



CITY OF BURTON
BURTON PLANNING COMMISSION MEETING
NOVEMBER 10, 2020
MINUTES

Council Chambers

Regular Meeting

5:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

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

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Duane Haskins	Mayor	Excused	
Vaughn Smith	Councilman	Present	
Kevin Burge	Chairperson	Present	
Tom Gorang	Commissioner	Present	
Neil Martz	Commissioner	Present	
Don Jones	Vice Chair	Present	
Erica Edgington	Commissioner	Present	
Kenneth Gay	Commissioner	Present	

C. STAFF PRESENT

Amber Abbey, Deputy DPW Director
Leandra Swayne, Records Tech
Katie Malin, Election Clerk

D. APPROVAL OF MINUTES

Meeting Minutes for the October 13th, 2020 meeting will be available for approval at the next scheduled Planning meeting.

E. SITE PLAN REVIEW

1. SPR #20-48

By: John Graham
3513 Pointe Shore Dr.
Brighton MI 48114

Re: 3344 E. Bristol Rd. Burton MI 48529 (parent) Parcel 59-33-526-029 to
3376 E. Bristol Rd. Burton MI 48529

For: Great Lake Leaf LLC

John Graham
3513 Pointe Shore Dr.
Brighton, MI 48114

Mr. Graham stated he is proposing a 50 X 70 ft. Pre-engineered building that would go on a site that is a total of 0.7 acres. It would have seven parking spaces including a handicap accessible space, a pedestrian walk way, a dedicated bay for Fire Department access and a loading bay. At this time, I am here to answer any questions you may have.

Mr. Burge asked if the administration had any recommendations.

Mrs. Abbey stated it is a simple plan and a simple project. The Fire Department was involved in how to set up the site. We would recommend approval.

Mr. Martz asked if the donut building was part of the development.

Mr. Graham stated he did purchase the Donut Mix property and it is three lots connected.

Mr. Martz asked if the existing building will be used.

Mr. Graham stated no, it creates a 200 ft. buffer before you would get to the first residence.

Mr. Gay stated he just wanted to verify that the marijuana distribution center nearby on Bristol Road and Dort Highway does not grow their own product.

Mrs. Abbey stated they are a provisioning center, they distribute but do not grow.

Mr. Graham stated they will strictly grow. They will have no public function at all.

Mr. Burge stated in the plan I see you're going to plant some deciduous tree detail. How tall will the trees you plant be.

Mr. Graham stated at the time of planting, they will be around 6-8 ft. They will grow over time. Our goal is to have shade for that area, and also trees are good at soaking up storm water.

Mr. Gorang asked if there was a study done on the run off of water.

Mr. Graham stated there was a topographical study done that you can review in the plans.

Mr. Burge asked if anyone is occupying the Donut Mix building.

Mr. Graham stated no, I own that building.

Mr. Jones asked if they will put a sign up.

Mr. Graham stated no, we will have the one sign that is required but other than that we do not want to attract the public.

Mr. Jones asked about security.

Mr. Graham stated there will be cameras on the inside and outside. Motion detectors and biometric security to enter the building.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Don Jones, Vice Chair
SECONDER:	Kenneth Gay, Commissioner
AYES:	Smith, Burge, Gorang, Martz, Jones, Edgington, Gay
EXCUSED:	Haskins

2. SPR #20-49

By: Cherry Atherton Properties LLC, Attention: Mark Cherry
5904 Dixie Hwy.
Clarkston MI 48346

Re: 3218 E. Atherton Rd. Burton MI 48529

For: Proposed Storage Building (80' x 120' = 9,600 sqft) for Country Oaks
Landscape Supply

Michael Pifer
Kraft Engineering and Surveying
409 W 7th St.
Flint, MI 48503

Mr. Pifer stated he is here representing the owner of Country Oaks Landscape Supply, Mark Cherry. Mr. Cherry is wanting to build an 80 X 120 ft. storage building with a bathroom.

Mr. Burge asked Mrs. Abbey for the administrations recommendation.

