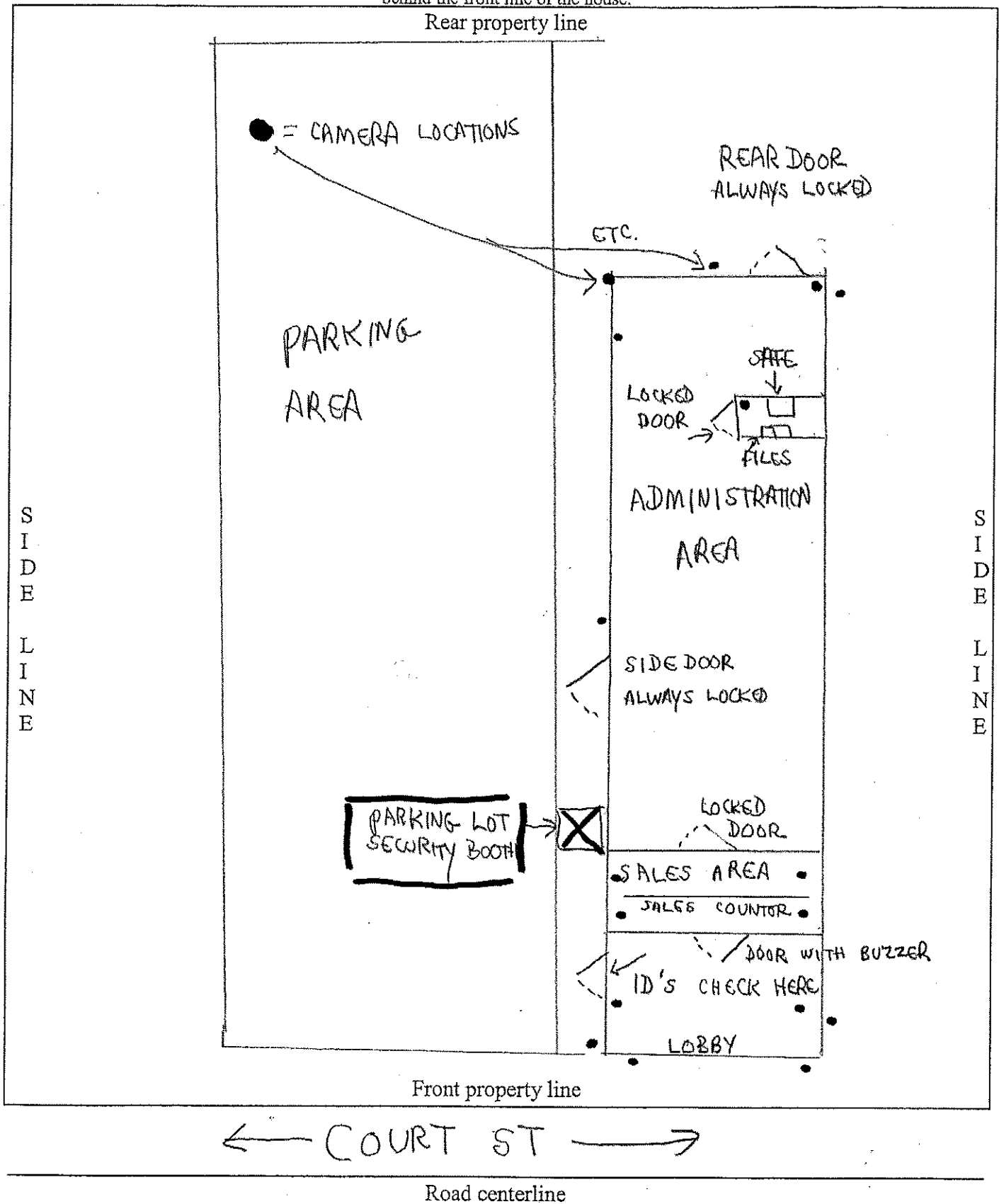
Transferring to Patients: Naked Organics will only transfer marijuana from the caregiver to their registered patients. Upon entering our lobby, all patients will be required to show their valid Michigan medical marijuana patient's card. The lobby is a secure room that will contain no marijuana. After the patient is validated, they will be allowed access to our marijuana transfer room. Transfers of marijuana will only happen in this room. Patients will not have access to marijuana until the transfer is completed. Patients will only have access to their own medicine. All transfers will be documented. All record keeping will be done using Quickbooks.

