



CITY OF BURTON

BURTON PLANNING COMMISSION MEETING

JUNE 14, 2016

MINUTES

Council Chambers

Regular Meeting

5:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

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

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Ellen Ellenburg	Councilwoman	Present	
Kevin Burge	Vice Chairman	Present	
Mary Ann White	Commissioner	Excused	
Robert Johnson	Commissioner	Present	
Tom Gorang	Commissioner	Excused	
Deb Walton	Chairman	Excused	
John Benthall	Commissioner	Present	
Kris Johns	Commissioner	Late	

C. STAFF PRESENT

Amber Abbey, Planning/Zoning
Robert Slattery, DPW Director
Racheal Boggs, Clerk's Office

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - May 10, 2016 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Robert Johnson, Commissioner
SECONDER:	Ellen Ellenburg, Councilwoman
AYES:	Ellenburg, Burge, Johnson, Benthall, Johns
EXCUSED:	White, Gorang, Walton

E. SPECIAL USE

F. SITE PLAN REVIEW

1. SPR #16-29

By: Siwek Construction
5020 Pilgrim Rd.
Flint, MI 48507

Re: 2333 S. Center Rd. Burton, MI 48519
59-22-300-025 C-2 zoned

For: Relocation of the gas station

John Heidt, Senior Project Manager of SSOE of Troy stated he is proposing to build a new Meijer gas station on the adjacent site of the existing gas station on Center Road. The plan is to build the new station first and once it is operational, demolish the old station. This will be an entirely new facility including utilities and underground tanks.

Mr. Johnson asked if all necessary permits will be taken care of.

Mr. Heidt said yes.

Mrs. Ellenburg asked if he is aware of the timeline on the store remodel.

Mr. Heidt stated not at this time.

Mrs. Abbey stated they will be submitting building plans for the interior of the store very soon. She recommends approval.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Robert Johnson, Commissioner
SECONDER:	John Benthall, Commissioner
AYES:	Ellenburg, Burge, Johnson, Benthall, Johns
EXCUSED:	White, Gorang, Walton

G. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #16-27

By: Antigoni Margaris
1418 Norton St.
Burton, MI 48529

Re: 3271 S. Dort Hwy. Burton, MI 48529

For: Nail Salon

2. SPR #16-28

By: Ricky Bennett
2512 E. Bristol Rd.
Burton, MI 48529

Re: 2512 E. Bristol Rd. Burton, MI 48529

For: Change of Ownership – Medical Marijuana Grow Facility

Mr. Johnson asked if we were given a reason why the change of ownership. Is this in good standing?

Mrs. Abbey said yes. The City Attorney signed off on this plan.

3. SPR #16-30

By: Stacey Cole
6097 Lapeer Rd.
Burton, MI 48509

Re: 6097 Lapeer Rd. Burton, MI 48509

For: Nail Salon for Home Occupation

Mr. Burge asked if the nail salon as a home occupation can be done and is it zoned as commercial.

Mrs. Abbey stated we approved the home occupation ordinance last year. This is the first one we have received. It is one lady with no employees doing nails out of her home.

Mr. Johnson said it is a great idea and brings commerce to our city.

Mrs. Ellenburg asked if there are homes nearby and will there be a filtering system?

Mrs. Abbey said they will still need a building inspection and have to comply with all building requirements. The inspector was there and gave her a list of things that needed to be done.

Mrs. Ellenburg asked in the future if there are complaints from neighbors of excess odor, is that grounds for removing the business?

Mrs. Abbey said absolutely. Home occupations are on a yearly renewal. If there is a complaint, the code enforcement officer will go out there and we will have record of it.

4. SPR #16-31

By: Robert Cormack
3471 Atlas Rd.
Davison, MI 48423

Re: 4178 Saginaw St. Burton, MI 48529

For: Auto Detail

Mrs. Ellenburg asked if this is only for auto detail. She does not want to see a car lot here.

Mrs. Abbey said this is only for auto detail.

Mrs. Ellenburg asked if the DDA is made aware of these.

Mrs. Abbey said she sends notices to everyone within 300 feet of the property which many times includes members of the DDA.

H. AUDIENCE PARTICIPATION

None.

I. BOARD DISCUSSION

Mrs. Abbey provided an update on the master plan progress from Doug Piggot. Please review the information and we will be discussing this at our next meeting. Also, Sharon Woods of Land USA would like to schedule an informal meeting to discuss the market study with you on Tuesday, August 23, 2016 at 5:00 PM.

The next regularly scheduled meeting will be held on Tuesday, July 12, 2016 at 5:00 p.m.

Meeting was adjourned at 5:26 PM.



CITY OF BURTON
BURTON PLANNING COMMISSION MEETING
MAY 10, 2016
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

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Ellen Ellenburg	Councilwoman	Present	
Kevin Burge	Commissioner	Present	
Mary Ann White	Commissioner	Present	
Robert Johnson	Commissioner	Present	
Tom Gorang	Commissioner	Present	
Deb Walton	Chairman	Present	
John Benthall	Commissioner	Excused	
Kris Johns	Commissioner	Present	

C. STAFF PRESENT

Amber Abbey, Planning/Zoning
 Ginger Burke-Miller, Controller

Robert Slattery, DPW Director
 Racheal Boggs, Clerk's Office

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Apr 12, 2016 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Robert Johnson, Commissioner
SECONDER:	Tom Gorang, Commissioner
AYES:	Ellenburg, Burge, White, Johnson, Gorang, Walton, Johns
EXCUSED:	Benthall

E. NOMINATIONS

1. Approve and Authorize Kevin Burge for Planning Commission Vice Chairperson for May 2016 - December 2016 term.

Minutes Acceptance: Minutes of May 10, 2016 5:00 PM (Approval of Minutes)

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Robert Johnson, Commissioner
SECONDER:	Tom Gorang, Commissioner
AYES:	Ellenburg, Burge, White, Johnson, Gorang, Walton, Johns
EXCUSED:	Benthall

F. MASTER PLAN

A. Master Plan Presentation

ROWE Professional Services- Doug Piggott

Doug Piggot from Rowe Engineering introduced himself as the Master Plan Project Planner as well as the team that will be working on the City of Burton's masterplan:

Scott Kray, Assistant Planner in charge of community engagement

Katelyn Coldrick will be doing data collection, analysis and graphics for the project.

Sharon Wood from Land Use, USA will be working on economic and target market analysis.

Doug Piggot provided a hand-out and slide show on the following concepts:

- Community Engagement
- Existing Land use
- Land Use, USA/ Target Market Analysis
- Preliminary Census Review
- Surrounding Community Plans

Scott Kray stated there will be a Community Open House slated for late October/early November and will be a one day event with two sessions (afternoon and evening). There will be stations set up of various previously shared ideas for attendees to browse and fill out a survey.

G. SITE PLAN REVIEW

1. SPR #16-25

By: New Testament Church
3484 S. Belsay Rd.
Burton, MI 48519

Re: 3484 S. Belsay Rd. Burton, MI 48519
59-26-400-018

For: Building Addition

Laverne Morris of Clio is here representing New Testament Church. They are looking to expand onto the church by adding classrooms on the rear of the church due to their rapid expansion.

Mr. Abbey stated the church has received a variance from the Zoning Board for sidewalks until the adjoining properties are improved. The administration recommends approval.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Robert Johnson, Commissioner
SECONDER:	Tom Gorang, Commissioner
AYES:	Ellenburg, Burge, White, Johnson, Gorang, Walton, Johns
EXCUSED:	Benthall

2. SPR #16-26

By: Robert Denam
4510 S. Dort Hwy.
Burton, MI 48529

Re: 4510 S. Dort Hwy. Burton, MI 48529
59-32-400-038

For: 40' x 80' Pole Barn

Chuck Sekrenes of Grand Blanc stated he is the contractor that is helping Bob Denam through this project and he is here representing him. The pole barn is no longer a lean-to and will be enclosed. So, the dimensions are 55' X 80'. This will be used for storage because the business is growing.

Amber Abbey stated they have applied for the combination of 2 parcels which has not been approved yet. She would like to recommend a contingency that the properties be combined. The other contingency that she would like to see is the sidewalk. They have applied to the Zoning Board of Appeals but they don't meet until June 26, 2016. If it is not approved, he would be required to put it in along Maple Road. The administration recommends approval.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Ellen Ellenburg, Councilwoman
SECONDER:	Kevin Burge, Commissioner
AYES:	Ellenburg, Burge, White, Johnson, Gorang, Walton, Johns
EXCUSED:	Benthall

H. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #16-22

By: Andy Douglas
3140 Kleinpell
Burton, MI 48529

Re: 3140 Kleinpell Burton, MI 48529

For: Construction less than 2%- Cold Storage Pole Barn

2. SPR #16-23

By: Tina & Rick Potts
5515 Davison Rd. Ste 9
Burton, MI 48509

Re: 5515 Davison Rd. Suite 9 Burton, MI 48509

For: Internet arcade

3. SPR #16-24

By: Maria Sanson-Reyes
6471 Brian Circle Ln.
Burton, MI 48509

Re: 2452 S. Center Rd. Burton, MI 48519

For: Salon

I. AUDIENCE PARTICIPATION

Jim Craig of Burton stated the Park's and Recreation Plan may be useful to Rowe regarding the Parks in Burton.

J. BOARD DISCUSSION

The next regularly scheduled meeting will be held on Tuesday, June 14, 2016 at 5:00 p.m.

Meeting was adjourned at 6:25 PM.

