



CITY OF BURTON
BURTON PLANNING COMMISSION MEETING
NOVEMBER 10, 2015
MINUTES

Council Chambers

Regular Meeting

5:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by Chairman Robert Walls at 5:00 PM.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Greg Kray	Alternate Commissioner	Excused	
Ellen Ellenburg	Councilwoman	Excused	
Robert Walls	Chairman	Present	
Kevin Burge	Commissioner	Present	
Robert Centilli	Commissioner	Absent	
Mary Ann White	Commissioner	Present	
Robert Johnson	Commissioner	Present	
Tom Gorang	Commissioner	Present	
Deb Walton	Commissioner	Present	

C. STAFF PRESENT

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

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Oct 13, 2015 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Tom Gorang, Commissioner
SECONDER:	Deb Walton, Commissioner
AYES:	Walls, Burge, White, Johnson, Gorang, Walton
ABSENT:	Centilli
EXCUSED:	Kray, Ellenburg

E. SPECIAL USE

1. SPR #15-53

By: Absolute Plumbing
4150 Bristol Rd.
Burton, MI 48519

Re: 4150 Bristol Rd. Burton, MI 48519

For: Special use for outside storage of equipment

Andrew Williamson of Burton stated the storage area would be behind the fence and not highly visible.

Mr. Walls read a letter of agreement into the record written by Patricia Lessel.

Mrs. Abbey stated it will not be visible from the road. She recommends approval.

2. Motion to Approve SPR # 15-53 for Outside Storage of Equipment.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Kevin Burge, Commissioner
SECONDER:	Tom Gorang, Commissioner
AYES:	Walls, Burge, White, Johnson, Gorang, Walton
ABSENT:	Centilli
EXCUSED:	Kray, Ellenburg

F. SITE PLAN REVIEW

1. SPR #15-55

By: American Building Company
5502 Lapeer Rd.
Burton, MI 48509

Re: 5492 Lapeer Rd. Burton, MI 48509
59-14-576-015, C-1 Zoned

For: Addition to building

Mr. Cool of Burton stated this is a 4 feet by 8 feet addition for airlock and it meets the setback requirements.

Mrs. Abbey recommends approval.

Mr. Burge asked for clarification on what an airlock is.

Mr. Cool stated it is a foyer.

2. Motion to Approve SPR #15-55 for an Addition to an Existing Building.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Robert Johnson, Commissioner
SECONDER:	Deb Walton, Commissioner
AYES:	Walls, Burge, White, Johnson, Gorang, Walton
ABSENT:	Centilli
EXCUSED:	Kray, Ellenburg

G. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #15-47

By: Lyle Demo
1033 W. McLean Ave
Flint, MI 48507

Re: 4191 S. Saginaw St. Burton, MI 48529

For: Auto Detail

2. SPR #15-48

By: Jason Kassab
5874 Orchard Wds Dr.
West Bloomfield, MI 48321

Re: 1376 Bristol Rd. Burton, MI 48529

For: Happy's Pizza

3. SPR #15-49

By: Michigan Café, LLC.
2456 S. Center Rd.
Burton, MI 48519

Re: 2456 S. Center Rd. Burton, MI 48519

For: Winner's Skill Cafe

4. SPR #15-51

By: Scott Beutler
5483 Raymond Ave
Burton, MI 48509

Re: 4354 Bristol Rd. Burton, MI 48519

For: Creative Custom Cabinets /Commercial Caseworks

Mr. Burge asked if the business was moving.

Mrs. Abbey stated he was on Averill in Flint and wants to relocate to Burton.

5. SPR #15-52

By: US Auto Importing & Sales
1096 N. Center Rd.
Burton, MI 48509

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

For: Auto Dealership

6. SPR #15-54

By: Absolute Plumbing
4150 Bristol Rd.
Burton, MI 48519

Re: 4150 Bristol Rd. Burton, MI 48519

For: Plumbing Contractor's office

H. AUDIENCE PARTICIPATION

None.

I. BOARD DISCUSSION

Board discussion on Planning Commission bylaws. Further discussion and possible amendments will be on the agenda for the December meeting.

Mrs. Abbey stated she emailed the board sample master plans. She suggests the board look through the samples as well as the DDA's Visioning Plan and decide the level of participation they would like. Mrs. Abbey will then communicate this to the consultants so they can bring a presentation forward.

Board discussion about master plan.

Mr. Walls requested a copy of the DDA Visioning Plan be sent to the board members as a reference during their master plan discussion.

The next regularly scheduled meeting will be held on Tuesday, December 8, 2015 at 5:00 p.m.

Meeting was adjourned at 5:45 PM.



CITY OF BURTON

BURTON PLANNING COMMISSION MEETING

OCTOBER 13, 2015

MINUTES

Council Chambers
Regular Meeting
5:00 PM

**4303 S. CENTER ROAD
BURTON, MI 48519**

This meeting was opened by Chairman Robert Walls at 5:00 PM.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Greg Kray	Alternate Commissioner	Excused	
Ellen Ellenburg	Councilwoman	Present	
Robert Walls	Chairman	Present	
Kevin Burge	Commissioner	Excused	
Robert Centilli	Commissioner	Present	
Mary Ann White	Commissioner	Present	
Robert Johnson	Commissioner	Present	
Tom Gorang	Commissioner	Present	
Deb Walton	Commissioner	Present	

C. STAFF PRESENT

Amber Abbey, Planning/Zoning
Robert Slattery, DPW Director
Rik Hayman, Chief of Staff
Teresa Karsney, Clerk
Racheal Boggs, Clerk's office

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Sep 8, 2015 5:00 PM

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

E. SPECIAL USE

1. SPR #15-39

By: JJRX Enterprises, LLC.
26041 Blumfield Street

Roseville, MI 48066

Re: 4184 Davison Rd. Burton, MI 48509,
59-10-501-002, C-2 General Business

For: Special use for a medical marijuana dispensary

Attorney Bernard Jocuns of Lapeer is representing JJRX Enterprises. He stated they have already submitted a business plan and it was approved by City Attorney Amanda Doyle. There is a letter of intent as required we just need approval from the commission in regards to the same. We will comply with the requirements of the City ordinance.

Holly Dubois of Best Car Company stated she has a business across the street from the property. They import cars from Canada. They work with DOT, U.S. Customs as well as other State and Federal agencies. She is against this dispensary opening. There are rental homes nearby where children live. There is a bus stop in the area. She has thousands of cars on her lot and is worried about the customer demographic this business will bring. She is concerned with vandalism and trespassing. Her company is responsible for her customer's vehicles and she doesn't want to be held responsible for something happening to them. Other people in the area are opposed to this business opening as well.

Mr. Walls read a letter of objection into the record from Brady Lane, President of People's Furniture.

Mrs. Abbey read zoning ordinance 157.177 subsection F. It states that no special approval shall be granted by the Planning Commission unless the special use fits seven standards. The first of these standards says the special use will reasonably promote the use of land in a socially and economically desirable manner for those persons who will use the proposed land use or activities, to the land owners who are adjacent, and to the City as a whole. Tonight we have received two objections from two different adjacent businesses and land owners. One of them has been in business for more than 20 years. We don't want to lose our existing businesses. She recommends denial.

Mr. Centilli asked how many dispensaries we have in Burton now?

Mrs. Abbey stated we have a total of five. Two are open and three are under construction.

Mrs. Walton asked why they chose Burton for this business?

Attorney Jocuns said within the last 10 years, Genesee County has had some distraught economic circumstances. Since the Marijuana Act of 2008, it has been opened up to the community. It is his opinion that they can do something positive for the community by turning a rundown building into a business. This is a market that's not flooded here. The owners want to provide a service to their existing patients as well as build new clientele. They have the utmost sincerity for the community and their business. This is not an organized crime element. Burton seems to be an inviting place.

Mr. Gorang stated for the size of our town, 5 dispensaries is a sufficient number. He is opposed to approval.

Mrs. Ellenburg asked if we have set a maximum number of these businesses that we will allow within our City.

Mrs. Abbey said we set distance requirements. We have not set a number of how many can be in our City. We haven't found it to be necessary now.

Mrs. Ellenburg said she hates to discourage new business coming into the City but you have to listen to the people who already have businesses here. She appreciates everyone coming in to state their opinion. That's what these open forums are for. We want to make sure we are getting good businesses in but at the same time keeping the existing ones here. She is not supporting this because of the concerns from the adjacent businesses.