The Layout - Naked Organics will operate in a building that has 3 outside entry doors. The 2 rear doors (further to the north) will be locked at all times. Nobody including our employees will use those doors unless there is a fire or some other emergency. The only door that will be used by patients is the door in the front of the building (located on the SW corner). Two walls will be built to separate and secure the building (please see attached). The first wall will be built thirty feet from the front (south side) of the building and will go the entire width of the building. This wall will divide the lobby from the marijuana transfer area. This dividing wall will have a door that allows entry to the sales area. It will remain locked from the lobby side at all times. Patients will be granted entry to the sales area with a door buzzer by a Naked Organics employee that has checked the patient's Michigan medical marijuana card. A second wall will be built 30 feet from the first wall and will be parallel to that wall. That wall will divide the marijuana transfer area from the rest of the building (which will be used for administration). In the administration area there is an office that will be locked at all times. This is where our records will be kept.

Thank you for your consideration.

Site or Plot Plan

Include all existing and proposed buildings on the site. Include all dimensions to front, side and rear property lines from buildings. Include dimensions of the property. Any accessory structure must maintain 10-foot separation from the main dwelling and must be behind the front line of the house.



Attachment: 15-18 (1699 : SPR #15-18)



TABLED

AGENDA ITEM (ID # 1703)

DOC ID: 1703

SPR #15-22

By: Timothy Bertram
1330 Kenneth St.
Burton, MI 48529

Re: 1328 Kenneth St. Burton, MI 48529,
59-30-578-228, R-1C Single Family Residential

For: To expand special use for an addition to an adult foster care home

ATTACHMENTS:

- 15-22 (PDF)

RESULT: TABLED [UNANIMOUS]

Next: 8/11/2015 5:00 PM

MOVER: Kevin Burge, Commissioner

SECONDER: Tom Gorang, Commissioner

AYES: Ellenburg, Walls, Burge, Johnson, Gorang, Walton

ABSENT: Robert Centilli, Mary Ann White

EXCUSED: Greg Kray



City of Burton
 Department of Public Works
 4093 Manor Drive
 Genesee County, Burton, Michigan 48519
 (810) 742-9230

Date Filed: 6-18-15
 Fee Paid: \$600.00
 Receipt #: _____
 Check #: 1029
 Received by: AA
 Date Mailed: 10-23-15

APPLICATION FOR PLANNING COMMISSION SPECIAL USE:

BCPC Case #: 15-22

PLEASE PRINT

DATE OF PLANNING COMMISSION HEARING: July 14th AT 5:00 P.M.

APPLICANTS NAME: Timothy Bertram

APPLICANTS ADDRESS: 1330 Kenneth St.

CITY: Burton

APPLICANTS PHONE: 810-348-5923

ADDRESS AND PARCEL OR LOT NUMBER: 1328 Kenneth St

Lot 1191 Baker Park No. 1 59-30-578-228

R-1C Zone.

NATURE OF REQUEST (PERMITTED USE AFTER SPECIAL APPROVAL): To

expand a special use for an addition
to an adult foster care home.

APPLICANTS SIGNATURE: Timothy Bertram

MANDATORY ATTENDANCE AT THE ABOVE MEETING IS ACKNOWLEDGED BY THE
 APPLICANTS SIGNATURE.