Minutes Acceptance: Minutes of May 10, 2016 5:00 PM (Approval of Minutes)



ADOPTED

AGENDA ITEM (ID # 2432)

DOC ID: 2432

SPR #16-29

By: Siwek Construction
5020 Pilgrim Rd.
Flint, MI 48507

Re: 2333 S. Center Rd. Burton, MI 48519
59-22-300-025 C-2 zoned

For: Relocation of the gas station

ATTACHMENTS:

- 16-29 (PDF)

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Robert Johnson, Commissioner
SECONDER:	John Benthall, Commissioner
AYES:	Ellenburg, Burge, Johnson, Benthall, Johns
EXCUSED:	Mary Ann White, Tom Gorang, Deb Walton



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: 5-25-16
 FEE: 200.00
 RECEIPT NO: _____
 CHECK NO: 40159

SPR #: 16-29

PLEASE PRINT

DATE OF PLANNING COMMISSION MEETING: June 14, 2016

APPLICANTS NAME: Siwek Construction

APPLICANTS ADDRESS: 5020 Pilgrim Road, Flint, MI 48507

APPLICANTS PHONE NO: (810)736-7843

PROPOSED NAME OF BUSINESS: Meijer 29 Gas Station

SITE ADDRESS: 2333 S. Center Road, Burton, MI (Outlot "D")

SUBDIVISION & LOT # OR PARCEL NUMBER: _____

RE: Relocation of Gas Station

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: 16-29 (2432 : SPR #16-29)

Drawing Name: C:\gpru\2007194\016_01150_00_C001.dwg
May 26, 2016 11:13 AM - 81425

		1										
GENERAL NOTES												
CONDUCT SITE CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. STREETS AND ROADWAYS SHALL BE THOROUGHLY CLEANED AND/OR SWEEPED ON A DAILY BASIS OR MORE FREQUENTLY AS REQUIRED BY THE GOVERNING AUTHORITY. RESTORE DAMAGED IMPROVEMENTS TO ORIGINAL CONDITION AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.												
PROVIDE DUST CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES.												
ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH SPECIFICATIONS.												
UNLESS SPECIFIED OTHERWISE, ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH MEIJER STANDARD SPECIFICATIONS, THE STATE DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS, DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND/OR THE APPROPRIATE LOCAL AUTHORITIES.												
E	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, PERMIT FEES, LICENSES, AND LICENSE FEES, UNLESS NOTED OTHERWISE.											
RELOCATION OF ANY UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY. OBTAIN WRITTEN APPROVAL FROM THE ENGINEER BEFORE ANY UTILITY RELOCATION.												
ELECTRONIC FILES IN DWG FORMAT WILL BE SUPPLIED TO THE CONSTRUCTION MANAGER FOR LAYOUT AND GRADING.												
ELECTRONIC FILE USE TERMS AND CONDITIONS:												
1. RECIPIENT ACKNOWLEDGES THAT ANY USE OF THE TRANSFERRED DATA IS FOR INFORMATION ONLY AND NOT GUARANTEED OR WARRANTED BY MEIJER OR ITS CONSULTANTS. USE OF TRANSFERRED DATA BY THE RECIPIENT SHALL BE AT RECIPIENT'S SOLE RISK. RECIPIENT ACKNOWLEDGES THAT THE AUTOMATED CONVERSION OF INFORMATION AND DATA FROM THE ORIGINAL FORMAT AND SYSTEM TO AN ALTERNATE FORMAT OR SYSTEM CAN NOT BE ACCOMPLISHED WITHOUT THE INTRODUCTION OF INEXACTITUDES, ANOMALIES, AND ERRORS. RECIPIENT FURTHER ACKNOWLEDGES THAT THE ELECTRONIC DATA MAY NOT BE FULLY COMPATIBLE WITH RECIPIENT'S COMPUTER SYSTEM AND NEITHER MEIJER NOR ITS CONSULTANTS MAKE NO REPRESENTATIONS REGARDING SUCH COMPATIBILITY.												
2. ACCORDINGLY, WITH RESPECT TO THE CONVERSION AND USE OF SUCH ELECTRONIC DATA, RECIPIENT AGREES TO ASSUME ALL RISKS ASSOCIATED THEREWITH, AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO HOLD HARMLESS AND INDEMNIFY MEIJER AND THEIR CONSULTANTS FROM AND AGAINST ALL CLAIMS, LIABILITIES, LOSSES, DAMAGES, AND COSTS, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES AND COSTS, WHETHER OR NOT SUIT HAS BEEN FILED, ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE USE, MODIFICATION, MISINTERPRETATION, MISUSE, OR REUSE BY RECIPIENT OR OTHERS OF THE ELECTRONIC DATA WHICH IS PROVIDED BY MEIJER OR ITS CONSULTANTS UNDER THESE TERMS AND CONDITIONS.												
3. THESE TERMS AND CONDITIONS SHALL BE BINDING UPON THE SUCCESSORS AND ASSIGNS OF THE PARTIES.												
UPON ACCEPTANCE OF THE ELECTRONIC DATA TRANSMISSION, RECIPIENT HEREBY AGREES TO THE FOREGOING TERMS AND CONDITIONS. IF RECIPIENT DOES NOT AGREE TO THE FOREGOING TERMS AND CONDITIONS, MEIJER AND ITS CONSULTANTS DO NOT AUTHORIZE THE USE OF THE TRANSMITTED DATA, AND RECIPIENT SHALL DESTROY THE TRANSMITTED DATA AND NOTIFY MEIJER OR ITS CONSULTANTS OF THE SAME BY PROVIDING WRITTEN NOTICE WITHIN ONE DAY OF TRANSMISSION. FAILURE TO PROVIDE SUCH NOTICE SHALL ACT AS WAIVER AND RECIPIENT SHALL BE BOUND TO THE FOREGOING TERMS AND CONDITIONS.												
D	LOCAL UTILITY LOCATING AGENCY											
ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING OF THE INTENT TO EXCAVATE NO LESS THAN 72 HOURS PRIOR TO SUCH EXCAVATION (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND HOLIDAYS) AND CALL LOCAL UTILITY LOCATING AGENCY AT 811.												
EXISTING UTILITY LOCATIONS SHOWN SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. LOCATIONS OF UNDERGROUND UTILITIES ON THESE DRAWINGS ARE APPROXIMATE ONLY AND BASED ON ACTUAL FIELD LOCATIONS OF VISIBLE STRUCTURES AND PLAN COMPUTATIONS.												
SURVEY												
GEOTECHNICAL												
ABBREVIATIONS												
C	A	AREA	MAX	MAXIMUM	E	ALT	ALTERNATE	MECH	MECHANICAL	B	MANUF	MANUFACTURE
	AMP	AMPERE	MIN	MINIMUM		ARCH	ARCHITECTURAL	MH	MANHOLE		MATL	MATERIAL
C	ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	(N)	NORTH	C	BIT	BITUMINOUS PAVEMENT	OC	ON CENTER	C	CONC	CONCRETE
	B/C	BACK OF CURB	OSHA	OCCUPATIONAL SAFETY & HEALTH ADMINSTRATION		BM	BENCH MARK	PE	POLYETHYLENE		DIA	DIAMETER
C	C	CALIPER	PH	PHASE	C	CB	CATCH BASIN	PT	POINT OF TANGENCY	C	EL	ELEVATION
	CFH	CUBIC FEET PER HOUR	PSI	POUNDS PER SQUARE INCH		C.I.	CURB ISLAND	PVC	POLYVINYL CHLORIDE		ES	EQUIVALENT
C	CIR	CIRCUIT	PVMT	PAVEMENT	C	CONC	CONCRETE	R	RADIUS	C	EQ	END SECTION
	DIA	DIAMETER	RCP	REINFORCED CONCRETE PIPE		(E)	EAST	REF	REFERENCE		ETC	ETCETRA
C	E.I.F.S.	EXTERIOR INSULATION FINISHING SYSTEM	REQ'D	REQUIRED	C	EL	ELEVATION	ROW	RIGHT-OF-WAY	C	EQ	EQUIVALENT
	EQ	EQUIVALENT	ROW	RIGHT-OF-WAY		C	ES	END SECTION	RW		RETAINING WALL	FT
C	ETC	ETCETRA	SAN	SANITARY SEWER	C	FF	FINISHED FLOOR	SB	SOIL BORING	C	GND, GRD	GROUND
	FH	FIRE HYDRANT	SB	SOIL BORING		FT	FOOT SQUARE	SQ	SQUARE FEET		GP	GUTTER PAN
C	FF	FINISHED FLOOR	SQ	SQUARE FEET	C	GND, GRD	GROUND	STM	STORM SEWER	C	GPM	GALLONS PER MINUTE
	GP	GUTTER PAN	STRUC	STRUCTURE		GP	GALLONS PER DAY	TEL	TELEPHONE		GV&BOX	GATE VALVE AND BOX
C	GPM	GALLONS PER MINUTE	TEL	TELEPHONE	C	HD	HEAVY DUTY	TP	TOP OF PAVEMENT	C	HT	HEIGHT
	GV&BOX	GATE VALVE AND BOX	TP	TOP OF PAVEMENT		HEX	HEXAGON	TRNF	TRANSFORMER		IE	INVERT ELEVATION
C	HD	HEAVY DUTY	TRNF	TRANSFORMER	C	HT	HEIGHT	UC	UTILITY CROSSING	C	KVA	KILAVOLT AMPERE
	HEX	HEXAGON	UC	UTILITY CROSSING	C	IE	INVERT ELEVATION	UD	UNDER DRAIN		LBS	POUNDS
C	IE	INVERT ELEVATION	UD	UNDER DRAIN	C	KVA	KILAVOLT AMPERE	W	WIRE	C	LD	LIGHT DUTY
	LBS	POUNDS	W	WIRE		LD	LIGHT DUTY	(N)	NORTH		LED	LIGHT EMITTING DIODE
C	LD	LIGHT DUTY	(N)	NORTH	C	LED	LIGHT EMITTING DIODE	WC	WATER COLUMN	C	LF	LINEAR FEET
	LED	LIGHT EMITTING DIODE	WC	WATER COLUMN		LF	LINEAR FEET	WTR	WATER		LG	LARGE
C	LF	LINEAR FEET	WTR	WATER	C	LG	LARGE	WWF	WELDED WIRE FABRIC	C	MANUF	MANUFACTURE
	LG	LARGE	WWF	WELDED WIRE FABRIC		MATL	MATERIAL				MATL	MATERIAL

