



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.

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.



CITY OF BURTON
BURTON PLANNING COMMISSION MEETING
APRIL 12, 2016
MINUTES

Council Chambers

Regular Meeting

5:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

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A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

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Kevin Burge	Commissioner	Present	
Mary Ann White	Commissioner	Excused	
Robert Johnson	Commissioner	Present	
Tom Gorang	Commissioner	Present	
Deb Walton	Chairman	Present	
John Benthall	Commissioner	Present	

1. Mr. Walls Resignation

Mrs. Abbey announced that Mr. Walls has resigned from the Planning Board as of April 5, 2016. Mrs. Walton will take his place as Chairperson until December when we have an election. At next month's meeting, when we have a new appointee, we will vote for a new Vice-Chair.

C. STAFF PRESENT

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

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Mar 15, 2016 5:00 PM

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

E. SPECIAL USE

1. SPR #16-16

Minutes Acceptance: Minutes of Apr 12, 2016 5:00 PM (Approval of Minutes)

By: South Flint Tabernacle
P.O. Box 7008
Flint, MI 48507

Re: 1291 E. Maple Ave. Burton, MI 48529
59-31-400-103, R-1C / HRM Zoned

For: Special use to construct a new building for a church in R-1C and HRM zones

2. Motion to Approve Special use to construct a new building for a church in R-1C and HRM zones.

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

F. SITE PLAN REVIEW

1. SPR #16-17

By: South Flint Tabernacle
P.O. Box 7008
Flint, MI 48507

Re: 1291 E. Maple Ave Burton, MI 48529
59-31-400-103

For: Construction of a New Church Facility

Lisa Easterwood stated there are currently several buildings on the site that are used for church functions including an auditorium, classrooms, daycare and a ball field. The proposed area for the new building is about 7 acres of lawn area. The proposed building is 69,000 square feet. There will be a vehicle parking area as well as bus parking. As far as utilities, there are two water main lines on the North side of Maple Avenue, a storm sewer that collects storm water from Maple Avenue, sanitary water and County storm drain that runs through Friel Street. There are no wetlands or flood plains on the site. There is a strip of wooded area that is about 200 feet wide at the North of the property. The building sits back more than 200 feet from the right of way. The main parking area is in the back of the site and will accommodate 345 spaces and will be made of asphalt. The building height is 51.7 feet in the front and 29.4 feet in the back, There will be a trash enclosure on the North end of the parking lot next to the maintenance building. There are two water main lines on the North side of Maple Avenue, we are proposing a 6 inch water service to the back of the building on the East side that will be fire suppression and domestic line. We are installing a fire hydrant per the Fire Chief's recommendation. The design of the storm system will be per Genesee County Drain Commission standards. Lighting will be

LED fixtures, landscaping will be a mixture of trees, shrubs and ornamental grasses. There will be an underground irrigation system. Bus parking will be fenced and gated for security purposes.

Mr. Benthall suggested they contact the FAA in regards to the height of the steeple to make sure it is within their guidelines.

Mrs. Ellenburg asked if Mr. Wallace's concerns were addressed.

Mr. Wallace stated his concern is the time frame because of transients in the area. He feels the fence needs to be replaced immediately.

Mr. Gorang asked if it is possible to put up a temporary fence until construction of the permanent fence can be completed.

Mrs. Abbey suggested putting the fence back behind the residential house to replace what was removed as soon as possible. She thinks this is reasonable for everyone. She would also like to add a contingency that the 6 foot vinyl fence extends from the North property line of the residential home to the tree line within 45 days. Also, no construction traffic should come down Greenly Street. There is no ordinance regarding steeple height however it should be approved through the FAA prior to construction.

Mr. Gorang asked what the plans are for the current building.

Melissa Hudson of Swartz Creek stated she is the Business Manager for the Church and they intend to sell the current church building.

Mr. Burge asked if it is necessary for the city to put up no construction traffic signs.

Mrs. Abbey stated adding it as a contingency to the site plan that will make it enforceable on a violation type basis.

Mr. Burge would like a tree line on the East near the bus parking lot and light deflectors on parking lot lighting as to not disrupt the neighboring residential property.

Jim Hines of Church Builders stated these particular lights will shine straight down and not shed light onto the residential property.

Mrs. Ellenburg asked what the time frame for completion will be.

Mr. Jim Hines stated it will take about 8 weeks for prep, the outside will take 6-8 months and the interior will be completed in about one year.

2. Motion to Approve construction of a new church facility with the contingency of the following: 6 foot vinyl fence to extend from the north property line of the residential home to the tree line and be completed within 45 days, no construction vehicle traffic on Greenly Street, and steeple height to be approved through FAA prior to construction.

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

G. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #16-14

By: John Chams
48 Birchmount Walk
London, On

Re: 3211 S. Dort Hwy Burton, MI 48529

For: Used Vehicle Sales

2. SPR #16-15

By: Riad Osman
817 Byron Hills Drive
London, On

Re: 3201 S. Dort Hwy. Burton, MI 48529

For: Office Space

3. SPR #16-18

By: Commercial Graphics of MI Inc.
1453 Walli Strasse
Burton, MI 48509

Re: 1453 Walli Strasse Burton, MI 48509

For: Printing Company

4. SPR #16-19

By: Big Coop's Trucking, LLC.
3066 Misty Creek
Swartz Creek, MI 48473

Minutes Acceptance: Minutes of Apr 12, 2016 5:00 PM (Approval of Minutes)

Re: 3481 S. Dort Hwy. Burton, MI 48529

For: Trucking Company

5. SPR #16-20

By: Gregory Butler
1911 Miles Rd.
Lapeer, MI 48446

Re: 4355 S. Saginaw St. Burton, MI 48529

For: Retail / Storage

6. SPR #16-21

By: Allen Automotive
2447 Judd Rd.
Burton, MI 48529

Re: 2447 Judd Rd. Burton, MI 48529

For: Used Vehicles Sales

H. AUDIENCE PARTICIPATION

None.

I. BOARD DISCUSSION

Mrs. Abbey provided an update on the master plan. The contract is signed and Mr. Piggot is working on the Facebook page and website. If there are questions, I can forward them to him. He will have an update at our next meeting.

Mr. Gorang asked if the board can have Mr. Piggot's information prior to the meeting.

Mrs. Abbey stated it will be in your meeting agenda packet.

Mr. Gorang would like to thank Mr. Walls for his service to the Planning Commission for the past several years. He has done a great job and will be missed.

Ms. Boggs gave the board members information regarding a free Emerging Issues seminar at the Rowe Building on May 4th from 7:00 PM to 9:00 PM. Anyone interested in attending may register or call the Clerk's office.

Mrs. Abbey stated Mr. Slattery would like to have a Robert's Rules of Order class for the Planning Commission. It would take about an hour and we could hold it before a meeting. I will set it up with Mr. Slattery and let everyone know.

The next regularly scheduled meeting will be held on Tuesday, May 10, 2016 at 5:00 p.m.

Meeting was adjourned at 6:05 PM.

Minutes Acceptance: Minutes of Apr 12, 2016 5:00 PM (Approval of Minutes)



ADOPTED

AGENDA ITEM (ID # 2363)

DOC ID: 2363 A

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

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



Burton Planning Commission
4303 S. Center Road
Burton, MI 48519

Meeting: 05/10/16 05:00 PM
Department: Department of Public Works
Category: Presentation
Prepared By: Amber Abbey
Department Head: Jackie Beutler

F.A

SCHEDULED

AGENDA ITEM (ID # 2379)

DOC ID: 2379

Master Plan Presentation

ROWE Professional Services- Doug Piggott

ATTACHMENTS:

- May Planning Meeting Back up (PDF)



ROWE PROFESSIONAL SERVICES COMPANY

Large Firm Resources. Personal Attention.sm

MEMORANDUM

TO: City of Burton Planning Commission Members
Amber Abbey, Deputy Planning Official

FROM: Doug Piggott, AICP
Senior Planner

SUBJECT: City of Burton Master Plan – First Meeting

DATE: May 3, 2016

Attached is material for your review in preparation for next week's Planning Commission meeting. We hope to go over five items at the meeting.

Community Engagement – We will be presenting a report on the status of the various community engagement activities that are part of the scope of the Master Plan and a schedule for them moving forward.

Existing Land Use – We have completed an existing land use inventory of the Township. Attached is a preliminary report on the findings as well as a copy of the existing land use map.

LandUse/USA – Sharon Woods from LandUse/USA will attend and present an overview of the work she will be conducting as part of the Master Plan including the Target Market Analysis (TMA).

Preliminary Census Review – Attached is an analysis of census data for the City of Burton that we will review. This preliminary analysis will be supplanted in the coming months by more in-depth analysis by LandUse/USA as part of their TMA.

Surrounding Community Plans – Attached is an analysis of the master plans of surrounding municipalities. We will review the potential impact of those plans recommendations in areas that border the City of Burton.

If you have any questions, please contact me at (810) 341-7500.

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City of Burton Master Plan – Master Plans in Adjacent Communities

City of Flint

The City of Flint adopted a new master plan in 2013, the first new master plan in 53 years. The plan's overarching goal is "The City of Flint will be a community made up of distinct and desirable places by integrating a wide range of land uses into a city pattern that is vibrant, sustainable, livable, and healthy"

The plan uses "place typology" rather than the traditional land use classifications in expressing the future land use of the city. These consist of a combination of primary and complementary land uses, development scales and character to provide a "development palette for each area of the city.

The City of Flint borders the City of Burton on its western border starting on Center Road, south to Lippincott Blvd, the south along a line west of Term St, then west along Atherton Road, south on Dort Highway, west along Hemphill Road ending at Fenton Road.

The area is a mix of five of the twelve place types in the city's master plan. They are:

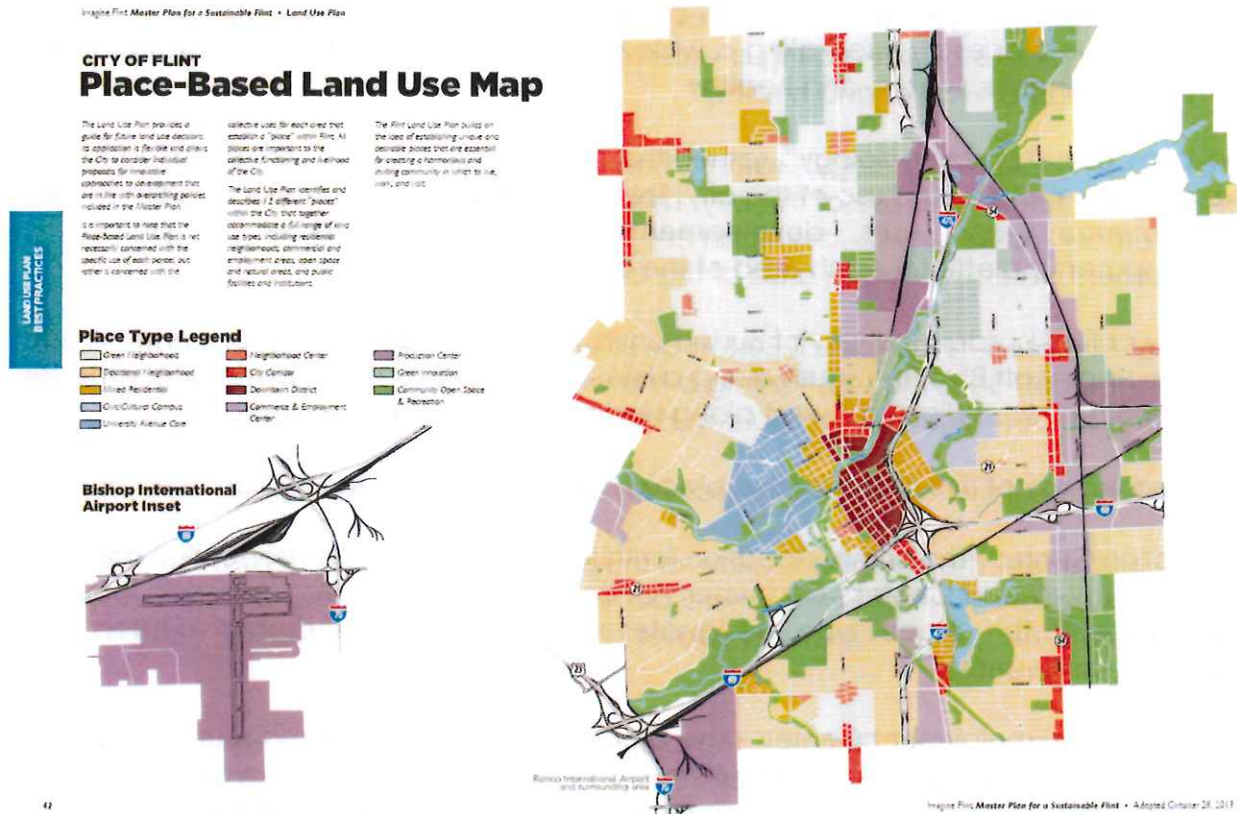
Production Center – The primary location for this place type is at the intersection of Robert T Longway Blvd and Center Road where access to railroads have supported industrial development. The place type designates the city's major industrial centers and economic generators.

Commerce & Employment Center – The areas with this designation is south of Robert T Longway Blvd, at the Center Road/I-69 interchange and along Saginaw Street north of Hemphill. This area is characterized by development patterns focused around a community anchor such as a large employer and/or regional commercial center or a cluster of small employment-related uses. Housing may be located in the area but as a complementary use such as workforce housing.

Community Open Space and Recreation - This place type is scattered throughout the border area, including abandoned railroad right-of-way and some residential neighborhoods with high rates of abandonment. This is an area planned for parks, open space and environmental features such as greenways, and large wooded areas

City Corridor – This place type is located along Dort Highway where it enters the City of Burton. City Corridors are designed to accommodate a wide range of commercial and institutional uses fronting on major roadways. They are auto-oriented in nature but with amenities such as sidewalks, benches, pedestrian-scale lighting and landscaping to make easy for pedestrians to walk along the corridor.

Traditional Neighborhood – This place type covers the remaining border area consisting of existing residential neighborhoods. This area is planned to remain primarily single-family detached residences, with townhouses, duplexes and small multi-family buildings located along busy corridors and areas of special interest



Flint Township

The Charter Township of Flint adopted a Master Plan in 2009, replacing a plan adopted in 1994.