Attachment: 15-22 (1703 : SPR #15-22)

BURTON

E.2.a



Attachment: 15-22 (1703 : SPR #15-22)



ADOPTED

AGENDA ITEM (ID # 1700)

DOC ID: 1700

SPR #15-19

By: Mark Abraham
20425 Ardmore Park
St. Clair Shores, MI 48081

Re: 4045 E. Court St. Burton, MI 48509,
59-10-551-035, C-2 General Business

For: Medical marijuana dispensary

ATTACHMENTS:

- 15-19 (PDF)

RESULT:	CARRIED AS AMENDED [UNANIMOUS]
MOVER:	Robert Johnson, Commissioner
SECONDER:	Ellen Ellenburg, Councilwoman
AYES:	Ellenburg, Walls, Burge, Johnson, Gorang, Walton
ABSENT:	Robert Centilli, Mary Ann White
EXCUSED:	Greg Kray



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: 6-10-15
FEE: 200.00
RECEIPT NO: _____
CHECK NO: Cash

SPR #: 15-19

PLEASE PRINT

DATE OF PLANNING COMMISSION MEETING: JULY 14, 2015 5:00 PM
APPLICANTS NAME: MARK ABRAHAM
APPLICANTS ADDRESS: 20425 ARDMORE PART ST. CLAIR SHORES, MI 48065
APPLICANTS PHONE NO: 810 - 300 - 8433
PROPOSED NAME OF BUSINESS: NAKED ORGANICS, INC
SITE ADDRESS: 4045 E COURT ST BURTON MI 48509
SUBDIVISION & LOT # OR PARCEL NUMBER: _____

RE: Change of Use - Medical Marijuana Dispensary

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: Mark D. Abraham

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: 15-19 (1700 : SPR #15-19)