		1			
SYMBOL LEGEND					
A		EXISTING MAJOR CONTOUR		8" SAN	SANITARY SEWER & MANHOLE
		EXISTING MINOR CONTOUR			WYE & LEAD
		NEW MAJOR CONTOUR			RISER & LEAD
		NEW MINOR CONTOUR			STANDARD SEWER CLEANOUT
		CENTER OF DITCH		12" STM	STORM SEWER & MANHOLE
		LOT LINE (AS PLATTED)			CATCH BASIN
		R.O.W. LINE			UNDERDRAIN
		SECTION LINE		8" WTR	WATER MAIN
		FENCE			VALVE & BOX
		GRAVEL SURFACE			METER
		PAVED SURFACE			PLUG
		EXISTING CURB & GUTTER			STANDARD FIRE HYDRANT ASSEMBLY
	PROPOSED CURB & GUTTER			CURB STOP & BOX	
	TURN DOWN CONCRETE SLAB			GAS MAIN	
A		SIGN			TELEPHONE PEDESTAL
		SITE LIGHT POLES			CONCRETE SLAB
		BENCH MARK			HEAVY DUTY ASPHALT
		SECTION CORNER			LIGHT DUTY ASPHALT
		EASEMENT LINE			
		PROPOSED PAVEMENT/GUTTER ELEVATION			
A		PROPOSED PAVEMENT MARKING (PAVING)			
		PROPOSED BARRIER FREE PARKING			

meijer

Store No. 29

CONVENIENCE STORE

AND

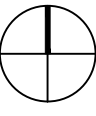
GAS STATION REBUILD

33.74 ACRES LOCATED AT
2333 S. CENTER ROAD
CITY OF BURTON, GENESEE COUNTY, MICHIGAN

VICINITY MAP



A5 VICINITY MAP
NTS



AGENCIES

ZONING
MUNICIPAL ZONING
AMBER ABBEY
4093 MANOR DR.
BURTON, MI 48519
(810) 742-8015
A.ABBEY@BURTONMI.GOV

UTILITIES
ENGINEERING DIVISION UTILITIES
DEPARTMENT OF PUBLIC WORKS
DAVE MARSHKE
4093 MANOR DR.
BURTON, MI 48519
(810) 742-9230 EXT. 3106
D.MARSHKE@BURTONMI.GOV

BUILDING PERMITS
DEVELOPMENT SERVICES
DEPARTMENT OF PUBLIC WORKS
STUART WORTHING
4093 MANOR DR.
BURTON, MI 48519
(810) 742-9230 EXT. 3109
S.WORTHING@BURTONMI.GOV

FIRE
CITY OF BURTON FIRE DEPARTMENT
FIRE MARSHALL
MARY EPPERSON
4090 MANOR DR.
BURTON, MI 48519
(810) 742-2158

GAS
CONSUMERS ENERGY
3530 KELLY RD.
CLINTON TWP, MI 48036
(586) 296-0300

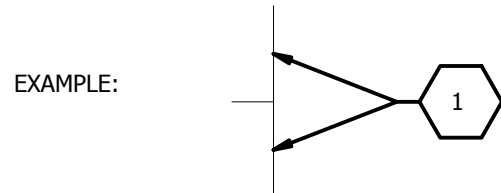
TELEPHONE
TELEPHONE COMPANY
NAME
ADDRESS
CITY, STATE ZIP
PHONE
EMAIL

CABLE TELEVISION
CABLE TELEVISION COMPANY
NAME
ADDRESS
CITY, STATE ZIP
PHONE
EMAIL

ELECTRIC
CONSUMERS ENERGY
3530 KELLY RD.
CLINTON TWP, MI 48036
(586) 296-0300

SHEET KEYNOTE INSTRUCTIONS

SHEET KEYNOTES ARE NOTED WITHIN THE GRAPHIC AREA OF THE DRAWING. THESE ARE REPRESENTED BY A NUMBER SURROUNDED BY A HEXAGON, WITH OR WITHOUT A LEADER. A LEGEND ON THE RIGHT SIDE OF THE PAGE LISTS THE NOTES IN NUMERICAL ORDER.



1. ALIGN NEW CONSTRUCTION WITH THE FACE OF EXISTING CONSTRUCTION.

LEGAL DESCRIPTION

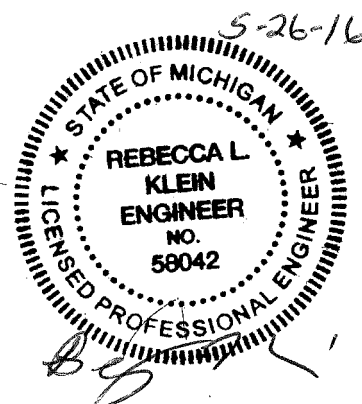
PROPERTY DESCRIPTION:

PART OF THE SOUTHWEST 1/4 OF SECTION 22, T 7 N, R 7 E, CITY OF BURTON, GENESEE COUNTY, MICHIGAN AND FURTHER DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHWEST 1/4, 383.00 FEET; THENCE SOUTH, 383.00 FEET; THENCE FROM THE WEST 1/4 CORNER; THENCE FROM SAID POINT OF BEGINNING S 88°37'00" E, 1163.74 FEET; THENCE ALONG THE WEST LINE OF A 132 FOOT CONSUMERS POWER COMPANY RIGHT-OF-WAY, S 00°05'52" E, 1913.35 FEET; THENCE ALONG THE SOUTHERLY LINE OF A 66 FOOT CONSUMERS POWER COMPANY RIGHT-OF-WAY, N 52°37'28" W, 866.05 FEET; THENCE SOUTH, 396.50 FEET; THENCE N 89°06'00" W, 478.50 FEET; THENCE NORTH ALONG SAID WEST LINE OF THE SOUTHWEST 1/4, 1804.70 FEET TO THE POINT OF BEGINNING, CONTAINING 45.91 GROSS ACRES AND 43.43 NET ACRES.

ALSO, PART OF THE SOUTHWEST 1/4 OF SECTION 22, T 7 N, R 7 E, CITY OF BURTON, GENESEE COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A POINT WHICH IS SOUTH ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 383.00 FEET; AND S 88°37'00" E, 1163.74 FEET; AND ALONG THE WEST LINE OF A 132 FOOT CONSUMERS POWER COMPANY RIGHT-OF-WAY, S 00°05'52" E, 535.15 FEET; AND S 89°06'00" E, 132 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 22, THENCE FROM SAID POINT OF BEGINNING, CONTINUING S 89°06'00" E, 871.15 FEET; THENCE S 00°05'52" E, 1741.80 FEET; THENCE ALONG THE SOUTH LINE OF SAID SECTION 22, N 89°06'00" W, 209.36 FEET; THENCE ALONG THE NORTHERLY LINE OF A 66 FOOT CONSUMERS POWER COMPANY RIGHT-OF-WAY, N 52°37'28" W, 581.78 FEET; THENCE ALONG THE EAST LINE OF A 132 FOOT CONSUMERS POWER COMPANY RIGHT-OF-WAY, N 00°05'52" W, 1395.89 FEET TO THE POINT OF BEGINNING, CONTAINING 25.00 GROSS ACRES AND 24.72 NET ACRES.

MORTGAGED PARCEL DESCRIPTION:

PART OF THE SOUTHWEST 1/4 OF SECTION 22, T 7 N, R 7 E, CITY OF BURTON, GENESEE COUNTY, MICHIGAN AND FURTHER DESCRIBED AS BEGINNING AT A POINT WHICH IS SOUTH 383.00 FEET AND S 88°37'00" E, 500.15 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 22; THENCE FROM SAID POINT OF BEGINNING, CONTINUING S 88°37'00" E, 663.50 FEET; THENCE ALONG THE WEST LINE OF A 132 FOOT CONSUMERS POWER COMPANY RIGHT-OF-WAY, S 00°05'52" E, 1913.35 FEET; THENCE ALONG THE SOUTHERLY LINE OF A 66 FOOT CONSUMERS POWER COMPANY RIGHT-OF-WAY, N 52°37'28" W, 866.05 FEET; THENCE WEST, 478.44 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 230.00 FEET; THENCE EAST 310.00 FEET; THENCE NORTH 325.00 FEET; THENCE WEST 310.00 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 463.65 FEET; THENCE EAST 500.00 FEET; THENCE NORTH 396.00 FEET TO THE POINT OF BEGINNING, CONTAINING 34.67 GROSS ACRES AND 33.74 NET ACRES.



MEIJER NEW GAS STATION
AND CONVENIENCE STORE

COVER SHEET

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
-----------------	----------

JOB NO.
016-01150-00

C001

MICHIGAN, ILLINOIS, INDIANA, OHIO, KENTUCKY, and WISCONSIN



SSOE, Inc.
1050 Wishire Drive
Suite 200
Troy, MI 48064
T 248-643-6222
Project # 016-01150-00



Siwek Construction
5020 Pilgrim Rd.
Farmington, MI 48337
T 810-736-7831

meijer

REV.	DATE	DESCRIPTION
SSOE	05/25/16	SITE PLAN APPROVAL



5-25-2016

GAS STATION/CONVENIENCE STORE #029
BURTON, MI

FLOOR PLAN

DATE:	
PERMIT	
BID	
CONSTRUCTION	
RECORDED	
PROJECT MANAGER	DESIGNER
..	..

JOB NO.
J160900029

A-101

SYMBOL LEGEND

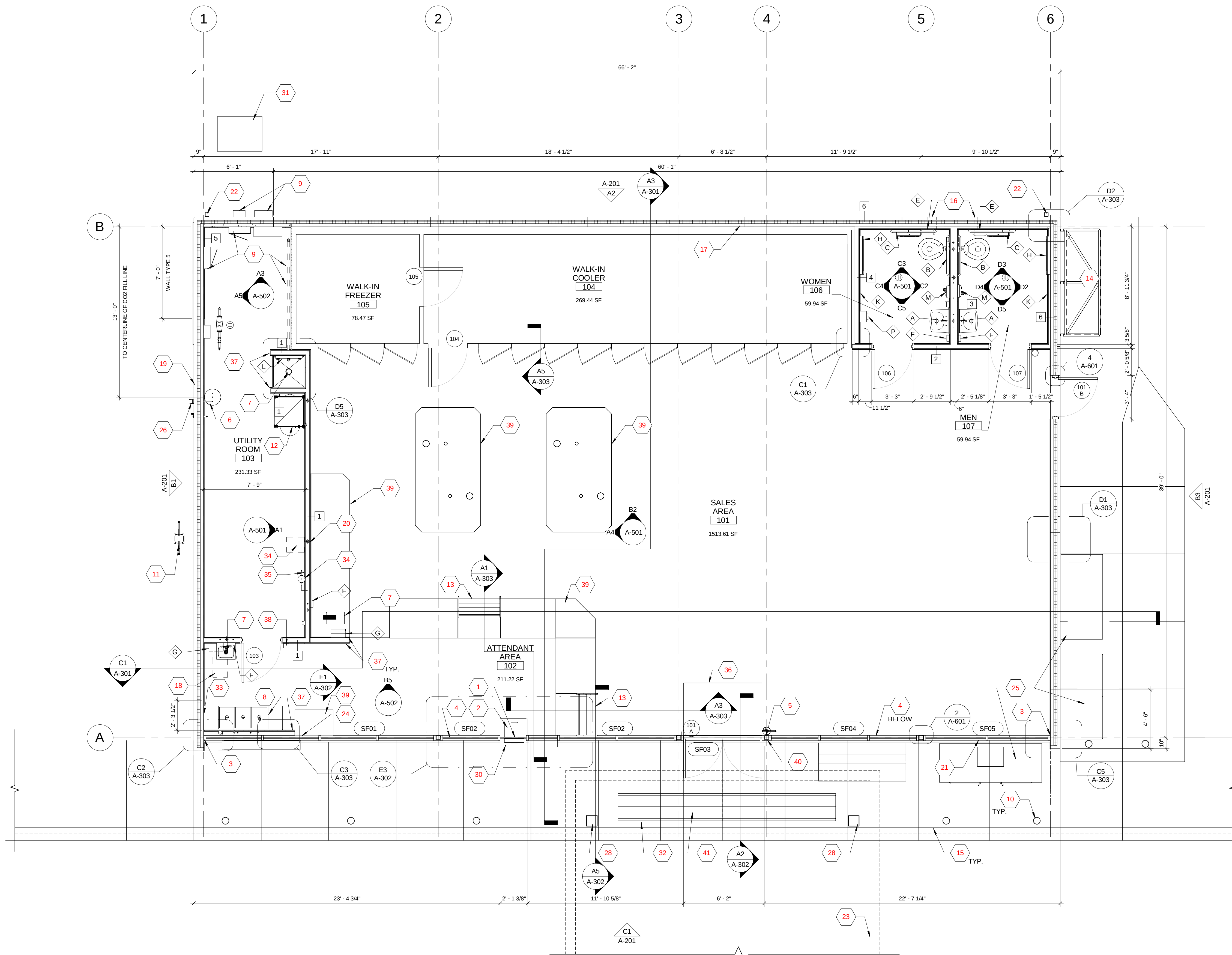
- 1 WALL TYPE; SEE A601
- 101 DOOR NUMBER
- 1 KEY NOTE, SEE THIS SHEET
- A TOILET ROOM ACCESSORIES; SEE A-501
- Barrier Free/ADA Accessible
- Metal Stud Wall
- Cast in Place or Precast Concrete
- Floor Sink; See Mechanical
- Floor Drain; See Mechanical
- Pipe Bollard
- SF01 STOREFRONT TAG