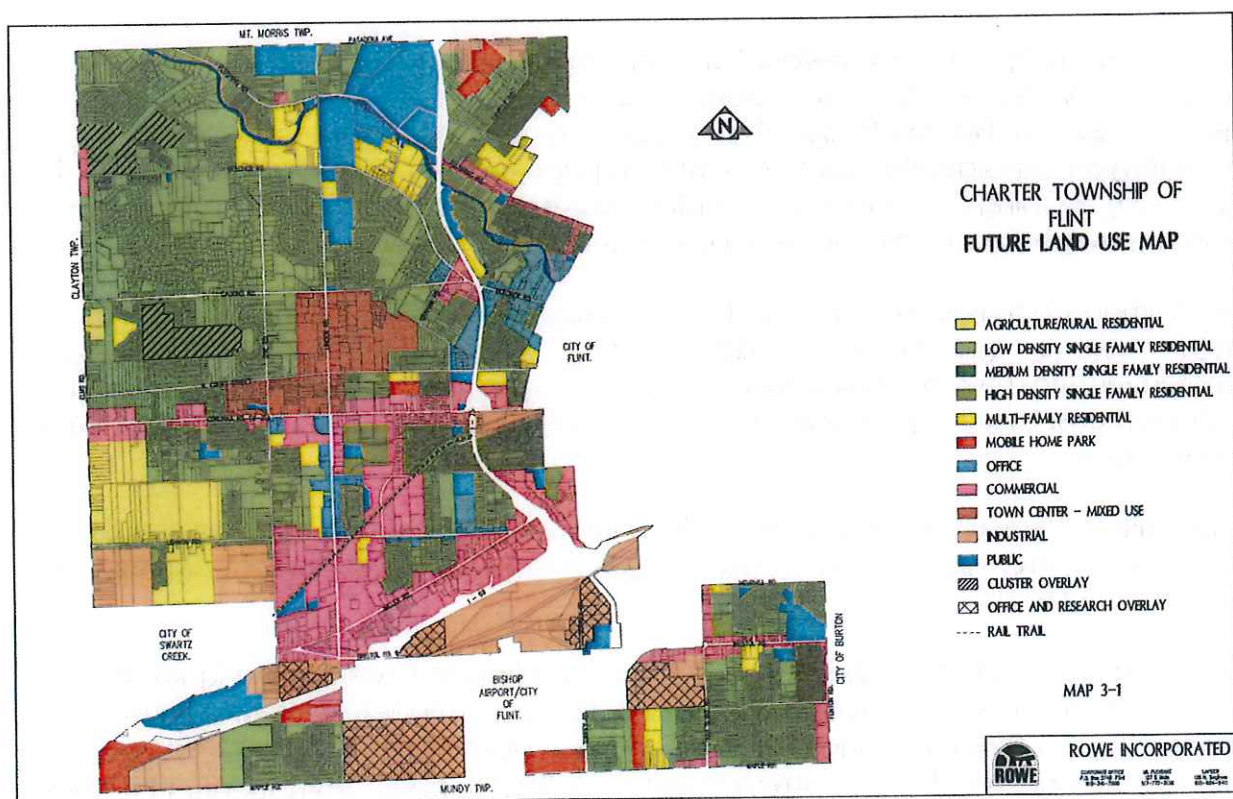
Flint Township borders the City of Burton from just south of Hemphill Road to Maple Avenue along Fenton Road.

The border area contains three future land use categories:

High Density Single Family Residential – This designation covers land fronting on Fenton Road from Hemphill to Bristol and areas behind the commercial land fronting the remainder of Fenton Road. The High Density Single Family Residential classification corresponds with the township's R-1D zoning district, which allows single family residences on 7,200 sq. ft. lots. It is intended to identify existing single family residential neighborhoods where density corresponds with the R-1D zoning district. The classification is also available for spot infill developments to promote affordable housing and address difficult to develop sites. This area would also allow for increased flexibility in the range of home occupations allowed

Public – This classification designates land adjacent to Fenton and Bristol Road. The Public classification has no corresponding township zoning classification. Land in this classification is zoned based on the intensity and impact of the use and as mapped represent existing public uses or vacant land that is publicly owned.

Commercial – The Commercial classification covers land fronting on Fenton Road from Bristol Road to Maple Avenue. It corresponds with the township's C-1, C-2 and C-3 zoning districts. The three districts vary in the range of services allowed, from office and neighborhood commercial, drive thru restaurants, car dealerships and regional commercial centers. The focus of the Township plan is development of a proposed Town Center area and not on expansion of its existing commercial corridor such as along Fenton Road



Grand Blanc Township

The Grand Blanc Community Master Plan was adopted in 2010, replacing a plan adopted in 2003. The township borders the City of Burton along its southern boundary of Maple Avenue

Generally, the western half of that area is a mix of single family and multiple family residences, light industrial and commercial land uses, while the eastern half is almost completely low density single family residences. There are eight future land use categories identified in the area along Maple Avenue

Low Density Single Family Residential. – As noted, this designation covers over half of the border area and is designed to provide for single family development with densities ranging from 1.7 to three (3) dwelling units per acre to accommodate suburban subdivision style development.

Medium Density Single Family Residential. This designation includes a few existing residential developments fronting on Maple Avenue. It provides for smaller lot single family subdivisions with densities ranging from 3.1 to 4 dwelling units per acre are anticipated within this land use category.

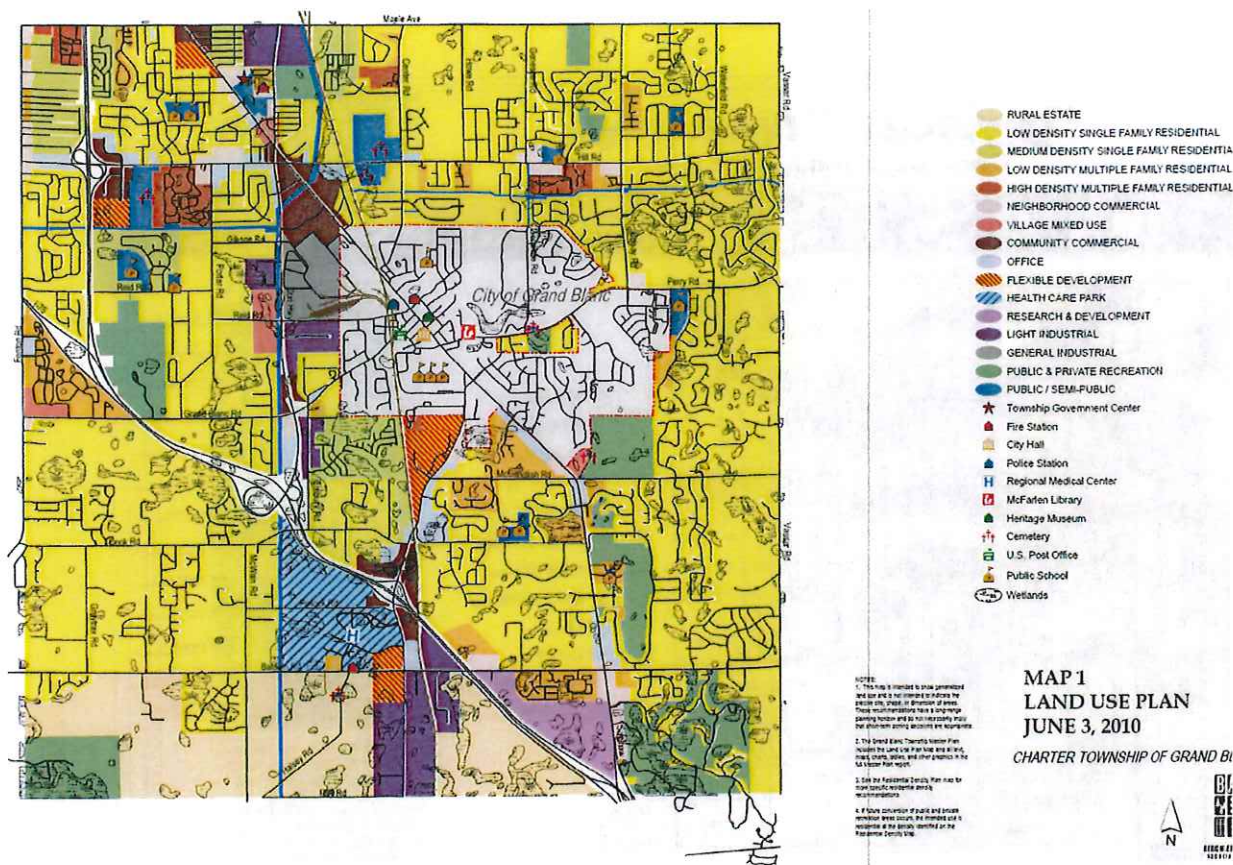
Low Density Multiple Family Residential. This future land use designation covers one development with frontage on Maple Avenue. It provides for multiple Family development at densities of 4 to 10 dwelling units per acre include townhomes, courtyard apartments and attached condos.

High Density Multiple Family Residential. There are two areas identified as High Density Multiple Family Residential in the border area, one adjacent to Center Road and the other just east of Fenton Road. This category is the Township plan's most intense concentration of residential development with permitted densities ranging from 10.1 to twenty (20) dwelling units per acre. Rental apartments and attached condominiums would represent typical development types within these areas.

Neighborhood Commercial. This land use category is located at the intersection of Maple Avenue and Fenton Road and is intended to encompass small commercial/retail uses that serve the convenience consumer needs of nearby residential neighborhoods. Uses may include drug stores, florists, beauty salons, and modest-sized grocery stores.

Community Commercial. Land at the intersection of Maple Avenue and Saginaw Street is covered by this designation. It covers larger, community commercial centers and highway-oriented businesses

Light Industrial. The intersection of Dort Highway and Maple Avenue is designated Light Industrial. This land use classification is intended to accommodate office, light industrial, warehousing, and research and development uses. Development is expected to occur within an integrated planned environment with no outdoor storage permitted and adequate buffering of adjacent residential uses.



Davison Township

The Davison Township Master Plan was adopted in 2003, replacing a plan adopted in 1988. The township is adjacent to the city's eastern border of Vassar Road.

The townships Future Land Use Plan shows four land use categories within the border area:

Single Family – This classification covers the vast majority of the land adjacent to Vassar Road. It covers both existing proposed single family residential development at subdivision level densities

Suburban Estate – This classification covers the southernmost mile of the border area. The existing and proposed development is single family residential at very low densities with some provision for agricultural and ancillary uses.

General Business – The general business category is located on land adjacent to the I-69/Irish Road interchange and is intended to provide appropriate locations for highway service and "big box" retail establishments

Industrial – The industrial future land use classification includes property north and south of the -69/Irish Road interchange and is intended to provide appropriate locations for industrial uses, particularly those that may take advantage of railroad access.

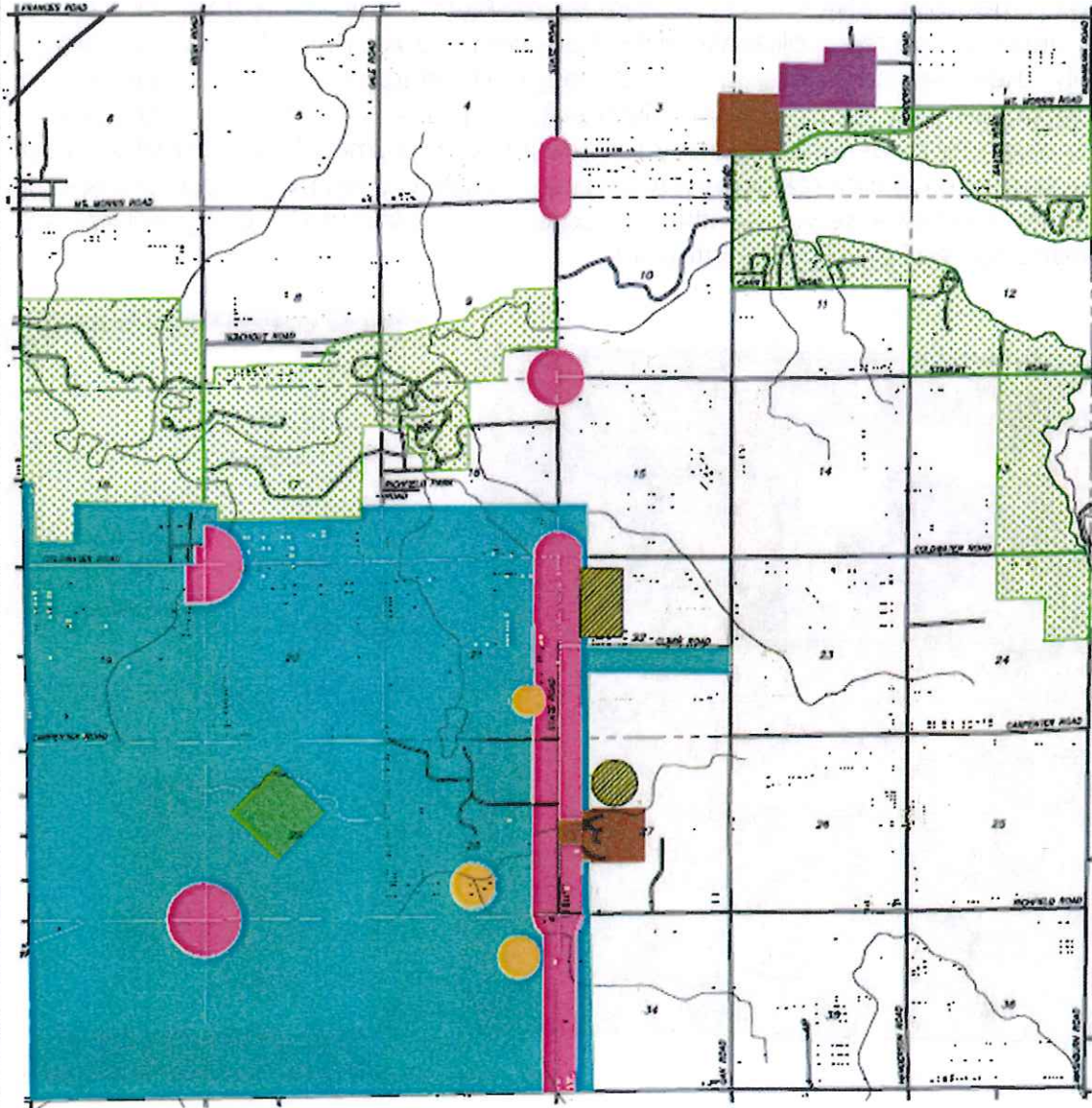


Richfield Twp.

The Richfield Township Master Plan was adopted in 2005, updating a previous plan adopted in 1995. The township is located "kitty-corner" from the city at the intersection of Vassar and Potter Roads. The land in Section 31 of the township is designated as Suburban Residential/Agricultural.

