



CITY OF BURTON

BURTON PLANNING COMMISSION MEETING

MAY 8, 2018

MINUTES

Council Chambers

Regular Meeting

5:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by Chairperson Deb Walton at 5:00 PM.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Vaughn Smith	Councilman	Late	5:03 PM
Kevin Burge	Vice Chair	Present	
Mary Ann White	Commissioner	Excused	
Tom Gorang	Commissioner	Present	
Deb Walton	Chairperson	Present	
John Benthall	Commissioner	Excused	
Kris Johns	Commissioner	Present	
Robert Johnson	Commissioner	Present	

C. STAFF PRESENT

Amber Abbey, Planning/Zoning
Marcy Kimball, Clerk's Office
Rick Hayman, Chief of Staff

D. APPROVAL OF MINUTES

1. Planning Commission - Special Meeting - Apr 2, 2018 6:30 PM

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

2. Planning Commission - Regular Meeting - Apr 10, 2018 5:00 PM

Minutes approved with the following amendment: Mr. Miles stated it is never a bad thing to add 600 plus jobs into a community with a \$45 Million investment. I know that this field does not produce any traffic now, but this was going to at some point develop.

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

E. SITE PLAN REVIEW

1. SPR #18-24

By: Speedway, LLC.
500 Speedway Dr.
Enon, OH 45323

Re: 1001 S. Center Rd. Burton, MI 48509
59-15-100-001 / C-4 Zoned

For: Demolish and Reconstruction of a New Gas Station

Motion to approve site plan review #18-24 contingent upon the approval by the Zoning Board of Appeals on May 17, 2018.

John Ziegan with Osborn Engineering from Cleveland, Ohio stated there is an existing gas station at this site now. The store has six dispensers located on site with a stacked configuration meaning one car parked behind the other. In other words, there are six pumps and six marked parking spaces. There are three driveways. One driveway is from E. Court Street and two of the driveways are in front of the store, which is on S. Center. Speedway is under contract to purchase part of the shopping mall parking lot to the south. The parking lot has been marked off due to the condition of it for some time now. Speedway would like to purchase that section to expand the station and parking lot. The gas pump lanes will be for one car each and will improve safety. The driveway on S. Center Road, closest to the intersection, would be closed. The new driveways would be on S. Center and one on E. Court Street. There would be 24 marked parking spaces, which would bring us in to conformance with the current zoning code parking. The setback from the west of the store would increase by 8 feet and there would be a 10-foot setback from Court Street. This would be an improvement over the existing conditions. There will be seven pumps compared to six that are there now. Construction for this would probably take around 120 days.

Mr. Burge said I am in that station a lot and it is a mess. Wouldn't it help if you went even closer than the 10-foot if you could get the approval?

Mr. Ziegan stated the design team is concerned with the international building code.

Mrs. Abbey said right now it is a parking lot but tomorrow it could be a building. They have to keep the 10-foot separation that is required.

Mr. Ziegan said it would be better once the improvements are done.

Mrs. Abbey stated this gas station has been a traffic congestion issue. With these improvements, it will be better. The placement of the new driveways will be very helpful. The only issue they may have would be the setback. They will go before the Zoning Board of Appeals on May 17, 2018. The administration recommends approval, contingent on the Zoning Board of Appeals approval of the setbacks.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Kevin Burge, Vice Chair
SECONDER:	Tom Gorang, Commissioner
AYES:	Smith, Burge, Gorang, Walton, Johns, Johnson
EXCUSED:	White, Benthall

2. SPR #18-26

By: WM Property Management, LLC.
P.O. Box 76
Flint, MI 48501

Re: 1396 Rizzo Ct. Burton, MI 48529
59-31-529-009 / M-1 Zoned

For: New Construction Warehouse/Storage/Office

Motion to approve site plan review #18-26.

Wes Benning stated my wife and I are the owners of Benning's Painting and Industrial Flooring. We have been in business in Flint for about 35 years. Our business burnt down on December 2, 2017. We would like to put up a new building in the City of Burton. Jerry of DWL Construction and Rich from Davison Land Survey are here tonight to speak regarding this project.