GENERAL NOTES

- ALL DIMENSIONS INDICATED ON DRAWINGS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS ON FLOOR PLANS ARE SHOWN TO FACE OF METAL STUDS OR NOMINAL FACE OF PRECAST UNLESS NOTED OTHERWISE.
- SEE ROOM FINISH SCHEDULE AND FLOOR FINISH FLOOR PLAN FOR FINISHES.
- EXTEND ALL WALLS TIGHT TO DECK ABOVE UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURAL DRAWINGS FOR ALL STEEL SHAPES AND SIZES.
- MAIN FLOOR ELEVATIONS: ASSUMED 100'-0". SEE CIVIL DRAWINGS FOR ACTUAL ELEVATIONS.
- REFER TO A201 FOR ADDITIONAL FINISH INFORMATION.
- REFER TO MEJER Q-SHEETS AND MILLWORK SHEETS FOR ADDITIONAL RELATED INFORMATION.
- ALL FLOOR DRAIN RIM ELEVATIONS TO BE AT ELEVATION 100'-0" UNLESS NOTED OTHERWISE.

KEY NOTES

- REVOLVING PACKAGE EXCHANGE. NOTCH INSIDE DOOR TO ALLOW CARD READER TO BE USED BY GUEST.
- PROVIDE HOLE FOR PIN LOCK.
- 1/4" SIM WITH SEALANT, TYPICAL AT PERIMETER.
- 1" INSULATING GLASS IN 4 1/2"x2" CLEAR ANODIZED ALUMINUM FRAMES (TYPICAL).
- CLEAR ANODIZED ALUMINUM CLOSURES, TYP. AT COLUMNS.
- CO2 TANK. SEE MEJER Q-SHEET.
- SERVICE SINK. SEE MEJER Q-SHEET.
- 3 COMPARTMENT SINK. SEE MEJER Q-SHEET.
- ELECTRICAL EQUIPMENT. SEE ELECTRICAL.
- CONCRETE FILLED EXTERIOR PIPE BOLLARD. SEE STRUCTURAL, YELLOW POLYETHYLENE THERMOPLASTIC BUMPER POST SLEEVE.
- GAS METER. SEE MEJER Q-SHEET.
- WATER HEATER SUPPORT MOUNTED TO WALL ABOVE; SEE DETAIL D3/A-303 AND MECHANICAL.
- CIGARETTE DISPENSER ABOVE. SEE MEJER Q-SHEET.
- SIDECUR RAMP AND CARRIER ASSEMBLY. REFER TO STRUCTURAL DRAWINGS FOR SUPPORT FRAMING.
- EXTERIOR CONCRETE PAD. SEE STRUCTURAL.
- OPENING FOR EXHAUST VENT THRU WALL. SEE MEJER Q-SHEET.
- 3" AIR GAP BETWEEN CONCRETE WALL PANEL AND REFRIGERATION COOLER/FREEZER.
- GREASE TRAP AND ACCESS LID. SEE MEJER Q-SHEET.
- FILL LINE FOR CO2 SYSTEMS, 2" DIA. HOLE. 3'-6" AFF IN CONCRETE WALL PANEL AND/OR FACE BRICK. COORDINATE WITH Q-SHEET FIXTURE LOCATIONS.
- 6" PVC THRU WALL WITH FINISH FLANGE (BOTH SIDES) TO ROUTE SODA SYRUP LINES TO POP DISPENSER. COORDINATE WITH MEJER Q-SHEET.
- LINE OF CONCRETE WALL BELOW.
- PREFINISHED METAL DOWNSPOUT.
- FUEL ISLAND CANOPY AND GUTTER ABOVE, COORDINATE WITH FUEL ISLAND CANOPY DRAWINGS.
- PREFINISHED INSULATED ALUMINUM PANELS.
- EQUIPMENT. SEE MEJER Q-SHEET.
- WALL HYDRANT. SEE MEJER Q-SHEET.
- PROVIDE AND INSTALL 10'-0" LONG x 4" DIA. PVC SCHEDULE 40 PIPE FOR GAS TANK DIP-STICK HOLDER. PROVIDE ONE SEALED END CAP AND ONE WITH SCREW TYPE CLEAN-OUT PLUG. SECURE ASSEMBLY WITH (2) GALV. PIPE CLAMPS. COORDINATE LOCATION WITH MEJER CONSTRUCTION MANAGER. MOUNT 48" ABOVE FINISH GRADE TO CENTER OF PIPE.
- FUEL ISLAND CANOPY COLUMN. COORDINATE WITH FUEL ISLAND CANOPY DRAWINGS.
- INSTALL (2) HEAVY-DUTY STOR. BRACKETS. MOUNT BRACKETS APPROX. 3'-0" ABOVE DUMPSTER SLAB.
- STAINLESS STEEL TRANSACTION SHELF. 18 GA STAINLESS STEEL. EDGES SHALL BE HEMMED. SUPPORTS TO BE STAINLESS STEEL MOUNTED TO MILLIONS.
- TRANSFORMER. COORDINATE WITH ELECTRICAL DRAWINGS.
- BARRIER FREE RAMP. SEE CIVIL DRAWINGS.
- RFP PANEL. (3) LAYER ADHERED TO TILE BACKER BOARD.
- L2x4x8 STL ANGLE SAFE SUPPORT FRAME SEE DETAIL D4/A-302.
- 3/4" PLYWOOD BOARD MOUNTED AT 4'-0" A.F.F.
- SURFACE MOUNTED WALK-OFF MAT; SEE FLOOR FINISH PLAN FOR LOCATION AND DETAIL.
- ALL INTERIOR OUTSIDE CORNERS SHALL RECEIVE CORNER GUARDS.
- MANUAL FIRE ALARM PULL; SEE ELECTRICAL.
- SEE MEJER Q-SHEET (DRAWINGS FOR BASE CABINETS)
- KNOX BOY.
- DETECTABLE WARNING GROOVES; SEE STRUCTURAL.



A1 FLOOR PLAN
1/4" = 1'-0"



GENERAL NOTES

1. 'T' INDICATES TEMPERED GLASS.
2. FINISH KEY TAG; SEE DRAWING A-102 FOR EXTERIOR FINISH LEGEND.

KEY NOTES

1. PRECAST CONCRETE WALL PANELS (EF-1).
2. SMOOTH FACE INSULATED PRECAST CONCRETE WALL PANEL; PAINTED (EF-1).
3. SMOOTH FACE INSULATED PRECAST CONCRETE WALL PANEL; PAINTED (EF-9).
4. PRECAST CONCRETE WALL PANELS (EF-9).
5. 1" INSULATING GLASS.
6. REVOLVING PACKAGE EXCHANGE.
7. SPEAKER/MICROPHONE, SURFACE MOUNTED TO ALUMINUM MULLION; SEE ELECTRICAL.
8. 3-1/2" SQUARE PREFINISHED METAL GUTTER AND DOWNSPOUT (EF-5).
9. INSULATED H.M. METAL DOOR AND FRAME.
10. LIGHT FIXTURE; SEE ELECTRICAL.
11. EXHAUST VENT THROUGH WALL; SEE MECHANICAL, PAINT TO MATCH ADJACENT WALL.
12. CONCRETE SIDEWALK; SEE STRUCTURAL.
13. LIGHTED PRODUCT ADVERTISEMENT BOARD.
14. (RTU), HEATING AND AIR CONDITIONING UNIT.
15. STAINLESS STEEL TRANSACTION SHELF.
16. ALUMINUM WALL PANEL (EF-13).
17. ROOFTOP MOUNTED CONDENSING UNITS.
18. STORM DRAIN; SEE CIVIL.
19. CONCRETE FOUNDATION WALL (EF-8).
20. CONCRETE FILLED EXTERIOR PIPE BOLLARD; SEE CIVIL, YELLOW POLYETHYLENE THERMOPLASTIC BUMPER POST SLEEVE.
21. EQUIPMENT; REFER TO MEJER Q-SHEETS.
22. TYPICAL PANEL JOINT.
23. FOOTING; SEE STRUCTURAL.
24. ALUMINUM STOREFRONT SWINGING DOORS.
25. FILL LINE FOR CO2 SYSTEMS, 2" DIA. HOLE, 3'-6" A.F.F. IN CONCRETE WALL PANEL. COORDINATE WITH NEWCO DRAWINGS TO BE SUBMITTED SEPARATELY.
26. FUEL SYSTEM CANOPY REFER TO FUEL ISLAND DRAWINGS.
27. PREFINISHED GRAVEL STOP (EF-6).
28. PREFINISHED EDGE FLASHING (EF-10).
29. 1" DEEP FLUSH ALUMINUM FASCIA AND SOFFIT PANEL SYSTEM (EF-2).
30. PREFINISHED METAL GUTTER AND DRIP (EF-5).
31. TUBE COLUMN WITH CLEAR ANODIZED ALUMINUM ENCLOSURE.
32. CLEAR ANODIZED ALUMINUM STOREFRONT AND ENTRANCE SYSTEM.
33. PREFINISHED INSULATED ALUMINUM PANELS (EF-7).
34. OPENING IN PRECAST WALL AND CONCRETE FOUNDATION WALL TO EXTEND 8" BELOW FINISH FLOOR TO PERMIT SLAB TO POUR THROUGH; SEE STRUCTURAL.
35. BOTTOM OF ROOF DECK (DASHED).
36. FUEL SYSTEM CANOPY COLUMN AND FOOTINGS REFER TO FUEL ISLAND DRAWINGS.
37. ELECTRICAL EQUIPMENT; SEE ELECTRICAL.
38. GAS METER; SEE MECHANICAL.
39. FREEZE-PROOF WATER HYDRANT; SEE MECHANICAL.
40. PHOTOCELL; SEE ELECTRICAL.
41. ELECTRICAL OUTLET; SEE ELECTRICAL.
42. PREFINISHED METAL DRIP, TYPICAL AT TOP OF DOOR, FIELD PAINTED TO MATCH DOOR AND FRAME COLOR (EF-4).
43. PROVIDE SURFACE MOUNTED KNOXBOX, KNOX MODEL NO. 3205.
44. SIDEWALK RAMP AND CARRIER ASSEMBLY; REFER TO STRUCTURAL DRAWINGS FOR SUPPORT FRAMING.
45. WIRELESS ACCESS; SEE ELECTRICAL.
46. EXTERIOR WIREWAY REFER TO FUEL ISLAND DRAWINGS.
47. PREFINISHED INSULATED ALUMINUM PANELS (EF-7A).
48. CONCRETE SILL WITH SMOOTH FINISH. SEE DETAIL 6/A-601.



