CITY OF BURTON

BURTON PLANNING COMMISSION MEETING

MARCH 12, 2019

AGENDA

Council Chambers	**Regular Meeting**	**5:00 PM**

4303 S. CENTER ROAD
BURTON, MI 48519

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. STAFF PRESENT

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Jan 8, 2019 5:00 PM

E. PUBLIC HEARING

1. SPR #19-03 / ZC#324

   By: Ronald James
   3189 Carr St.
   Flint, MI 48506

   Re: 4274 Davison Rd. Burton, MI 48509
   59-10-200-001

   For: Zoning change from R-1B, Single Family Residential to M-1, Light Industrial

F. SITE PLAN REVIEW

1. SPR #19-05

   By: Vash Investments Group
   4040 E. Bristol Rd.
   Burton, MI 48519

   Re: 4040 E. Bristol Rd. Burton, MI 48519
   59-34-100-044 – C-2 General Business Zone

   For: 4 Warehouse Style Self Storage Units – Cold Storage only

G. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #19-01

   By: Michael Bully
   4499 Davison Rd.

Burton, MI 48509

Re: 4499 Davison Rd. Burton, MI 48509

For: Additional tenant to an existing auto dealer

2. SPR #19-02

   By: Ray Powell
   1096 N. Center Rd. Suite 131
   Burton, MI 48509

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

   For: Additional tenant in existing auto wholesale

3. SPR #19-04

   By: Michael Pickard
   5500 Brigham Rd.
   Goodrich, MI 48438

   Re: 1423 E. Bristol Rd. Burton, MI 48529

   For: Dog Groomer

H. AUDIENCE PARTICIPATION

Now is the time set-aside for members of the audience to address the Burton Planning Commission. I would ask each individual to give their name and address for the record and to limit their comments to three (3) minutes and to speak on the topics germane to City business.

I. BOARD DISCUSSION

CITY OF BURTON

BURTON PLANNING COMMISSION MEETING

JANUARY 8, 2019

MINUTES

Council Chambers | **Regular Meeting** | **5:00 PM**

4303 S. CENTER ROAD
BURTON, MI 48519

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

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Vaughn Smith	Councilman	Present	
Kevin Burge	Vice Chair	Present	
Mary Ann White	Commissioner	Present	
Tom Gorang	Commissioner	Excused	
Deb Walton	Chairperson	Excused	
John Benthall	Commissioner	Excused	
Kris Johns	Commissioner	Absent	
Robert Johnson	Commissioner	Present	

C. STAFF PRESENT

Amber Abbey, Planning/Zoning Superintendent
Racheal Boggs, Deputy Clerk

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Dec 11, 2018 5:00 PM

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Kevin Burge, Vice Chair
SECONDER:	Mary Ann White, Commissioner
AYES:	Smith, Burge, White, Johnson
ABSENT:	Johns
EXCUSED:	Gorang, Walton, Benthall

E. APPOINTMENTS

1. Approve and Authorize Deb Walton for Planning Commission Chairperson for January 2019-December 2019 term.

Minutes Acceptance: Minutes of Jan 8, 2019 5:00 PM (Approval of Minutes)

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Mary Ann White, Commissioner
SECONDER:	Robert Johnson, Commissioner
AYES:	Smith, Burge, White, Johnson
ABSENT:	Johns
EXCUSED:	Gorang, Walton, Benthall

2. 4140 : Approve and Authorize Kevin Burge for Planning Commission Vice Chairperson for January 2019-December 2019 term.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Robert Johnson, Commissioner
SECONDER:	Mary Ann White, Commissioner
AYES:	Smith, Burge, White, Johnson
ABSENT:	Johns
EXCUSED:	Gorang, Walton, Benthall

F. SITE PLAN REVIEW

1. SPR #18-61

By: Andrew Johnson
5053 S. Court St.
Burton, MI 48509

Re: 5053 S. Court St. Burton, MI 48509
59-11-300-006 / C-2 Zone

For: Addition to Building

Mrs Abbey stated the applicant is not in attendance tonight. She will present the site plan for the applicant. This is an add on to the existing building. A few months ago, you approved him to demo the building and add an additional building on the property. Due to the cost of that project, he has changed his mind. Because of the significant change from the old plan, I did not feel comfortable making the decision to allow it. So, he has applied for a new site plan review: addition to a building.

Mr. Burge stated there is a big drain field there. Will he be redoing the county drain or expanding it at all?

Mrs. Abbey stated the detention basin is already there from when he paved that area. The Genesee County Drain Commission approved it. The area he is building on is already an impervious area. In this particular project, he will not be adding to the

Minutes Acceptance: Minutes of Jan 8, 2019 5:00 PM (Approval of Minutes)

detention at all.

Mr. Burge asked about soil erosion and sediment permits.

Mrs. Abbey said yes, he will have to put in soil erosion measures through the city.

Motion to approve Site Plan Review (SPR #18-61) as written.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Robert Johnson, Commissioner
SECONDER:	Mary Ann White, Commissioner
AYES:	Smith, Burge, White, Johnson
ABSENT:	Johns
EXCUSED:	Gorang, Walton, Benthall

G. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #18-57

   By: Jacob Root
   1644 Ford Ave.
   Wyandotte, MI 48192

   Re: 3525 S. Saginaw St. Burton, MI 48529

   For: Medical Office Building

2. SPR #18-58

   By: Rob Oda
   5004 Rockaway Lane
   Clarkston, MI 48348

   Re: 4238 Davison Rd. Burton, MI 48509

   For: Change of Ownership

3. SPR #18-59

   By: Rob Oda
   5004 Rockaway Lane
   Clarkston, MI 48348

   Re: 4199 Davison Rd. Burton, MI 48509

   For: Change of Ownership

Minutes Acceptance: Minutes of Jan 8, 2019 5:00 PM (Approval of Minutes)

Mr. Burge asked when someone changes ownership during the administrative site plan review process, can we put restrictions on anything or does it need to be done during site plan review?

Mrs. Abbey stated it really should be done during site plan. The administrative site plan is limited on what you can force a property owner to do. If it was a requirement, we can make them do it. Since it is not a requirement but rather what that particular place chose to do, the Planning Commission would have to add that during their site plan review. I don't have any right to make that decision through the administrative approvals.

4. SPR #18-60

   By: Don & Molly Sherman
   1268 N. Belsay Rd.
   Burton, MI 48509

   Re: 1268 N. Belsay Rd. Burton, MI 48509

   For: New Trailer Sales

   Mr. Burge asked if the city will keep an eye on the trailer sales at 1268 N. Belsay Road. The trailers are very close to the edge of the road.

   Mrs. Abbey stated she noticed that and will have a conversation with him about encroaching.

H. AUDIENCE PARTICIPATION

None.

I. BOARD RECOMMENDATION AND/OR ACTION

Mrs. Abbey stated regarding the new KFC at 1195 Belsay Road, the elevations at the front of the property were not done correctly. So, when they anticipated that they were going to put a sidewalk from the existing sidewalk to the building, the elevations were thought to be flat and they are not. The sidewalk cannot meet ADA requirements if they put it in today. They will have to modify it or get rid of it. They are requesting to take it off the site plan completely. It is not required by our ordinance; just something they put on the plan themselves. Otherwise, it will need reengineering which will include a retaining wall and be quite awkward. I recommend we allow them to remove the sidewalk completely.

Ms. White asked if there will be steps from the parking lot to the building without the sidewalk.

Mrs. Abbey stated the sidewalk was coming from the road.

Board discussion regarding the sidewalk, handicap parking and review of pictures of the area provided by the applicant.