Mr. Walls said we have voted no on these before. We try to respect the businesses that are established in our community.

Mr. Johnson thanked everyone for coming. He stated maybe some of the customers that may visit this business are law abiding, gainfully employed citizens and may be looking for new furniture. He doesn't see how this business will affect the adjacent business owners. He understands the concerns of the furniture store owner.

2. Motion to approve SPR # 15-39 the special use for medical marijuana dispensary at 4184 Davison Road in Burton, MI 48509.

RESULT:	FAILED [1 TO 6]
MOVER:	Robert Johnson, Commissioner
SECONDER:	Ellen Ellenburg, Councilwoman
AYES:	Johnson
NAYS:	Ellenburg, Walls, Centilli, White, Gorang, Walton
EXCUSED:	Kray, Burge

3. SPR #15-43

By: Parmeet Singh
6140 Emerald Dr.
Grand Blanc, MI 48439

Re: 3328 Kleinpell St. Burton, MI 48529,
59-28-555-006, M-2 General Industrial

For: Special use for outside storage of semi-trucks for a trucking company.

Rick Singh of Grand Blanc stated he has a trucking company. He needs more room. This is as a convenience for the drivers to park trucks on the weekends from Friday until Monday morning.

Bonnie Cheney of Burton lives directly across from the business. She has no problem with the trucks. She asks that they keep water or oil down to control the dust.

Mrs. Abbey said that is an industrial business area. It is an all season road so it's built to satisfy semi-trucks driving down it. If there is a dust issue, please call our office so we can take care of it. The administration recommends approval.

Mrs. Ellenburg asked if the City is responsible for the dust.

Mr. Abbey stated the property owners are responsible. It is treated like a code enforcement violation.

Mrs. Ellenburg asked if the applicant was aware that this could be a problem.

Mr. Singh said he will make sure everything is in working condition. He will be reasonable with the neighbors and do what is convenient for everyone.

Mrs. Ellenburg said that the City's main concern is to make sure it is pleasant for the neighborhood. It is better to fix a problem before the City contacts you saying you have to fix it.

Mr. Singh said the parking area and grass need to be worked on and he intends to complete all of these things before he moves in.

4. Motion to Approve SPR #15-43 Special Use for Outside Storage of Semi-trucks for a Trucking Company.

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

F. SITE PLAN REVIEW

1. SPR #15-40

By: JJRX Enterprises, LLC.
26041 Blumfield St.
Roseville, MI 48066

Re: 4184 Davison Rd. Burton, MI 48509,
59-10-501-002, C-2 General Business

For: Medical Marijuana Dispensary

Richard Doyle of Saint Clair Shores stated he has been in the automobile industry in Detroit for 38 years. His partners are here. They have been growing medical

marijuana for about seven years ago. They came to Burton to buy the property on Davison Road. If it helps, he is prepared to buy the Doghouse lounge located next door as well with the understanding that if we could open, we would turn that building into a very nice piece of property. Currently, that building is a disgrace. If my business in Clinton Township looked that way, the City would close me down. We are serious about coming to Burton.

Mrs. Abbey said we denied the special use so there is no need for an administration recommendation.

Mr. Walls said there are other options. He suggested to speak with Mrs. Abbey or to contact the neighbors to change their mind.

Mrs. Ellenburg asked if there is a time limit for them to reapply considering the changes from the State.

Mrs. Abbey said they can appeal it to the Zoning Board of Appeals. They can't just reapply. She does not have the exact time frame tonight but will provide it to the applicant if they contact her tomorrow.

Mrs. Ellenburg recommended that the applicant consider an appeal.

2. Motion to approve SPR #15-40 Medical Marijuana Dispensary.

RESULT:	FAILED [1 TO 6]
MOVER:	Robert Johnson, Commissioner
SECONDER:	Ellen Ellenburg, Councilwoman
AYES:	Johnson
NAYS:	Ellenburg, Walls, Centilli, White, Gorang, Walton
EXCUSED:	Kray, Burge

3. SPR #15-42

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

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

For: Parking Lot Addition

Laverne Morse of Clio stated he has been in contact with the watershed department at the County. The engineers are redrawing the print with a retention pond to the North side of the new parking lot. We need additional parking. The church is growing, we have been averaging a 15% increase over the past seven years. We have three services a week and it is becoming a traffic issue.

Mrs. Abbey said it's always nice to see a business have a parking lot issue. She thinks it's great if they need to expand because they are bringing people into the City of Burton. The administration recommends approval. Mrs. Abbey stated the applicant is seeking a variance from the Zoning Board of Appeals to not have to put the sidewalk in. They will put the sidewalk in if they are denied. It is on their site plan.

4. Motion to approve SPR # 15-42 for Parking Lot addition at New Testament Community Church.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Ellen Ellenburg, Councilwoman
SECONDER:	Tom Gorang, Commissioner
AYES:	Ellenburg, Walls, Centilli, White, Johnson, Gorang, Walton
EXCUSED:	Kray, Burge

5. SPR #15-44

By: Parmeet Singh
6140 Emerald Dr.
Grand Blanc, MI 48439

Re: 3328 Kleinpell St. Burton, MI 48529,
59-28-555-006, M-2 General Industrial

For: Trucking Company

Mrs. Abbey stated the all season roads are Kleinpell Street to Hemphill Road to Dort Highway. Trucks cannot use North of Hemphill off of Kleinpell to Atherton Road. These are not all season roads. There is no additional construction to the property at this time so the administration recommends approval.

Mr. Gorang commended everyone on how helpful they have been during the discussion in terms of meeting the community and City needs.

Mrs. Ellenburg mentioned a truck facility on Judd Road that receives complaints because they are still driving their trucks down Judd Road despite the fact that they are directed to use another route. She asked how we are going to enforce this with this company.

Mrs. Abbey stated the Police Department enforces this. They would have to catch them doing it. Also, there are signs with weight limits stated on them.

Mrs. Ellenburg stated this is a concern for the City.

Mr. Walls expressed concern for the residents. He asked if there will be trucks sitting in the parking lot running at night.

Mr. Singh said these are new trucks. They have plug in heaters so they don't have to

idle them at night. They will only be running 15-20 minutes at a time.

Mr. Walls asked if this is approved, is there anything we can do to stop them from running the trucks at night.

Mrs. Abbey stated this would fall under the noise ordinance as we do not have an ordinance that pertains specifically to running trucks.

Mr. Walls asked if we should add this as a requirement in the motion.

Mrs. Abbey stated that would have needed to be done during the special use. She suggested asking the applicant to state it on the record.

Mr. Singh stated the trucks have heaters and will not be running throughout the night.

6. Motion to approve SPR # 15-44 for Trucking Company

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Robert Johnson, Commissioner
SECONDER:	Ellen Ellenburg, Councilwoman
AYES:	Ellenburg, Walls, Centilli, White, Johnson, Gorang, Walton
EXCUSED:	Kray, Burge

7. SPR #15-50

By: Ace-Saginaw Paving Company
115 S. Averill Ave.
Flint, MI 48506

Re: 4190 Jimbo Dr.
Burton, MI 48529
59-33-501-029

For: Asphalt Plant Equipment Replacement

Richard Zinotti representing General Manager of Ace-Saginaw Paving Company in Flint stated they own approximately 12 acres on Jimbo Road. The plant that is currently at this location had been operating since the late 1980's. It will be removed and replaced with a brand new plant with all new equipment. This will be a capital improvement of about \$6 million. Modifications will also be done for drainage.

Mrs. Abbey stated this is a huge company. We think it's great that they chose to stay in Burton and expand their business. We recommend approval.

Mr. Gorang asked what the timeline is for completion if approved.

David Vaughn of Chesaning stated they would begin in early November and it is scheduled to be finished in May, weather permitting.

Mrs. Ellenburg asked if the new equipment will help with the smell of the asphalt.

Mr. Zinotti said they have what is called a gray smoke recirculation system. It is different than what we have now. It will be a great improvement.

Mrs. Ellenburg said this will be a blessing. You are on top of the problem and this will be great for our City.