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Siwek
CONSTRUCTION

Siwek
Construction
5020 Plgrim Rd.
Farmington, MI 48337
T 810-736-7831

meijer

REV.	DATE	DESCRIPTION
SSOE	05/25/16	SITE PLAN APPROVAL



5-25-2016

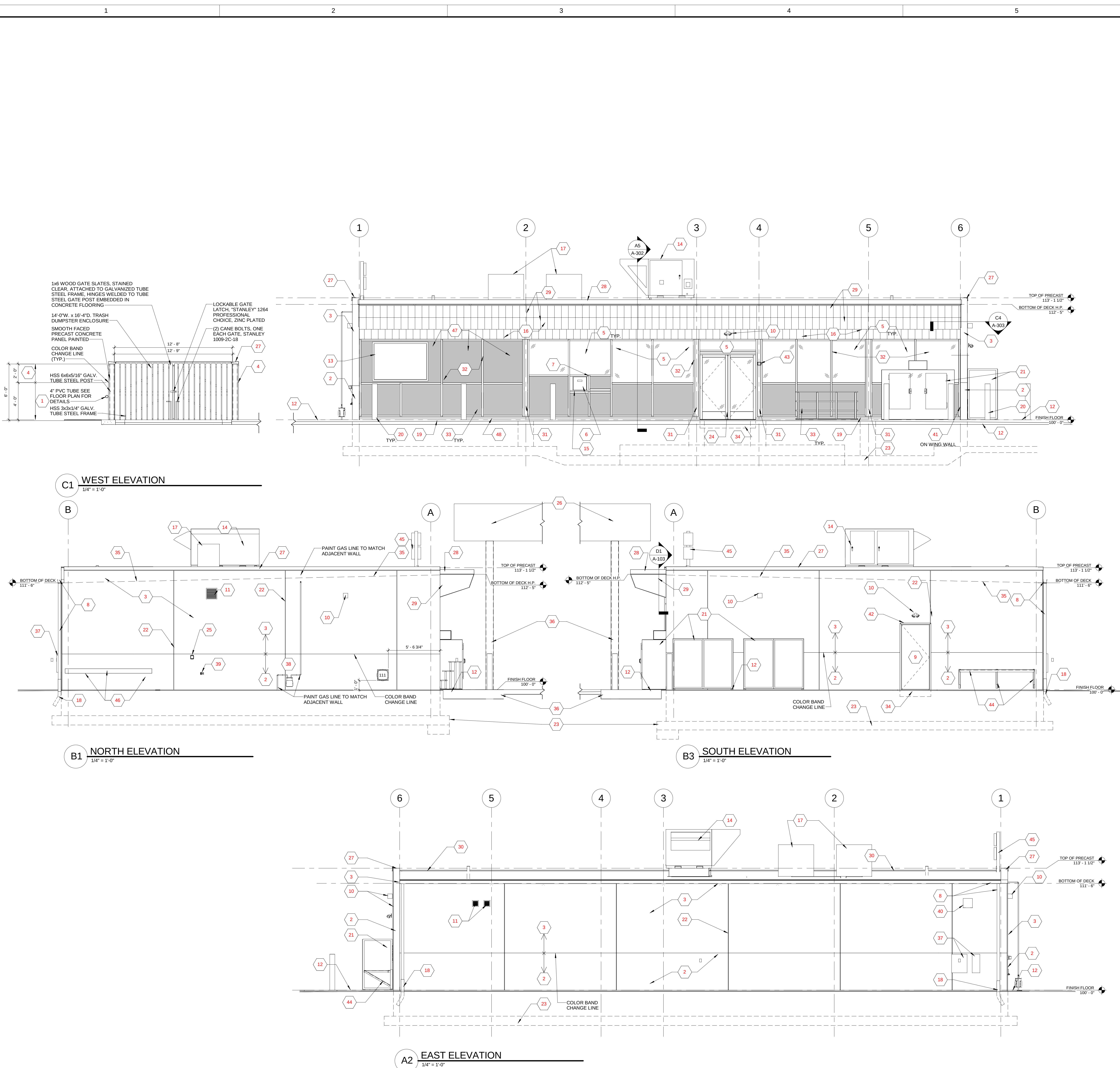
GAS STATION/CONVENIENCE STORE #029
BURTON, MI

EXTERIOR ELEVATIONS

DATE:	
PERMIT	
BID	
CONSTRUCTION	
RECORDED	
PROJECT MANAGER	DESIGNER
..	..

JOB NO.
J160900029

A-201



2929 WALKER AVENUE
GRAND RAPIDS, MICHIGAN 49544
(616) 453-6711

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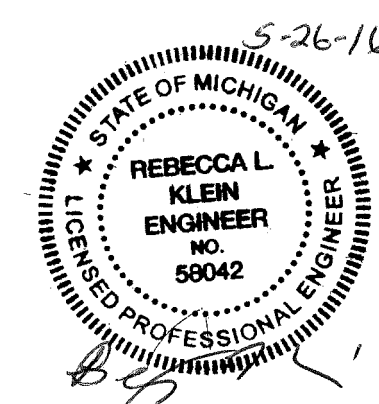
EXISTING CONDITIONS OVERLAY PLAN

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
-	-

JOB NO.
016-01150-00

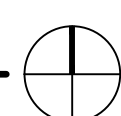
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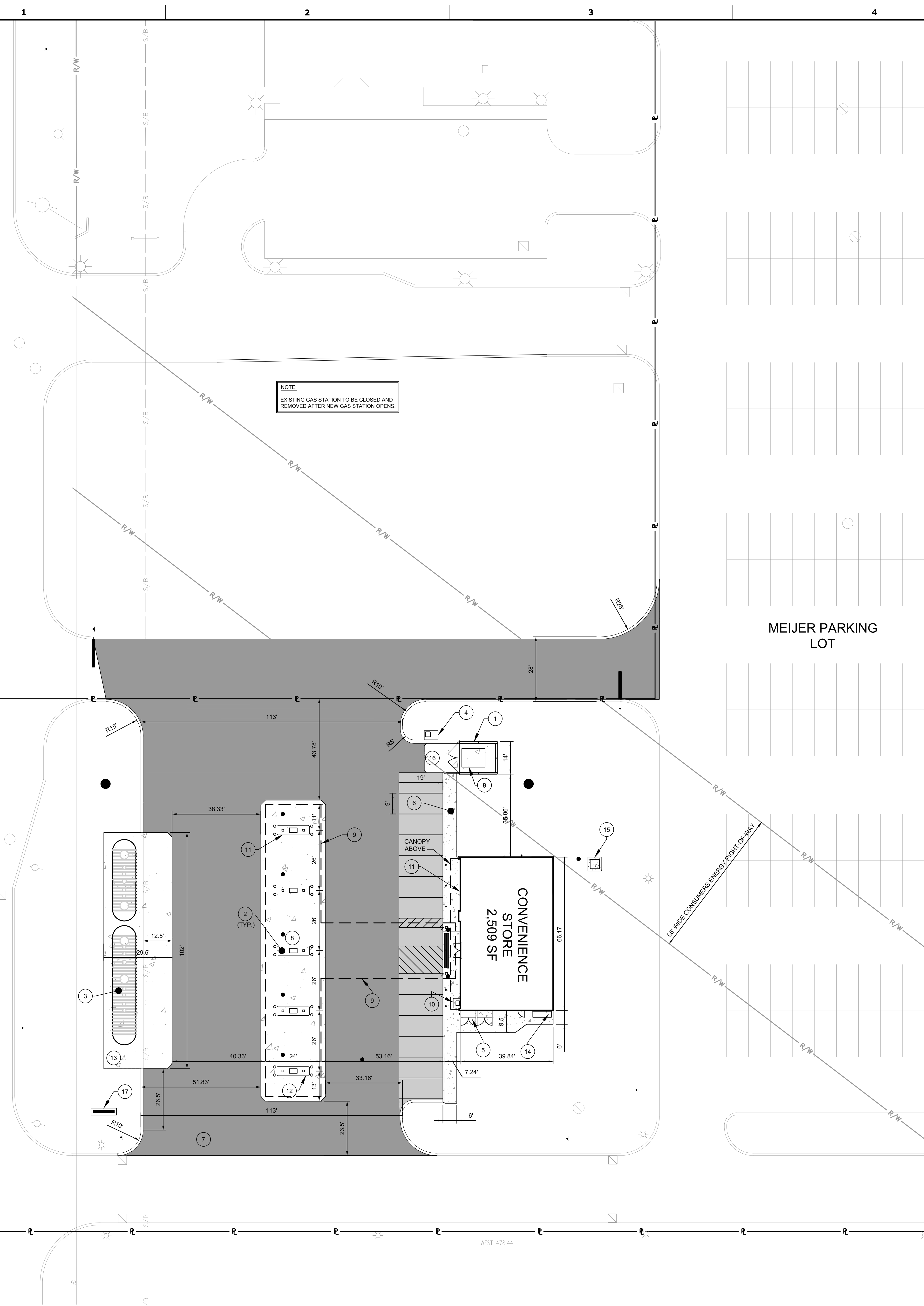
Know what's **below**.
Call before you dig.