1. Motion to bypass the sidewalk in the original site plan for the KFC located at 1195 Belsay Road.

Minutes Acceptance: Minutes of Jan 8, 2019 5:00 PM (Approval of Minutes)

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

J. BOARD DISCUSSION

Mr. Burge stated the medical center on Center and Lippincott is looking really nice. We were all a part of that and many other great things that happened within the city in 2018. I would like to see more businesses come into Burton and fill up some of our vacant buildings in 2019. Around six months ago, I brought up the idea of a pay increase for Board Chair and Co-Chair people for our various boards in the city. The City Council acted on that last night and it was approved unanimously.

Ms. White would like to thank the City Council for approving the increase.

Mr. Smith will relay that to the City Council. He would like to know if there is any truth to Costco coming to Burton. He has been receiving phone calls about it.

Mrs. Abbey stated absolutely not. This came up at ZBA also. I have never spoke with anyone regarding Costco coming to Burton. From what I understand, this came from a disgruntled Lowe's employee who put it on social media and it went wild from there. I have received calls from every news station and newspaper. There is zero truth to it. I would love if it were true but unfortunately, it is not.

Mr. Smith stated he handles the phone at the Chamber of Commerce. I had a call come in inquiring about Kings Lane Apartments. I directed them to the DPW. Did he ever call you?

Mrs. Abbey stated I have received several inquiries in the last month about Kings Lane Apartments. They must be selling it because people have come in and looked at the building files.

Mr. Burge would like to know when the ordinance books will be ready.

Mrs. Abbey stated I was under the understanding that American Legal Publishing was updating them and that's what I was waiting for. I discovered that they still aren't done so, I will update them and get them out to you.

Mr. Burge wants to know if recreational marijuana is going to be worth it for us.

Mrs. Abbey stated there is benefit to anyone occupying a vacant building for the city and there is revenue in the license but will these facilities cause more headache than they are worth? No one can answer that question because it hasn't happened yet.

Mr. Burge stated this could be a lot of money. We need some ordinances on it. It's in the news everyday and we don't know what's fact or fiction.

Mrs. Abbey stated the state is still slowly issuing licenses for recreational.

Meeting was adjourned at 5:30 PM.

Minutes Acceptance: Minutes of Jan 8, 2019 5:00 PM (Approval of Minutes)

SPR #19-03 / ZC#324

By: Ronald James
3189 Carr St.
Flint, MI 48506

Re: 4274 Davison Rd. Burton, MI 48509
59-10-200-001

For: Zoning change from R-1B, Single Family Residential to M-1, Light Industrial

ATTACHMENTS:

- Back up 19-03 (PDF)

City of Burton

Building Department
4093 Manor Drive
Burton, MI 48519
(810) 742-9230

DATE FILED: 2-15-19
FEE PAID: $600.00
CHECK NO: 2425
RECEIVED BY:

PETITION FOR ZONING CHANGE

CASE NO. 324 SPR#: 19-03

We the Owners, Contract Purchasers, Optionees and Leaseholders of the hereinafter described property do hereby petition your Honorable Body to rezone property described as:

Parcel ID#: 59- 10 - 200 - 001

Located at: 4274 Davison Rd
(address of property to be rezoned)

and change the zoning district classification from R-1B to M-1 for the purpose of Auto Sales + Auto Storage and such other uses permitted by the proposed zoning district.

ALL OWNERS, CONTRACT PURCHASERS, OPTIONEES AND LESSEES OF THE LAND PROPOSED FOR REZONING SIGN HERE:

Name: Ronald D James Signature:

3189 Carr St Flint MI 48506 810-577-5811
Address Phone

Name: Peggy Kimball Signature:

Address Phone

Name: KURT PFEIFFER Signature:

5223 Wishing Well Dr. Grand Blanc MI 48439 248-259-8631
Address Phone

1st Public Hearing
Planning Commission Meeting: 3-12-19 Time: 5:00 p.m. Action:

2nd Public Hearing / 1st Reading
Date of City Council Meeting: Time: Action:

2nd Reading
Date of City Council Meeting: Time: Action:

Attachment: Back up 19-03 (4257 : SPR #19-03 / ZC# 324)

Continued.

City of Burton

Building Department
4093 Manor Drive
Burton, MI 48519
(810) 742-9230

DATE FILED : _____
FEE PAID : $600.00
CHECK NO: _____
RECEIVED BY: _____

PETITION FOR ZONING CHANGE

CASE NO. _____ SPR#: _____

We the Owners, Contract Purchasers, Optionees and Leaseholders of the hereinafter described property do hereby petition your Honorable Body to rezone property described as:

_____

_____

Parcel ID#: _____

Located at: _____
(address of property to be rezoned)

and change the zoning district classification from _____ to _____ for the purpose of _____ and such other uses permitted by the proposed zoning district.

ALL OWNERS, CONTRACT PURCHASERS, OPTIONEES AND LESSEES OF THE LAND PROPOSED FOR REZONING SIGN HERE:

Name: Peggy Kimball Signature: Peggy Kimball

4280 Davison Rd. Burton Mi. 810-287-4001

Address Phone

Name: Craig Lewis Signature: _____

9545 Oakhurst Grove Rd Clarkston MI 48348 (989) 239 2195

Address Phone

Name: _____ Signature: _____

_____ _____

Address Phone

1st Public Hearing
Planning Commission Meeting: _____ Time: _____ Action: _____

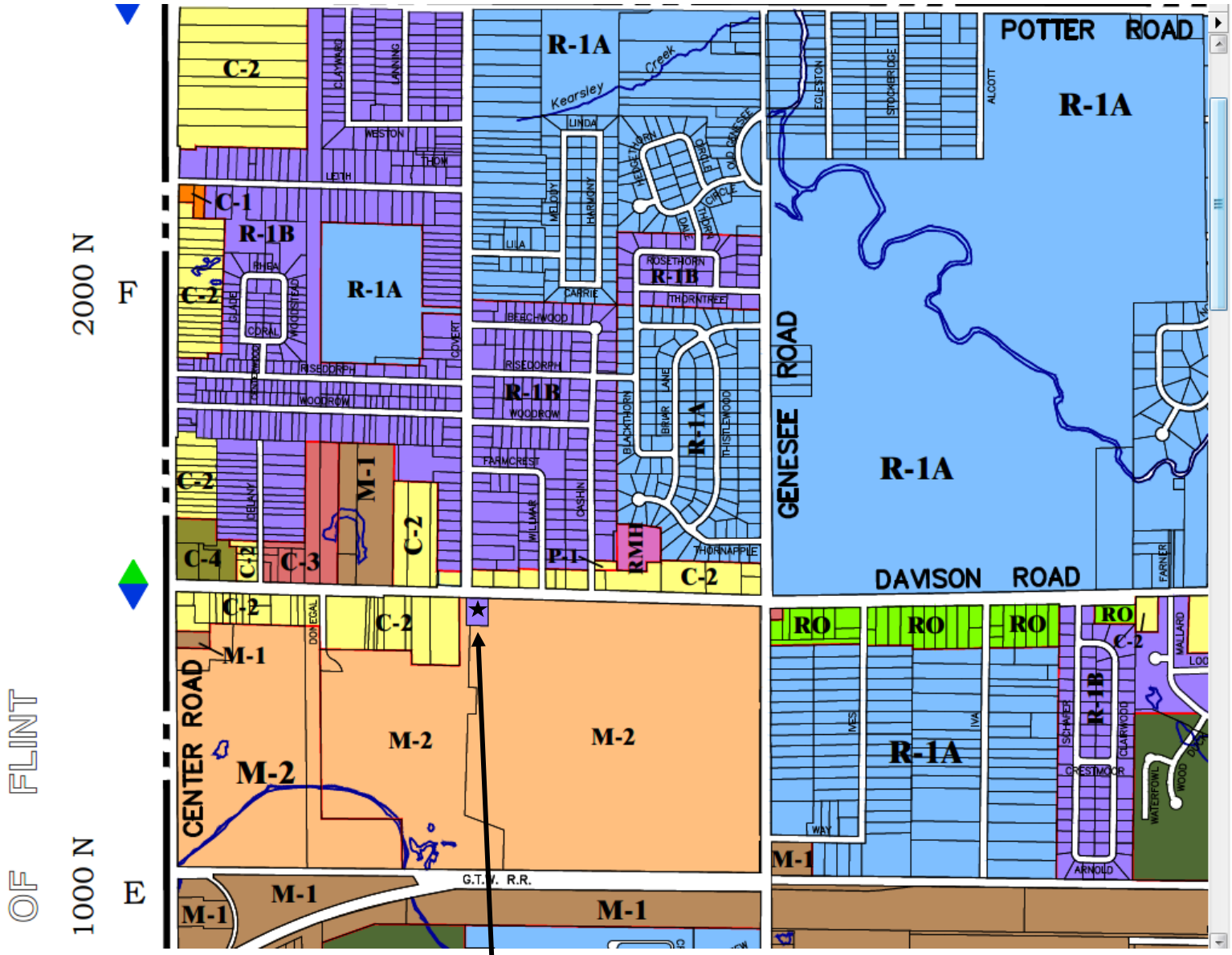
2nd Public Hearing / 1st Reading
Date of City Council Meeting: _____ Time: _____ Action: _____