8. Motion to approve SPR #15-50 for Asphalt Plant Equipment Replacment.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Ellen Ellenburg, Councilwoman
SECONDER:	Deb Walton, Commissioner
AYES:	Ellenburg, Walls, Centilli, White, Johnson, Gorang, Walton
EXCUSED:	Kray, Burge

G. ADMINISTRATIVE SITE PLAN REVIEW

None

1. SPR #15-38

By: Khalil Isaac
1244 E. Reid Rd.
Grand Blanc, MI 48439

Re: 1372 Bristol Rd. Burton, MI 48529

For: T-Mobile retail store

2. SPR #15-41

By: Phillip Tucker
1343 Carman St.
Burton, MI 48529

Re: 3366 S. Saginaw St. Burton, MI 48529

For: Advanced Computer Logistics

3. SPR #15-45

By: Scott Natzke
10204 Deere Dr.
Davison, MI 48423

Minutes Acceptance: Minutes of Oct 13, 2015 5:00 PM (Approval of Minutes)

Re: 3108 Bristol Rd. Burton, MI 48529

For: Auto Sales

4. SPR #15-46

By: John T. Barr
6255 Muirfield Dr.
Grand Blanc, MI 48439

Re: 4277 Saginaw St. Burton, MI 48529

For: Martial Arts

H. AUDIENCE PARTICIPATION

None.

I. BOARD DISCUSSION

Mr. Gorang asked for an update on the master plan.

Mrs. Abbey stated we were trying to get the zoning ordinance changes done. The next step is to move forward with the master plan. She definitely wants to get it started this year. The Planning Commission makes the action and City Council either accepts the action or not. We are still debating how we are going to do this; we have to pick an engineering company. They have to design a presentation for you but to do that; they need to know the level of participation you want to give to the residents.

Mrs. Ellenburg suggested contacting neighboring municipalities to look at sample master plans.

Mrs. Abbey will get copies for the next meeting.

Mrs. Walton asked when we will have the computers working.

Mrs. Karsney stated we are waiting for network log-ins. She will ask the mayor about it.

The next regularly scheduled meeting will be held on Tuesday, November 10, 2015
at 5:00 PM

Meeting was adjourned at 6:22 PM.

Minutes Acceptance: Minutes of Oct 13, 2015 5:00 PM (Approval of Minutes)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1954)

Meeting: 11/10/15 05:00 PM
Department: Department of Public Works
Category: Special Use
Prepared By: Amber Abbey
Department Head: Rachael Boggs

E.1

DOC ID: 1954

SPR #15-53

By: Absolute Plumbing
4150 Bristol Rd.
Burton, MI 48519

Re: 4150 Bristol Rd. Burton, MI 48519

For: Special use for outside storage of equipment

ATTACHMENTS:

- 15-53 (PDF)



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

E.1.a

Date Filed: 10-19-15
Fee Paid: 600.00
Receipt #: _____
Check #: 3107
Received by: AA
Date Mailed: 10-22-15
Sent to BV 10-19-1

APPLICATION FOR PLANNING COMMISSION SPECIAL USE:

BCPC Case #: 15-53

PLEASE PRINT

DATE OF PLANNING COMMISSION HEARING: November 10th AT 5:00 P.M.

APPLICANTS NAME: ABSOLUTE PLUMBING

APPLICANTS ADDRESS: 4150 BRISTOL RD

CITY: BURTON

APPLICANTS PHONE: 810-730-6937

ADDRESS AND PARCEL OR LOT NUMBER: 4150 Bristol

59-34-100-011, C-3 Highway Oriented Business

NATURE OF REQUEST (PERMITTED USE AFTER SPECIAL APPROVAL): Special use for

EXTERIOR STORAGE FOR EQUIPMENT AND

JOB TRAILERS.

APPLICANTS SIGNATURE: Ay Wile

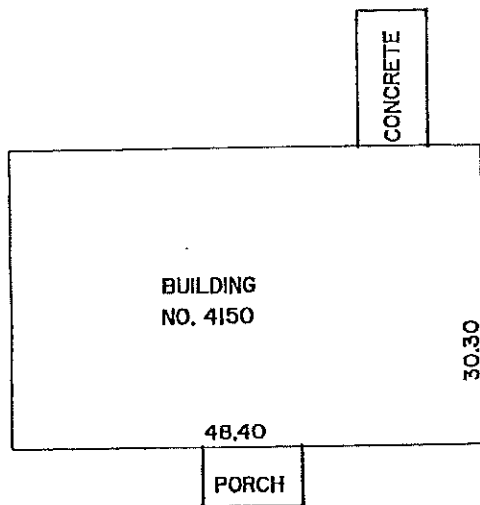
MANDATORY ATTENDANCE AT THE ABOVE MEETING IS ACKNOWLEDGED BY THE APPLICANTS SIGNATURE.

Attachment: 15-53 (1954 : SPR #15-53)

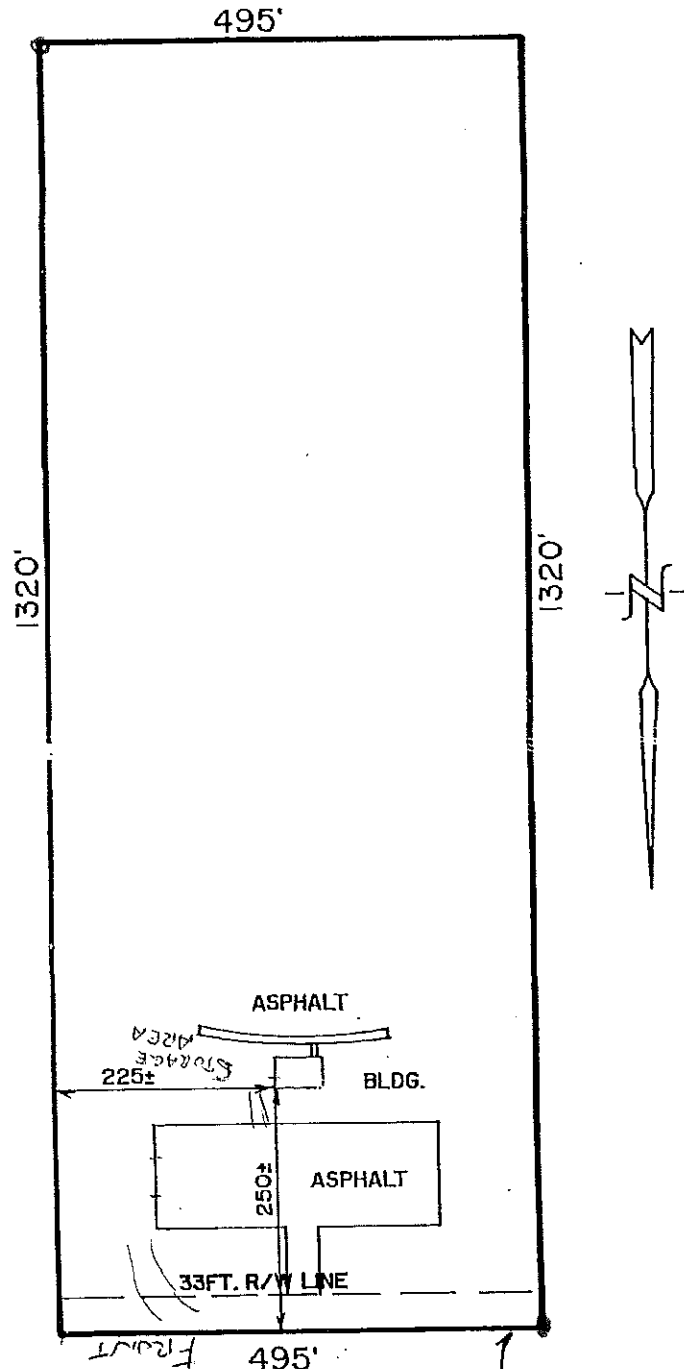
MORTGAGE REPORT

certified to: Oxford Bank

The West 15 acres of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, T7N, R7E, City of Burton, Genesee County, Michigan. Subject to easements of record.



DETAILS
SCALE: 1 INCH = 20 FT.



BRISTOL ROAD 66FT.