Drawing Name: C:\dgn\2001794\016_01150_00_C100.dwg

A1 EXISTING CONDITIONS



A1 SITE LAYOUT / PAVEMENT PLAN
1" = 20'



ZONING DATA:

SUBJECT PARCEL:
ADDRESS: 2333 S. CENTER ROAD BURTON, MI 48519
PARCEL ID#: 25-59-22-300-025
ACREAGE: 33.74 ACRES
EXISTING ZONING CLASSIFICATION: C-2 GENERAL BUSINESS
PROPOSED ZONING CLASSIFICATION: C-2 GENERAL BUSINESS (NO CHANGE)

FUEL CENTER AND CONVENIENCE STORE IS AN ALLOWED USE WITHIN THE C-2 GENERAL BUSINESS DISTRICT PER CITY OF BURTON, MICHIGAN CODE OF ORDINANCES SECTION 157.043.B.12.

ADJACENT PARCEL ZONING:
NORTH: C-2 GENERAL BUSINESS / HRM HIGH RISE & MULTI - FAMILY RESIDENTIAL
EAST: C-2 GENERAL BUSINESS
SOUTH: C-2 GENERAL BUSINESS
WEST: C-2 GENERAL BUSINESS / RO RESTRICTED OFFICE / C-4 PLANNED SHOPPING CENTER

PROPOSED DEVELOPMENT REQUIREMENTS (PER CODE OF ORDINANCES SECTION 157 APPENDIX A):
MINIMUM ALLOWABLE CONVENIENCE STORE SQUARE FOOTAGE: 2,000 SF
PROPOSED CONVENIENCE STORE SQUARE FOOTAGE: 2,509 SF
MINIMUM ALLOWABLE LOT AREA: 4,000 SF
MAXIMUM ALLOWABLE LOT COVERAGE PERCENTAGE: 40%
MAXIMUM ALLOWABLE BUILDING HEIGHT: 2 STORIES / 30 FEET
MINIMUM FRONT YARD SETBACK: 30 FEET
MINIMUM SIDE YARD SETBACK: 0 FEET (IF SIDE WALLS FIREPROOF) / 10 FEET (IF SIDE WALLS NOT FIREPROOF)
MINIMUM REAR YARD SETBACK: 25 FEET

PARKING REQUIREMENTS:
CONVENIENCE STORE WITH GASOLINE: 1 FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA & 1 PER EMPLOYEE PER CODE OF ORDINANCES SECTION 157.111 (THE AREA ON EACH SIDE OF A GAS PUMP CONSTITUTES A PARKING SPACE)
PARKING REQUIRED: (2,509 SF/200 SF) = 12.54 = 13 SPACES
2 EMPLOYEES = 2 SPACES
TOTAL REQUIRED = 15 SPACES
PARKING PROVIDED: 14 SPACES AT CONVENIENCE STORE
10 SPACES AT GAS PUMPS
TOTAL PROVIDED = 24 SPACES (INCLUDING 1 ADA / VAN ACCESSIBLE SPACE)

SCREENING, GREENBELTS AND FENCES:
PROTECTIVE SCREENING REQUIRED WHERE C-2 DISTRICT DIRECTLY ABUTS RESIDENTIAL DISTRICT. AREA OF PROPOSED DEVELOPMENT DOES NOT DIRECTLY ABUT A RESIDENTIAL DISTRICT.

SOLID ORNAMENTAL SCREENING WALL OR FENCE IS REQUIRED AROUND ALL SIDES OF TRASH CONTAINERS. MAXIMUM HEIGHT IS 6 FEET.

SIGNAGE REQUIREMENTS:
NO SIGN SHALL BE ERRECTED WITHIN THE PUBLIC ROW NOR BE ALLOWED TO PROJECT FURTHER THAN 15 INCHES INTO THE PUBLIC ROW.

NO MORE THAN ONE FREESTANDING SIGN MAY BE ERRECTED ACCESSORY TO A SINGLE BUILDING. FREESTANDING SIGNAGE SHALL HAVE A SINGLE SURFACE AREA NOT EXCEEDING 0.25 SQUARE FEET FOR EACH LINEAL FOOT OF STREET FRONTAGE AND 0.5 SQUARE FOOT FOR EACH LINEAL FOOT OF STREET FRONTAGE FOR SIGNS OF TWO OR MORE FACES. NO BUSINESS IS REQUIRED TO HAVE AN ACCESSORY SIGN SMALLER THAN 50 SQUARE FEET FOR SINGLE-FACED AND 100 SQUARE FEET FOR TWO MORE FACES.

TOTAL SURFACE AREA OF ALL SIGNS ERRECTED ON ANY SINGLE BUILDING SHALL NOT EXCEED 2 SQUARE FEET FOR EACH LINEAL FOOT OF BUILDING FRONTAGE, WITH A MAXIMUM PERMITTED AREA OF 200 SQUARE FEET.

PROPOSED SIGNAGE:
STREET FRONTAGE: -195 FEET, AT AREA OF PROPOSED DEVELOPMENT
BUILDING FRONTAGE (CANOPY): 126 FEET
BUILDING FRONTAGE (STORE): 66 FEET

FREESTANDING SIGN (ALLOWABLE): 0.5 SF * 195 = 97.5 SF
SIGN CABINET = 40.9 SF
PRICE CABINET = 55.1 SF
TOTAL = 96.0 SF

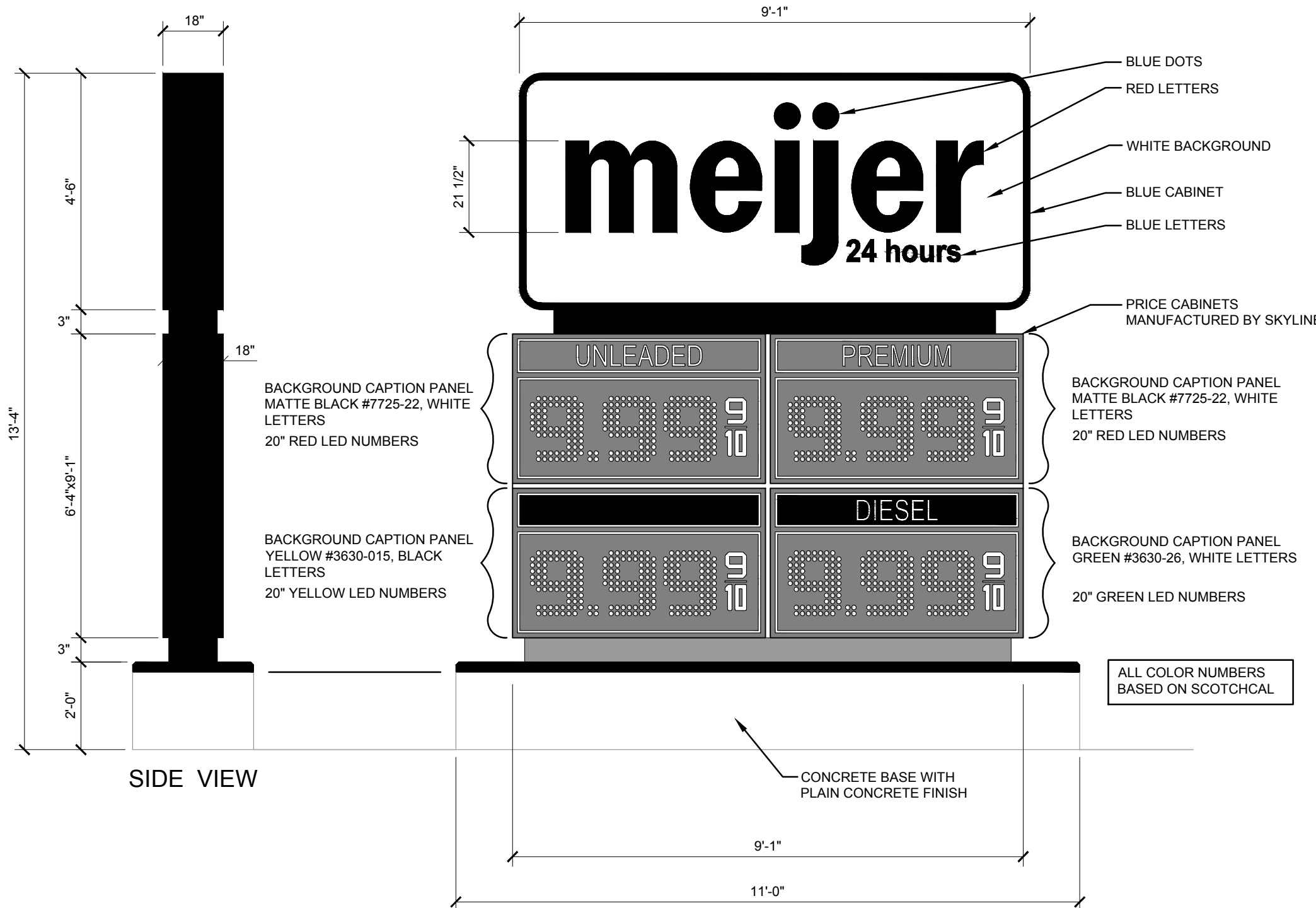
GAS STATION CANOPY SIGNAGE (ALLOWABLE): 2 SF * 126 = 252 SF
CONVENIENCE STORE SIGNAGE (ALLOWABLE): 2 SF * 66 = 132 SF
MAX. ALLOWABLE = 200 SF

GAS STATION CANOPY SIGNAGE (PROVIDED): 3 CANOPY LOGOS @ 16.7 SF EACH = 50.1 SF
CONVENIENCE STORE SIGNAGE (PROVIDED): 1 WALL SIGN = 25 SF
TOTAL = 75.1 SF

