



# CITY OF BURTON

## BURTON PLANNING COMMISSION MEETING

MARCH 14, 2017

### 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 |
|----------------|---------------|---------|---------|
| Vaughn Smith   | Councilman    | Present |         |
| John Benthall  | Commissioner  | Present |         |
| Kris Johns     | Commissioner  | Excused |         |
| Deb Walton     | Chairman      | Present |         |
| Tom Gorang     | Commissioner  | Present |         |
| Kevin Burge    | Vice Chairman | Present |         |
| Mary Ann White | Commissioner  | Present |         |
| Robert Johnson | Commissioner  | Present |         |

#### C. STAFF PRESENT

Amber Abbey, Deputy Planning and Zoning

Teresa Karsney, Clerk

#### D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Jan 10, 2017 5:00 PM

|                  |                                                        |
|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>                            |
| <b>MOVER:</b>    | John Benthall, Commissioner                            |
| <b>SECONDER:</b> | Robert Johnson, Commissioner                           |
| <b>AYES:</b>     | Smith, Benthall, Walton, Gorang, Burge, White, Johnson |
| <b>EXCUSED:</b>  | Johns                                                  |

#### E. SITE PLAN REVIEW

1. SPR #17-10

By: C.M. Architecture, P.A.  
800 Washington Ave. N #208  
Minneapolis, MN 55401

Re: 3493 Fenton Rd. Burton, MI 48529

For: New Construction of an O'Reilly Auto Parts

Mrs. Walton stated the applicant is not here tonight.

Mrs. Abbey said the applicant does not have to be here for a site plan. They are out of state so they chose not to. If there is a question I cannot answer I suggest you postpone it until they can be here. They will be putting in a small portion of the sidewalk in front of the business. The parking lot will be redone. They are going to demolish the building and construct a new building. The administration recommends approval.

Mr. Burge asked if they will they be taking in oil for recycling.

Mrs. Abbey said if they do, I will make sure the Assistant Fire Chief is aware so that the proper techniques are followed.

|                  |                                                        |
|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>                             |
| <b>MOVER:</b>    | Kevin Burge, Vice Chairman                             |
| <b>SECONDER:</b> | Mary Ann White, Commissioner                           |
| <b>AYES:</b>     | Smith, Benthall, Walton, Gorang, Burge, White, Johnson |
| <b>EXCUSED:</b>  | Johns                                                  |

#### F. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #17-01

By: Elias Abi Ghanem  
1096 N. Center Rd.  
Burton, MI 48509 Suite 122

Re: 1096 N. Center Rd. Burton, MI 48509 Ste. 122

For: Wholesale vehicles

2. SPR #17-02

By: Mark Grams  
1172 Crooked Lake Rd.  
Fenton, MI 48430

Re: 4070 S. Dort Hwy Bldg. #3 Burton, MI 48529

For: Vehicles wholesale

3. SPR #17-03

By: Andrew Bowman

2339 Meadowlane Ct.  
Burton, MI 48519

Re: 2339 Meadowlane Ct. Burton, MI 48519

For: Home Occupation- Salon

4. SPR #17-04

By: Robert Jadan  
1117 S. Belsay Rd.  
Burton, MI 48509

Re: 1117 S. Belsay Rd. Burton, MI 48509

For: Tubby's Sub Shop

5. SPR #17-05

By: Joseph Bowen  
3089 E. Bristol Rd.  
Burton, MI 48529

Re: 3189 E. Dort Hwy. Burton, MI 48529

For: Bowen Electric LLC.

6. SPR #17-06

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

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

For: Automotive Wholesale

7. SPR #17-07

By: Pickard Lane Wholesale LLC.  
1096 N. Center Rd. Suite 125  
Burton, MI 48509

Re: 1096 N. Center Rd. Suite 125 Burton, MI 48509

For: Automotive Wholesale

8. SPR #17-08

By: Lund Auto LLC.  
1096 N. Center Rd. Suite 124  
Burton, MI 48509

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

For: Automotive Wholesale

9. SPR #17-09

By: Ashley Bundy  
5409 Baldwin Rd.

Re: 3460 S. Saginaw St. Burton, MI 48529

For: Vinyl cutting / print shop

10. SPR #17-12

By: Tiara Huffman  
5076 Roberts Dr.

Re: 1192 N. Genesee Rd. Burton, MI 48509

For: Hair Salon

## **G. PRESENTATION**

1. Master Plan Presentation

Rowe Professional Services

Mrs. Walton stated when we started this journey with the Master Plan we were told we would be involved with the whole process. I do not feel this is the case. We were not invited to the stake holder meetings. I was told that when the Planning Commission was at these meetings, we are nothing more than residents. We were asked questions once in a while but decisions were made before presentations without our input. We need to have workshops to gain better understanding of the Master Plan. We, as a board, need to have time to really understand and go over everything even if it means taking another two months to complete.

Mrs. White said I feel this Master Plan is moving faster than what it should. Previous Master Plan's I have been involved in have taken much longer and we had went over everything step by step. We also held many workshops. I would like to see us have more Master Plan workshops to really take a look and understand what we are doing.

Mr. Burge stated I feel we are being educated late on the Master Plan process.

Mr. Smith said I don't feel I have a good grasp on what's going on. With as important as this is for our city, I am not comfortable in any way. I still have my issues with how we are going to leverage this Master Plan beyond looking for an occasional grant when we don't have a grant writer. Unless we get the information out to not only local residents and on the state and national level, we are underutilizing this information. If people don't know about it, it doesn't exist. I don't think with what we have we can make a presentation to the Council at this time.

Mr. Gorang said this is a learning process and there is a lot of detail.

Mr. Johnson stated in the back of my mind I think this will all come together. Towards the end, we should have material packets with the information and I think I will see a better conclusion to where we are at. I would like to see our marketing strategies and how we are going to implement the plan to make sure it doesn't become just a dust cover on a shelf. He thanked everyone what they have done so far.

Mr. Benthall said I fear this is going to be nothing but an exercise and end up in a box somewhere. I hope we have reached a point where we can do some practical things to implement what we are putting together in the Master Plan. If we don't do something that actually brings in business, housing, etc., then this whole thing is a waste of time.

Mrs. Abbey stated some department's write their own grants and some are through consulting firms. County grants we can usually do ourselves and for state grants they normally hire a company because they are very specific.

Mr. Piggott said the price is based on meetings, not time frame so if it takes an additional amount of time to finalize it would not increase the cost. There is a cost on additional meetings not identified in the plan. I am willing to waive that fee for a couple of meetings if the Planning Commission feels that they need this. I want to provide clarity on these issues that you have questions on. Our work plan is a document that would have very specific implementation strategies with identified bodies or individuals responsible for those implementations and time frames. Also with what we refer to as a strategic plan which is a kick start plan for the first two or three years of the process. It will list the priorities that will need to be done in the next two and three years. The Planning Commission should be looking at these every month to find out what the status is and what needs to be done next to move forward.

Mr. Burge asked if we could get input from other communities on what they have done and what has or hasn't worked for them.

The Planning Commission agreed to hold a Master Plan Workshop on April 4, 2017 at 9 AM and April 18, 2017 time to be announced.

Mr. Piggott spoke regarding each step of the Master Plan.

#### **H. AUDIENCE PARTICIPATION**

None.

#### **I. BOARD DISCUSSION**

Councilman Smith asked about the Visioning for Businesses survey results from the Chamber of Commerce members.

Mrs. Abbey will go over the results at the Planning Workshop meeting March 4, 2017.

Meeting was adjourned at 6:10 PM.

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