Attachment: 15-53 (1954 : SPR #15-53)

Notes:

Building is a 1 story frame with wood siding and



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1958)

Meeting: 11/10/15 05:00 PM

Department: Department of Public Works

Category: Site Plan Review

Prepared By: Amber Abbey

Department Head: Rachael Boggs

F.1

DOC ID: 1958

SPR #15-55

By: American Building Company
5502 Lapeer Rd.
Burton, MI 48509

Re: 5492 Lapeer Rd. Burton, MI 48509
59-14-576-015, C-1 Zoned

For: Addition to building

ATTACHMENTS:

- 15-55 (PDF)



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



APPLICATION FOR SITE PLAN REVIEW

SPR #: 15-55

DATE FILED: 10-30-15

FEE: 200.00

RECEIPT NO: _____

CHECK NO: 5631

ID # 1958

PLEASE PRINT

DATE OF PLANNING COMMISSION MEETING: November 10th, 2015 2:50 PM

APPLICANTS NAME: American Building Co. Inc

APPLICANTS ADDRESS: 5502 Lapeer Rd

APPLICANTS PHONE NO: 810-743-4330 Cell 810-397-3470

PROPOSED NAME OF BUSINESS: Burton Advance Dental Care

SITE ADDRESS: 5492 Lapeer Rd

SUBDIVISION & LOT # OR PARCEL NUMBER: _____

59-14-576-015, C-1 Zone

RE: Addition to Bldg.

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]

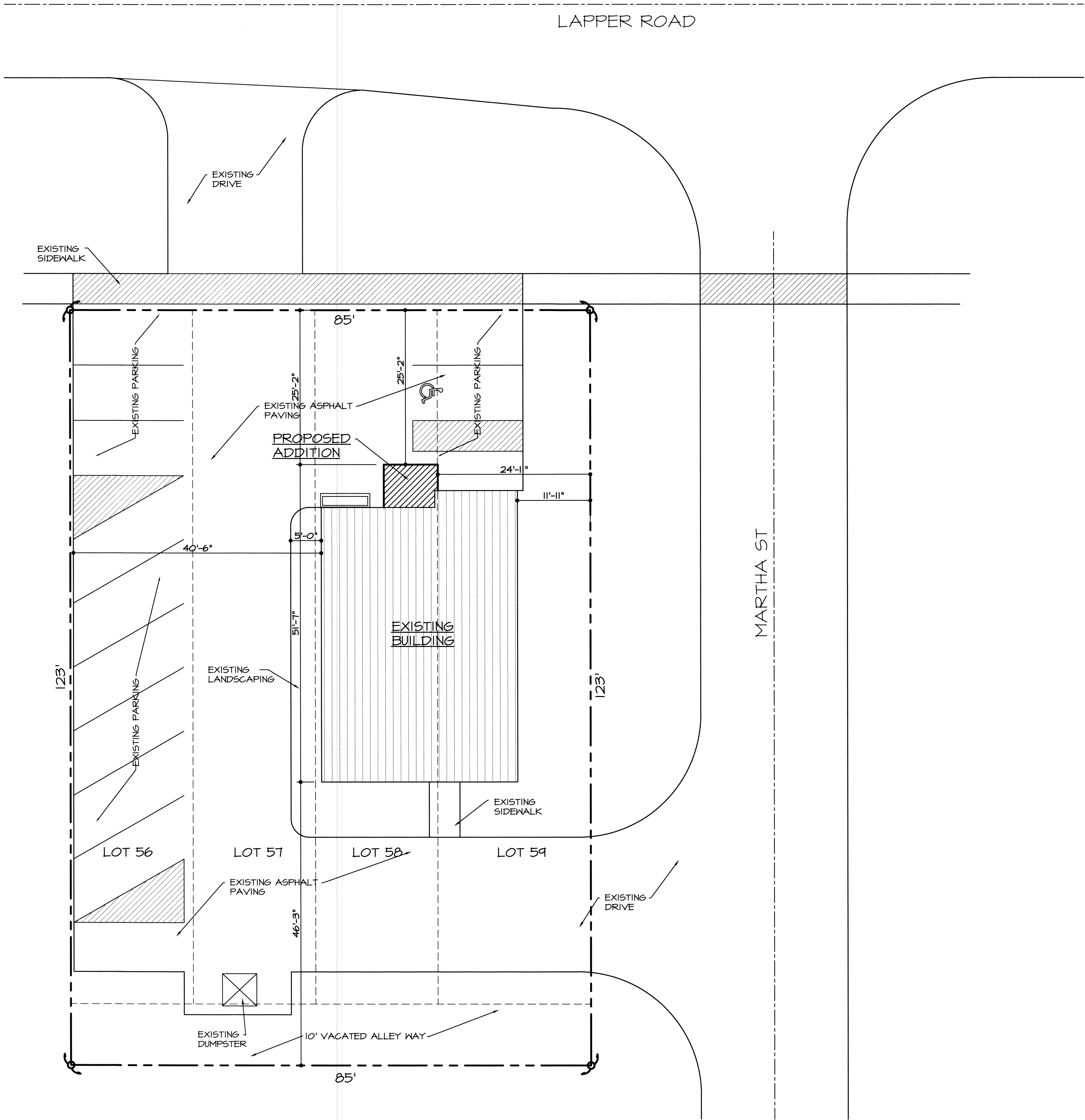
NOTE: All site plans must be filed at least two (2) weeks prior to the Planning Commission hearing and **MUST** comply with the procedures set forth in Section 157.092 of Codified Ordinance as attached. Must include **twelve (12) sets** of prints in order to process the application.

Attachment: 15-55 (1958 : SPR #15-55)

GENERAL NOTES
SESC APPLICATION & ASSOCIATED FEES TO BE PAID BY CONTRACTOR PRIOR TO START OF CONSTRUCTION
CCIF CHARGES ARE TO BE PAID FOR THE WATER AND SANITARY SERVICES BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION
CONTRACTOR MUST OBTAIN A PERMIT FROM THE GENESEE COUNTY WATER & WASTE DIVISION PRIOR TO ANY RELOCATION OF FIRE HYDRANTS, AND ANY MANHOLE ADJUSTMENTS.

LEGAL DESCRIPTION:
LOTS 56 THRU 54 & ALL THAT PART OF N 1/2 OF VACATED ALLEY ADJOINING ABOVE LOTS ON THE SOUTH LAPEER HEIGHTS (87) FR 5400218032
PARCEL # 54-14-576-015

SITE DATA:	
BUILDING USE GROUP -	B (BUSINESS)
BUILDING CONSTRUCTION TYPE -	5B (UNPROTECTED)
PRESENT ZONING -	C-1
ADJACENT ZONING -	C-1
GROSS LAND AREA -	.24 ACRES (10,455 SQ.FT.)
EXISTING BUILDING AREA (OFFICE)-	1,468 sf
BUILDING ADDITION AREA (OFFICE)-	60 sf
TOTAL BUILDING (OFFICE) -	1,528 sf
TOTAL BUILDING AREA -	14.6%
EXISTING PAVING AREA -	6,071 SF



SITE PLAN
SCALE: 1"=10'
NORTH



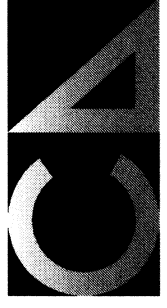
3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE)

REVISIONS

CREEKWOOD ARCHITECTURE, INC.

11111 s. creekwood
burton, michigan 48509

tel. (810) 742-0480 fax (810) 742-8393



SHEET TITLE
SITE PLAN

PROJECT
**NEW ENTRY FOR
BURTON ADVANCE DENTAL CARE**
5442 LAPEER RD
DRAWN BY J.V.C.

CHECKED BY R.A.S.
BURTON MI.

DATE 30 OCT. 2015

JOB NO. 15056 SV

SHEET NO.
S1
OF 1

FOUNDATION NOTES:

1) FOOTINGS ARE DESIGNED TO BEAR ON NATURAL MATERIAL WITH AN ALLOWABLE SOIL BEARING CAPACITY OF 2500 PSF. (VERIFY BY QUALIFIED TESTING AGENCY IN FIELD.) IF SOIL OF THIS CAPACITY IS NOT FOUND AT THE ELEVATIONS INDICATED, FOOTINGS SHALL BE LOWERED OR ENLARGED AT THE DIRECTION OF THE ENGINEER/ARCHITECT.

2) ALL SLABS SHALL BEAR ON CLEAN GRANULAR SOIL COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.

3) WHERE NEW FOOTINGS ARE ADJACENT TO EXISTING FOUNDATIONS, PLACE BOTTOM OF NEW FOOTING AT THE SAME ELEVATION AS THE EXISTING.