BURTON

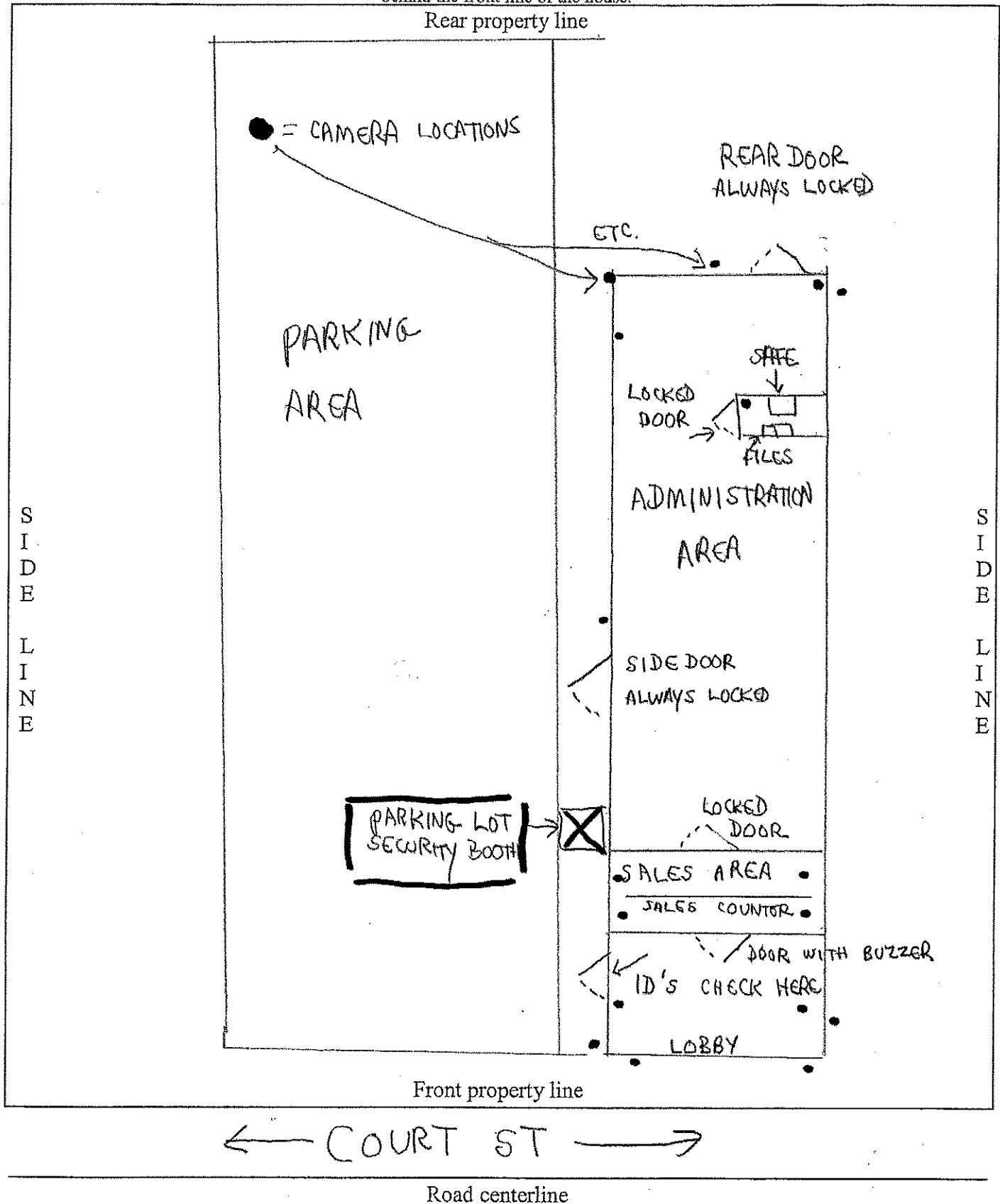


4045 COURT

Attachment: 15-19 (1700 : SPR #15-19)

Site or Plot Plan

Include all existing and proposed buildings on the site. Include all dimensions to front, side and rear property lines from buildings. Include dimensions of the property. Any accessory structure must maintain 10-foot separation from the main dwelling and must be behind the front line of the house.



Attachment: 15-19 (1700 : SPR #15-19)



ADOPTED

AGENDA ITEM (ID # 1704)

DOC ID: 1704

SPR #15-23

By: LaTerra Development
1307 N. Belsay Rd.
Burton, MI 48509

Re: 5371 Daly Farms Dr. Burton, MI 48509
59-11-400-021

For: Parking lot addition – Crystal Field House

ATTACHMENTS:

- 15-23 (PDF)

RESULT:	CARRIED AS AMENDED [UNANIMOUS]
MOVER:	Tom Gorang, Commissioner
SECONDER:	Robert Johnson, Commissioner
AYES:	Ellenburg, Walls, Burge, Johnson, Gorang, Walton
ABSENT:	Robert Centilli, Mary Ann White
EXCUSED:	Greg Kray



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: 6-18-15
FEE: \$200.00
RECEIPT NO: _____
CHECK NO: 2174.

SPR #: 15-23

PLEASE PRINT

DATE OF PLANNING COMMISSION MEETING: July 14, 2015
APPLICANTS NAME: LaTerra Development
APPLICANTS ADDRESS: 1307 N. Belsay Road, Burton, MI 48509
APPLICANTS PHONE NO: 810-249-4213
PROPOSED NAME OF BUSINESS: Crystal Field House
SITE ADDRESS: 5371 Daly Farms Drive, Burton, MI 48509
SUBDIVISION & LOT # OR PARCEL NUMBER: 59-11-400-021
RE: Parking Lot Addition

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: _____

James C. Cokley, Partner

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: 15-23 (1704 : SPR #15-23)



ADOPTED

AGENDA ITEM (ID # 1705)

DOC ID: 1705

SPR #15-24

By: Robert Dodge
10035 Mulberry Lane
Grand Blanc, MI 48439

Re: 3245 Card Dr. Burton, MI 48529
59-33-501-027

For: Medical Marijuana Grow Facility

ATTACHMENTS:

- 15-24 (PDF)

RESULT:	CARRIED AS AMENDED [UNANIMOUS]
MOVER:	Kevin Burge, Commissioner
SECONDER:	Ellen Ellenburg, Councilwoman
AYES:	Ellenburg, Walls, Burge, Johnson, Gorang, Walton
ABSENT:	Robert Centilli, Mary Ann White
EXCUSED:	Greg Kray



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: 6-30-15
 FEE: \$200.00
 RECEIPT NO: _____
 CHECK NO: 1521

SPR #: 15-24

PLEASE PRINT

DATE OF PLANNING COMMISSION MEETING: 7/14/15 @ 5:00pm.