2nd Reading
Date of City Council Meeting: _____ Time: _____ Action: _____

Attachment: Back up 19-03 (4257 : SPR #19-03 / ZC# 324)

BURTON

Attachment: Back up 19-03 (4257 : SPR #19-03 / ZC# 324)



Attachment: Back up 19-03 (4257 : SPR #19-03 / ZC# 324)

Case No. 324

CITY OF BURTON
GENESEE COUNTY, MICHIGAN
ORDINANCE NO. 157._____

AMENDMENTS TO CITY OF BURTON ORDINANCE CHAPTER 157, AS AMENDED

THE CITY OF BURTON ORDAINS:

That Ordinance Chapter 157, being City of Burton Zoning Ordinance, be amended as follows:

Section 1

City of Burton Ordinance Chapter 157, designated "City of Burton Zoning Ordinance" and the zoning district map attached thereto and made a part thereof, are hereby amended by rezoning the following described property in the City of Burton from present zoning classification to M-1, Light Industrial on the following described parcel: being located at 4274 Davison Rd. Burton, MI 48509 as follows:

59-10-200-001 described as:
W 200 FT OF N 300 FT OF W 1/2 OF NE 1/4 SEC 10 T7N R7E

Section 2

The penalty for violation of this Ordinance shall be the same as those penalties set forth in Chapter 157.999 of the City of Burton Zoning Ordinance Chapter 157.

Section 3

Notice of this Ordinance shall be published in a newspaper circulated within the City of Burton, Genesee County, Michigan.

This Ordinance shall become effective upon publication.

A copy of this Ordinance may be inspected at the Burton City Hall, 4303 S. Center Road, Burton, Michigan, during regular business hours.

CITY OF BURTON

By: _____
Paula Zelenko, Mayor

By: _____
Bette Bigsby, Acting City Clerk

Ordinance introduced on:
Second Reading:
Publication date:
Effective date:

Attachment: Back up 19-03 (4257 : SPR #19-03 / ZC# 324)

Case No. 324

TO THE RESIDENTS OF THE CITY OF BURTON

PLEASE BE NOTIFIED there will be a public hearing of the Burton City Planning commission on Tuesday March 12, 2019 at 5:00 p.m. at the Burton City Hall, 4303 S. Center Road Burton, Michigan.

The following change of zoning will be considered:

Case No. 324

Ronald James 3189 Carr St. Flint, MI 48506 requests a zoning change from R-1B, Single Family Residential to M-1, Light Industrial on the following described parcel: being located at 4274 Davison Rd. Burton, MI 48509 as follows:

59-10-200-001 described as:
W 200 FT OF N 300 FT OF W 1/2 OF NE 1/4 SEC 10 T7N R7E

File may be examined at the Department of Public Works, 4093 Manor Drive, Burton, Michigan during regular business hours.

If you are interested you may attend the meeting and be heard.

/s/ Bette Bigsby

Prepared by:

Amber Abbey,
Sup't of Building, Planning and Zoning

Attachment: Back up 19-03 (4257 : SPR #19-03 / ZC# 324)

SPR #19-05

By: Vash Investments Group
4040 E. Bristol Rd.
Burton, MI 48519

Re: 4040 E. Bristol Rd. Burton, MI 48519
59-34-100-044 – C-2 General Business Zone

For: 4 Warehouse Style Self Storage Units – Cold Storage only

ATTACHMENTS:

- Back up 19-05 (PDF)

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: 2-22-19
FEE: $ 200.00
RECEIPT NO: _____
CHECK NO: 22105

SPR #: 19-05

PLEASE PRINT

DATE OF PLANNING COMMISSION MEETING: March 12, 2019 @ 5:00
APPLICANTS NAME: VASH Investment Group
APPLICANTS ADDRESS: 4040 E. Bristol
APPLICANTS PHONE NO: 810-820-3028
PROPOSED NAME OF BUSINESS: _____
SITE ADDRESS: 4040 E. Bristol
SUBDIVISION & LOT # OR PARCEL NUMBER: 57-34-100-044

RE: 4 warehouse self storage units

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: Back up 19-05 (4259 : SPR #19-05)

NOTES:

PUBLIC UTILITY STATEMENT – ALL SANITARY SEWERS FOR THIS PROJECT ARE DESIGNED FOR AND WILL BECOME A PUBLIC SYSTEM UPON SATISFACTORY APPROVAL BY THE GENESEE COUNTY DRAIN COMMISSIONER, WATER AND WASTE SERVICES DIVISION.

EASEMENT STATEMENT – ALL PUBLIC SANITARY SEWERS SHALL HAVE AN EASEMENT GRANTED TO THE AGENCY OR MUNICIPALITY RESPONSIBLE FOR MAINTENANCE, REPAIR AND/OR REPLACEMENT.

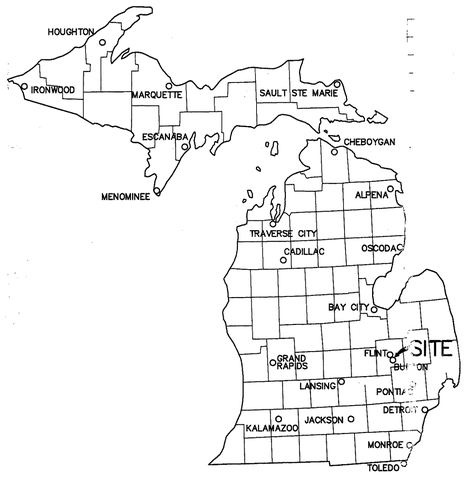
CONTRACTOR ALERT – THIS PROJECT HAS BEEN DESIGNED USING THE LATEST GCDC CRITERIA. REVIEW THE NOTES, DETAILS AND DESIGN CAREFULLY PRIOR TO SUBMITTING A BID. FULL COMPLIANCE WITH THE NEW STANDARDS WILL BE REQUIRED.