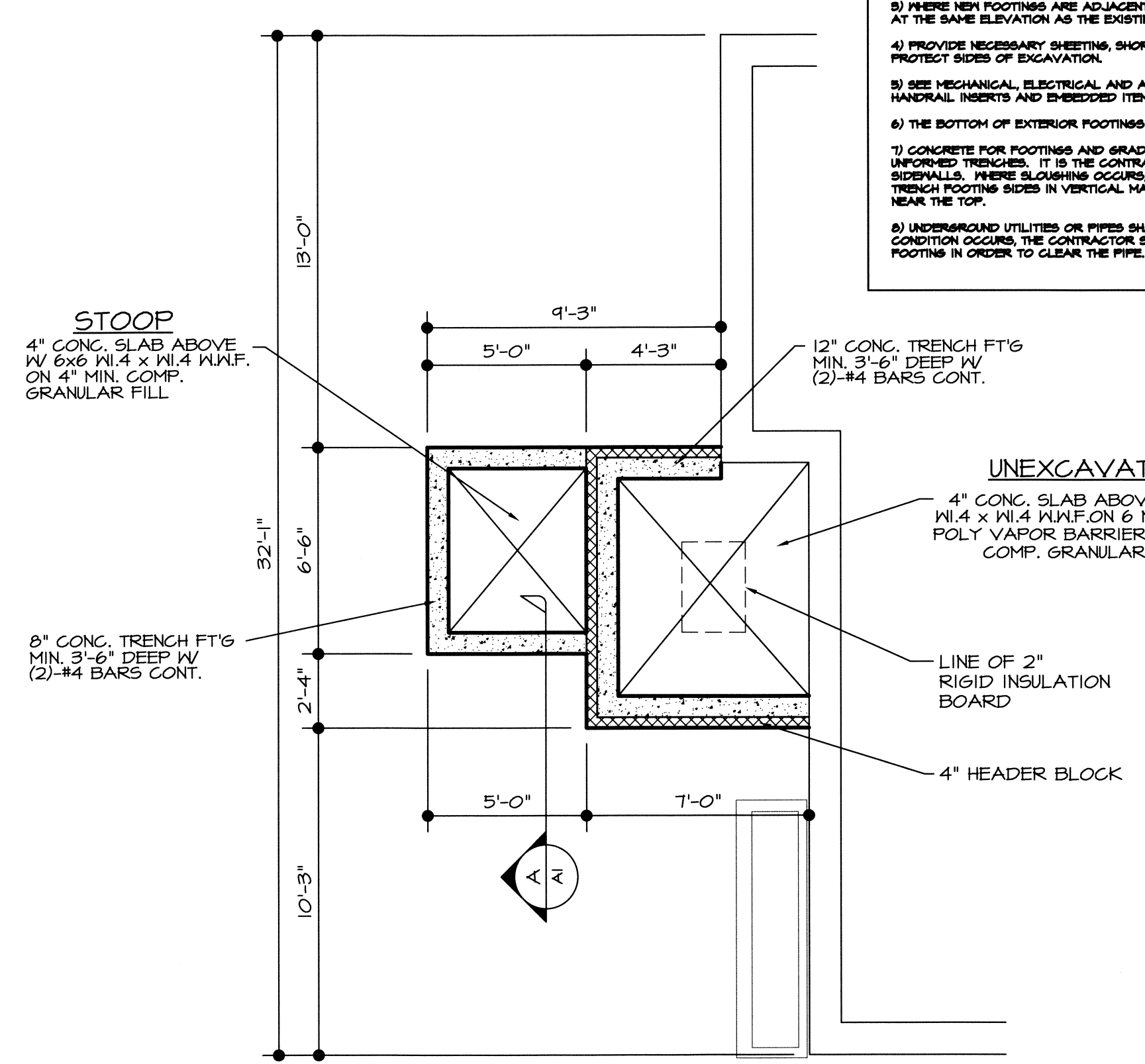
4) PROVIDE NECESSARY SHEETING, SHORING, BRACING, ETC. AS REQUIRED DURING EXCAVATIONS TO PROTECT SIDES OF EXCAVATION.

5) SEE MECHANICAL, ELECTRICAL AND ARCHITECTURAL DRAWINGS FOR PIPE SLEEVE, PIPING, CONDUIT, HANDRAIL INSERTS AND EMBEDDED ITEMS PRIOR TO CONSTRUCTION OF FOUNDATIONS.

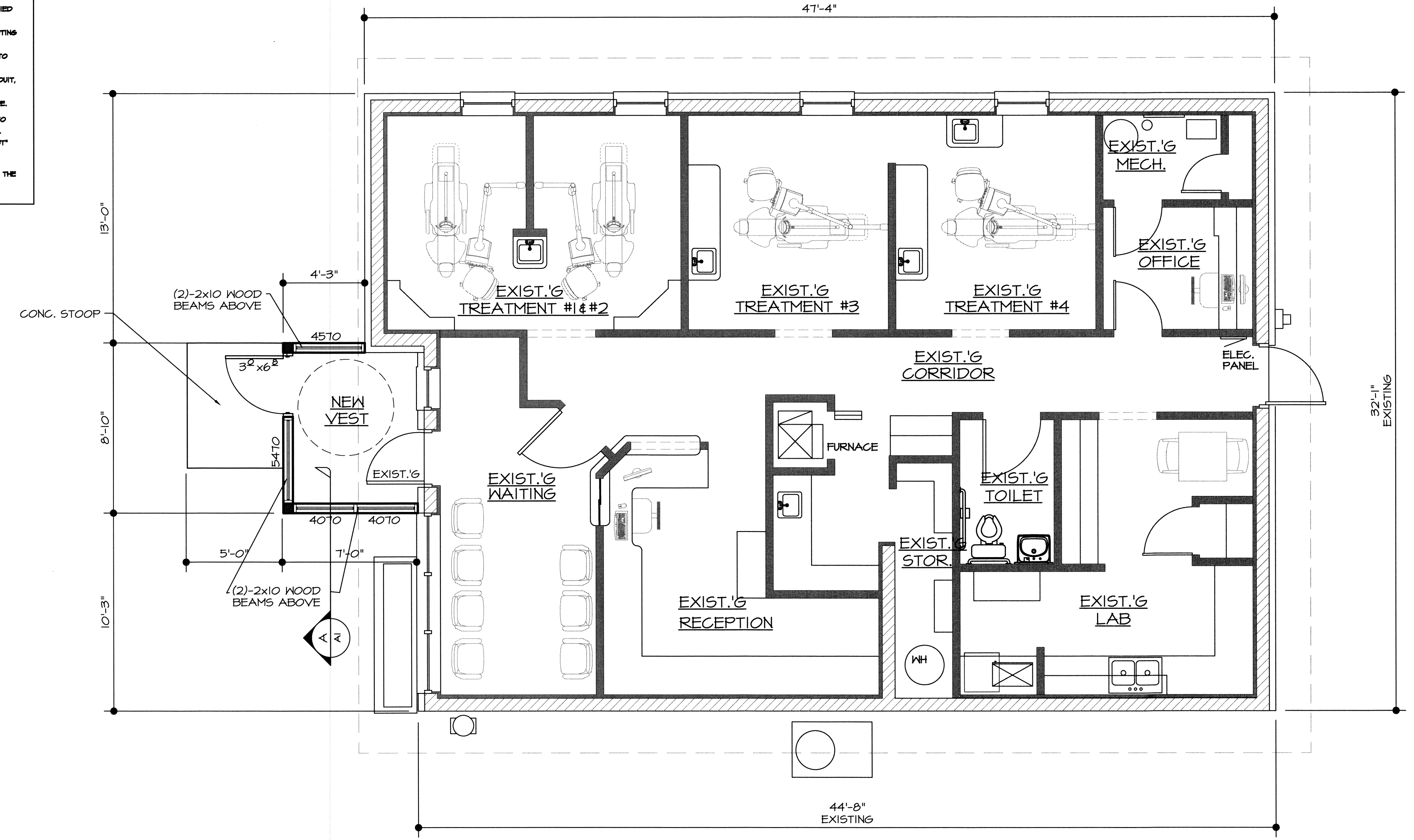
6) THE BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 3.5 FEET BELOW FINISHED GRADE.