APPLICANTS NAME: Robert Dodge

APPLICANTS ADDRESS: 10035 Mulberry Lane, Grand Blanc,

APPLICANTS PHONE NO: 810-240-1730

PROPOSED NAME OF BUSINESS: ABRD LLC - ~~TREX~~

SITE ADDRESS: 3245 CARD DR.

SUBDIVISION & LOT # OR PARCEL NUMBER: 59-33-501-027

RE: Change of use: Grow Facility

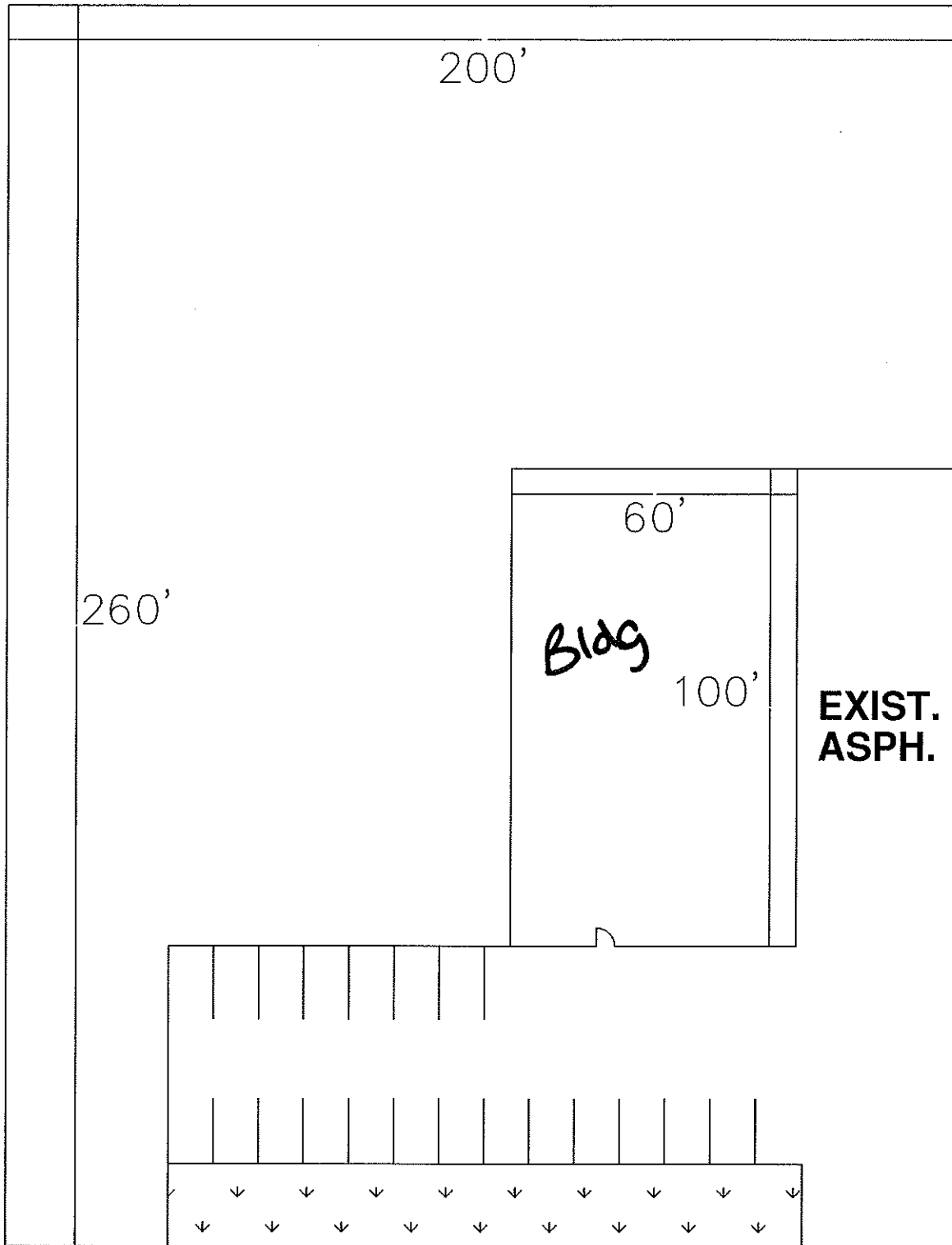
APPLICANT: IT IS TO YOUR ADVANTAGE TO ATTEND THE ABOVE SCHEDULED MEETING. THE PLANNING COMMISSION MAY HAVE QUESTIONS THAT DIRECTLY AFFECT APPROVAL DENIAL, OR POSTPONING UNTIL THESE QUESTIONS CAN BE ANSWERED.