UTILITY WARNING – UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THESE PLANS WERE OBTAINED FROM UTILITY OWNERS, AND WERE NOT FIELD LOCATED. A MINIMUM OF 72 HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY "MISS DIG" (800–482–7171) AND HAVE ALL UNDERGROUND UTILITIES STAKED BEFORE ANY WORK MAY BEGIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION. 72 HOURS BEFORE YOU DIG – CALL "MISS DIG" (800–484–7171).

NOTE: NO CONSTRUCTION OF PUBLIC UTILITIES IS PROPOSED AT THIS TIME. NO CONNECTION TO A PUBLIC UTILITY IS PROPOSED AT THIS TIME.

TOTAL DISTURBED AREA: 1.5 ACRES ±, NPDES STORMWATER PERMIT IS NOT REQUIRED.

BENCH MARK
EXISTING BUILDING, FRONT DOOR FF = 783.30 NAVD88

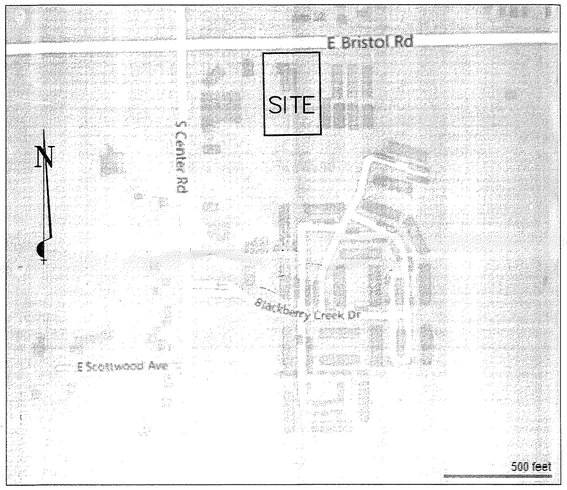


SITE PLAN
FOR

4040 E. BRISTOL ROAD

AN ADDITION TO THE EXISTING FACILITY

LOCATED IN THE N.W. 1/4 OF SECTION 34, TOWN 7 NORTH, RANGE 7 EAST, CITY OF BURTON, GENESEE COUNTY, MICHIGAN



LOCATION MAP

LEGAL DESCRIPTIONS AS PROVIDED AND SURVEYED

PARCEL 1:

PART OF THE NORTHWEST 1/4 OF SECTION 34, T7N–R7E, CITY OF BURTON, GENESEE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT WHICH IS S89°52'45"E 545.0 FEET AND SOUTH 50.0 FEET FROM THE NORTHWEST CORNER OF SCETION 34, THENCE SOUTH 380.0 FEET; THENCE N89°52'45"W 170.0 FEET; THENCE NORTH 380.0 FEET; THENCE S89°52'45"E 170.0 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1.48 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL 3:

PART OF THE NORTHWEST 1/4 OF SECTION 34, T7N–R7E, CITY OF BURTON, GENESEE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT WHICH IS S89°52'45"E 660.0 FEET AND SOUTH 50.0 FEET FROM THE NORTHWEST CORNER OF SCETION 34, THENCE SOUTH 380.0 FEET; THENCE N89°52'45"W 115.0 FEET; THENCE NORTH 380.0 FEET; THENCE S89°52'45"E 115.0 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1.00 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PROPOSED COMBINED PARCEL LEGAL DESCRIPTION

TOTAL PARCEL

PART OF THE NORTHWEST 1/4 OF SECTION 34, T7N–R7E, CITY OF BURTON, GENESEE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT WHICH IS N88°20'13"E 375.00 FEET ALONG THE NORTH LINE OF SECTION 34, AND S01°47'02"E 50.00 FEET FROM THE NORTHWEST CORNER OF SECTION 34, THENCE N88°20'13"E ALONG THE SOUTH RIGHT–OF–WAY LINE OF BRISTOL ROAD, 285.00 FEET; THENCE S01°47'02"E 380.0 FEET; THENCE S88°52'45"W 285.00 FEET; THENCE N01°47'02"W 380.0 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 2.48 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
(BEARINGS BASED ON THE MICHIGAN STATE PLAIN COORDINATE SYSTEM)

SHEET INDEX

1. COVER SHEET
2. STANDARD CONSTRUCTION NOTES
3. EXISTING SURVEY
4. SITEPLAN
5. GRADING AND DRAINAGE PLAN
6. SOIL EROSION AND SEDIMENT CONTROL PLAN
7. MICHIGAN UNIFIED KEYING SYSTEM
8. PAVING AND DRAINAGE DETAILS

REVISIONS

NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/07/2018	ORIGINAL SET	MJW				

PLANS PREPARED FOR:

VASH INVESTMENTS, L.L.C.
BILL CLARK
4040 E. BRISTOL ROAD
BURTON, MICHIGAN 48529
(810) 820–8028

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

PLANS PREPARED BY:

REC ENGINEERS
REAL ESTATE CONSULTING ENGINEERS, INC.
16509 BELFAST DRIVE
FENTON, MICHIGAN 48430
(810) 869–0194 OR (810) 845–5364

STATE OF MICHIGAN
JOSEPH A. WIZYNAJTYS
ENGINEER
No. 21585
LICENSED PROFESSIONAL ENGINEER

JOSEPH A. WIZYNAJTYS P.E. 21585
STATE OF MICHIGAN

Attachment: Back up 19-05 (4259 : SPR #19-05)

LEGAL DESCRIPTIONS AS PROVIDED AND SURVEYED

PARCEL 1:

PART OF THE NORTHWEST 1/4 OF SECTION 34, T7N–R7E, CITY OF BURTON, GENESEE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT WHICH IS S89°52'45"E 515.0 FEET AND SOUTH 50.0 FEET FROM THE NORTHWEST CORNER OF SCETION 34, THENCE SOUTH 380.0 FEET; THENCE N89°52'45"W 170.0 FEET; THENCE NORTH 380.0 FEET; THENCE S89°52'45"E 170.0 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1.48 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL 3:

PART OF THE NORTHWEST 1/4 OF SECTION 34, T7N–R7E, CITY OF BURTON, GENESEE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT WHICH IS S89°52'45"E 660.0 FEET AND SOUTH 50.0 FEET FROM THE NORTHWEST CORNER OF SCETION 34, THENCE SOUTH 380.0 FEET; THENCE N89°52'45"W 115.0 FEET; THENCE NORTH 380.0 FEET; THENCE S89°52'45"E 115.0 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1.00 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

