



**CITY OF BURTON**  
**BURTON PLANNING COMMISSION MEETING**  
**OCTOBER 10, 2017**  
**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 |
|----------------|--------------|---------|---------|
| Vaughn Smith   | Councilman   | Present |         |
| Kevin Burge    | Vice Chair   | Present |         |
| Tom Gorang     | Commissioner | Present |         |
| Deb Walton     | Chairman     | Present |         |
| John Benthall  | Commissioner | Present |         |
| Kris Johns     | Commissioner | Late    | 5:15 PM |
| Mary Ann White | Commissioner | Present |         |
| Robert Johnson | Commissioner | Present |         |

**C. STAFF PRESENT**

Amber Abbey, Planning/Zoning  
Marcy Kimball, Clerk's Office

**D. APPROVAL OF MINUTES**

1. Planning Commission - Regular Meeting - Sep 12, 2017 5:00 PM

|                  |                                                        |
|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>                            |
| <b>MOVER:</b>    | Tom Gorang, Commissioner                               |
| <b>SECONDER:</b> | John Benthall, Commissioner                            |
| <b>AYES:</b>     | Smith, Burge, Gorang, Walton, Benthall, White, Johnson |
| <b>ABSENT:</b>   | Johns                                                  |

**2. Special Use**

1. SPR #17-46

By: Dustin Burton – Burns & McDonnell  
9400 Ward Parkway  
Kansas City, MO 64114

Re: 1145 N. Belsay Rd. Burton, MI 48509

## 59-11-400-200 M-1 Zoned

For: Special use to construct a restaurant in an M-1 Light Industrial zone.

Ethan Russ who is standing in for Dustin Burton stated we will meet all the required regulations and construction standards and will be improving the area with a landscaped lot.

Jim Daley stated I have adjoining land that used to be Eastland Shell. I think it is good for the city and makes our land more valuable.

Mr. Burge asked Mr. Daley if they have discussed this with Family Farm. You will be blocking some of their view from Belsay Road.

Mr. Daley said not that I am aware of, however I do not think the landscape will completely block their view and shouldn't be a problem. Completion of construction should be within the next year.

Mrs. Abbey said they have one year from the site plan review to pull the building permit and start construction.

Mr. Smith asked about the approach that was done.

Mrs. Abbey said the approach at the road was done through the construction project on Belsay Rd. This was done based on what was there.

Edward Anderson with Commercial Realty and the broker of this transaction said the Family Farm and Home and the Dollar Tree lease we provided for these out lots to be allowed.

Mrs. Abbey stated most of the uses around there are all within that C-2 use zone. This is what they are requesting also. The administration recommends approval.

|                  |                                                        |
|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [7 TO 0]</b>                                |
| <b>MOVER:</b>    | Kevin Burge, Vice Chair                                |
| <b>SECONDER:</b> | John Benthall, Commissioner                            |
| <b>AYES:</b>     | Smith, Burge, Gorang, Walton, Benthall, White, Johnson |
| <b>ABSTAIN:</b>  | Johns                                                  |

### 3. Site Plan Review

1. SPR #17-47

By: Dustin Burton – Burns & McDonnell / Plaza Street Partners  
9400 Ward Parkway  
Kansas City, MO 64114

Re: 1145 N. Belsay Burton, MI 48509,

59-11-400-002, M-1 Zoned

For: Construction of a new restaurant

Ethan Russ said we will be providing 18 parking stalls and a drive through lane which has a bypass lane as well. It sits behind the building setback lines and we feel this will be an improvement to the area.