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: 15-24 (1705 : SPR #15-24)

3245 CARD DRIVE



CARD DRIVE

Attachment: 15-24 (1705 : SPR #15-24)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1697)

Meeting: 07/14/15 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Greg Kray

G.1

DOC ID: 1697

SPR #15-16

By: Larry Dail / 2111 E. Bristol Rd. LLC.
9515 E. Bristol Rd.
Davison, MI 48423

Re: 2111 E. Bristol Rd. Burton, MI 48529
59-29-555-108

For: Change of ownership – Artrageous Embroidery

ATTACHMENTS:

- 15-16 (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: 6-1-15

FEE: \$75.00

RECEIPT NO: _____

CHECK NO: 20105

ID #1697

SPR #: 15-16

PLEASE PRINT

DATE: 6-1-15

APPLICANTS NAME: Larry Dail / 2111 E. Bristol Road LLC.

APPLICANTS ADDRESS: 9515 E. Bristol Rd Davison, MI 48423

APPLICANTS PHONE NO: 810-836-6508

PROPOSED NAME OF BUSINESS: Artaceous Embroidery Inc.

SITE ADDRESS: 2111 E. Bristol Rd Burton, MI 48529

SUBDIVISION & LOT # OR PARCEL NUMBER: 59-29-555-108

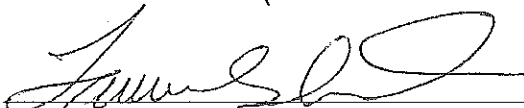
TYPE: ☒ CHANGE OF OWNERSHIP ☐ CONSTRUCTION LESS THAN 2%

USE OF STRUCTURE: ~~100%~~ 80%

SQ FOOTAGE OF PROPERTY: 4292

SQ FOOTAGE OF STRUCTURE: 5349

NUMBER OF EMPLOYEES/SEATS: 4-6 part time

APPLICANTS SIGNATURE: 

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

Attachment: 15-16 (1697 : SPR #15-16)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1698)

Meeting: 07/14/15 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Greg Kray

G.2

DOC ID: 1698

SPR #15-17

By: Amy & Jeffrey Washington
1925 Lynbrook Dr.
Flint, MI 48507

Re: 4067 E. Court St. Burton, MI 48509

For: Personal Protection & firearms Instruction

ATTACHMENTS:

- 15-17 (PDF)



City of Burton
 Department of Public Works
 4093 Manor Drive
 Genesee County, Burton, Michigan 48519
 (810) 742-9230