Suburban Residential/Agriculture – This future land use classification is defined by the township's sewer service area and is intended to accommodate most of the new residential development that will occur in the township for the foreseeable future. The minimum single-family lot size in the suburban residential area is intended to be 12,000 square feet, but it is anticipated that some residential development will occur on acreage parcels. Although the suburban residential area is intended to provide primarily for single-family homes, certain sites within this general area are suitable for multiple-family residential development. It is also anticipated that "temporary" nonresidential uses will continue within the suburban residential area over the next two decades. Such uses include agricultural and extractive activities.

RICHFIELD TOWNSHIP FUTURE LAND USE PLAN JANUARY, 2005



PREPARED BY
ROWE INCORPORATED.

CORPORATE: 6301 TAYLOR DR. LAPEER, MI 48849
810-241-7500 810-304-9411 800-772-2130

RURAL RESIDENTIAL/AGRICULTURE
 SUBURBAN RESIDENTIAL/AGRICULTURE
 MULTIPLE-FAMILY RESIDENTIAL
 MOBILE-HOME RESIDENTIAL
 RETAIL COMMERCIAL/OFFICE

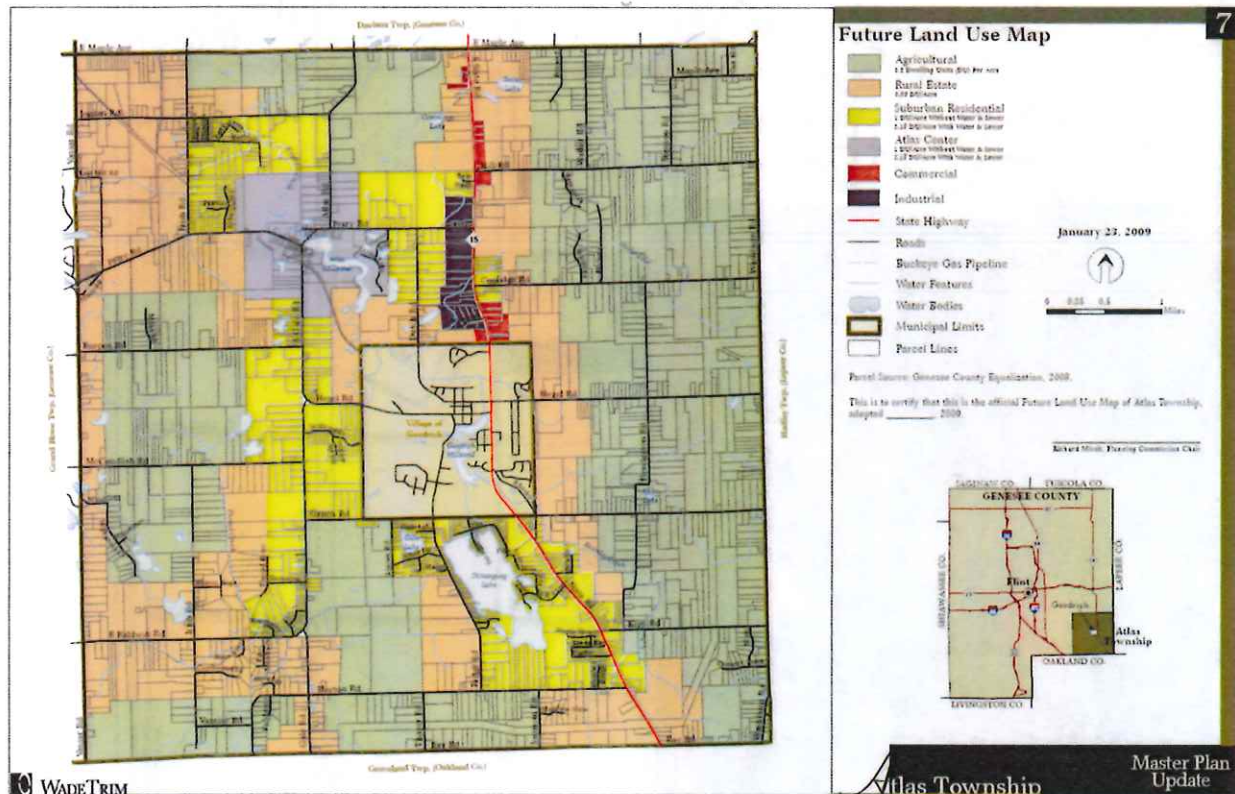
RECREATION COMMERCIAL
 INDUSTRIAL
 LAND FILL
 PUBLIC RECREATION AND OPEN SPACE

8/1/2004/1704/000834/0004/0101000-2100

Atlas Twp.

The Atlas Township Master Plan was adopted in 2009, replacing a previous plan adopted in 1991. The township is located "kitty-corner" from the city at the intersection of Vassar Road and Maple Avenue. The land in Section 6 of the township is designated as Rural Estate.

Rural Estate – The Rural Estate land use is intended to maintain a predominantly rural character, and exclude the proliferation of residential subdivisions and suburban sprawl. Single-family uses are encouraged to be designed using clustering techniques to preserve agricultural lands, environmentally significant lands and other open spaces. In addition to agricultural and single-family residential uses, a limited amount of support services, such as churches or schools, may be appropriate but will be limited by the lack of public water and sewer services within the category. A minimum lot area of 3 acres is recommended for the Rural Estate category



Mundy Twp.

The Mundy Township Master Plan was adopted in 2011, replacing a previous plan adopted in 1997. The township is located "kitty-corner" from the city at the intersection of Vassar Road and Maple Avenue. The land in Section 1 of the township is designated as a mix of four land use classifications.

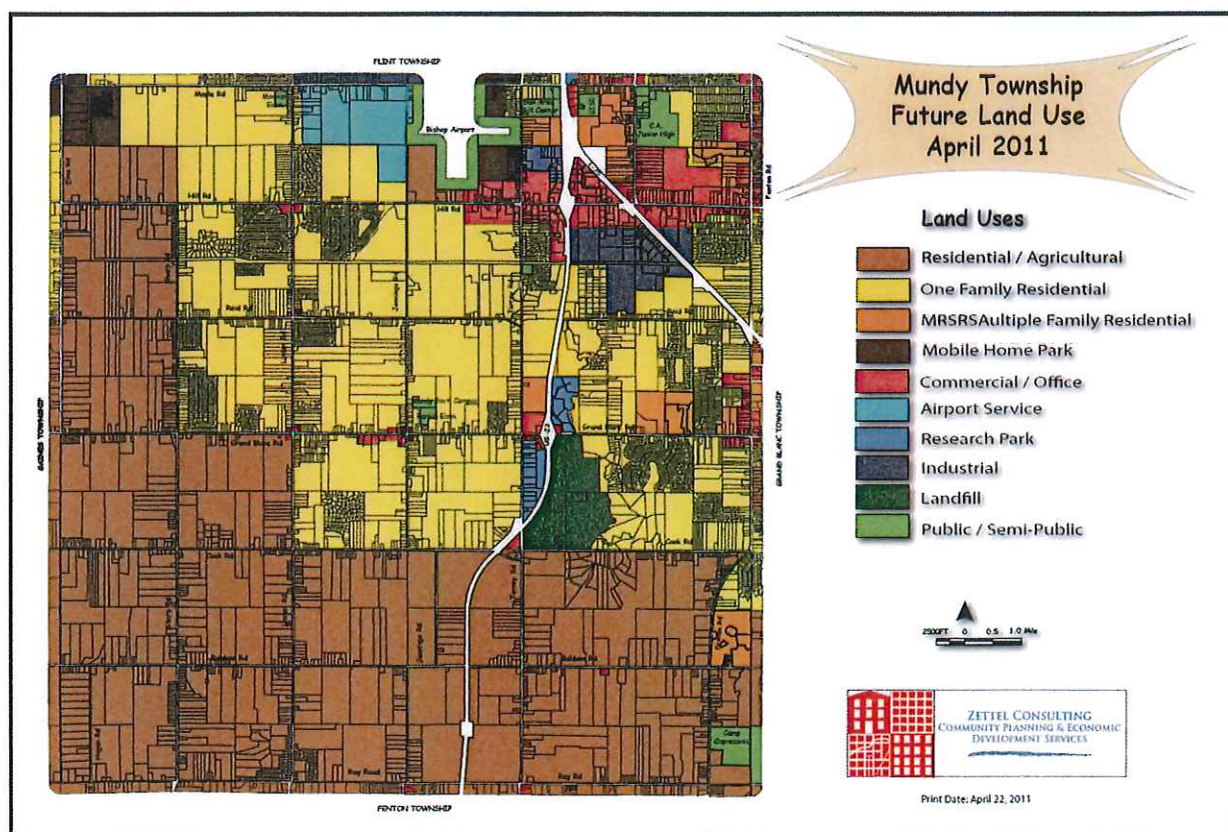
One Family Residential – This designation covers approximately a quarter of the section. It is intended to provide areas for suburban style, one-family residential development and

other types of uses that provide services which will complement the principal uses such as golf courses, athletic fields, churches, day-care facilities, and small scale elderly housing. Lot sizes vary from ½ acre to 2 acres.

Multiple Family Residential – The multiple-family residential classification covers an existing multi-family development off Fenton Road. The classification is intended to provide opportunities for affordable housing and alternatives to traditional subdivision development.

Commercial/Office – The commercial/office classification cover the full range of commercial and office uses allowed in the township although the current uses include a drive-in theatre and grocery store.

Public/Semi-Public – This category generally reflects the existing public and semi-public land uses in the Township and designates an existing Carman Ainsworth school.



City of Burton Master Plan – Preliminary Existing Land Use Inventory

A. Existing Trends

The City of Burton grew as a first-ring suburb stemming from the City of Flint. As the City of Flint grew and job became available in the area people moved to Burton and other adjacent communities. As the population information has shown, the City of Burton's population has grown and decreased with no particular constant trend. As the once Burton Township became the City of Burton in 1972, which prevented further annexation from the City of Flint, more regulations and zoning to regulate the city's growth were adopted. As property was divided and developed the zoning became apparent in the land use.

B. Commercial Uses

Commercial uses are most prevalent along the City's main north-south thoroughfares but those uses lessen as you move east to Davison Township boundary. The most intense commercial uses are located along Dort Highway (M-54) and along the Saginaw corridor. On Dort Highway the continuous commercial uses are broken up by a large faction of industrial uses or vacant land that was once industrial. This is most prevalent near the intersection of Bristol Road and Dort Highway. This trend is mostly due to the proximity to an existing and an abandoned railway intersecting in that area. In contrast when compared to the Saginaw Road corridor, while the lots are smaller the commercial use of property is quite continuous with very few residential and public properties fronting Saginaw Road.

The Center Road corridor (though north of Lippincott, the west side is in the City of Flint) remains a solid commercial area. Due to Interstate 69 access large commercial centers have been devolved of the past 50 years. While the economic downturn and recession of the 2000's have increased vacancies at these developments, the overall use has not changed and are still utilized as the area continues to recover from the recession. Another area with this designation of use is on Center Road in an area mostly occupied by Meijer. These two Community Shopping areas make up a total of 114.3 acres, separate from the general commercial uses.

There remains to be nodes of commercial uses at intersections of most the major mile roads within the City limits. This trend remains to be much less prevalent the further east and south in the City and being nonexistent at every Vassar Road intersection at the eastern border of the City. The general commercial uses (not including "community shopping") make up 527.4 acres within the city.

C. Industrial Uses

Industrial uses (as mentioned above) are concentrated mostly at the Bristol Road and Dort Highway intersection amongst commercial uses. This trend moves east from that intersection along Bristol Road and into industrial parks or large parcels fronting Bristol. There is some industrial along the east side of Center Road from the Robert T. Longway Boulevard intersection area north and almost to the Davison Road intersection. Other industrial uses are quite sporadic being far and few between the concentrated area mentioned herein. The total industrial land uses within the city total 329 acres which does not include property that was industrial and is now vacant.

D. Residential Uses

Residential uses continue to dominate the City. High density levels of housing tapers off in the east part of the City making Center Road a threshold to the verifying housing density. A majority of the newer residential subdivisions within the City are located primarily east of Genesee Road with many of them having halted. Nonetheless, single family residential uses take up the majority of the property within the city with 5,699.5 acres. Other residential uses, such as multi-family (128.3 acres) and mobile home parks (271.1 acres) are much smaller in comparison.

E. Public & Quasi-Public

The use of property as public or quasi-public lands within the City is second highest use behind single family residential. The amount of property being used as public and quasi-public property covers 1,202.6 acres and is spread generously throughout the city.



CITY OF BURTON

EXISTING LAND USE MAP - 2016

PAULA ZELENKO, MAYOR

CITY COUNCIL

- STEVEN HEFFNER, PRESIDENT
- DUANE HASKINS, VICE PRESIDENT
- ELLEN ELLENBURG
- STEVEN HATFIELD
- THOMAS MARTINBIANCO
- DENNIS O'KEEFE
- VAUGHN SMITH

- SINGLE FAMILY RESIDENTIAL
- MULTIPLE FAMILY RESIDENTIAL
- MOBILE HOME PARK
- GENERAL COMMERCIAL
- COMMUNITY SHOPPING
- INDUSTRIAL
- PUBLIC & QUASI-PUBLIC
- UTILITIES
- AGRICULTURAL & VACANT

BASE MAP PROVIDED BY GENESSEE COUNTY DEPARTMENT OF EQUALIZATION



ROWE PROFESSIONAL SERVICES COMPANY

CORPORATE OFFICE 540 S. SAGINAW BLVD 810-341-7500	MT. PLEASANT 127 S. MAIN 517-772-2138	LAPPEER 128 N. SAGINAW 810-664-9411	GRAYLING 403 HURON 989-318-1036	TRI-CITIES 419 N. MADISON BAY CITY 989-694-1011	FARMINGTON HILLS 27300 HAGGERTY 248-675-1056	MYRTLE BEACH 511 BROADWAY 843-444-1020
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City of Burton Master Plan – Preliminary Population Analysis

A. Population Analysis

Population information is important to review when trying to understand a community. When considering population for a city, it must be kept in mind that residents of a city in Michigan are also residents of the township in which the city is located. This is reflected in the census data.

The City of Burton's census population has declined peaked and then increased over 30 years before holding relatively steady over the period 2000 – 2010. This compares with surrounding jurisdictions that have decreased (City of Flint and Davison Township) and increased Grand Blanc and Davison Township. The population change is very consistent with both Genesee County and the State of Michigan as a whole.