7) CONCRETE FOR FOOTINGS AND GRADE BEAMS MAY BE PLACED AT CONTRACTOR'S OPTION INTO UNFORMED TRENCHES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MINIMIZE BLOWING OF SIDEWALLS. WHERE BLOWING OCCURS, REMOVE BLOWN SOIL AND/OR OVER EXCAVATE. CUT TRENCH FOOTING SIDES IN VERTICAL MANNER TO NOT ALLOW TRENCH FOOTING TO "MUSHROOM OUT" NEAR THE TOP.

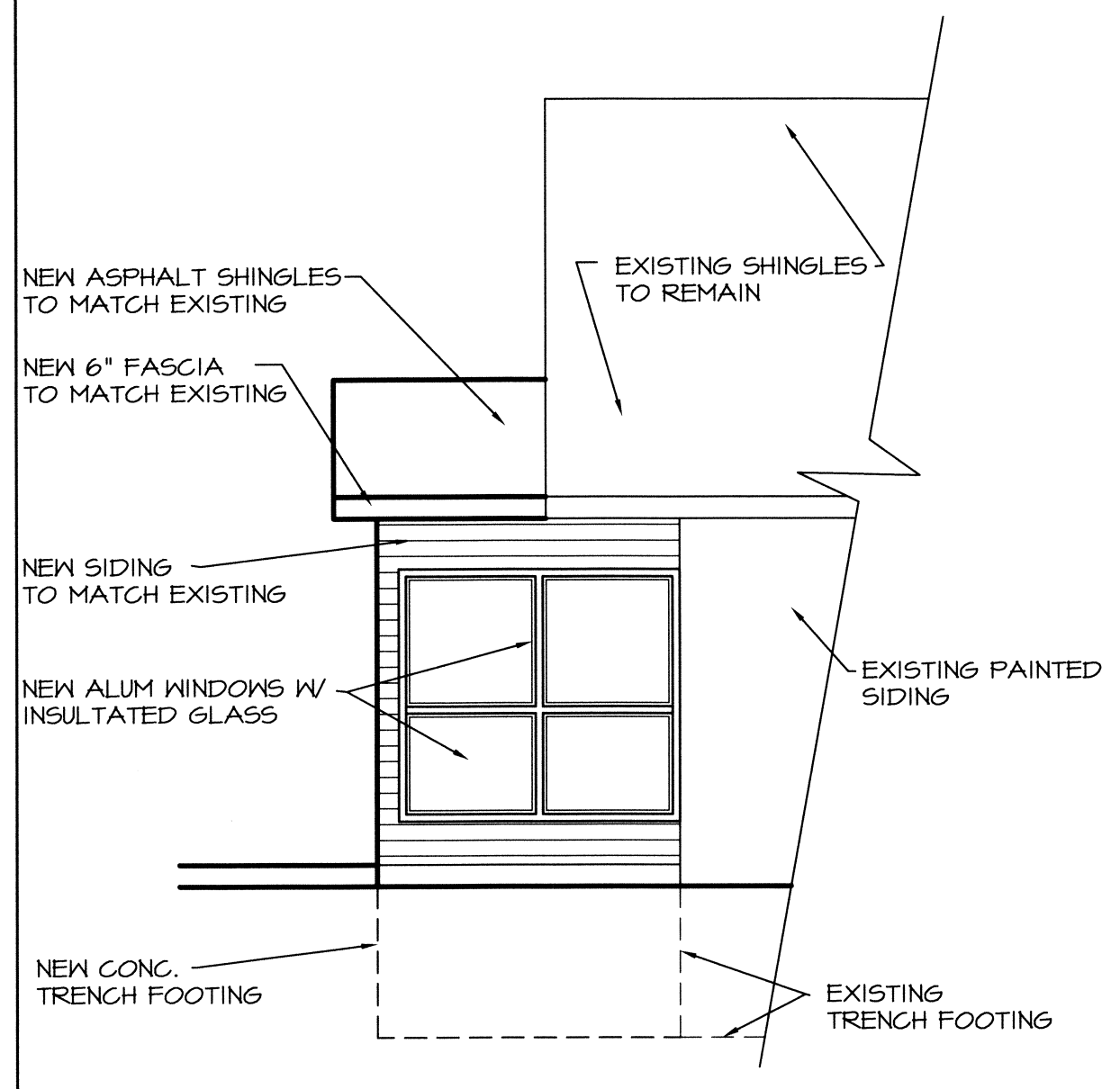
8) UNDERGROUND UTILITIES OR PIPES SHALL NOT BE PLACED BELOW FOOTINGS. IF ANY SUCH CONDITION OCCURS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND DRAIN THE BOTTOM OF THE FOOTING IN ORDER TO CLEAR THE PIPE.



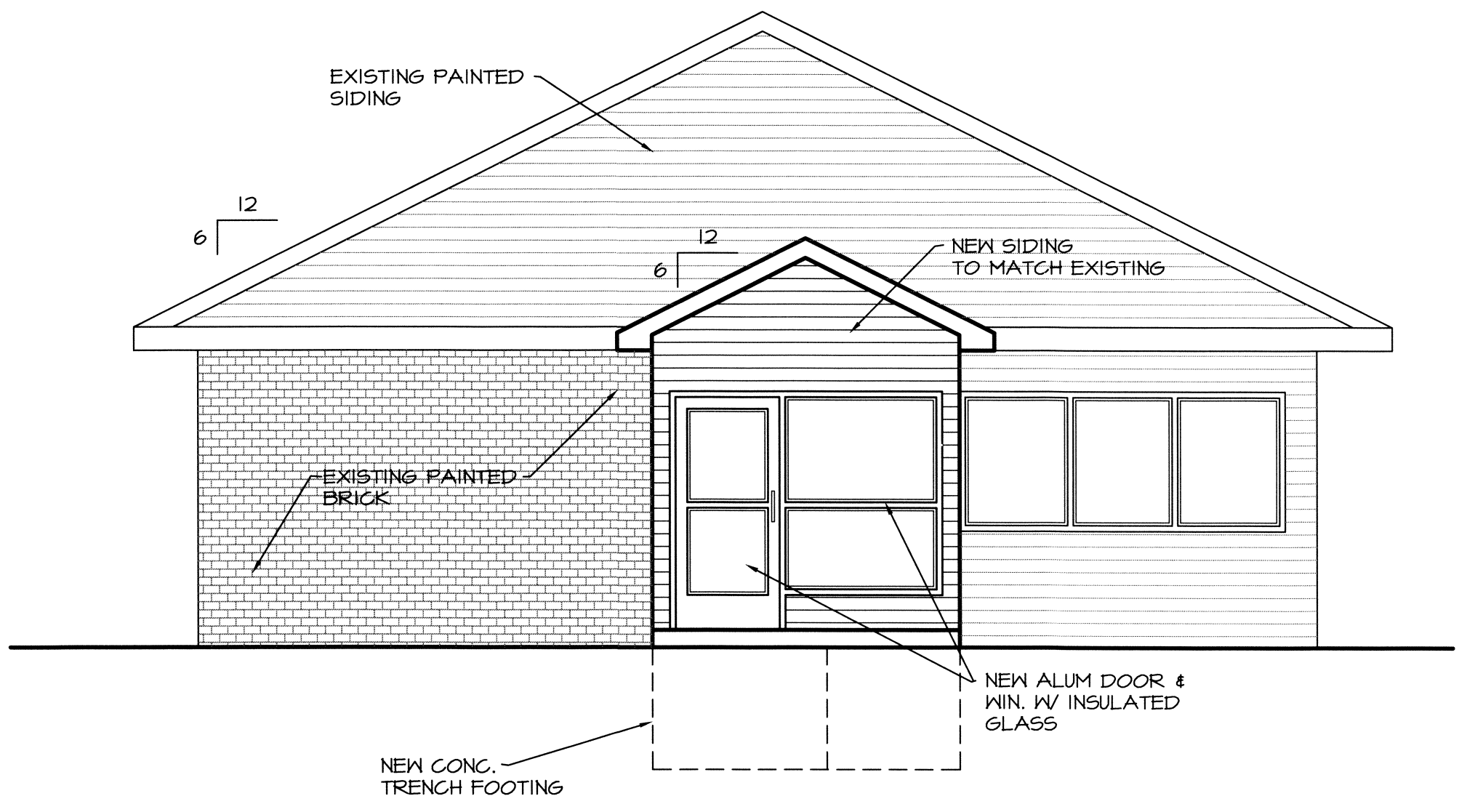
FOUNDATION PLAN
SCALE: 1/4"=1'-0"