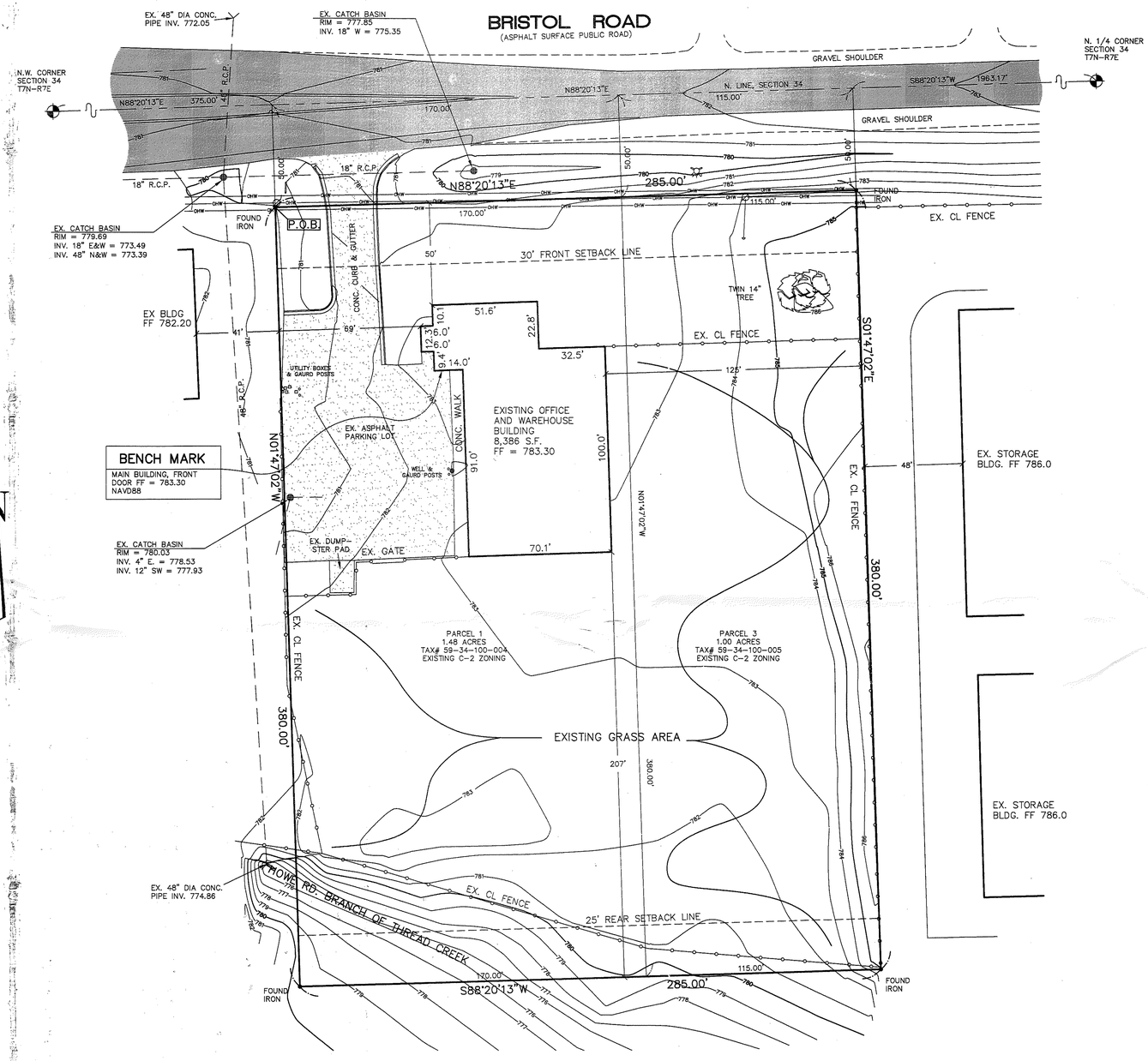
PROPOSED COMBINED PARCEL LEGAL DESCRIPTION

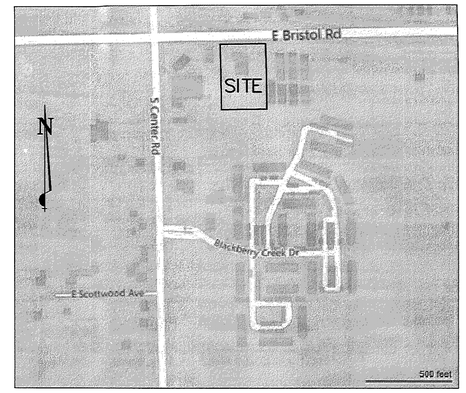
TOTAL PARCEL

PART OF THE NORTHWEST 1/4 OF SECTION 34, T7N–R7E, CITY OF BURTON, GENESEE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT WHICH IS N88°20'13"E 375.00 FEET ALONG THE NORTH LINE OF SECTION 34, AND S01°47'02"E 50.00 FEET FROM THE NORTHWEST CORNER OF SECTION 34, THENCE N88°20'13"E ALONG THE SOUTH RIGHT–OF–WAY LINE OF BRISTOL ROAD, 285.00 FEET; THENCE S01°47'02"E 380.0 FEET; THENCE S88°52'45"W 285.00 FEET; THENCE N01°47'02"W 380.0 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 2.48 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
(BEARINGS BASED ON THE MICHIGAN STATE PLAIN COORDINATE SYSTEM)

LEGEND

SANITARY SEWER	SS
WATERMAIN	W
STORM SEWER	ST
MANHOLE	○
INLET/CB	⊕
EDGE OF PAVEMENT	
FENCE	
POLE & GUY	
OVERHEAD WIRE	OHW
BUILDING	
FIRE HYDRANT	
CONTOUR LINE	781





LOCATION MAP

GRAPHIC SCALE

30' 0' 15' 30' 60'

1 inch = 30 ft.

STATE OF MICHIGAN
JOSEPH A. WIZYNAJTYS
PROFESSIONAL SURVEYOR
No. 21585
LICENSED PROFESSIONAL SURVEYOR

No.	REVISIONS	DATE	BY

Know what's below. Call before you dig.

JOSEPH A. WIZYNAJTYS P.E. NO. 21585 STATE OF MICHIGAN — DATE

SCALE: 1" = 30'	DATE: 12/7/2018
DESIGNED BY: N/A	DRAWN BY: MJW
CHECKED BY: JAW	FIELD CREW CHIEF: B. SHALTZ

PROPRIETOR
VASH INVESTMENTS
4040 E. BRISTOL ROAD
BURTON, MI 48529
810–820–8028

REC ENGINEERS
REAL ESTATE CONSULTING ENGINEERS, INC
16509 BELFAST, FENTON, MICHIGAN 48430
(810) 869–0194 OR (810) 845–5364

BOUNDARY & TOPOGRAPHICAL SURVEY
FOR
4040 E. BRISTOL ROAD
CITY OF BURTON — GENESEE COUNTY — MICHIGAN

Attachment: Back up 19-05 (4259 : SPR #19-05)

LEGAL DESCRIPTIONS AS PROVIDED AND SURVEYED

PARCEL 1:

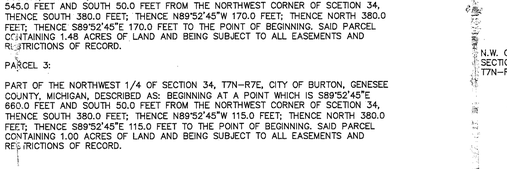
PART OF THE NORTHWEST 1/4 OF SECTION 34, T7N–R7E, CITY OF BURTON, GENESEE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT WHICH IS S89°52'45"E 545.0 FEET AND SOUTH 50.0 FEET FROM THE NORTHWEST CORNER OF SCETION 34, THENCE SOUTH 380.0 FEET; THENCE N89°52'45"W 170.0 FEET; THENCE NORTH 380.0 FEET; THENCE S89°52'45"E 170.0 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1.48 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL 3:

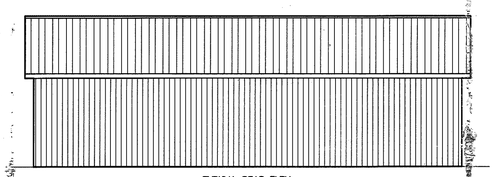
PART OF THE NORTHWEST 1/4 OF SECTION 34, T7N–R7E, CITY OF BURTON, GENESEE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT WHICH IS S89°52'45"E 660.0 FEET AND SOUTH 50.0 FEET FROM THE NORTHWEST CORNER OF SCETION 34, THENCE SOUTH 380.0 FEET; THENCE N89°52'45"W 115.0 FEET; THENCE NORTH 380.0 FEET; THENCE S89°52'45"E 115.0 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1.00 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SITE DATA