APPLICATION FOR ZONING REVIEW

DATE FILED: 6-2-15

FEE: \$40.00

RECEIPT NO: _____

CHECK NO: Cash JB

SPR #: 15-17

PLEASE PRINT

DATE: 06/02/2015

APPLICANTS NAME: Amy Washington & Jeffrey Washington

APPLICANTS ADDRESS: 1925 Lynbrook Dr. Flint 48507

APPLICANTS PHONE NO: (810) 618-4749 810 252-2375

PROPOSED NAME OF BUSINESS: Brick Street Safety Academy

PROPOSED TYPE OF BUSINESS: Personal Protection & Firearms Training (Classroom)

SITE ADDRESS: G-4067 East Court Street #3

USE OF STRUCTURE: Personal Protection & Firearms Instruction

SQ FOOTAGE OF PROPERTY: _____

SQ FOOTAGE OF STRUCTURE: 800 Sq. Ft.

NUMBER OF EMPLOYEES/SEATS: 5/18

APPLICANTS SIGNATURE: Jeffrey Washington / Amy Washington

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

Attachment: 15-17 (1698 : SPR #15-17)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1701)

Meeting: 07/14/15 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Greg Kray

G.3

DOC ID: 1701

SPR #15-20

By: Alan Work
150 Henry VIII Dr.
Flint, MI 48507

Re: 4507 Fenton Rd. Ste A
Burton, MI 48529

For: Ice Scream Parlor

ATTACHMENTS:

- 15-20 (PDF)



City of Burton
Department of Public Works
4093 Manor Drive
Genesee County, Burton, Michigan 48519
(810) 742-9230



APPLICATION FOR ZONING REVIEW

DATE FILED: 6-12-15

FEE: \$40.00

RECEIPT NO: _____

CHECK NO: 1096

SPR #: 15-20

PLEASE PRINT

DATE: 6-12-2015

APPLICANTS NAME: ALAN WORK

APPLICANTS ADDRESS: 150 HARRY VITT DR FLINT MI 48507

APPLICANTS PHONE NO: 810 513-5413

PROPOSED NAME OF BUSINESS: Ice Cream Parlor

PROPOSED TYPE OF BUSINESS: Ice Cream

SITE ADDRESS: 4507 Fenton Rd Suite A Burton 48509

USE OF STRUCTURE: Ice Cream Parlor

SQ FOOTAGE OF PROPERTY: Not sure

SQ FOOTAGE OF STRUCTURE: 1300 sq ft

NUMBER OF EMPLOYEES/SEATS: 24 SEATS 4 employees

APPLICANTS SIGNATURE: [Signature]

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

Attachment: 15-20 (1701 : SPR #15-20)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1702)

Meeting: 07/14/15 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Greg Kray

G.4

DOC ID: 1702

SPR #15-21

By: Tina Potts
P.O. Box 7673
Bloomfield Hills, MI 48302

Re: 6034 Lapeer Rd.
Burton, MI 48509

For: Jackpotts II

ATTACHMENTS:

- 15-21 (PDF)



City of Burton
 Department of Public Works
 4093 Manor Drive
 Genesee County, Burton, Michigan 48519
 (810) 742-9230



APPLICATION FOR ZONING REVIEW

DATE FILED: 6-18-15

FEE: \$40.00

RECEIPT NO: _____

CHECK NO: 2157

SPR #: 15-21

PLEASE PRINT

DATE: _____

APPLICANTS NAME: TINA Potts

APPLICANTS ADDRESS: P.O. Box 7673 Bloomfield Hills, Mi

APPLICANTS PHONE NO: 239-839-0257 48302

PROPOSED NAME OF BUSINESS: JACK Potts II

PROPOSED TYPE OF BUSINESS: AMUSEMENT ARCADE

SITE ADDRESS: 6034 LA PROR Rd

USE OF STRUCTURE: AMUSEMENT ARCADE

SQ FOOTAGE OF PROPERTY: 39,000

SQ FOOTAGE OF STRUCTURE: 2400

NUMBER OF EMPLOYEES/SEATS: 32

APPLICANTS SIGNATURE: Tim Potts

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

Attachment: 15-21 (1702 : SPR #15-21)