TABLE 1 POPULATION CHANGES														
1970 - 2010	City of Burton		City of Flint		Grand Blanc Twp		Davison Twp		Genesee Twp		Genesee County		STATE of MICHIGAN	
Year	Pop.	Chng.	Pop.	Chng.	Pop.	Chng.	Pop.	Chng.	Pop.	Chng.	Pop.	Chng.	Pop.	Chng.
1970	32,540		193,317		19,229		8,260		25,589		444,341		8,875,083	
1980	29,976	-8%	159,611	-17%	24,413	27%	13,708	66%	25,065	-2%	450,449	1%	9,262,078	4%
1990	27,617	-8%	140,761	-12%	25,392	4%	14,671	7%	24,093	-4%	430,459	-4%	9,295,297	0%
2000	30,308	10%	124,943	-11%	31,450*	24%	17,722	21%	22,837*	-5%	436,141	1%	9,938,444	7%
2010	29,999	-1%	102,434	-18%	37,508	19%	19,575	10%	21,581	-5%	425,790	-2%	9,883,640	-1%
<i>Note: Burton Township in 1970 turned into City of Burton by 1980</i>														

Table 2 identifies the population by age group and compares the various age cohorts with the county and the state. The data shows that in 2010 the population in the city had a higher percentage of young to middle aged adults from 25-54. This is a higher percentage in both the household formation and the working years.

TABLE 2
POPULATION AGE DISTRIBUTION
2010

	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Total population	29,999	100%	425,790	100%	9,883,640	100%
Under 5 years	1,840	6.1%	27,319	6.4%	596,286	6.0%
5 to 9 years	1,948	6.5%	29,062	6.8%	637,784	6.5%
10 to 14 years	2,088	7.0%	30,560	7.2%	675,216	6.8%
15 to 19 years	2,198	7.3%	32,030	7.5%	739,599	7.5%
20 to 24 years	1,779	5.9%	25,689	6.0%	669,072	6.8%
25 to 29 years	1,807	6.0%	24,779	5.8%	589,583	6.0%
30 to 34 years	1,899	6.3%	25,445	6.0%	574,566	5.8%
35 to 39 years	2,016	6.7%	26,913	6.3%	612,493	6.2%
40 to 44 years	2,069	6.9%	28,147	6.6%	665,481	6.7%
45 to 49 years	2,356	7.9%	31,624	7.4%	744,581	7.5%
50 to 54 years	2,394	8.0%	33,357	7.8%	765,452	7.7%
55 to 59 years	2,048	6.8%	28,434	6.7%	683,186	6.9%
60 to 64 years	1,596	5.3%	24,242	5.7%	568,811	5.8%
65 to 69 years	1,120	3.7%	17,523	4.1%	418,625	4.2%
70 to 74 years	983	3.3%	13,415	3.2%	306,084	3.1%
75 to 79 years	834	2.8%	11,289	2.7%	244,085	2.5%
80 to 84 years	546	1.8%	8,503	2.0%	200,855	2.0%
85 years and over	478	1.6%	7,459	1.8%	191,881	1.9%

The median age in the City of Burton is generally in line with the county and state. It shows the general increase in age caused by the aging "baby-boom" generation. This trend is expected to continue unless the city is able to attract a number of younger persons into the community.

TABLE 3
MEDIAN AGE
1990 – 2010

Year	City of Burton	Genesee County	State of Michigan
1990	32.7	32	32.6
2000	34.6	35.25	35.5
2010	38.6	38.5	38.9

Note: The colored box is an estimated number value.

Tables 4 and 5 shows that the city of is more homogeneous racially than Genesee County or the State of Michigan as a whole. National and state-wide trends would predict that the city will become more racially diverse over the next two decades

TABLE 4 RACE 2010						
	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
White	26,442	88.1%	317,393	74.5%	7,803,120	78.9%
Black or African American	2,203	7.3%	88,127	20.7%	1,400,362	14.2%
American Indian and Alaska Native	192	0.6%	2,252	0.5%	62,007	0.6%
Asian	177	0.6%	3,879	0.9%	238,199	2.4%
Native Hawaiian and Other Pacific Islander	7	0.0%	79	0.0%	2,604	0.0%
Some other race	219	0.7%	3,044	0.7%	147,029	1.5%
Two or more races	759	2.5%	11,016	2.6%	230,319	2.3%

TABLE 5 HISPANIC OR LATINO HERITAGE 2010						
	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Hispanic or Latino (of any race)	930	3.1%	12,983	18.4%	436,358	4.4%

TABLE 6 HOUSEHOLD TYPES 2010						
	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Total households	11,964	100.0%	169,202	100.0%	3,872,508	100.0%
Family households (families)	8,041	67.2%	111,620	66.0%	2,554,073	66.0%
With own children under 18 years	3,500	29.3%	49,511	29.3%	1,106,735	28.6%
Married-couple family	5,411	45.2%	73,337	43.3%	1,857,127	48.0%
With own children under 18 years	2,054	17.2%	27,794	16.4%	730,892	18.9%
Female householder, no husband present	1,950	16.3%	29,048	17.2%	511,583	13.2%
With own children under 18 years	1,085	9.1%	16,987	10.0%	284,562	7.3%
Male householder, no husband present	680	5.7%	9,235	5.5%	185,363	4.8%
With own children under 18 years	361	3.0%	4,730	2.8%	91,281	2.4%
Nonfamily households	3,923	32.8%	57,582	34.0%	1,318,435	34.0%
Householder living alone	3,229	27.0%	48,117	28.4%	1,079,678	27.9%
Householder 65 years and over	2,975	24.9%	17,296	10.2%	985,333	25.4%

Table 6 shows the breakdown of households by types. A household is one or more persons functioning as a household unit. It is different from a family by the fact that it includes individuals living alone and two or more unrelated

people living together. The household composition in the city is similar to the county and state.

AVERAGE HOUSEHOLD SIZE 2000 – 2010			
Year	City of Burton	Genesee County	State of Michigan
2000	2.58	2.54	2.56
2010	2.5	2.48	2.49
<i>Census Data</i>			

The average household size for the city, county, and state is similar as shown in table 7. Comparison with 2000 data shows a drop in household size. This is a national trend due to the aging population. As nuclear families age, single households split into several as the children reach adulthood and form new households.

Increases in the rate of divorce over the past 50 years have also increased the number of households and caused a reduction in average household. A significant impact of this trend is that a population that does not increase may still require additional housing units. It also impacts the demand for smaller dwelling units.

TABLE 8 EDUCATIONAL ATTAINMENT 2014*						
	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Population 25 years and over	20,178	100%	38,166	100%	6,619,834	100%
Less than 9th grade	484	2.4%	1,030	2.7%	218,455	3.3%
9th to 12th grade, no diploma	1,776	8.8%	3,168	8.3%	489,868	7.4%
High school graduate (includes equivalency)	7,526	37.3%	12,633	33.1%	1,999,190	30.2%
Some college, no degree	5,428	26.9%	10,305	27.0%	1,582,140	23.9%
Associate degree	1,937	9.6%	3,702	9.7%	582,545	8.8%
Bachelor's degree	2,078	10.3%	4,580	12.0%	1,065,793	16.1%
Graduate or professional degree	969	4.8%	2,748	7.2%	681,843	10.3%
<i>*Estimates based on 2014 information</i>						

The city has a lower percentage of adults with bachelor or higher college degrees than the county or the city. It has about the same percentage of adults without a high school degree or equivalency, but a higher proportion of adults with a high school degree but no college.

B. Housing Analysis

The characteristics measured by the census include information regarding the residents (tenure and affordability) as well as information about the structures themselves (age, value, type of structure, etc.)

TABLE 9 NUMBER OF OCCUPIED DWELLING UNITS 1990 - 2010						
Total Housing Units*	City of Burton		Genesee County		State of Michigan	
	#	% Change	#	% Change	#	% Change
1990	9,869		128,402		3,419,331	
2000	12,348	25.1%	169,825	32.3%	3,785,661	10.7%
2010	11,964	-3.1%	169,202	-0.4%	3,872,508	2.3%

Table 9 shows the change in the number of occupied dwelling units. It showed a decrease of 3.1% in the number of occupied dwellings. This compares with a more modest decrease in the county as a whole and a small increase for the state.

TABLE 10 HOUSING TENURE 2010						
Housing Units	City of Burton		Genesee County		State of Michigan	
	13075	%	#	%	#	%
Occupied	11,964	100.0%	169,202	100.0%	3,872,508	100.0%
Owner-occupied	8,935	74.7%	118,945	70.3%	2,793,342	72.1%
Renter-occupied	3,029	25.3%	50,257	29.7%	1,079,166	27.9%

Table 10 identifies the breakdown of renters vs. homeowners in the city. It is not unusual for an urban area to have a higher percentage of renters than mostly rural areas. However, the City of Burton has only a slightly greater number of owner occupied residences. This despite the fact, as shown in Table 11, it has a much higher proportion of single family detached homes at 81.5% vs 73.1% for the county and 72% for the State of Michigan.

TABLE 11 UNITS IN STRUCTURE* 2014**						
	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Total housing units	12,951	100.0%	191,447	100.0%	4,532,719	100.0%
1-unit, detached	10,550	81.5%	139,869	73.1%	3,262,082	72.0%
1-unit, attached	134	1.0%	8,316	4.3%	211,262	4.7%
2 units	107	0.8%	3,241	1.7%	116,964	2.6%
3 or 4 units	180	1.4%	4,541	2.4%	116,039	2.6%
5 to 9 units	213	1.6%	7,512	3.9%	190,503	4.2%
10 or 19 units	265	2.0%	8,079	4.2%	163,537	3.6%
20 or more units	753	5.8%	9,082	4.7%	225,494	5.0%
Mobile home	749	5.8%	10,799	5.6%	245,882	5.4%
Boat, RV, van, etc	0	0.0%	8	0.0%	956	0.0%
*Occupied Housing Units. **Estimates based on 2009 - 2014 information.						

Table 12 compares housing value in the city versus the county and state. It shows that the median value of an owner occupies home in the city is approximately 58% of the that of state as a whole and 75% of the county

TABLE 12 HOUSE VALUE 2014*						
	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Specified owner-occupied units	8,527	100.0%	115,167	100.0%	2,738,012	100.0%
Less than \$50,000	2,724	31.9%	30,466	26.5%	431,825	15.8%
\$50,000 to \$99,999	3,442	40.4%	34,666	30.1%	681,414	24.9%
\$100,000 to \$149,999	1,503	17.6%	24,122	20.9%	551,567	20.1%
\$150,000 to \$199,999	662	7.8%	13,390	11.6%	439,220	16.0%
\$200,000 to \$299,999	157	1.8%	8,447	7.3%	371,874	13.6%
\$300,000 to \$499,999	27	0.3%	2,641	2.3%	188,963	6.9%
\$500,000 to \$999,999	12	0.1%	909	0.8%	57,303	2.1%
\$1,000,000 or more	0	0.0%	526	0.5%	15,846	0.6%
Median (dollars)	\$69,500		\$88,300		\$120,200	
*Estimated based on 2009 - 2014 information						

Table 13 shows that the disparity has grown over the past 30 years, and particularly since 2010.

TABLE 13 MEDIAN HOUSE VALUES 1990 - 2014*						
Total Housing Units	City of Burton		Genesee County		State of Michigan	
	\$	% Change	\$	% Change	\$	% Change
1990	\$44,400		\$42,700		\$ 60,600	
2000	\$84,500	90.3%	\$95,000	122.5%	\$ 115,600	90.8%
2010	\$100,600	19.1%	\$118,000	24.2%	\$144,200	24.7%
2014*	\$69,500	-30.9%	\$88,300	-25.2%	\$120,200	-16.6%
*Estimates based on 2009 - 2014 information.						

Median rents on the other were higher than county medians and only 3% less than the state median income. Table 15 shows that the median rents increased 90% from 1990 to 2014 while the median value of an owner occupied home increased by only 57%. Most of this disparity occurred since 2014 when the median value of homes dropped and the median rent increased by 9.5%

TABLE 14 GROSS RENT 2014*						
	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Specified renter-occupied units	2,901	100.0%	47,823	100.0%	1,028,835	100.0%
Less than \$200	0	0.0%	853	1.8%	19,182	1.9%
\$200 to \$299	226	7.8%	1,748	3.7%	39,926	3.9%
\$300 to \$499	338	11.7%	6,216	13.0%	95,876	9.3%
\$500 to \$749	850	29.3%	17,528	36.7%	316,871	30.8%
\$750 to \$999	908	31.3%	13,433	28.1%	288,644	28.1%
\$1,000 to \$1,499	464	16.0%	6,611	13.8%	207,491	20.2%
\$1,500 or more	115	4.0%	1,434	3.0%	60,845	5.9%
No rent paid	215	7.4%	2,972	6.2%	61,033	5.9%
Median (dollars)	\$759		\$718		\$780	
*Estimates based on 2009 - 2014 information.						

TABLE 15 MEDIAN RENT VALUES 1990 - 2014*						
Total Housing Units	City of Burton		Genesee County		State of Michigan	
	\$	% Change	\$	% Change	\$	% Change
1990	\$399		\$406		\$ 341	
2000**	\$476	19.3%	\$507	24.9%	\$ 546	60.1%
2010	\$693	45.6%	\$662	30.6%	\$ 723	32.4%
2014*	\$759	9.5%	\$718	8.5%	\$ 780	7.9%
*Estimates based on 2009 - 2014 information.						
** Information not available - estimated value						

Table 16 shows the last significant increase in housing construction occurred in the city from 2000 to 2009. Over 11% of the housing stock as of 2014 was built over that period of time, a proportion equivalent to the county and the state. However, the table also shows that 47.7% of the homes were built before 1960 and so are over 50 years old. This compares with 38.7% for the county and 38.8% for the county.

TABLE 16 YEAR STRUCTURE BUILT* 2014**						
	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Total housing units	12,951	100.0%	191,447	100.0%	4,532,719	100.0%
2010 or Later	0	0.0%	205	0.1%	19,090	0.4%
2000 to 2009	1,498	11.6%	19,861	10.4%	466,547	10.3%
1980 to 1999	2,128	16.4%	21,574	11.3%	1,035,464	22.8%
1960 to 1979	3,329	25.7%	61,412	32.1%	1,253,932	27.7%
1940 to 1959	5,153	39.8%	51,315	26.8%	1,065,539	23.5%
1939 or earlier	1,025	7.9%	22,766	11.9%	692,147	15.3%
*Occupied Housing Units. **Estimates based on 2014 information.						

Tables 16 and 17 identify the affordability of housing in a community by comparing housing costs with income. For owner-occupied homes, "selected monthly owner costs" include payments for mortgages or similar debts on the property (including payments for second mortgages, home equity loans, and other junior mortgages); real estate taxes; insurance on the property; utilities (electricity, gas, and water and sewer); and fuels. Where appropriate, it also includes the monthly condominium fees or mobile home costs. The "gross rent" calculated for non-homeowners includes the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels, if these are paid for by the renter.