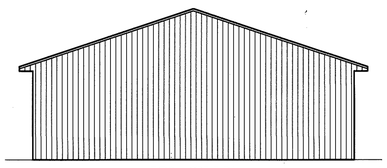
	EXISTING	PROPOSED	ALLOWED
OWNER	VASH INVESTMENTS	SAME	N/A
ADDRESS	4040 E. BRISTOL RD	SAME	N/A
TAX ID#	59–34–100–004 & –005	SAME	N/A
ZONING	C–2, GENERAL BUSINESS DISTRICT	SAME	N/A
USE	OFFICE & WAREHOUSE	SAME	SAME
PROPERTY AREA	2.48 ACRES	SAME	N/A
FRONTAGE	285'	SAME	N/A
COVERAGE	7.74%	32.12%	40%
FRONT SETBACK	50'	50'	30'
SIDE SETBACK	69'	69'	2'
REAR SETBACK	206'	69'	25'
SEWER	CITY OF BURTON	SAME	N/A
WATER	CITY OF BURTON	SAME	N/A
STORM DRAIN	GENESEE CO.	SAME	N/A
GAS & ELECTRICITY	CONSUMERS	SAME	N/A



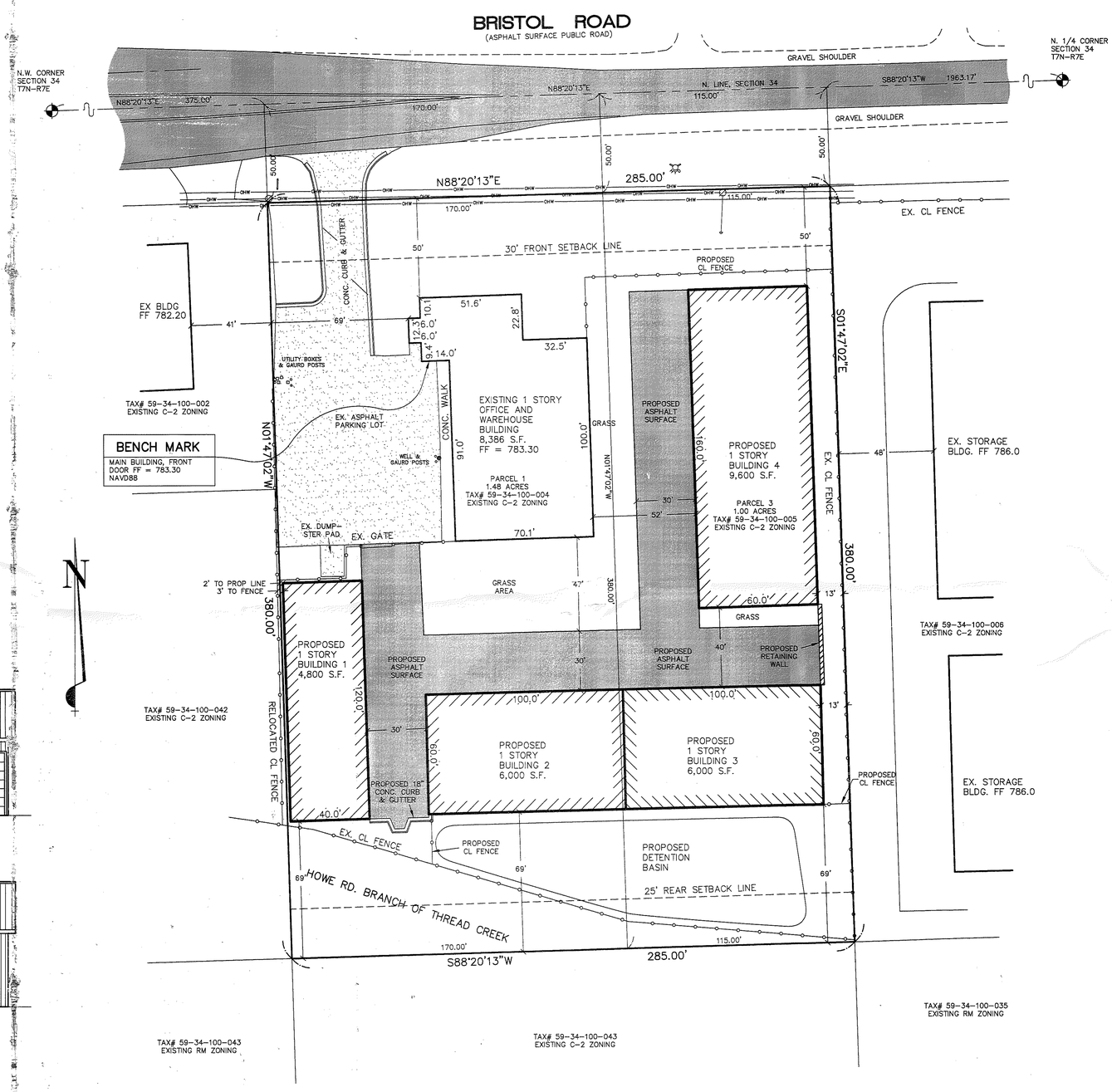
TYPICAL FRONT ELEV



TYPICAL REAR ELEV



TYPICAL SIDE ELEV



GRAPHIC SCALE

30' 0' 15' 30' 60'

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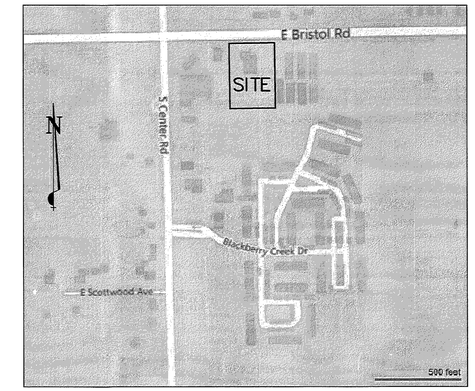
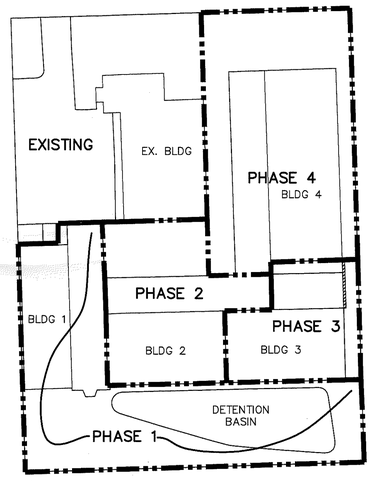


LOCATION MAP



DEVELOPMENT PHASE DETAIL

LEGEND

SANITARY SEWER	SS
WATERMAIN	W
STORM SEWER	ST
MANHOLE	○
INLET/CB	●
EDGE OF PAVEMENT	
FENCE	
POLE & GUY	
OVERHEAD WIRE	OHW
BUILDING	
FIRE HYDRANT	
CONTOUR LINE	781

No.	REVISIONS	DATE	BY

Know what's below. Call before you dig.