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT

CONVENIENCE STORE KEY NOTES

- TRASH DUMPSTER ENCLOSURE AND PAD (REFER TO ARCH GAS STATION DRAWINGS FOR DETAILS).
- PUMP DISPENSER. CONSTRUCTION TO BE PERFORMED BY FUEL SYSTEM CONTRACTOR. LOCATION ON C200 FOR REFERENCE ONLY.
- FUEL TANKS AND CONCRETE PADS SHOWN AS REFERENCE INFORMATION ONLY. TANKS AND FUELING SYSTEM PROVIDED BY FUEL SYSTEM CONTRACTOR.
- CONCRETE PAD FOR AIR COMPRESSOR/VACUUM AND TRASH RECEPTACLE. SEE ARCHITECTURAL GAS STATION DRAWINGS FOR DETAILS.
- PROPANE EXCHANGE BIN AND BOLLARDS REFER TO GAS STATION ARCHITECTURAL DRAWINGS.
- 4" CONCRETE SIDEWALK ON 4" BASE MATERIAL REFER TO GAS STATION STRUCTURAL DRAWINGS FOR SIDEWALK DETAILS.
- HEAVY DUTY ASPHALT PAVEMENT
- 6" CONCRETE ON 4" AGGREGATE OR PEA STONE BASE.
- CANOPY INSTALLED BY FUEL SYSTEM CONTRACTOR. (REFER TO FUEL ISLAND CANOPY DRAWINGS).
- ICE STORAGE CHEST.
- SEASONAL OUTDOOR SALES AREA.
- DIESEL/GASOLINE DISPENSER CLOSEST TO STORAGE TANKS.
- JUST VENT RISER, BY FUEL SYSTEM CONTRACTOR.
- DELIVERY RAMP STORAGE.
- TRANSFORMER PAD.
- CONCRETE ON 4" AGGREGATE OR PEA STONE BASE.
- MONUMENT SIGN



SIGN CABINET: 40.9 SQ.FT.
PRICE CABINET: 55.1 SQ.FT.
TOTAL: 96.0 SQ.FT.

GENERAL NOTES

- NO DIMENSION MAY BE SCALED. REFER UNCLER ITEMS TO THE ENGINEER FOR INTERPRETATION.
- DIMENSIONS AND/OR COORDINATES ARE TO BACK OF CURB, CENTERLINE OF BUILDING COLUMN LINE (INSIDE FACE OF PRECAST), EDGE OF PAVEMENT OR CENTER OF STRUCTURE OR SIGN. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
- BUILDING SLABS, UNDERBED THICKNESS AND LOCATIONS ARE SHOWN FOR REFERENCE. VERIFY WITH STRUCTURAL DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING TO ACCOMPLISH ALL WORK INDICATED ON PLANS AND PERFORM REQUIRED COMPACTION OPERATIONS.
- PROVIDE ADEQUATE BARRICADES AT DRIVES, ENTRANCES, EXCAVATIONS AND OTHER OPENINGS TO KEEP OUT UNAUTHORIZED PERSONS AND FOR PUBLIC SAFETY AND TRAFFIC CONTROL. SAFETY PROVISIONS OF APPLICABLE LAWS SHALL BE OBSERVED AT ALL TIMES. BARRICADES LEFT IN PLACE AT NIGHT SHALL BE LIGHTED.
- NO EQUIPMENT OR MATERIAL STORAGE IS PERMITTED IN THE RIGHT-OF-WAY.
- WORK SHALL CONFORM TO THE REQUIREMENTS OF MEIJER STANDARD SPECIFICATIONS, GOVERNING AGENCIES HAVING JURISDICTION. GRADING, PAVING AND MATERIALS SHALL COMPLY WITH THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AS WELL AS PROJECT SPECIFICATIONS AND DRAWINGS. IN CASE OF DISCREPANCIES BETWEEN REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
- EXTERIOR CONCRETE SLABS ADJACENT TO BUILDING SHALL BE PLACED ON 4" STRUCTURAL CUSHION, UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.

REV	DATE	DESCRIPTION
1	05/20/16	SITE PLAN APPROVAL

MEIJER NEW GAS STATION
AND CONVENIENCE STORE
SITE LAYOUT/PAVEMENT PLAN

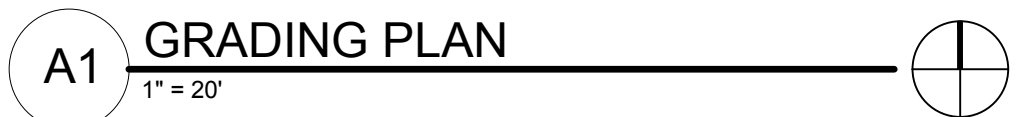
ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
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JOB NO.
016-01150-00

C200





ALL SPOT LEVELS ARE TO:
1. BE TO FINISHMENT (TP)
2. TOP OF SLAB (TS)
3. TOP OF CURB (TC)
4. TOP OF CURB (TVC)
5. GUTTER PAN (GP)

UNLESS NOTED OTHERWISE.

CONTOURS SHOWN ARE FOR REFERENCE ONLY.

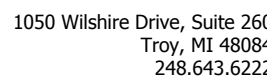
PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO
ENSURE NO STANDING WATER WITHIN PAVEMENT,
BUILDING PAD, OR GREEN AREAS.

FOR ALL CURB ISLANDS, CENTER OF ISLANDS TO BE
AT LEAST 10 FEET GREATER THAN TOP OF CURB

RESTORE ALL STREET SURFACES, DRIVEWAYS,
CULVERTS, ROADSIDE DRAINAGE DITCHES, AND
OTHER DRAINAGE OR EROSION CONTROL DEVICES THAT
ARE DISTURBED OR DAMAGED AS A RESULT OF
CONSTRUCTION ACTIVITIES TO MATCH AT A MINIMUM
EXISTING CONDITIONS.

CONTRACTOR'S MANNER AND METHOD OF INGRESS
AND EGRESS WITH RESPECT TO THE PROJECT
AREAS SHALL IN NO WAY PROHIBIT OR DISTURB
ADJACENT PROPERTY OR TRAFFIC. TRAFFIC IN THE
VICINITY AND IS SUBJECT TO REGULATION AND
VARIATION OF APPROPRIATE GOVERNING
AGENCIES.

FINISHED SUBGRADE SURFACE SHALL NOT BE MORE
THAN 0.1 FEET ABOVE OR BELOW ESTABLISHED
FINISHED ELEVATIONS AND ALL GROUND
SURFACES SHALL VARY UNIFORMITY BETWEEN
0.001 FEET PER FOOT. FINISHED DITCHES SHALL BE
GRADED TO ALLOW FOR PROPER DRAINAGE
WITHIN THE DITCH AND IN A MANNER THAT WILL
MINIMIZE EROSION.



2929 WALKER AVENUE
GRAND RAPIDS, MICHIGAN 49544
(616) 453-6711

MEIJER NEW GAS STATION
AND CONVENIENCE STORE

PRELIMINARY SITE GRADING/
DRAINAGE PLAN

5-26-16



REBECCA L.
KLEIN
ENGINEER
NO.
58042

STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER





1. INSTALL UNDERDRAINS AT ALL CATCH BASINS.
2. ALL UNDERDRAINS (UD) ARE 4" DIA. AT MINIMUM SLOPE OF 0.50% UNLESS OTHERWISE NOTED.
3. END SECTIONS ARE INCLUDED IN PIPE LENGTHS SHOWN.
4. PROVIDE INLET FILTER FOR ALL CATCH BASIN INLETS.

MEIJER NEW GAS STATION
AND CONVENIENCE STORE

UTILITY PLAN

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
-	-

JOB NO.

016-01150-00

g.

C400



Know what's below.
Call before you dig.

1050 Wilshire Drive, Suite 260
Troy, MI 48064
248.643.6222

2929 WALKER AVENUE
GRAND RAPIDS, MICHIGAN 49544
(616) 453-6711

Luminaire Schedule				
Label	Qty	Description	Lum. Lumens	LLF
SA	8	Site light arm mounted, type 3 backlight control, 32,000 lumen LED, 30' pole	33272	0.810
SA1	1	Site light arm mounted, type 3, 43,000 lumen LED, 30' pole	44979	0.810
SB	2	Site light arm mounted, type 4 backlight control, 34,000 lumen LED, 30' pole	35737	0.810
SC	8	Site light arm mounted, type 5, 48,000 lumen LED, 30' pole	49910	0.810
SD	4	Site light double arm mounted, type 3, 43,000 lumen LED, 30' pole	44979	0.810
SF	5	Site light arm mounted, type 2 backlight control, 34,000 lumen LED, 30' pole	35738	0.810
K7	28	Canopy surface mounted, 8,000 lumen LED	8821	0.970
K8	13	Canopy surface mounted, 13,000 lumen LED	13636	0.970
L3	9	Wall mounted, 4,100 lumen LED	4031	0.990
M1	5	Wall mounted, 2,000 lumen LED	1998	0.970
GSL1	2	Wall mounted, 4,100 lumen LED	4031	0.990
GSK1	14	Canopy surface mounted, 13,000 lumen LED	13636	0.970

E5 LUMINAIRE SCHEDULE
NTS

Statistical Area Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Parking - Left Side	1.90	5.0	0.5	3.80	10.00
Driveway - Back	1.51	6.9	0.4	3.78	17.25
Driveway - Front Center	2.06	4.1	0.3	6.87	13.67
Driveway - Front Left	2.48	5.5	0.3	8.27	18.33
Gas Canopy	25.46	31.9	13.7	1.86	2.33
Gas Station	7.61	31.9	0.2	38.05	159.50
Parking - Main	1.78	6.9	0.5	3.56	13.80
Parking - Right Side	2.17	32.2	0.4	5.43	80.50
Storefront - Horizontal	3.88	22.9	0.7	5.54	32.71