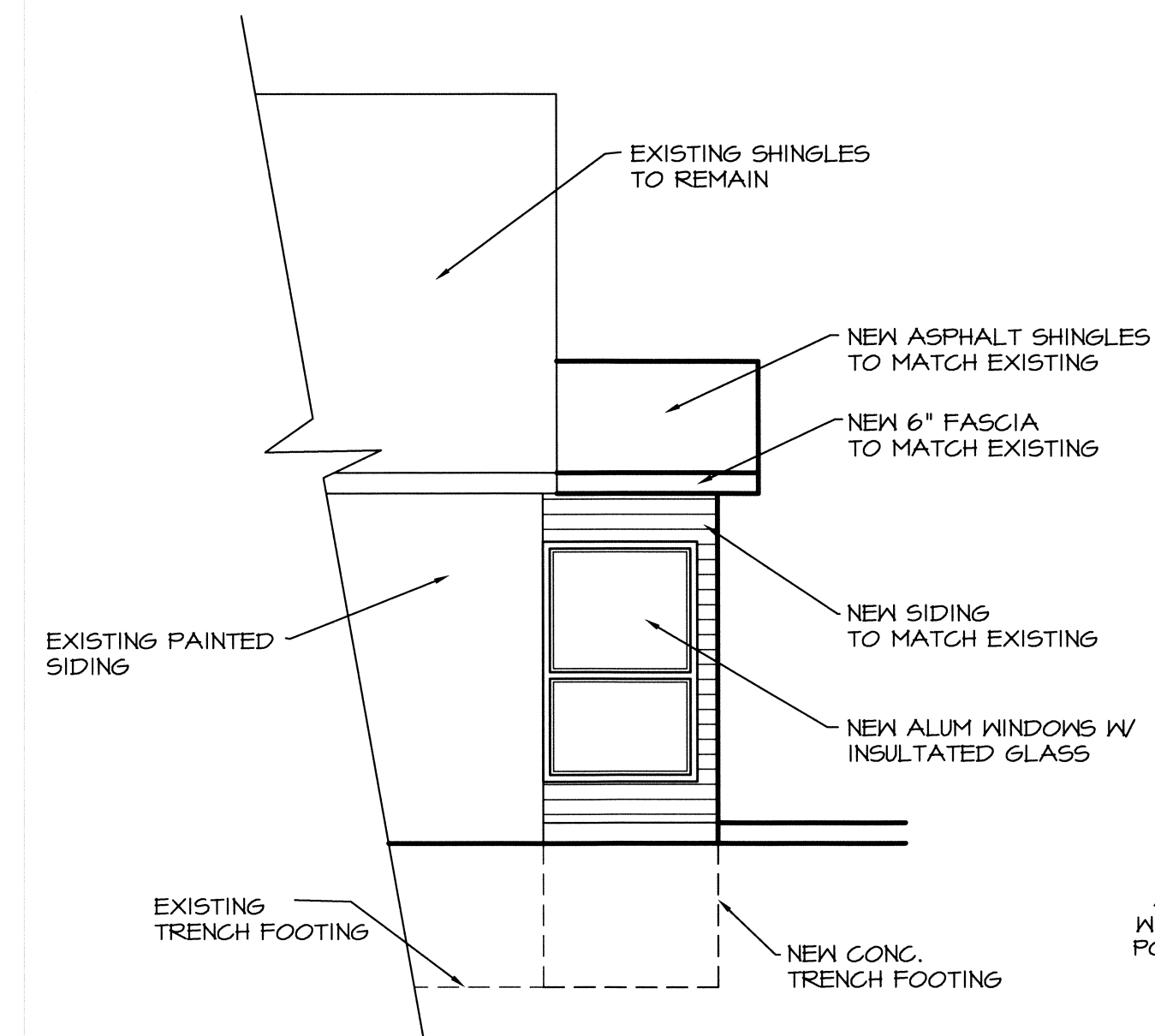
FLOOR PLAN
SCALE: 1/4"=1'-0"



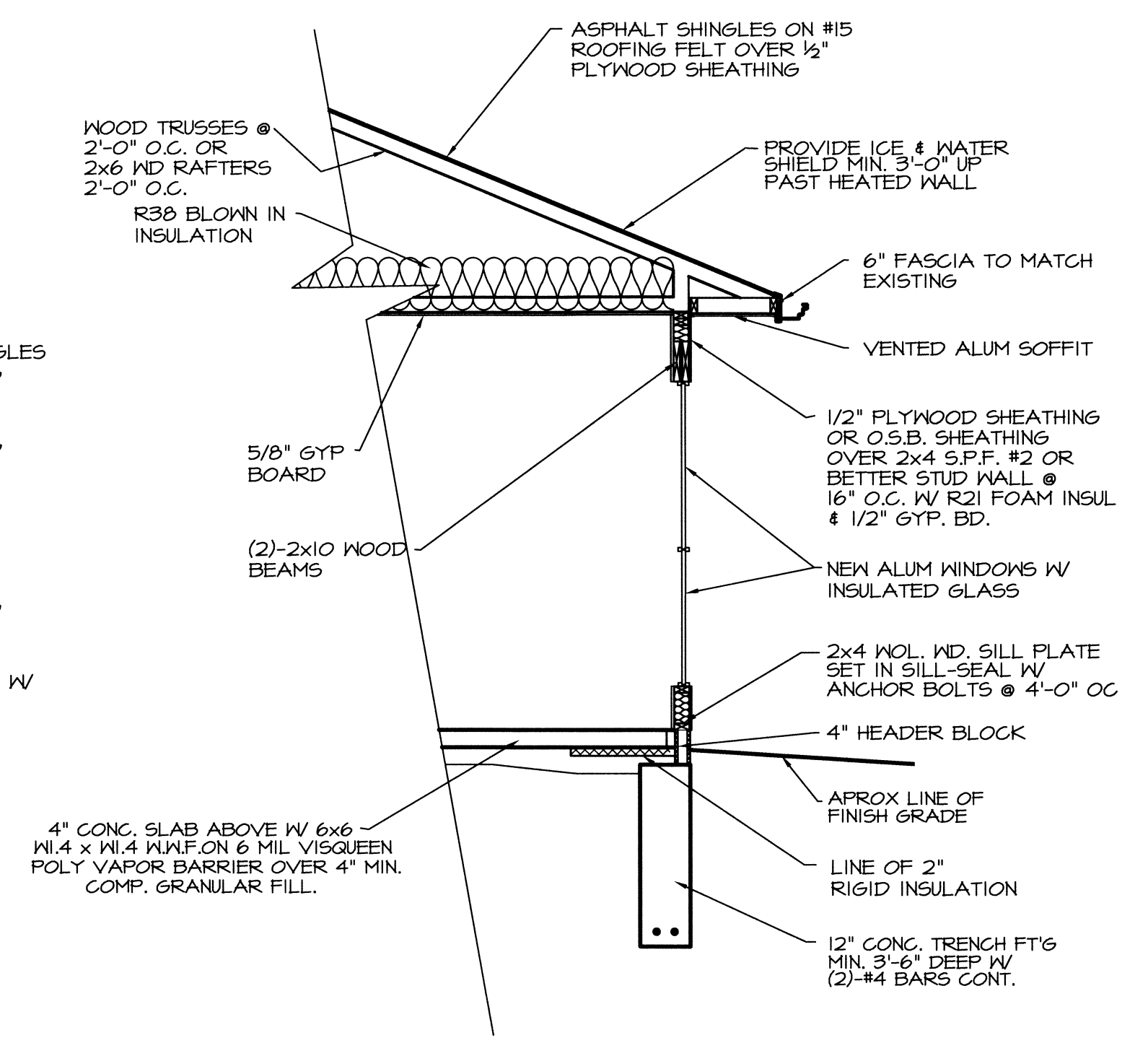
WEST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



TYP WALL SECTION 'A-A'
SCALE: 3/8"=1'-0"

REVISIONS	
CREEKWOOD ARCHITECTURE, INC.	
burton, michigan 48509	
1111 s. creekwood	
tel. (810) 742-0480	
fax (810) 742-8393	
PROJECT: NEW ENTRY FOR BURTON ADVANCE DENTAL CARE	
SHEET TITLE: FOUNDATION PLAN, FLOOR PLAN, EXTERIOR ELEVATIONS, TYP WALL SECTION, GENERAL NOTES	
DRAWN BY: J.V.C.	
CHECKED BY: R.A.S.	
JOB NO: 15056 SV	
DATE: 6 OCT. 2015	
SHEET NO:	
A1	
OF 1	



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1949)

Meeting: 11/10/15 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Rachael Boggs

G.1

DOC ID: 1949

SPR #15-47

By: Lyle Demo
1033 W. McLean Ave
Flint, MI 48507

Re: 4191 S. Saginaw St. Burton, MI 48529

For: Auto Detail

ATTACHMENTS:

- 15-47 (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: 10-1-15

FEE: \$40.00

RECEIPT NO: _____

CHECK NO: 1101

IO # 1949

SPR #: 15-47

PLEASE PRINT

DATE: _____

APPLICANTS NAME: Lyle Demo

APPLICANTS ADDRESS: 1033 W. McLean Ave.