Mrs. Abbey said the administration recommends approval.

|                  |                                                               |
|------------------|---------------------------------------------------------------|
| <b>RESULT:</b>   | <b>CARRIED [UNANIMOUS]</b>                                    |
| <b>MOVER:</b>    | Robert Johnson, Commissioner                                  |
| <b>SECONDER:</b> | Tom Gorang, Commissioner                                      |
| <b>AYES:</b>     | Smith, Burge, Gorang, Walton, Benthall, Johns, White, Johnson |

#### E. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #17-37

By: Lussier International Inc.  
5053 E. Court St.  
Burton, MI 48509

Re: 5053 E. Court St. Burton, MI 48509

For: Additional tenant – Vehicle Wholesale

2. SPR #17-38

By: Mark Cherry  
3218 Atherton Rd.  
Burton, MI 48529

Re: 3218 Atherton Rd. Burton, MI 48529

For: Gravel Parking Lot

3. SPR #17-39

By: Michigan Crossroads Council, Boy Scouts of America, Inc.  
137 S. Market place Blvd.  
Lansing, MI 48917

Re: 4165 E. Court St. Burton, MI 48509

For: Retail and Office

4. SPR #17-40

By: Rocky Motors LLC.  
1096 N. Center Rd.  
Burton, MI 48509

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

For: Additional Tenant – Vehicle Wholesale

Mr. Burge asked if these new dealers going into that building.

Mrs. Abbey said they have additional tenants, people who rent offices from them, who do the same thing. It is not a new owner, just a new tenant. They have to register as an additional tenant and that's why you are seeing these come before you.

5. SPR #17-41

By: Joel Diamond  
3159 E. Bristol Rd.  
Burton, MI 4829

Re: 3159 E. Bristol Rd. Burton, MI 48529

For: Construction less than 2%

6. SPR #17-42

By: Kurt Pfeiffer / Certified LLC.  
5223 Wishing Well Dr.  
Grand Blanc, MI 48439

Re: 4274 Davison Rd. Burton, MI 48509

For: Vehicle Detailing

Mrs. Walton asked if this is the one that is already there or a different one.

Mrs. Abbey said yes, this is the one that went in front of the Zoning Board of Appeals. He came in and got his approval.

Mr. Smith asked about the detail business at the end of Covert Road. He said he was told they ran a pipe to the ditch for the water to go.

Mrs. Abbey said typically anytime there is a vehicle detailing, they do run it into a

storm sewer pipe. They have to treat it first. The level of detailing that they are doing wouldn't use a long of water like a car wash would. I don't think they would bring any issues to the storm sewer. I will have someone look at it.

Mrs. White said many years ago that was a gas station. Were the tanks ever pulled? It gets very swampy and I thought it may be because of the water that is used there. Covert and Davison is also frequently muddy, also they are parking vehicles all over the grass. The worse days are Sunday, Monday and Tuesday. The rest of the days the vehicles are at the auction.

Mrs. Abbey said I have spoken to them previously about making sure their gravel is adequate and making sure they don't pull dirt out onto the road and don't park on the grass.

7. SPR #17-43

By: JJ Property  
4172 S. Saginaw St.  
Burton, MI 48529

Re: 4164 S. Saginaw St. Burton, MI 48529

For: Storage only

8. SPR #17-44

By: Terri Brink  
1096 N. Center Rd.  
Burton, MI 48509

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

For: Additional Tenant – Vehicle wholesale

9. SPR #17-45

By: Red Dot Storage  
248 Centennial Pkwy Suite 100  
Louisville, CO 80027

Re: 4070 E. Bristol Rd.  
Burton, MI 48519

For: Change of Ownership – Self Storage Facility

10. SPR #17-48

By: Kristen Mason  
1062 Ransom Dr.  
Flint, MI 48507

Re: 4479 Fenton Rd. Burton, MI 48529

For: Salon

**F. PRESENTATION**

None.

**G. AUDIENCE PARTICIPATION**

None.

**H. BOARD DISCUSSION**

Mrs. Walton said Marcy Kimball was able to capture a beautiful picture of a double rainbow over the Burton water tower on Bristol and Saginaw Road. She has given us permission to use this on the Master Plan cover page.

Meeting was adjourned at 5:42 PM.

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