D5 STATISTICAL AREA SUMMARY
NTS

SITE LIGHTING BASIS OF DESIGN

PARKING AREA (HORIZONTAL AT PAVEMENT):
MINIMUM: 0.5 fc
AVERAGE: 1.0 fc
MAXIMUM: 10.0 fc
UNIFORMITY: 20:1 MAX:MIN

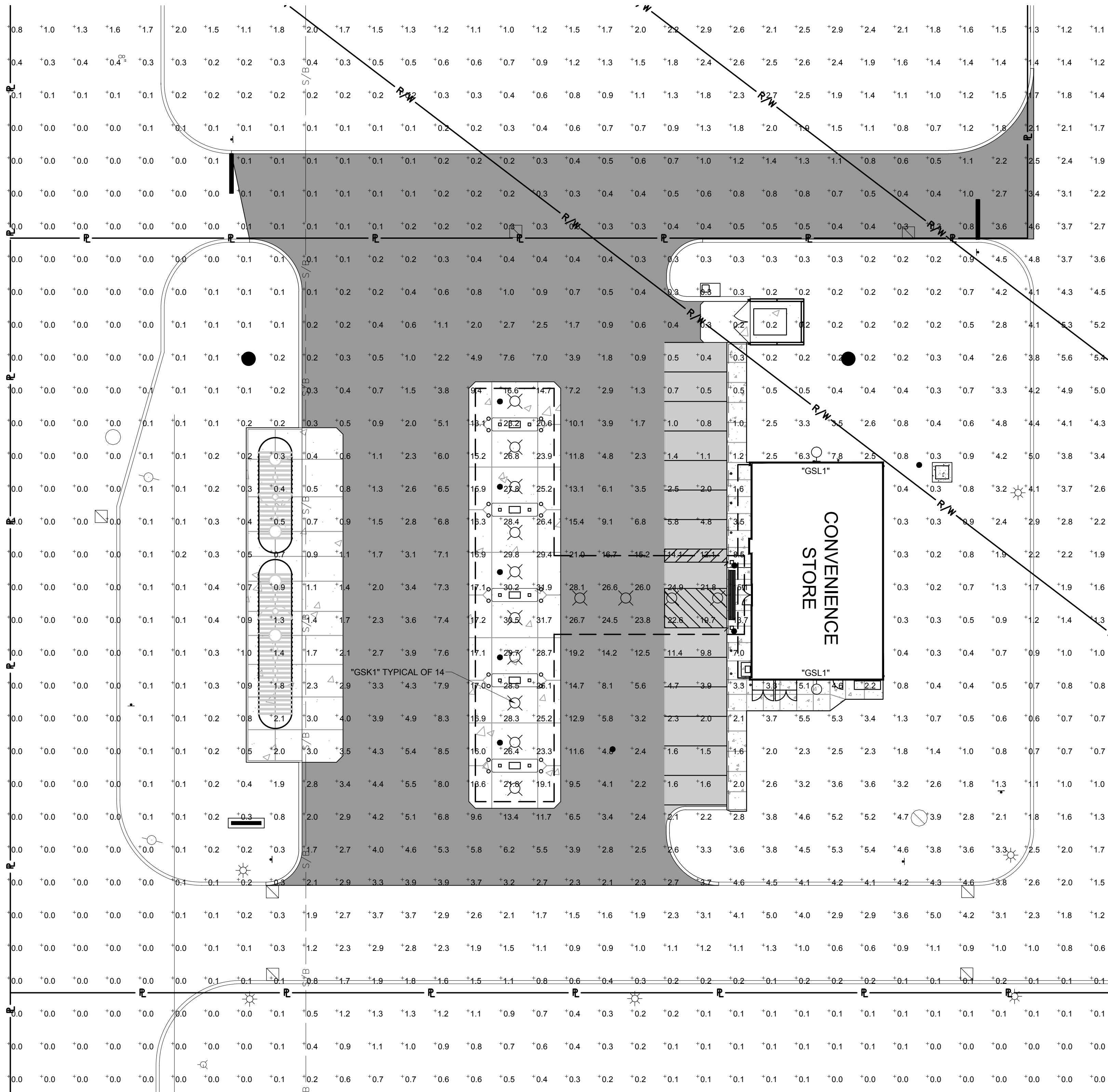
PARKING DRIVEWAY INTERSECTIONS (HORIZONTAL AT PAVEMENT):
MINIMUM: 1.0 fc
AVERAGE: 2.0 fc
MAXIMUM: 15.0 fc
UNIFORMITY: 15:1 MAX:MIN

STOREFRONT AREA (HORIZONTAL AT PAVEMENT):
MINIMUM: 1.0 fc
AVERAGE: 3.0 fc
MAXIMUM: 15.0 fc
UNIFORMITY: 15:1 MAX:MIN

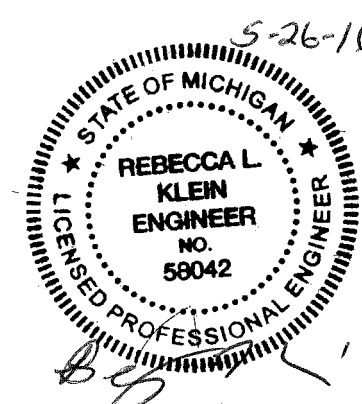
PEDESTRIAN HIGH-USE AREAS (HORIZONTAL AT PAVEMENT):
MINIMUM: 2.0 fc
AVERAGE: 5.0 fc
MAXIMUM: 30.0 fc
UNIFORMITY: 15:1 MAX:MIN

CANOPIES (HORIZONTAL AT PAVEMENT):
MINIMUM: 2.0 fc
AVERAGE: 5.0 fc
MAXIMUM: 30.0 fc
UNIFORMITY: 15:1 MAX:MIN

C5 BASIS OF DESIGN
NTS



A1 SITE PHOTOMETRIC PLAN
1" = 20'



MEIJER NEW GAS STATION
AND CONVENIENCE STORE
SITE PHOTOMETRIC PLAN

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER

JOB NO.
016-01150-00

C801



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 2430)

Meeting: 06/14/16 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Jackie Beutler

G.1

DOC ID: 2430

SPR #16-27

By: Antigoni Margaris
1418 Norton St.
Burton, MI 48529

Re: 3271 S. Dort Hwy. Burton, MI 48529

For: Nail Salon

ATTACHMENTS:

- 16-27 (PDF)



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



Zoning
APPLICATION FOR ADMINISTRATIVE SITE PLAN REVIEW

DATE FILED: 5-2-16

FEE: ~~\$75.00~~ 40.00

RECEIPT NO: _____

CHECK NO: Cash

SPR #: 16-27

PLEASE PRINT

DATE: 5/2/16

APPLICANTS NAME: Antigoni Margaritis

APPLICANTS ADDRESS: 1418 Norton St Burton MI 48529

APPLICANTS PHONE NO: 810 285 4933

PROPOSED NAME OF BUSINESS: True Design & Nails

SITE ADDRESS: G3271 Port Hwy Suite B

SUBDIVISION & LOT # OR PARCEL NUMBER: _____

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

USE OF STRUCTURE: Nail Salon

SQ FOOTAGE OF PROPERTY: 800

SQ FOOTAGE OF STRUCTURE: _____

NUMBER OF EMPLOYEES/SEATS: 1

APPLICANTS SIGNATURE: Antigoni Margaritis

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

Attachment: 16-27 (2430 : SPR #16-27)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 2431)

Meeting: 06/14/16 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Robert Slattery

G.2

DOC ID: 2431

SPR #16-28

By: Ricky Bennett
2512 E. Bristol Rd.
Burton, MI 48529

Re: 2512 E. Bristol Rd. Burton, MI 48529

For: Change of Ownership – Medical Marijuana Grow Facility

ATTACHMENTS:

- 16-28 (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: 5-19-16

FEE: \$40.00

RECEIPT NO: Cash

CHECK NO: Cash

SPR #: 16-28

PLEASE PRINT

DATE: 4/28/16

APPLICANTS NAME: Ricky Bennett

APPLICANTS ADDRESS: 2512 E. Bristol Rd. Suite B

APPLICANTS PHONE NO: (810) 869-6164

PROPOSED NAME OF BUSINESS: _____

PROPOSED TYPE OF BUSINESS: Medical Marijuana Grow

SITE ADDRESS: 2512 E. Bristol Rd.

USE OF STRUCTURE: Medical Marijuana Grow

SQ FOOTAGE OF PROPERTY: 0.70 acre

SQ FOOTAGE OF STRUCTURE: 6,500 sq ft

NUMBER OF EMPLOYEES/SEATS: 2

APPLICANTS SIGNATURE: [Signature]

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

Attachment: 16-28 (2431 : SPR #16-28)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 2433)

Meeting: 06/14/16 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Robert Slattery

G.3

DOC ID: 2433

SPR #16-30

By: Stacey Cole
6097 Lapeer Rd.
Burton, MI 48509

Re: 6097 Lapeer Rd. Burton, MI 48509

For: Nail Salon for Home Occupation

ATTACHMENTS:

- 16-30 (PDF)



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



Home Occupation
APPLICATION FOR ZONING REVIEW

DATE FILED: 5-27-16

FEE: \$40.00

RECEIPT NO: Cash

CHECK NO: _____

SPR #: 116-30

PLEASE PRINT

DATE: 5-27-16

APPLICANTS NAME: Stacey Cole

APPLICANTS ADDRESS: 6097 LAPEERE RD Burton MI 48509

APPLICANTS PHONE NO: 810 444 3749 810 444 3737

PROPOSED NAME OF BUSINESS: Stacey Cole

PROPOSED TYPE OF BUSINESS: Nail Studio

SITE ADDRESS: 6097 Lapeere Rd Burton MI 48509

USE OF STRUCTURE: Providing clients with nail service

SQ FOOTAGE OF PROPERTY: 890

SQ FOOTAGE OF STRUCTURE: 110

NUMBER OF EMPLOYEES/SEATS: my self

APPLICANTS SIGNATURE: Stacey Cole

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

Attachment: 16-30 (2433 : SPR #16-30)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 2434)

Meeting: 06/14/16 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Robert Slattery

G.4

DOC ID: 2434

SPR #16-31

By: Robert Cormack
3471 Atlas Rd.
Davison, MI 48423

Re: 4178 Saginaw St. Burton, MI 48529

For: Auto Detail

ATTACHMENTS:

- 16-31 (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: 5-23-16

FEE: \$75.00

RECEIPT NO: _____

CHECK NO: 3916

SPR #: 16-31

PLEASE PRINT

DATE: 5/23/16

APPLICANTS NAME: ROBERT CORMACK

APPLICANTS ADDRESS: 3471 ATLAS RD DAVISON MI 48423

APPLICANTS PHONE NO: 810 964 3368

PROPOSED NAME OF BUSINESS: NO DENTS PDR INC.

SITE ADDRESS: 4178 S. SABINAW ST.

SUBDIVISION & LOT # OR PARCEL NUMBER: _____

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

USE OF STRUCTURE: AUTO APPEARANCE DETAIL/WASH

SQ FOOTAGE OF PROPERTY: 5000 Sq. Ft.

SQ FOOTAGE OF STRUCTURE: 1200 Sq. Ft.

NUMBER OF EMPLOYEES/SEATS: 1

APPLICANTS SIGNATURE: *Robert Cormack*

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

Attachment: 16-31 (2434 : SPR #16-31)