Mrs. Abbey stated the building is listed as storage. Her only concern is when it is connected to the utilities that any change in use would have to come back through our office for approval. It is listed as storage only, so we accept that and I understand the need for the restroom. We recommend approval.

Mr. Martz stated this project has a benefit to the community. However, he is concerned about the mud and materials that are dragged out into Atherton Road.

Mr. Burge asked what will they store in the building.

Mr. Cherry stated mulch and soils.

Mr. Burge asked if any equipment will be stored in the building.

Mr. Cherry stated they may store some equipment in there when winter comes.

Mr. Smith asked with it being close to the residential area, will there be a problem with smell?

Mr. Cherry said, no.

Mr. Martz made a motion to approve Site Plan Review # 20-49 as proposed with the contingencies of removing the items out of the right of way, and adding a stone mud mat at the scales and the Atherton Road entrance and exit.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Neil Martz, Commissioner
SECONDER:	Don Jones, Vice Chair
AYES:	Smith, Burge, Gorang, Martz, Jones, Edgington, Gay
EXCUSED:	Haskins

F. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #20-40

By: Noble Appliance Center / Jason Lee
48150 W 9 Mile Rd
Novi, MI 48374

Re: 1399 S. Center Rd Burton MI 48509
Parcel ID 59-15-300-004

For: Change of ownership/Use – Retail/Appliance Sales

2. SPR #20-41

By: PDMG
5520 Atherton Rd
Burton MI 48519

Re: 5520 Atherton Rd. Burton MI

For: Popcorn Hulless, Coffee Roasting, Retail

3. SPR #20-42

By: Diane Rhines
2091 N. Baxter Rd.
Davison MI 48423

Re: 5518 E Atherton Rd. Burton MI

For: Sweet Shoppe / Bakery

4. SPR #20-43

By: Jason Kopec
8940 S New Lorthrop Rd.
Durand MI 48429

Re: 1460 Hemphill Rd. Burton MI 48529

For: Change of Ownership- Office space for Kopec Properties

5. SPR #20-44

By: G. Shukairy
1501 S Center Rd Bldg. A
Burton MI 48509

Re: 1481 S Center Rd Burton MI 48509

For: Change of ownership- Medical Urgent Care

6. SPR #20-45

By: George Wallace
8200 N. Jennings Rd.

Re: 1234 N. Center Rd. Burton MI 48509

For: Storage of Hemp

Mr. Burge stated the plan showed 7500 sq. ft. That building is a lot bigger, are they only intending to use part of the building?

Mrs. Abbey stated yes, that is just the area that he intends to occupy.

Mr. Jones asked if the hemp will be used for something other than marijuana.

Mrs. Abbey stated yes, industrial hemp is different then marijuana.

Mr. Martz asked how will it be stored?

Mrs. Abbey stated right now he is working with the Fire Department on how to properly store it.

7. SPR #20-46

By: Loves Furniture Inc.
6500 E. 14 Mile Rd
Warren MI 48092

Re: 4095 E. Court St. Burton MI 48509

For: Retail Furniture, mattresses, appliances and accessories

8. SPR #20-47

By: Ronald L. Bowen II
2058 Friel St.
Burton MI 48529

Re: 3312 S. Dort Hwy. Burton MI 48529

For: Change of Ownership- Resale furniture shop

G. AUDIENCE PARTICIPATION

None.

H. BOARD DISCUSSION

Mr. Burge asked Mrs. Abbey if she had any updated information on the donation boxes.

Mrs. Abbey said they did some research in her office on the donation boxes. Most communities treat it as blight. We did find a city in the State of Michigan that conducted an ordinance. During our research, we did find most communities do not outlaw them completely because when they do, court cases have come out of it.

Discussion ensued in regards to donation boxes.

The next regular scheduled Planning Meeting will be held on December 8, 2020 @ 5:00 PM.

Agendas and minutes may be found at www.burtonmi.gov

Meeting was adjourned at 6:05 PM.
