



CITY OF BURTON

BURTON PLANNING COMMISSION MEETING

NOVEMBER 15, 2022

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	Absent	
Kevin Burge	Chairperson	Present	
Gregory Fenner	Council Representative	Present	
Tom Gorang	Commissioner	Present	
Neil Martz	Commissioner	Absent	
Don Jones	Vice Chair	Present	
Erica Edgington	Commissioner	Present	

C. STAFF PRESENT

Leandra Swayne, DPW Code/Building Clerk
Amber Abbey, Deputy DPW Director
Joy Roe, Clerk's Office
Tonya Walton, Clerk's Office

D. APPROVAL OF MINUTES

Tabled until December's meeting

E. PUBLIC HEARING

1. SPR #22-38 / ZC Case 330

By: Yatooma Oil, LLC; c/o Micheal Yatooma
51300 Danview Technology Court, Shelby, MI 48315

Re: 4507 S. Center Rd., Burton, MI
Parcel 59-34-300-038 & 59-34-300-053, Zoned C-1

For: Requesting to change the zoning district classification from C-1, Local
Business to C-2 zone, General Business

Mrs. Abbey reminded the Board that their decision is a recommendation and is not the final decision and that zoning will remain if the current plan is not completed. When looking at a "zoning case" review all C2 uses. The uses around the property is C2 zoned, so the administration recommends approval of rezoning.

Mr. Fenner asked if the rental unit section will disappear?

Mrs. Abbey stated this section is currently used as a beauty salon and will not be affected by the zoning change.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Gregory Fenner, Council Representative
SECONDER:	Tom Gorang, Commissioner
AYES:	Burge, Fenner, Gorang, Jones, Edgington
ABSENT:	Haskins, Martz

F. SPECIAL USE

1. SPR #22-39

By: Timothy D. Bertram
1330 Kenneth St., Burton, MI

Re: 1322 Kenneth St., Burton, MI
Parcel 59-30-578-229, Zoned R-1C

For: To expand a special use for an addition on an adult foster care home.

Mr. Bertram explained he is looking to build on for personal living space.

Ryan Shultz of 1321 Connell expresses his concern with the amount of police cars, ambulances, and problems that are seen at the commercial business. The patience escape, jump the fence, and there is drug use in the video surveillance area from his home. He request that a white fence be installed and maintenance is kept up.

Mr. Fenner Asked if Mr. Bertam is currently living in the home?

Mr. Bertam stated he lives there currently and looking to expand for more living and storage space. He stated that he could build a 6 bedroom home but that is not his intention. If the addition is built, it would prevent anything being built on the vacant lot.

Mrs. Sorton stated she owns the home across the street and vows that Mr. Bertram's home is well maintained and does not know of any commotion from the home. She is in support of building the addition.

Mrs. Abbey reminds the group that we are here today to approve the special use and not talk about the site use or how well Mr. Bertam maintains the property. The use has been a burden to the residents and to continue to burden the residents, public safety and police resources. This is not the right thing to do. If he wants to build for additional space he can build a single family home on the vacant lot. It does not have to be attached to the adult foster home. The administration does not support the case.

Mr. Jones agrees and explains they have been a problem and has received hundreds and hundreds of calls with problems.

Mr. Burgess's states that the research he has done shows there was 15 calls two weekends ago to this address, tickets were issues, neighbors don't want this and residents pay for police services that are tied up at one address.

Miss Eddington asked what is the reason for expanding special use and not build a single family home? Mr. Bertram replied because if it is attached, he can be included as a staff member even if he is sleeping. If these plans are not approved, I will build a 6 bedroom home because I have a waiting list.

Mr. Fenner states that he can build a 6 bedroom foster home on the vacant property without special use.

Mrs. Abbey confirmed.

Discussion ensued about licensing, building residential or expanding bed occupancy, and police resources.

RESULT:	FAILED [1 TO 4]
MOVER:	Gregory Fenner, Council Representative
SECONDER:	Kevin Burge, Chairperson
AYES:	Fenner
NAYS:	Burge, Gorang, Jones, Edgington
ABSENT:	Haskins, Martz

G. SITE PLAN REVIEW

1. SPR #22-40

By: Timothy D. Bertram
1330 Kenneth St., Burton, MI

Re: 1322 Kenneth St., Burton, MI
Parcel 59-30-578-229, Zoned R-1C

For: Full site plan review for an addition on an existing adult foster care home.

Expansion denied, so no reason to discuss site plan.

H. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #22-37

By: Colin Ford
423 Avon Ct. Room 15 Bldg. 16, Davison MI

Re: 2470 S. Center Rd., Burton, MI
Parcel 59-21-578-042, Zoned C-2

For: New business, hobby store – Model Kit Cartel

I. AUDIENCE PARTICIPATION

J. BOARD DISCUSSION

The next regular scheduled Planning Meeting will be held on December 13, 2022 @ 5:00 PM.

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

Meeting was adjourned at 5:30 PM.