TABLE 17 SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME 2014*						
	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Housing Units with a mortgage	5,158	100.0%	69,683	100.0%	1,733,752	10000.0%
Less than 20.0 percent	1,967	38.1%	27,196	39.0%	717,379	41.4%
20.0 to 24.9 percent	746	14.5%	11,046	15.9%	284,678	16.4%
25.0 to 29.9 percent	597	11.6%	7,520	10.8%	194,544	11.2%
30.0 to 34.9 percent	471	9.1%	5,413	7.8%	129,789	7.5%
35.0 percent or more	1,377	26.7%	18,508	26.6%	407,362	23.5%
*Estimates based on 2014 information.						

A general rule of thumb is that a household should not pay more than one-third of its income on these housing costs. Table 16 shows that almost two thirds of homeowners (64.2%) pay less than 30% of their income for housing costs, although the county (65.7%) and the state (69.0%) do slightly better. Given the greater increase in gross rents, it is not surprising that a higher percentage of renters are paying more than 30% of their income on rent. Only 42.9% of the renters were paying less than 30% of their income compared with 40.8% for the county and 46.0% for the state.

TABLE 18 GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME 2014*						
	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Occupied units paying rent	2,770	100.0%	46,358	100.0%	999,986	100.0%
Less than 15.0 percent	205	7.4%	4,628	10.0%	115,550	11.6%
15.0 to 19.9 percent	399	14.4%	4,958	10.7%	115,597	11.6%
20.0 to 24.9 percent	247	8.9%	4,741	10.2%	117,432	11.7%
25.0 to 29.9 percent	347	12.5%	4,577	9.9%	111,533	11.2%
30.0 to 34.9 percent	260	9.4%	4,083	8.8%	86,686	8.7%
35.0 percent or more	1312	47.4%	23,371	50.4%	453,188	45.3%
*Estimates based on 2014 information.						

C. Economic Analysis

TABLE 19 OCCUPATION 2014*						
OCCUPATION	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Employed civilian population 16 years and over	11,856	100.0%	157,974	100.0%	4,293,574	100.0%
Management, professional, and related occupations	2,967	25.0%	47,740	30.2%	1,490,512	34.7%
Service occupations	2,598	21.9%	32,171	20.4%	789,547	18.4%
Sales and office occupations	2,976	25.1%	39,889	25.3%	1,033,226	24.1%
Natural resources, construction, and maintenance occupations	960	8.1%	12,439	7.9%	332,116	7.7%
Production, transportation, and material moving occupations	2,335	19.7%	25,735	16.3%	648,173	15.1%
*Estimates based on 2014 information.						

The six occupations listed in Table 18 are generalization of 509 specific occupational categories for employed people arranged into 23 major occupational groups by the Bureau of the Census. The table shows that the percentage of each occupation varies between the county, township, and city. It does not include persons in the military or under 16 years of age. It shows that the city has a lower percentage of persons employed in management, professional and related occupations and a slightly higher percentage in the other 5 categories.

TABLE 20 INDUSTRY 2014*						
INDUSTRY	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Employed civilian population 16 years and over	11,856	100.0%	157,974	100.0%	4,293,574	100.0%
Agriculture, forestry, fishing and hunting, and mining	41	0.3%	837	0.5%	56,755	1.3%
Construction	476	4.0%	7,774	4.9%	204,227	4.8%
Manufacturing	1,820	15.4%	23,770	15.0%	746,413	17.4%
Wholesale trade	451	3.8%	3,895	2.5%	105,437	2.5%
Retail trade	1,719	14.5%	21,411	13.6%	491,344	11.4%
Transportation and warehousing, and utilities	515	4.3%	6,871	4.3%	176,791	4.1%
Information	57	0.5%	2,221	1.4%	68,697	1.6%
Finance, insurance, real estate, and rental and leasing	470	4.0%	7,560	4.8%	236,416	5.5%
Professional, scientific, management, administrative, and waste management services	926	7.8%	12,887	8.2%	398,271	9.3%
Educational, health and social services	2,684	22.6%	41,598	26.3%	1,036,163	24.1%
Arts, entertainment, recreation, accommodation and food services	1,420	12.0%	15,119	9.6%	406,413	9.5%
Other services (except public administration)	907	7.7%	8,180	5.2%	206,631	4.8%
Public administration	370	3.1%	5,851	3.7%	160,016	3.7%
<i>*Estimates based on 2014 information.</i>						

The industry classification system used during Census 2000 was developed for the census and consists of 265 categories for employed people, classified into 14 major industry groups. Table 20 shows estimated numbers from 2014 based on data gathered from 2010 to 2014. From 1940 through 1990, the industrial classification has been based on the Standard Industrial Classification (SIC) Manual. The 2000 Census classification was developed from the 1997 North American Industry Classification System (NAICS) published by the Office of Management and Budget. This change in classification system makes comparison of data prior to 2000 with data since 2000 difficult.

The primary industries that the residents of the city were engaged in the year 2014 were Education, Health and Social Services; Manufacturing and Retail Trade. These are the same for the county and the state although the portion they make of the total labor force in the city is slightly less than the county or state.

TABLE 21 CLASS OF WORKER 2014*						
CLASS OF WORKER	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Employed civilian population 16 years and over	11,856	100.0%	157,974	100.0%	4,293,574	100.0%
Private wage and salary workers	10,108	85.3%	130,563	82.6%	3,568,870	83.1%
Government workers	1,129	9.5%	19,664	12.4%	497,231	11.6%
Self-employed workers in own not incorporated business	585	4.9%	7,525	4.8%	220,195	5.1%
Unpaid family workers	34	0.3%	222	0.1%	7,278	0.2%

*Estimates based on 2014 information.

The data in Table 21 shows the breakdown of workers based on the ownership of the employing organization. It shows that in 2014, the percentage of persons employed by the government was lower than the county or state as a whole.

TABLE 22 INCOME 2014**						
INCOME IN 2014*	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Households	11,643	100.0%	165,962	100.0%	3,827,880	100.0%
Less than \$10,000	1,056	9.1%	17,344	10.5%	308,023	8.0%
\$10,000 to \$14,999	863	7.4%	10,745	6.5%	211,941	5.5%
\$15,000 to \$24,999	1,440	12.4%	21,164	12.8%	446,084	11.7%
\$25,000 to \$34,999	1,445	12.4%	20,791	12.5%	424,007	11.1%
\$35,000 to \$49,999	2,026	17.4%	25,465	15.3%	553,748	14.5%
\$50,000 to \$74,999	2,389	20.5%	30,202	18.2%	707,412	18.5%
\$75,000 to \$99,999	1,098	9.4%	17,515	10.6%	456,176	11.9%
\$100,000 to \$149,999	1,000	8.6%	15,220	9.2%	445,647	11.6%
\$150,000 to \$199,999	163	1.4%	4,682	2.8%	150,246	3.9%
\$200,000 or more	163	1.4%	2,834	1.7%	124,596	3.3%
Median household income (dollars)	\$42,002.00		\$ 41,879.00		\$49,087.00	

* Includes benefits (in 2014 inflation-adjusted dollars) **Estimates based on 2014 information.

Tables 22 and 23 deal with annual household income estimated in 2014. Table 22 shows that the median income in city is actually higher than the county as a whole, but 86% of the state median. Table 23 shows that 69.3% of the households have income from earnings, compared with 66.8% for the county and 73.6% for the state. The table shows that the percentage of Burton's residents that have non-earnings types of income such as retirement and social security are slightly lower than the county and slightly higher than the state.

TABLE 23 INCOME SOURCE 2014*						
INCOME SOURCE IN 2009	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Households	11,643	100.0%	165,962	100.0%	3,827,880	100.0%
With earnings	8,067	69.3%	110,882	66.8%	2,815,773	73.6%
Mean earnings (dollars)	\$52,733.00		\$57,151.00		\$67,764.00	
With Social Security income	4,126	35.4%	59,110	35.6%	1,264,143	33.0%
Mean Social Security income (dollars)	\$17,960.00		\$18,526.00		\$18,606.00	
With Supplemental Security Income	853	7.3%	13,165	7.9%	231,867	6.1%
Mean Supplemental Security Income (dollars)	\$9,786.00		\$9,705.00		\$9,704.00	
With public assistance income	590	5.1%	9,586	5.8%	141,242	3.7%
Mean public assistance income (dollars)	\$2,924.00		\$3,453.00		\$3,227.00	
With retirement income	3,033	26.0%	47,678	28.7%	871,667	22.8%
Mean retirement income (dollars)	\$24,274.00		\$22,905.00		\$21,940.00	
*Estimates based on 2014 information.						

Data in Table 24 shows the poverty status of families and individuals in the city, county and state. It follows the same pattern as the data on income and income source. The city's poverty rate is slightly lower than the county and slightly higher than the state. The exception is for families with minor children, where the city's rate is slightly higher than both the county and state.

TABLE 24 POVERTY STATUS 2014*						
POVERTY STATUS IN 2014 (below poverty level)	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Families	8041		111620		2554073	
Percent below poverty level	1270	15.8%	18864	16.9%	309043	12.1%
With related children under 18 years	3500		49511		1106735	
Percent below poverty level	942	26.9%	13913	28.1%	222454	20.1%
With related children under 5 years	N/A		N/A			
Percent below poverty level		33.8%		33.6%	0	23.6%
Families with female householder, no husband present	1950		29048		511583	
Percent below poverty level	741	38.0%	11735	40.4%	174961	34.2%
With related children under 18 years	1085		16987		284562	
Percent below poverty level	601	55.4%	8935	52.6%	128907	45.3%
With related children under 5 years	NA		NA		NA	
Percent below poverty level		73.6%		64.9%		54.2%
All people as individuals	29999		425790		9883640	
Percent below poverty level	5970	19.9%	90267	21.2%	1670335	16.9%
18 years and over	22799		319211		7539572	
Percent below poverty level	3990	17.5%	56820	17.8%	1115857	14.8%
65 years and over	3961		58189		1361530	
Percent below poverty level	384	9.7%	4190	7.2%	110284	8.1%
Related children under 18 years	7200		106579		2344068	
Percent below poverty level	2059	28.6%	33786	31.7%	555544	23.7%
Related children 5 to 17 years	NA		NA		NA	
Percent below poverty level		26.9%		29.3%		21.7%
Unrelated individuals 15 years and over	NA		NA		NA	
Percent below poverty level		33.9%		31.6%		29.6%
*Estimates based on 2009 - 2014 information.						

TABLE 26 VEHICLES AVAILABLE 2014*						
VEHICLES AVAILABLE	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Households	11,643		165,962		3,834,574	
None	877	7.5%	15,115	9.1%	310,705	8.1%
1	3,839	33.0%	63,433	38.2%	1,329,503	34.7%
2	4,857	41.7%	59,880	36.1%	1,470,115	38.3%
3 or more	2,070	17.8%	27,534	16.6%	724,251	18.9%
*Estimates based on 2014 information.						

Table 25 shows that 7.5% of city residents do not have access to a vehicle. This is a lower percentage than the state and county. While some portions of the city are served by the Mass Transit Authority's fixed routes and other areas are served by the "My Ride" system, The lack of access to a vehicle can limit the ability of residents to maintain a job and get access to necessary health services.



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

Meeting: 05/10/16 05:00 PM
Department: Department of Public Works
Category: Site Plan Review
Prepared By: Amber Abbey
Department Head: Robert Slattery

G.1

ADOPTED

AGENDA ITEM (ID # 2340)

DOC ID: 2340

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

ATTACHMENTS:

- 16-25 (PDF)

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



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: 3-31-16
 FEE: 200.00
 RECEIPT NO: _____
 CHECK NO: 8046

SPR #: 16-25

PLEASE PRINT

DATE OF PLANNING COMMISSION MEETING: May 10th, 2016 TIME: 5:00 pm

APPLICANTS NAME: NEW TESTAMENT CHURCH

APPLICANTS ADDRESS: 3484 S BELSAY RD.
BURTON MI

APPLICANTS PHONE NO: (810) 577-6603

PROPOSED NAME OF BUSINESS: NEW TESTAMENT

SITE ADDRESS: 3484 S BELSAY RD

SUBDIVISION & LOT # OR PARCEL NUMBER: _____

RE: Building addition

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

APPLICANTS SIGNATURE: [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.

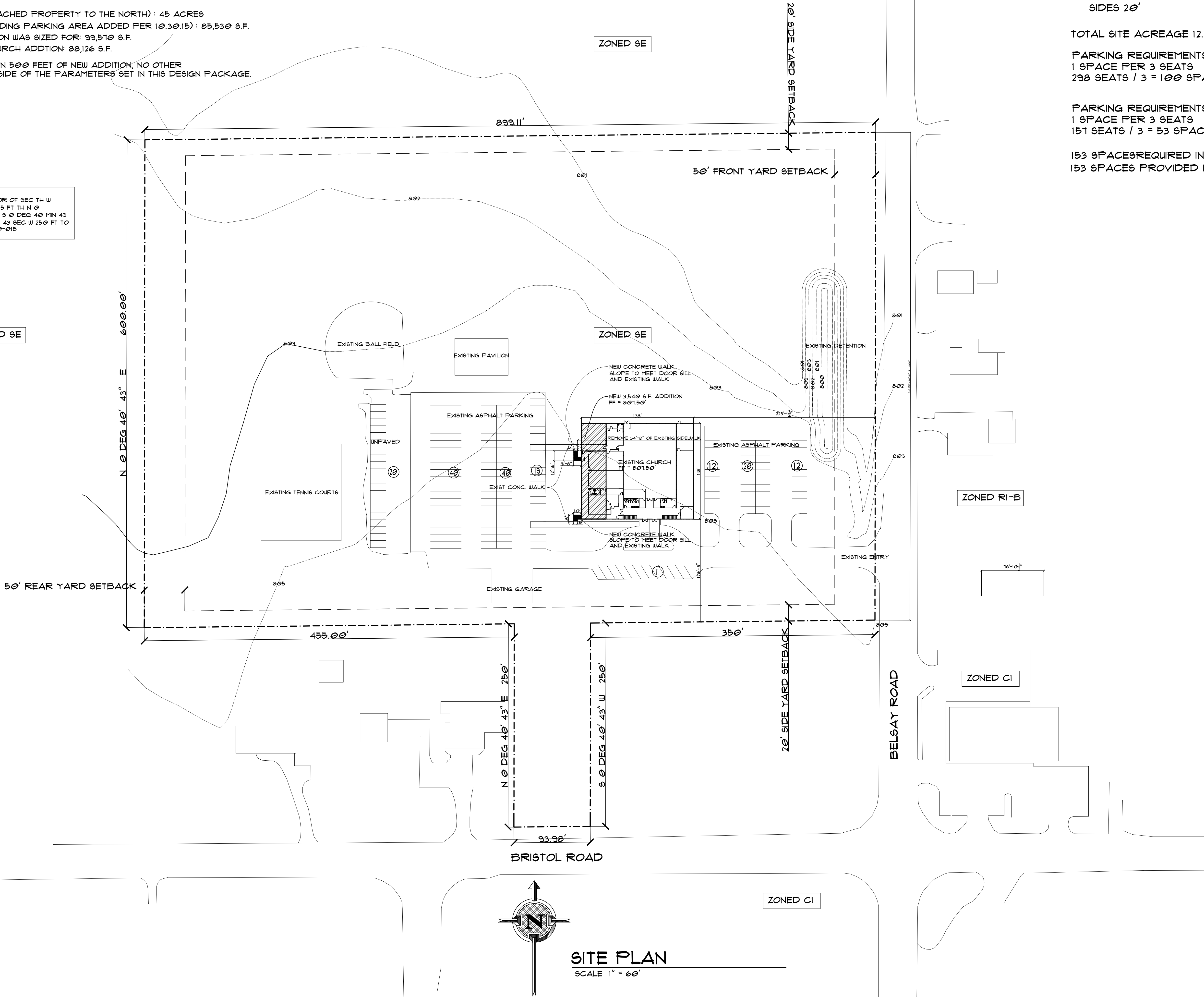
Attachment: 16-25 (2340 : SPR #16-25)

NOTE: FOR ALL CALCULATIONS AND SIZING OF DETENTION POND PLEASE REFER TO ENGINEERED DRAWINGS APPROVED AND ISSUED ON 10.30.15 AND ATTACHED TO THIS SET FOR VERIFICATION.