APPLICANTS PHONE NO: 810-955-1903

PROPOSED NAME OF BUSINESS: All Shine Auto Detailing

PROPOSED TYPE OF BUSINESS: Auto Detailing

SITE ADDRESS: 64191 S. Saginaw St.

USE OF STRUCTURE: Auto Detail

SQ FOOTAGE OF PROPERTY: _____

SQ FOOTAGE OF STRUCTURE: ~~10000~~ 1680

NUMBER OF EMPLOYEES/SEATS: 2

APPLICANTS SIGNATURE: [Signature]

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

Attachment: 15-47 (1949 : SPR #15-47)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1950)

Meeting: 11/10/15 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Rachael Boggs

G.2

DOC ID: 1950

SPR #15-48

By: Jason Kassab
5874 Orchard Wds Dr.
West Bloomfield, MI 48321

Re: 1376 Bristol Rd. Burton, MI 48529

For: Happy's Pizza

ATTACHMENTS:

- 15-48 (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: 10-6-15

FEE: \$40.00

RECEIPT NO: _____

CHECK NO: 3503

SPR #: 15-48

PLEASE PRINT

DATE: 9-30-15

APPLICANTS NAME: Happy's Pizza Jason Kassab

APPLICANTS ADDRESS: ~~1376 Bristol Rd~~ 5874 Orchard Wds Dr
W. Bloomfield, MI 48304

APPLICANTS PHONE NO: 248-388-3501

PROPOSED NAME OF BUSINESS: Happy's Pizza

PROPOSED TYPE OF BUSINESS: Restaurant

SITE ADDRESS: 1376 Bristol Rd

USE OF STRUCTURE: Restaurant

SQ FOOTAGE OF PROPERTY: _____

SQ FOOTAGE OF STRUCTURE: 1600

NUMBER OF EMPLOYEES/SEATS: 10 to 15 No Seats

APPLICANTS SIGNATURE: Jason D. Kassab

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

Attachment: 15-48 (1950 : SPR #15-48)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1951)

Meeting: 11/10/15 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Rachael Boggs

G.3

DOC ID: 1951

SPR #15-49

By: Michigan Café, LLC.
2456 S. Center Rd.
Burton, MI 48519

Re: 2456 S. Center Rd. Burton, MI 48519

For: Winner's Skill Cafe

ATTACHMENTS:

- 15-49 (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: 10-7-15

FEE: \$40.00

RECEIPT NO: _____

CHECK NO: 1502

SPR #: 15-49

PLEASE PRINT

DATE: 10/7/15

APPLICANTS NAME: Michigan Cafe, LLC

APPLICANTS ADDRESS: 2456 S. Center Rd. Burton

APPLICANTS PHONE NO: 810-516-0854

PROPOSED NAME OF BUSINESS: Winners skill cafe

PROPOSED TYPE OF BUSINESS: skill game cafe

SITE ADDRESS: 2456 S. Center Rd. Burton

USE OF STRUCTURE: skill game cafe

SQ FOOTAGE OF PROPERTY: ?

SQ FOOTAGE OF STRUCTURE: 1200 sq ft

NUMBER OF EMPLOYEES/SEATS: 2 / 20

APPLICANTS SIGNATURE: [Signature]

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

Attachment: 15-49 (1951 : SPR #15-49)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1952)

Meeting: 11/10/15 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Rachael Boggs

G.4

DOC ID: 1952

SPR #15-51

By: Scott Beutler
5483 Raymond Ave
Burton, MI 48509

Re: 4354 Bristol Rd. Burton, MI 48519

For: Creative Custom Cabinets /Commercial Caseworks

ATTACHMENTS:

- 15-51 (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: 10-16-15

FEE: \$75.00

RECEIPT NO: _____

CHECK NO: 3067

SPR #: 15-51

PLEASE PRINT

DATE: 10-15-15

APPLICANTS NAME: Scott Benthin

APPLICANTS ADDRESS: 5483 Raymond Ave Burton

APPLICANTS PHONE NO: 810-938-0315

PROPOSED NAME OF BUSINESS: Creative Custom Cabinets / Commercial Case Works

SITE ADDRESS: 4354 Bristol

SUBDIVISION & LOT # OR PARCEL NUMBER: 59-34-200-013

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

USE OF STRUCTURE: Cabinet Shop

SQ FOOTAGE OF PROPERTY: 264 x 495 130,680

SQ FOOTAGE OF STRUCTURE: 11,040 + 5,000

NUMBER OF EMPLOYEES/SEATS: 8

APPLICANTS SIGNATURE: [Signature]

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

Attachment: 15-51 (1952 : SPR #15-51)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1953)

Meeting: 11/10/15 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Rachael Boggs

G.5

DOC ID: 1953

SPR #15-52

By: US Auto Importing & Sales
1096 N. Center Rd.
Burton, MI 48509

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

For: Auto Dealership

ATTACHMENTS:

- 15-52 (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: 10-16-15

FEE: \$75.00

RECEIPT NO: _____

CHECK NO: 9058

SPR #: 15-52

PLEASE PRINT

DATE: Sept 25, 2015 10-16-2015

APPLICANTS NAME: US Auto Importing + Sales Harry Brink

APPLICANTS ADDRESS: 1096 N. Center Rd

APPLICANTS PHONE NO: 810 691 4313

PROPOSED NAME OF BUSINESS: US Auto Importing + Sales / US Speedo

SITE ADDRESS: 1096 N. Center Rd

SUBDIVISION & LOT # OR PARCEL NUMBER: _____

TYPE: ☐ CHANGE OF OWNERSHIP ☐ CONSTRUCTION LESS THAN 2%

USE OF STRUCTURE: Auto Dealership + Importing Automobiles from CANADA

SQ FOOTAGE OF PROPERTY: _____

SQ FOOTAGE OF STRUCTURE: 45,000 - 50,000

NUMBER OF EMPLOYEES/SEATS: 15-20

APPLICANTS SIGNATURE: Harry Brink

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

Attachment: 15-52 (1953 : SPR #15-52)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1955)

Meeting: 11/10/15 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Rachael Boggs

G.6

DOC ID: 1955

SPR #15-54

By: Absolute Plumbing
4150 Bristol Rd.
Burton, MI 48519

Re: 4150 Bristol Rd. Burton, MI 48519

For: Plumbing Contractor's office

ATTACHMENTS:

- 15-54 (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: 10-19-15

FEE: \$75.00

RECEIPT NO: _____

CHECK NO: 3107

SPR #: 15-54

PLEASE PRINT

DATE: 10-18-15

APPLICANTS NAME: ABSOLUTE PLUMBING

APPLICANTS ADDRESS: 4150 E Bristol

APPLICANTS PHONE NO: 810-820-8841

PROPOSED NAME OF BUSINESS: ABSOLUTE PLUMBING

SITE ADDRESS: 4150 E Bristol

SUBDIVISION & LOT # OR PARCEL NUMBER: —

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

USE OF STRUCTURE: PLUMBING Co

SQ FOOTAGE OF PROPERTY: 15 ACRES

SQ FOOTAGE OF STRUCTURE: 1400 SQ FT

NUMBER OF EMPLOYEES/SEATS: 2

APPLICANTS SIGNATURE: [Signature]

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

Attachment: 15-54 (1955 : SPR #15-54)