JOSEPH A. WIZYNAJTYS P.E. NO. 21585 STATE OF MICHIGAN — DATE

SCALE: 1" = 30'	DATE: 12/7/2018
DESIGNED BY: N/A	DRAWN BY: MJW
CHECKED BY: JAW	FIELD CREW CHIEF: B. SHALTZ

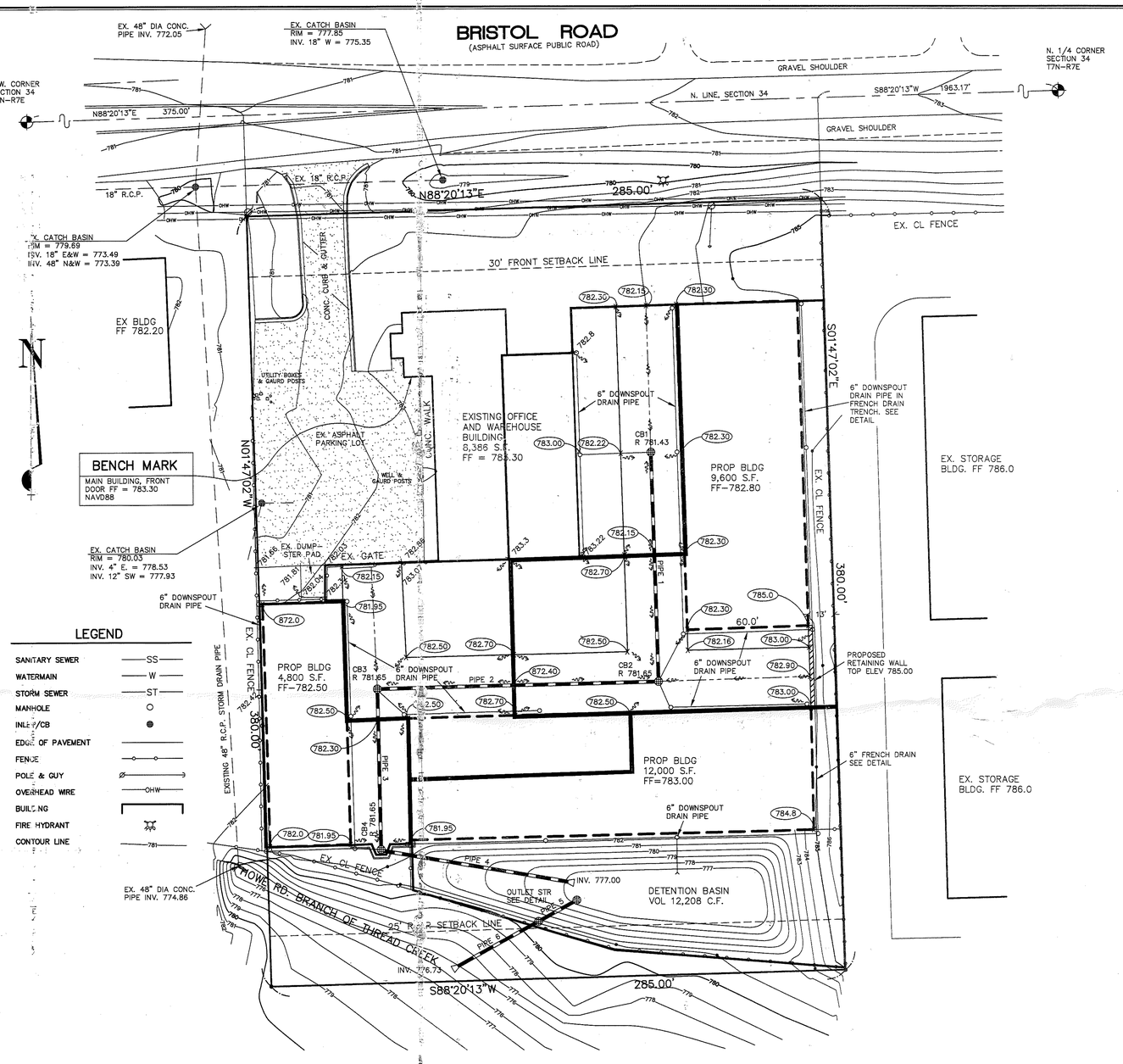
PROPRIETOR
VASH INVESTMENTS
4040 E. BRISTOL ROAD
BURTON, MI 48529
810–820–8028

REC ENGINEERS
REAL ESTATE CONSULTING ENGINEERS, INC
16509 BELFAST, FENTON, MICHIGAN 48430
(810) 869–0194 OR (810) 845–5364

PROPOSED SITEPLAN
FOR
4040 E. BRISTOL ROAD
CITY OF BURTON GENESEE COUNTY MICHIGAN

SHEET 4 OF 8

Attachment: Back up 19-05 (4259 : SPR #19-05)



LEGEND

- SANITARY SEWER —SS—
- WATERMAIN —W—
- STORM SEWER —ST—
- MANHOLE ○
- INLET/CB ●
- EDGE OF PAVEMENT
- FENCE —o—o—
- POLE & GUY Ø
- OVERHEAD WIRE —OHW—
- BUILDING
- FIRE HYDRANT
- CONTOUR LINE 781

GENESEE COUNTY DRAIN COMMISION
STORMWATER DETENTION DESIGN
100 YEAR STORM

PROJECT VASH

1. DETERMINATION OF ALLOWABLE DISCHARGE

BASIN AREA	1.56	AC (INPUT)
MAXIMUM DISCHARGE LIMITED TO EXISTING 0.2 CFS/ACRE.	0.31	CFS (CALC)
TOTAL DETENTION VOLUME CALCULATED WITH AVG DISCHARGE OF	0.31	

2. DEVELOPED COEFFICIENT OF RUNOFF
Wt. C = 0.80 (CALC'D)

4. DETERMINATION OF DETENTION VOLUME

STORAGE VOLUME CALCULATION

Tc (MIN)	i100 (IN/HR)	CwA (A IN AC)	Qin (CFS)	Avg. Qout (CFS)	Qin-Qout (CFS)	VOL (CF)
10	6.39	1.25	7.99	0.31	7.67	4604
20	5.00	1.25	6.25	0.31	5.94	7126
30	4.11	1.25	5.13	0.31	4.82	8679
40	3.48	1.25	4.36	0.31	4.04	9706
50	3.03	1.25	3.78	0.31	3.47	10413
60	2.67	1.25	3.34	0.31	3.03	10912
70	2.40	1.25	2.99	0.31	2.68	11268
80	2.17	1.25	2.71	0.31	2.40	11521
90	1.98	1.25	2.48	0.31	2.17	11699
120	**1.58**	**1.25**	**1.97**	**0.31**	**1.66**	**11932**
180	1.12	1.25	1.40	0.31	1.08	11703

MIN.VOLUME TO BE STORED: **11932 CF**

ORIFICE FORMULA

Q = C x A x (2 g h)SQRT

C =	0.62	(INPUT)
h =	3 FT	(INPUT)
Q =	0.310 CFS	(INPUT)
A =	0.036 SF	(CALC'D)
D =	0.214 FT	(CALC'D)
D =	2.568 INCHES	(CALC'D)

USE 2.6" DIA HOLE IN WATER CONTROL STRUCTURE
(SEE DETAIL)