TOTAL PARCEL AREA (INCLUDING ATTACHED PROPERTY TO THE NORTH) : 45 ACRES
EXISTING HARD SURFACE AREA (INCLUDING PARKING AREA ADDED PER 10.30.15) : 85,530 S.F.
TOTAL HARD SURFACE AREA DETENTION WAS SIZED FOR: 93,510 S.F.
TOTAL HARD SURFACE AREA WITH CHURCH ADDITION: 88,126 S.F.

NOTE: NO WATERWAY IS LOCATED WITHIN 500 FEET OF NEW ADDITION, NO OTHER LAND DISTURBANCE IS TO OCCUR OUTSIDE OF THE PARAMETERS SET IN THIS DESIGN PACKAGE.

LEGAL DESCRIPTION:
A PARCEL OF LAND BEG W 350 FT FROM SE COR OF SEC TH W 33.38 FT TH N 0 DEG 40 MIN 43 SEC FT TH W 455 FT TH N 0 DEG 40 MIN 43 SEC E 600 FT TH E 893.11 FT TH S 0 DEG 40 MIN 43 SEC W 600 FT TH W 350 FT TH S 0 DEG 40 MIN 43 SEC W 250 FT TO PL OF BEG SEC 26 T1N R1E (97) PR 59-26-400-015



ZONING: SE (SUBRUBAN ESTATE RESIDENTIAL)

SETBACKS:
FRONT: 50'
REAR: 50'
SIDES 20'

TOTAL SITE ACREAGE 12.92 ACRES

PARKING REQUIREMENTS: A3 CHURCH AREA
1 SPACE PER 3 SEATS
298 SEATS / 3 = 100 SPACES REQUIRED

PARKING REQUIREMENTS: A3 COMMUNITY AREA
1 SPACE PER 3 SEATS
151 SEATS / 3 = 53 SPACES REQUIRED

153 SPACES REQUIRED INCL (4) PH SPACES
153 SPACES PROVIDED INCL (4) PH SPACES

G.1.a

ISSUED FOR
DATE

PERMITS
2.15.16

ROARK
GALT
ARCHITECTS/LLC
A MICHIGAN CORPORATION
1000 N. LINDEN RD. SUITE 100 BURTON, MI 48009
(588) 983-3884

ARCHITECT SIGNATURE:

PROJECT:
ADDITION FOR:
NEW TESTAMENT BAPTIST CHURCH
ADDRESS:
3484 S BELSAY ROAD
BURTON, MICHIGAN

DRAWN BY:
DJM

CHECKED:
DJM

SCALE:
1" = 60'

DATE:
2.15.16

JOB NUMBER:
20160003

TITLE:
SITE PLAN

SHEET NUMBER

S1
OF
2

GENERAL NOTES

1. THREE (3) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL TELEPHONE MISS DIG (800-482-7171) FOR THE LOCATION OF UNDERGROUND GAS AND CABLE FACILITIES AND SHALL NOTIFY REPRESENTATIVES OF OTHER UTILITIES LOCATED IN THE VICINITY OF THE WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES THAT AFFECT THIS JOB.

2. CHMP, INC. SHALL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION, NOR THE SAFETY ON THE JOB SITE, NOR SHALL CHMP, INC. BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THESE DOCUMENTS.

3. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, ENGINEER, CITY OF BURTON, GENESEE COUNTY, AND THE STATE OF MICHIGAN FROM ALL LIABILITIES FOR INJURY TO PERSONS, OR DAMAGE TO OR LOSS OF PROPERTY, OR ANY OTHER LOSS, COST OR EXPENSE, AS A RESULT OF THE ACTIONS OF THE CONTRACTOR, HIS EMPLOYEES, AGENTS, OR SUBCONTRACTORS.

4. THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. FURTHER, THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

5. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY OF BURTON FOR ALL WORK PERFORMED WITHIN THE PUBLIC ROAD RIGHT-OF-WAY, INCLUDING APPLICATION, FEES, BONDS, AND INSURANCE.

6. THE CONTRACTOR SHALL NOTIFY THE PERMIT ISSUING AGENCIES THREE (3) DAYS PRIOR TO CONSTRUCTION FOR REQUIRED INSPECTIONS. THE CONTRACTOR SHALL PAY FOR ALL NECESSARY PERMITS, BONDS, AND INSURANCE.

7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE CITY OF BURTON, GENESEE COUNTY DRAIN COMMISSION, AND MICHIGAN DEPARTMENT OF TRANSPORTATION. WORKMANSHIP AND MATERIALS FOR ALL BITUMINOUS PAVING SHALL BE IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS, 2012 EDITION.

8. PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH MDOT SPECIFICATION, SECTION 811.

9. CONTRACTOR SHALL KEEP ALL PHASES OF CONSTRUCTION CLEAN OF CONSTRUCTION MATERIALS, STOCKPILES, AND DEBRIS.

10. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF ACT 451 OF 1994 SOIL EROSION AND SEDIMENTATION, AND WILL BE RESPONSIBLE FOR ALL MAINTENANCE UNTIL THE FINAL ACCEPTANCE OF THE PROJECT.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE PREMISES, AND UPON COMPLETION OF THE PROJECT, LEAVE THE SITE IN AN ACCEPTABLE CONDITION AS DETERMINED BY THE LOCAL MUNICIPALITY.

12. EXISTING SURFACE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES.

SOIL EROSION/SEDIMENT CONTROL NOTES

1. CONSTRUCTION OPERATION SHALL BE SCHEDULED AND PERFORMED SO THAT PREVENTATIVE SOIL EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION IN CRITICAL AREAS AND TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING OPERATIONS.

2. SPECIAL PRECAUTIONS SHALL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.

3. CLEANUP SHALL BE DONE IN A MANNER TO ENSURE THAT EROSION CONTROL MEASURES ARE NOT DISTURBED.

4. THE PROJECT SHALL CONTINUALLY BE INSPECTED FOR SOIL EROSION AND SEDIMENT CONTROL COMPLIANCE. DEFICIENCIES SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 24 HOURS.

5. PERMANENT STABILIZATION SHALL BE COMPLETED WITHIN 5 DAYS OF FINAL GRADE. IF PERMANENT STABILIZATION CANNOT BE COMPLETED WITHIN 5 DAYS, TEMPORARY SOIL EROSION CONTROL MEASURES MUST REMAIN IN PLACE AND BE MAINTAINED UNTIL PERMANENT STABILIZATION IS ACHIEVED.

6. THE CONTRACTOR SHALL CONFORM TO PART 91 OF ACT 451 OF THE PUBLIC ACTS OF 1994 OF THE MICHIGAN COMPILED LAWS ENTITLED "THE SOIL EROSION AND SEDIMENT CONTROL ACT" DURING CONSTRUCTION AND CURRENT LOCAL ORDINANCES FOR EROSION AND SEDIMENTATION CONTROL.

7. SILT FENCE LOCATION IS ALSO THE PHYSICAL LIMITS OF THE PROPOSED EARTH CHANGE.

8. BURLAP IS NOT ALLOWED AND STRAW BALES CAN ONLY BE USED TO BACKUP SILT FENCES.

9. THE GROSS ACREAGE OF THE SITE IS 1.188 ACRES. THE GROSS ACREAGE DISTURBED IS 1.0 ACRES.

10. THE CONTRACTOR SHALL PAY A FEE AND A BOND IS REQUIRED PRIOR TO ISSUANCE OF THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT.

11. THE BOND RELEASE CONDITIONS FOR VEGETATIVE STABILIZATION ARE 97% COVER AND ONE INCH IN GROWTH. THE BOND SHALL NOT BE RELEASED UNTIL THE SITE IS PERMANENTLY STABILIZED.

12. ON ALL SIDE SLOPES OF THE DETENTION BASIN AND THE RE-ROUTED SWALE PLACE STRAW BLANKET MULCH 0.5 LBS/ SY WITH A PHOTODEGRADABLE NETTING ON TOP SIDE SEWN ON 2 INCH CENTERS. FOR SLOPES EXCEEDING 3:1 USE A STRAW BLANKET WITH NETTING ON BOTH SIDES SEWN ON 2 INCH CENTERS.

13. ALL PROPOSED AND EXISTING CATCH BASINS SHALL BE PROTECTED.

SOIL EROSION CONTROL SEQUENCE

1. INSTALL ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES.
2. EXCAVATE SITE TO REMOVE ORGANIC MATERIALS.
3. INSTALL STORM DRAINAGE SYSTEM, INCLUDING PARKING LOT INLET FILTERS.
4. MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES, AS REQUIRED.
5. BACKFILL SITE WITH ENGINEERED FILL.
6. BRING PAVEMENT AREAS TO SUB-BASE GRADE AND INSTALL CONCRETE CURB AND GUTTER.
7. INSTALL PAVEMENT COMPLETE, REPAIR OR REPLACE INLET FILTER AS REQUIRED.
8. FINISH GRADE, DISTRIBUTE TOP SOIL, SEED AND MULCH ALL DISTURBED AREAS (PERMANENT STABILIZATION) WITHIN 5 DAYS OF FINAL GRADE.
9. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.

SOIL EROSION/SEDIMENT CONTROL MAINTENANCE

1. CONTRACTOR SHALL INSPECT THE SOIL EROSION/SEDIMENT CONTROL DEVICES ONCE EACH WEEK AND/OR WITHIN 24 HOURS OF A PRECIPITATION EVENT WHICH RESULTS IN A STORM DISCHARGE FROM THE SITE. THE FOLLOWING STEPS SHALL BE IMPLEMENTED IF ANY DAMAGE HAS RESULTED FROM CONSTRUCTION OR WEAR.

2. SEEDING SHALL BE PREPARED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR/INSPECTOR SHALL INSPECT THE AREA AFTER SEEDING IS COMPLETED. AREAS THAT ARE BARE OR NOT MULCHED PROPERLY SHALL BE SPOT SEED AND/OR RE-MULCHED.

3. SILT FENCE SHALL BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT WHEN THE SEDIMENT ACCUMULATES TO 1/3 THE HEIGHT OF THE FENCE. CONTRACTOR SHALL REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. CONTRACTOR SHALL RE-INSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.

4. STOCK PILES SHALL BE SEED AND MULCHED AND RESEED IF SEEDING DOES NOT TAKE.

5. ACCESS ROADS SHALL BE MAINTAINED AS NECESSARY. TO KEEP THEM EFFECTIVE, NEW LAYERS OF STONE SHALL BE ADDED AS OLD LAYERS BECOME COMPACTED. STEPS SHALL BE TAKEN TO REPAIR IF RUTS OR POOLING WATER APPEAR.

6. INLET FILTERS SHALL BE INSPECTED FOR BUILD-UP OF SILT AND OTHER DEBRIS. THIS IS EVIDENT IF GEOTEXTILE/STONE STRUCTURE IS CAUSING FLOODING. MAINTENANCE SHALL CONSIST OF REMOVING OF SEDIMENTS WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL. IF INLET FILTER IS BEYOND THIS LEVEL OF REPAIR, CONTRACTOR SHALL REPLACE BOTH THE STONE AND GEOTEXTILE FILTER.

7. ANY TRACKING OF MUD OR DIRT ONTO PUBLIC OR PRIVATE ROADS SHALL BE REMOVED PROMPTLY.

8. IF DUST BECOMES A PROBLEM, SPECIAL WATERING TECHNIQUES SHALL BE USED TO CONTROL DUST.

9. A TEMPORARY RISER PIPE SHALL BE PLACED AT THE OUTLET OF ALL SEDIMENT BASINS DURING CONSTRUCTION. PRIOR TO THE COMPLETION OF THE PROJECT, THE STONE AROUND THE STAND PIPE STRUCTURE SHALL BE REFRESHED WITH CLEAN STONE.