Jerry stated the site is located in Rizzo Industrial Park, Lot 9 and is vacant. The proposed plans are to extend the drive into the site to provide for 25 parking spaces on the property, which includes a free standing building to the east side. The building size would be 180 x 62 x 17.5 to 20 foot and a separate building to the west would be 60 x 62 ft. The colors of both building will match. They would like a gray color with a blue band at the top. There would be a bump out office in the front, which would be constructed of masonry. This would bump out about 7 1/2 feet from the front of the property, around 60 foot wide and between 10-12 foot in height. There would be an overhead service door to the south of the office. There would be some wooded area remaining on the south and east side of the property. The utilities would be extended to accommodate the sewer and water on the site.

Mr. Johnson asked if this was the first secure transportation application in the city.

Mrs. Abbey said yes, that particular building was a grow facility and they are asking to change to this type of use instead. The administration recommends approval.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Robert Johnson, Commissioner
SECONDER:	Kevin Burge, Vice Chair
AYES:	Smith, Burge, Gorang, Walton, Johns, Johnson
EXCUSED:	White, Benthall

F. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #18-23

By: Green Leaf Logistics
3108 E. Bristol Rd.
Burton, MI 48529

Re: 3108 E. Bristol Rd. Burton, MI 48529

For: Medical Marijuana Facility – Secure Transporter

2. SPR #18-25

By: Bilal Chaar
5398 Territorial Rd.
Grand Blanc, MI 48439

Re: 4545 E. Court St. Burton, MI 48509

For: Cell-phone repair and retail

G. AUDIENCE PARTICIPATION

None.

H. MASTER PLAN UPDATE

Mrs. Abbey said I have completed the master plan overlay. I intend to give a copy of this to DDA for their comments before we get into the Public Hearing stage.

Mr. Smith said the Council would like permanent copies of that master plan and they want the Planning Commission to have a copy. They want to recognize all of you for all the hard work you have done.

Mr. Burge spoke regarding people blowing their grass in the road, causing flooding when it rains. We do have an ordinance against this. We need to post a reminder in the paper and on Facebook that this is not allowed.

Mr. Smith said between the council and administration are working on putting together a newsletter with the Burton View. However, this could take some time.

Mrs. Abbey stated she will look into a public service announcement with the Burton View.

I. BOARD DISCUSSION

Mr. Smith said Mr. Heffner wanted me to express to the Planning Commission, Amber Abbey and the administration how much the council appreciates all the work that went into making this happen.

Mr. Hayman read a press release from General Motors stating that GM will be opening a new \$65 Million state of the art parts processing facility in the City of Burton with construction starting this month. Burton was the best possible location for this facility, which will be home to the CCA Davison Road salaried employees as well as team members represented by UAW Local 651 when it opens early next year. Mr. Hayman said they spoke about how important location was and that Burton and this new facility would be the heart of the GM supply chain network. This will bring in jobs and business to the City of Burton. I just want to thank the Planning Commission and City Council for their role in this.

Mr. Burge said the citizens in the area are concerned with the noise during and after construction. Can someone ask them if it would be possible to put a berm up at the beginning of construction, even if it's not the permanent berm?

Mrs. Abbey said they will start with grading, and the dirt coming from the foundation will be used for the berm.

1. By Law Revision

Mr. Burge said under 3.5, #C and under 3.8, #G it states each speaker shall be limited to 5 minutes. The other city boards and committees have 3 minutes maximum for each speaker. I think we should consider changing this to 3 minutes.

Mrs. Abbey said I will make the change and bring it up before the commission, at the next meeting, for adoption along with any other changes you would like to make.

Mr. Gorang said under #7, 7.5 it does not say anything about proper identification and maybe it should.

Mrs. Amber said in a different place in the Bylaws I could add that on site visits the Planning Commission will present their City of Burton identification.

Mr. Burge asked the Planning Commission to receive the Bylaws in a folder.

Meeting was adjourned at 6:01 PM.