STORM SEWER DESIGN COMPUTATIONS FOR VASH INVESTMENTS ADDITION

FROM	TO	DRAIN AREA	ACRES	AREA IMPERV A	AREA PERV 0.2	RUNOFF COEFF C	EQUIV. AREA A * C	INTEN-SITY I	TIME OF CONC. Tc	ADD'L RUNOFF C	RUNOFF (CFS) Q	PIPE LENGTH (LF)	PIPE DIA (IN)	VELOCITY FLOWING FULL (FPS)	HYDRAULIC GRADIENT SLOPE %	ACTUAL SLOPE USED	MANNING FLOW CAPACITY	MANNING'S VELOCITY (FT/SEC)	TIME (MIN)	HG ELEV UPPER END	HG ELEV LOWER END	RIM ELEV UPPER END	INVERT UPPER END	INVERT LOWER END
C31	CB2	CB1	0.5	0.49	0.09	0.92	0.459	4.38	15.00		2.01	112	12	2.56	0.32%	0.32%	2.02	2.57	0.73	779.24	778.88	781.43	778.44	778.08
C32	CB3	CB2	0.21	0.21	0	0.90	0.189	4.30	15.73		2.82	140	15	2.30	0.19%	0.24%	3.17	2.59	0.90	778.88	778.55	781.65	777.88	777.55
CB3	CB4	CB3	0.23	0.23	0	0.90	0.207	4.20	16.63		3.69	80	18	2.09	0.12%	0.20%	4.71	2.67	0.50	778.55	778.39	781.65	777.35	777.19
CB4	BASIN	CB4	0.15	0.15	0	0.90	0.135	4.15	17.13		4.25	94	18	2.41	0.16%	0.20%	4.71	2.67	0.59	778.39	778.20	781.65	777.19	777.00
BASIN	OUT										1.97	46	12	2.51	0.30%	0.40%	2.26	2.88	0.27	777.71	777.53	781.65	776.91	776.73

BASIN	AREA	C	C x A
grass	0.22	0.20	0.04
pave/roof	1.34	0.90	1.21
	1.56		1.25
WEIGHTED C = 0.80			

BASIN STORAGE PROVIDED

ELEV.	AREA (FT^2)	DEPTH (FT)	VOLUME (FT^3)	TOTAL VOLUME (FT^3)	
781	7408	1	6,693	18,901	FREEBOARD
780	5978	1	5,298	**12,208**	**D.H.W.**
779	4618	1	4,017	6,910	
778	3416	1	2,893	2,893	
777	2370		0	0	

STRUCTURE TABLE

CB1	EJIW 1020 M1 COVER
RIM =	781.43
12 " INV S. =	778.44
2 ' SUMP	

CB2	EJIW 1020 M1 COVER
RIM =	781.65
12 " INV N. =	778.08
15 " INV W. =	777.88
2 ' SUMP	

CB3	EJIW 1020 M1 COVER
RIM =	781.65
15 " INV E. =	777.55
18 " INV S. =	777.35
2 ' SUMP	

CB4	EJIW 1020 M1 COVER
RIM =	781.65
18 " INV N. =	777.19
18 " INV E. =	777.19
2 ' SUMP	

PIPE TABLE

PIPE	LENGTH	DIA.	SLOPE	TYPE
1	112	12	0.32%	SLCPP
2	140	15	0.24%	SLCPP
3	80	18	0.20%	SLCPP
4	94	18	0.20%	SLCPP
5	22	2.5	0.40%	GALV. STEEL
6	46	12	0.40%	C76-III RCP

No.	REVISIONS	DATE	BY

Know what's below. Call before you dig. 811

JOSEPH A. WIZYNAJTYS P.E. DATE
NO. 21585
STATE OF MICHIGAN

SCALE: 1" = 30'	DATE: 12/7/2018
DESIGNED BY: N/A	DRAWN BY: MJW
CHECKED BY: JAW	FIELD CREW CHIEF B. SHALTZ

PROPRIETOR
VASH INVESTMENTS
4040 E. BRISTOL ROAD
BURTON, MI 48529
810-820-8028

REC ENGINEERS
REAL ESTATE CONSULTING ENGINEERS, INC
16509 BELFAST, FENTON, MICHIGAN 48430
(810) 869-0194 OR (810) 845-5364

GRADING AND DRAINAGE PLAN
FOR
4040 E. BRISTOL ROAD
CITY OF BURTON GENESEE COUNTY MICHIGAN

SHEET 5 OF 8

Attachment: Back up 19-05 (4259 : SPR #19-05)

SPR #19-01

By: Michael Bully
4499 Davison Rd.
Burton, MI 48509

Re: 4499 Davison Rd. Burton, MI 48509

For: Additional tenant to an existing auto dealer

ATTACHMENTS:

- Back up 19-01 (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: 1-3-19

FEE: **$40.00**

RECEIPT NO: _____

CHECK NO: _____

SPR #: 19-01

PLEASE PRINT

DATE: 1-3-2019

APPLICANTS NAME: Michael D. Bully

APPLICANTS ADDRESS: 4499 Davison Rd Burton MI

APPLICANTS PHONE NO: 810 691-2050

PROPOSED NAME OF BUSINESS: Grandnet Auto L.L.C.

PROPOSED TYPE OF BUSINESS: "U" Dealer licence

SITE ADDRESS: _____

USE OF STRUCTURE: Office

SQ FOOTAGE OF PROPERTY: 800

SQ FOOTAGE OF STRUCTURE: _____

NUMBER OF EMPLOYEES/SEATS: _____

APPLICANTS SIGNATURE: M. D. B.

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

Attachment: Back up 19-01 (4255 : SPR #19-01)

SPR #19-02

By: Ray Powell
1096 N. Center Rd. Suite 131
Burton, MI 48509

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

For: Additional tenant in existing auto wholesale

ATTACHMENTS:

- Back up 19-02 (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: 1-23-19

FEE: **$40.00**

RECEIPT NO: _____

CHECK NO: Cash

SPR #: 19-02

PLEASE PRINT

DATE: 1-23-19

APPLICANTS NAME: Ray Powell

APPLICANTS ADDRESS: 1096 N Center Rd Suite 131

APPLICANTS PHONE NO: 810 691-5378

PROPOSED NAME OF BUSINESS: 244153 ONT LLC

PROPOSED TYPE OF BUSINESS: Automotive Whole Sale

SITE ADDRESS: 1096 N Center Rd Burton, MI 48509

USE OF STRUCTURE: office Building

SQ FOOTAGE OF PROPERTY: _____

SQ FOOTAGE OF STRUCTURE: 50,000

NUMBER OF EMPLOYEES/SEATS: 1

APPLICANTS SIGNATURE: Ray Powell

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

Attachment: Back up 19-02 (4256 : SPR #19-02)

SPR #19-04

By: Michael Pickard
5500 Brigham Rd.
Goodrich, MI 48438

Re: 1423 E. Bristol Rd. Burton, MI 48529

For: Dog Groomer

ATTACHMENTS:

- Back up 19-04 (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: 2/21/19

FEE: **$75.00**

RECEIPT NO: Cash

CHECK NO: _____

SPR #: 19-04

PLEASE PRINT

DATE: 2/21/19

APPLICANTS NAME: MICHAEL RYAN PICKARD

APPLICANTS ADDRESS: 5500 BRIGHAM ROAD GOODRICH MI 48438

APPLICANTS PHONE NO: 810-322-8109

PROPOSED NAME OF BUSINESS: FAMILY PET GROOMING

SITE ADDRESS: 1423 E. BRISTOL ROAD BURTON M 48529

SUBDIVISION & LOT # OR PARCEL NUMBER: _____

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

USE OF STRUCTURE: DOG GROOMING

SQ FOOTAGE OF PROPERTY: _____

SQ FOOTAGE OF STRUCTURE: ~~2500~~ ~~1004~~ 1040

NUMBER OF EMPLOYEES/SEATS: _____

APPLICANTS SIGNATURE: Michael Pickard

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

Attachment: Back up 19-04 (4258 : SPR #19-04)