DRAINAGE CALCULATIONS

TOTAL PARCEL AREA = 45 ACRES
EXISTING HARD SURFACE AREA = 67,500 SF
PROPOSED HARD SURFACE INCREASE = 18,030 SF (27% INCREASE)
FUTURE HARD SURFACE INCREASE = 14,040

GCDC Detention Basin Calculations - 100-Year Storm Event

100-Year Storm Event		0.74	Acres
Tributary Area (A) =		0.9	
Runoff Coefficient (C) =		0.148	cfs
Outflow Rate (2 cfs/acre) =			

Duration (Minutes)	Intensity 100 Year Storm (in/hr)	On-Site Inflow Rate (cfs)	On-Site Outflow Rate (cfs)	Total Storage Volume (Cu. Ft.)
10	5.77	3.84	0.148	2,217
20	4.60	3.06	0.148	3,499
30	3.90	2.60	0.148	4,409
40	3.40	2.26	0.148	5,079
50	3.00	2.00	0.148	5,550
60	2.70	1.80	0.148	5,941
70	2.50	1.67	0.148	6,371
80	2.30	1.53	0.148	6,642
90	2.10	1.40	0.148	6,753
100	1.90	1.27	0.148	6,704
110	1.80	1.20	0.148	6,935
120	1.70	1.13	0.148	7,086
130	1.60	1.07	0.148	7,157
140	1.50	1.00	0.148	7,148
150	1.45	0.97	0.148	7,359
160	1.40	0.93	0.148	7,530
170	1.30	0.87	0.148	7,322
180	1.25	0.83	0.148	7,393
190	1.20	0.80	0.148	7,424
200	1.15	0.77	0.148	7,415
210	1.10	0.73	0.148	7,366

Maximum Required Storage Volume = 7,530

DRAINAGE CALCULATIONS

Volume Provided

Elevation	Area (sf)	Volume (cft)	Accumulated Volume (cft)
800	1,324		
801	3,822	2,573	2,573
802	6,545	5,184	7,757

Orifice Control Calculations

Allowable discharge = 0.15 cfs

Flow (Q) = CA (2gh)^{0.5}

C = 0.6

Orifice Cross Section Area (A)

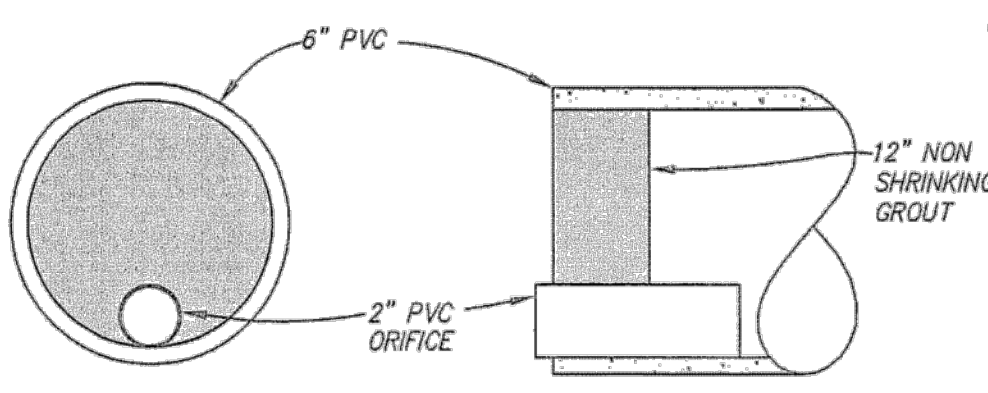
gravity (g) = 32.2 feet/sec²

h = distance from highwater to center of pipe

d = depth of pond = 2.0 feet

Orifice Diameter (D)	Area (A)	h	Flow (Q)
(inches)	(ft ²)	(ft)	(cfs)
2	0.02	1.92	0.15
3	0.05	1.88	0.32
4	0.09	1.83	0.57

Use 2" Orifice



ORIFICE CONTROL

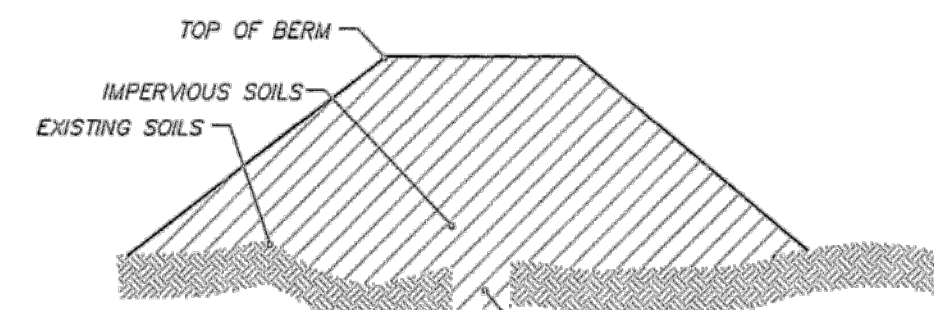
NOT TO SCALE

BENCHMARK

BENCHMARK #1 - SET MAG NAIL IN WEST FACE OF POWER POLE ELEVATION = 800.31 NAVD88

REVISION INDEX

1. PER COB COMMENTS - PARKING SPACE SIZE, 9-16-15
2. PER GCDC-SWMM COMMENTS - DETENTION, 10-12-15
3. PER GCDC-SWMM COMMENTS, 10-23-15



BERM DETAIL

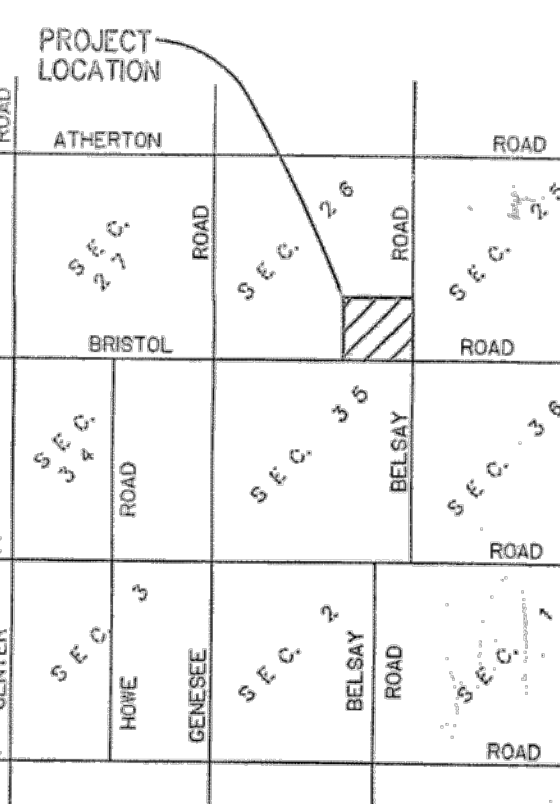
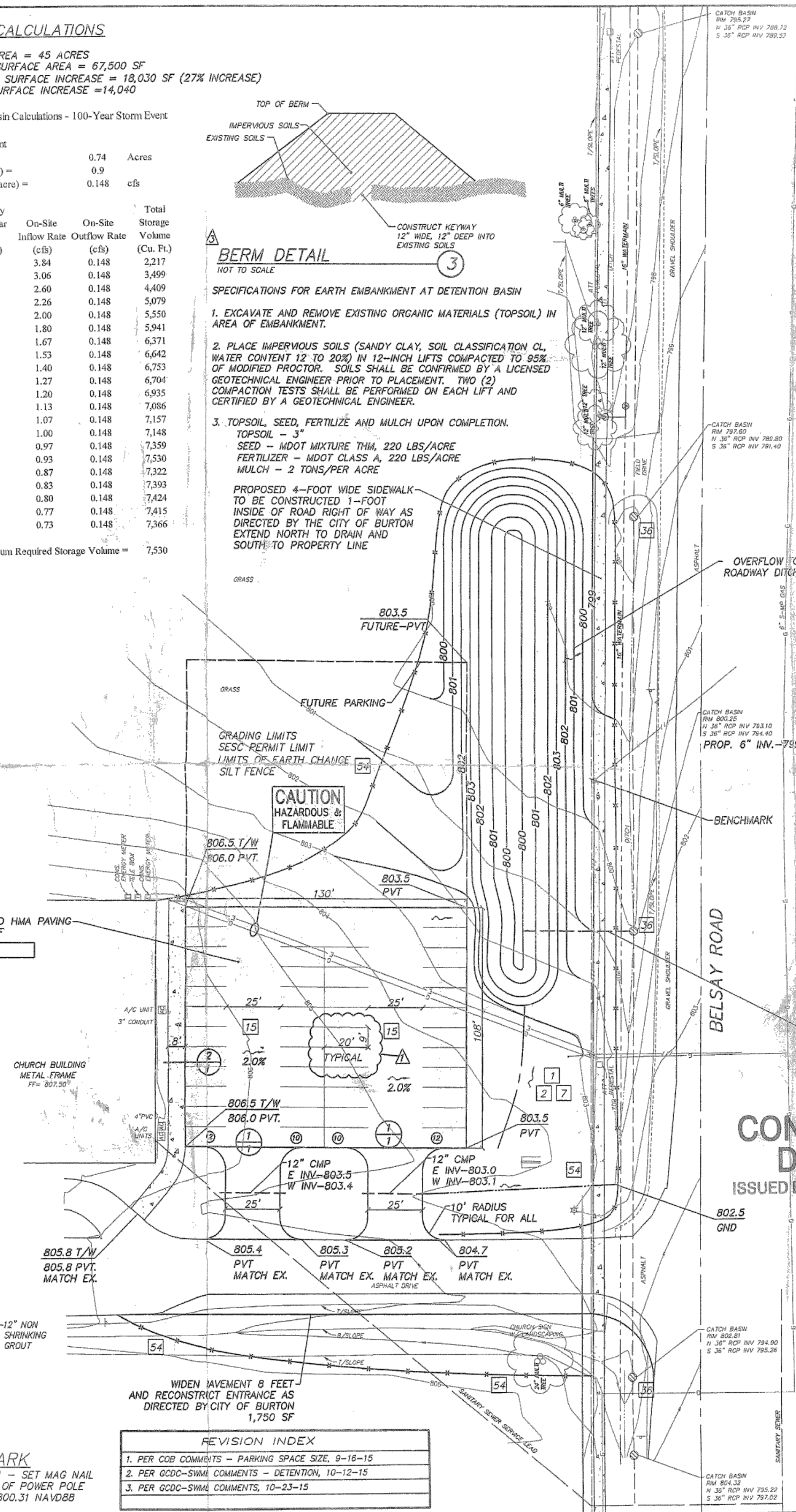
NOT TO SCALE

SPECIFICATIONS FOR EARTH EMBANKMENT AT DETENTION BASIN

1. EXCAVATE AND REMOVE EXISTING ORGANIC MATERIALS (TOPSOIL) IN AREA OF EMBANKMENT.
2. PLACE IMPERVIOUS SOILS (SANDY CLAY, SOIL CLASSIFICATION CL, WATER CONTENT 12 TO 20%) IN 12-INCH LIFTS COMPACTED TO 95% OF MODIFIED PROCTOR. SOILS SHALL BE CONFIRMED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. TWO (2) COMPACTION TESTS SHALL BE PERFORMED ON EACH LIFT AND CERTIFIED BY A GEOTECHNICAL ENGINEER.
3. TOPSOIL, SEED, FERTILIZE AND MULCH UPON COMPLETION.

TOPSOIL - 3"
SEED - MDOT MIXTURE THIN, 220 LBS/ACRE
FERTILIZER - MDOT CLASS A, 220 LBS/ACRE
MULCH - 2 TONS/PER ACRE

PROPOSED 4-FOOT WIDE SIDEWALK TO BE CONSTRUCTED 1-FOOT INSIDE OF ROAD RIGHT OF WAY AS DIRECTED BY THE CITY OF BURTON EXTEND NORTH TO DRAIN AND SOUTH TO PROPERTY LINE



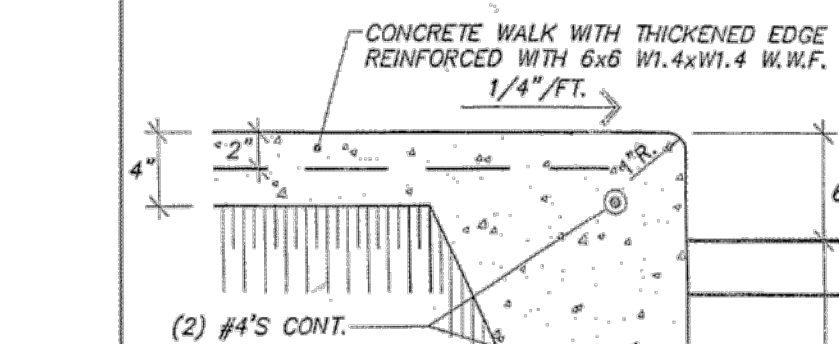
SITE LOCATION MAP

NOT TO SCALE

SOIL EROSION AND SEDIMENTATION CONTROL

MICHIGAN UNIFIED KEYING SYSTEM

KEY	DETAIL	CHARACTERISTICS
1	Storm Sewer	Storm Sewer
2	Storm Sewer	Storm Sewer
7	Storm Sewer	Storm Sewer
15	Storm Sewer	Storm Sewer
36	Storm Sewer	Storm Sewer
54	Storm Sewer	Storm Sewer



THICKENED EDGE SIDEWALK

1-1/2" BITUMINOUS SURFACE COURSE
M.D.O.T. 36A (165 LBS/SYD)

2" BITUMINOUS LEVELING COURSE
M.D.O.T. 13A HMA (220 LBS/SYD)

8" AGGREGATE BASE COURSE
M.D.O.T. 21AA

HMA PAVING SECTION

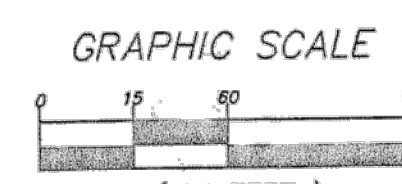
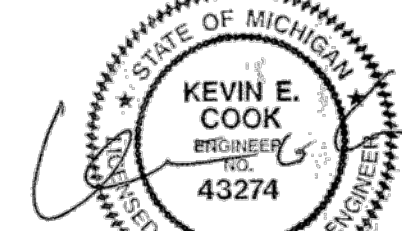
NOT TO SCALE

SN=2.63

PLACE 36 L.F. OF 6" DIAMETER STORM SEWER AT 2.8% WITH 2" ORIFICE (SEE DETAIL) SCHEDULE 40 PVC W INV. - 800.0' E INV. - 799.0, CONSTRUCT OUTSIDE DROP AS DIRECTED BY GCDC AND/OR CITY OF BURTON

CONSTRUCTION DRAWINGS

ISSUED BY 15.3.16 DATE



(IN FEET)

1" = 30' HORIZONTAL

LEGEND

- STORM SEWER & MANHOLE
- SANITARY SEWER & MANHOLE
- WATERMAIN, HYDRANT, & VALVE
- GAS MAIN & VALVE
- BURIED TELEPHONE & MANHOLE
- UNDER GROUND ELECTRIC & MANHOLE
- OVERHEAD ELECTRIC, POLE, & GUY WIRE
- CATCH BASIN (CURB & ROUND)
- WATER MANHOLE
- CONTOUR LINE
- FENCE
- GUARD RAIL
- LIGHT POLE
- BOX
- STREET SIGN
- MAILBOX
- MONITOR WELL

Know what's below.
Call before you dig.

LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE. ALL LOCATIONS MUST BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

CHMP INC.
5188 TERRITORIAL ROAD
GRAND BLANC, MI 48438
TELEPHONE 810/986-6610



ARCHITECTURE
ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEYING

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NEW TESTAMENT CHURCH - PARKING LOT EXPANSION
3484 BELSAY ROAD
BURTON, MICHIGAN 48519
SECTION 26, 17N, R7E, CITY OF BURTON, GENESEE COUNTY

PREPARED FOR

JIM RAYBURN
6044 MCCANDLISH ROAD
GRAND BLANC, MICHIGAN 48439
(810) 397-9357

PROJECT NO. 15002400

DATE DRAWN: 9-15-15

DATE REVISED: 10-29-15

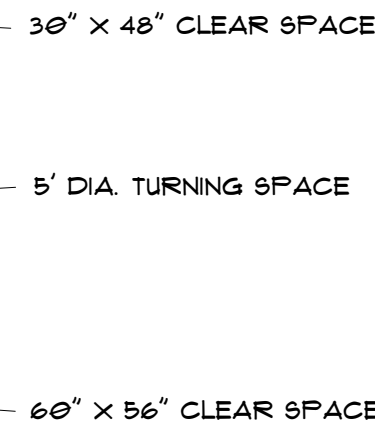
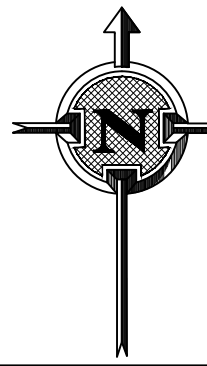
AS-BUILT DATE:

SHEET NUMBER

1

PROJECT: ADDITION FOR: NEW TESTAMENT BAPTIST CHURCH	
ADDRESS: 3484 S BELSAY ROAD BURTON, MICHIGAN	
DRAWN BY: DJM	
CHECKED BY: DJM	
SCALE: 1/8" = 1'-0"	
DATE: 2.15.16	
JOB NUMBER: 20160003	
TITLE: FLOOR PLANS	
SHEET NUMBER	
A4	
OF	
11	

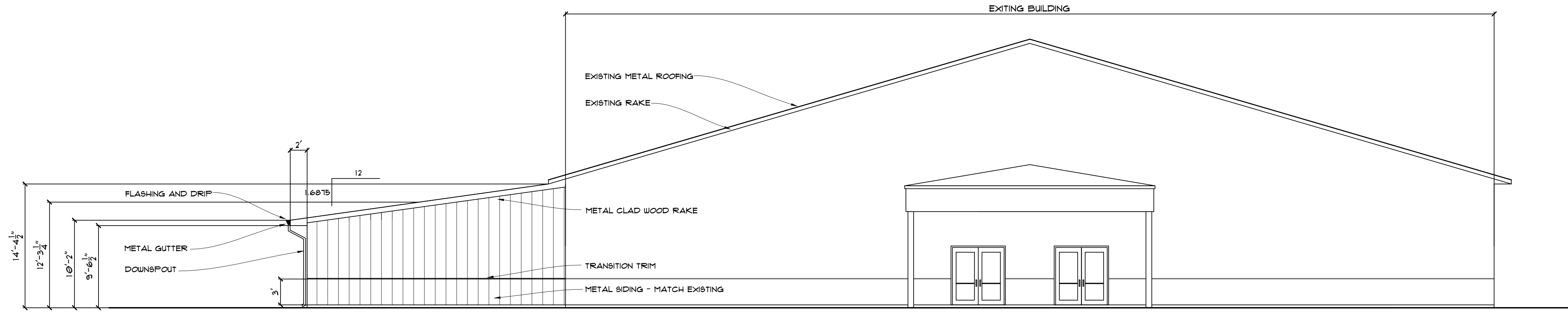
NOTE: ALL TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBANT SURFACE
EXTENDING MIN. 6" UPWARD ONTO THE WALLS, WALLS WITHIN 2' OF URINALS
AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBANT SURFACE
TO 4' ABOVE THE FLOOR



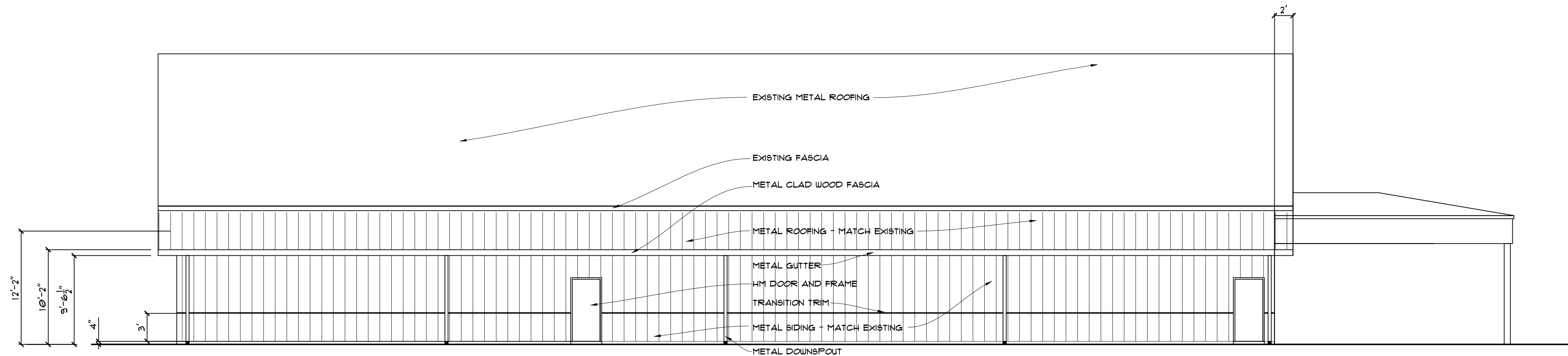
2hr.		UL GA	U301 Based on WP 4135	Two layers 5/8" (15.9 mm) Fire-Shield Gypsum Wallboard nail applied to 2 x 4 (38 mm x 89 mm) wood studs spaced 16 o.c. (406 mm). Boards may be applied horizontally or vertically with all joints staggered.	40	NGC 2363
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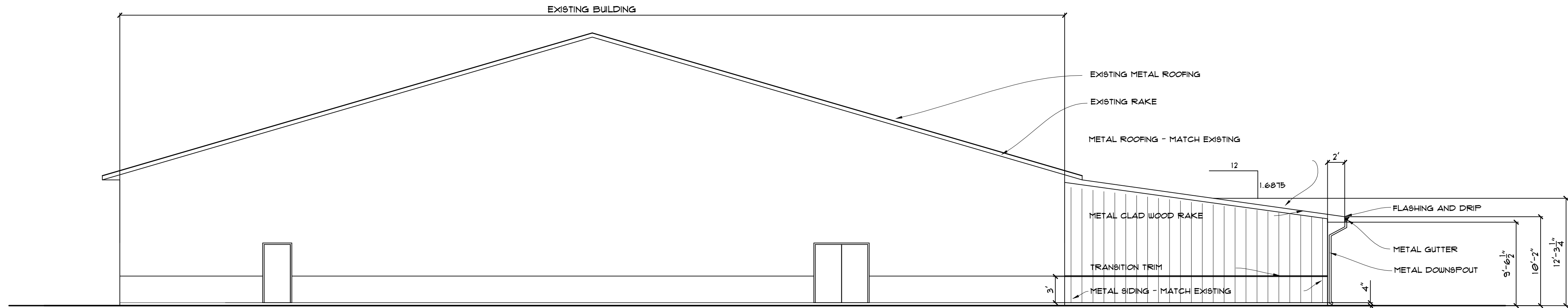
NEW MEZZANINE PLAN



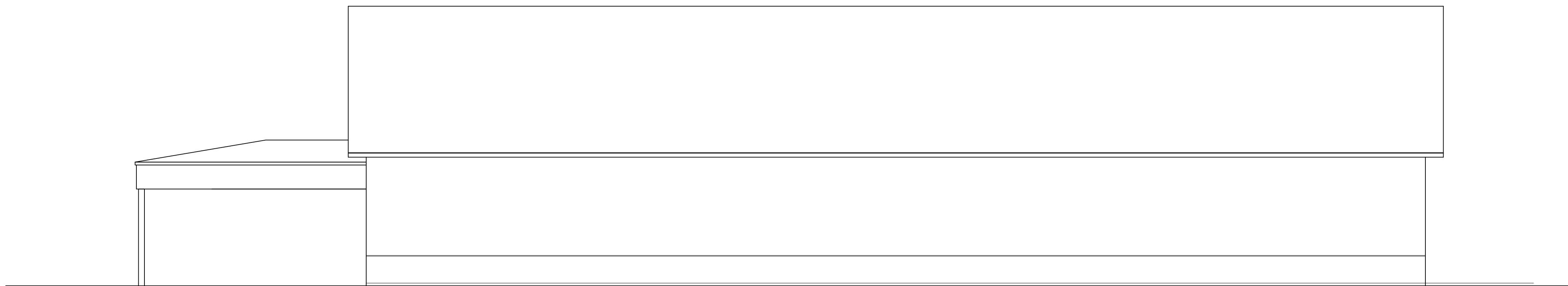
SOUTH ELEVATION
SCALE 1/8"=1'-0"



WEST ELEVATION
SCALE 1/8"=1'-0"



NORTH ELEVATION
SCALE 1/8"=1'-0"



EAST ELEVATION
SCALE 1/8"=1'-0"

ISSUED FOR	DATE
BLDG PERMITS	2.15.16

ROARK
GALT
ARCHITECTS/LLC

A MICHIGAN CORPORATION
OFFICE: LANSING, MI 48206-4400
(313) 963-3884

ARCHITECT SIGNATURE: _____

PROJECT:
ADDITION FOR:
NEW TESTAMENT BAPTIST CHURCH

DRAWN BY:
DJM

CHECKED:
DJM

SCALE:
1/8" = 1'-0"

DATE:
2.15.16

JOB NUMBER:
20160003

TITLE:
ELEVATIONS

SHEET NUMBER

ADDRESS:
3484 S BELSAY ROAD
BURTON, MICHIGAN

DRAWN BY:

DJM

CHECKED:

DJM

SCALE:
1/8" = 1'-0"

DATE:
2.15.16

JOB NUMBER:
20160003

TITLE:
ELEVATIONS

SHEET NUMBER

A5
OF

11



ADOPTED

AGENDA ITEM (ID # 2361)

DOC ID: 2361

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

ATTACHMENTS:

- 16-26 (PDF)

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

Due by April 26th

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: 4-27-16
 FEE: \$200.00
 RECEIPT NO: _____
 CHECK NO: 13005

SPR #: 16-26

PLEASE PRINT

DATE OF PLANNING COMMISSION MEETING: May 10th, 2016 TIME: 5:00

APPLICANTS NAME: Robert Denam

APPLICANTS ADDRESS: G4510 S. Dort Hwy / 5196 Green Meadow
Burton, Mi. 48529 / Grand Blanc, Mi. 4843

APPLICANTS PHONE NO: 810 577 2837

PROPOSED NAME OF BUSINESS: Denam Auto

SITE ADDRESS: G4510 S. Dort Hwy Burton, Mi. 48529

SUBDIVISION & LOT # OR PARCEL NUMBER: _____

RE: 40' x 80' Pole Barn

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: 16-26 (2361 : SPR #16-26)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 2337)

Meeting: 05/10/16 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Robert Slattery

H.1

DOC ID: 2337

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

ATTACHMENTS:

- 16-22 (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: 4-5-16

FEE: \$75.00

RECEIPT NO: _____

CHECK NO: 11079

SPR #: 16-22

PLEASE PRINT

DATE: 3-31-16

APPLICANTS NAME: Andy Douglas

APPLICANTS ADDRESS: 3140 Kleinpell St.

APPLICANTS PHONE NO: 810-577-2992

PROPOSED NAME OF BUSINESS: Andy's Roofing

SITE ADDRESS: 3140 Kleinpell St.

SUBDIVISION & LOT # OR PARCEL NUMBER: 59-28-502-093

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

USE OF STRUCTURE: Storage

SQ FOOTAGE OF PROPERTY: _____

SQ FOOTAGE OF STRUCTURE: 3000 SQ. Ft.

NUMBER OF EMPLOYEES/SEATS: _____

APPLICANTS SIGNATURE: Andy Douglas

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

Attachment: 16-22 (2337 : SPR #16-22)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 2338)

Meeting: 05/10/16 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Robert Slattery

H.2

DOC ID: 2338

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

ATTACHMENTS:

- 16-23 (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: 4-6-16

FEE: \$40.00

RECEIPT NO: Cash

CHECK NO: _____

SPR #: 16-23

PLEASE PRINT

DATE: 4-6-16

APPLICANTS NAME: Rick Potts / Jackpotts II

APPLICANTS ADDRESS: 5515 DAVISON Suite #9

APPLICANTS PHONE NO: 239-839-0257

PROPOSED NAME OF BUSINESS: JACKPOTTS II

PROPOSED TYPE OF BUSINESS: INTERNET Access

SITE ADDRESS: 5515 DAVISON Suite #9, Burton, MI

USE OF STRUCTURE: RETAIL

SQ FOOTAGE OF PROPERTY: _____

SQ FOOTAGE OF STRUCTURE: 1200 sq

NUMBER OF EMPLOYEES/SEATS: 25

APPLICANTS SIGNATURE: [Signature]

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

Attachment: 16-23 (2338 : SPR #16-23)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 2339)

Meeting: 05/10/16 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Robert Slattery

H.3

DOC ID: 2339

SPR #16-24

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

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

For: Salon

ATTACHMENTS:

- 16-24 (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: 4-12-16

FEE: \$40.00

RECEIPT NO: _____

CHECK NO: Cash

SPR #: 16-24

PLEASE PRINT

DATE: 4-12-16

APPLICANTS NAME: Maria Irene Sazon-Reyes

APPLICANTS ADDRESS: 6471 Brian Circle Ln Burton MI 48509

APPLICANTS PHONE NO: 810 7014165

PROPOSED NAME OF BUSINESS: Karisma Hair Care LLC

PROPOSED TYPE OF BUSINESS: Beauty Salon

SITE ADDRESS: 2452 S. Center Rd Burton MI 48519

USE OF STRUCTURE: Salon

SQ FOOTAGE OF PROPERTY: _____

SQ FOOTAGE OF STRUCTURE: _____

NUMBER OF EMPLOYEES/SEATS: employees 4-5 / seats 7

APPLICANTS SIGNATURE: Maria Sazon-Reyes

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

Attachment: 16-24 (2339 : SPR #16-24)