



CITY OF BURTON
BURTON PLANNING COMMISSION MEETING
SEPTEMBER 14, 2021
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	Excused	
Kenneth Gay	Commissioner	Present	

C. STAFF PRESENT

Amber Abbey, Deputy DPW Director
Katie Malin, Clerk's Office

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Aug 10, 2021 5:00 PM

Mr. Martz stated he did not see where it shows the vote was taken for SPR # 21-40.

Ms. Malin stated the vote shows on page 3 of your packet.

Mr. Burge concurred with the Clerk that the vote was recorded.

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Smith, Burge, Gorang, Martz, Jones, Gay
EXCUSED:	Haskins, Edgington

E. SPECIAL USE

1. BCPC# 21-41

By: Rajeshkumar Khunt
6077 Quartz Lane Grand Blanc, MI

Re: 2356 N. Center Rd., Burton, MI
Parcel 59-03-504-084, Zoned C-1

For: To conduct a special use in a C-1 zone to allow a drive thru at a pharmacy.

Rajeshkumar Khunt, 6077 Quartz Lane, Grand Blanc, Michigan stated about two weeks ago I opened the pharmacy and now I would like to have a drive-through window. People like contactless service especially now with the pandemic and also during the winter months. I would like to start offering Covid-19 testing and the best way to do that is through a drive-through.

Mrs. Abbey stated I did receive a call today at 4:22 PM in the office from a resident, he is a truck driver and did not have access to email, so I did tell him I would speak on his behalf and pass along his concerns. He lives in the house at 4034 Leith Street. His biggest concerns are heavy traffic, headlights shining into his home, and what other uses would the drive-through be used for. I would like to make some stipulations to my recommendation that would hopefully fix his concerns. The city would like to make a recommendation that the need for a drive-through at a pharmacy is absolutely necessary. However, we do have a residential house directly behind it so we do want to protect their interest as well. Therefore, I would like to make a recommendation that we do a six foot high privacy fence made of wood or vinyl, only along the residential side. The other topic I would like to bring up is the other half of the building is a party store. We do not want this to be a drive-through liquor store. So, I would also like to make the stipulation that we do accept the pharmacy's need for a drive-through, but we do not accept the party stores need for a drive-through.

Mr. Martz asked about the site plan.

Mrs. Abbey stated this is a special use not a site plan.

Mr. Gorang asked, if approved tonight, when do you anticipate completion of the project?

Mr. Khunt stated he was waiting on approval to hire a contractor.

Mr. Jones asked, do you currently have a dumpster?

Mr. Khunt said yes, on the side of the building.

Mrs. Abbey stated there is no other place for the dumpster on that specific parcel of land.

Mr. Martz made a motion to approve and authorize BCPC#21-41 with the stipulations that the drive-through is for pharmacy use only and that they comply with the City of Burton screening requirements which will include the six foot high privacy fence and that a site plan is submitted.

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

F. SITE PLAN REVIEW

1. SPR #21-47 Preliminary Site Plan Review

By: Kelly Walker Development LLC
2219 Abby Ct., Davison, MI 48423

Re: South West quadrant of Atherton and Vassar Rd.
Parcel 59-25-100-008, Zoned R-1B

For: The Meadows Site Condominiums

Rade Beslac, 14165 North Fenton Road, Fenton, Michigan stated we are looking at starting some subdivisions and expansions to subdivisions and these are the properties we are looking at. We want to get a preliminary site plan review approval and talk with Burton about possibly getting a water main extension brought down to the site.

Mrs. Abbey stated typically you don't see preliminary site plan reviews, what they want is to see what your thoughts are here at the Planning Commission. Going forward they would come back with a full site plan review, which would be a lot more detailed. The reason for preliminary site plan is they want to obtain the Planning Commission's buy-in before they move forward with the proposal to request that a water main be extended. The city is excited for a new subdivision and would recommend approval for the preliminary site plan review.

Mr. Martz stated it would be City Council who would approve the water main extension.

Mrs. Abbey said, yes.

Mr. Martz stated he just wanted to make sure they understood that the Planning Commission does not approve that.

Mr. Burge asked if the water main extension does not get approved, does that mean the project cannot move forward?

Mr. Belsac stated not necessarily. The project could still move forward.

Mr. Burge asked would these condos be for young families or would they be only for seniors?

Mr. Belsac stated they would not be seniors only condos. They would be for families as well.

Mr. Gorang stated it looks like it will be around 96 units.

Mr. Belsac stated I believe we are looking at 100 to 120 units.

Mr. Burge stated I understand there still is more that needs to go into this, but say everything goes as plan, when would you start?

Mr. Belsac stated about six months. The plan would be to start in the spring.

Mr. Burge asked, do you plan on building them all at once or will you build some and once those sell, build more?

Mr. Belsac stated we will do a phase one around 30 houses. We have two builders.

Mr. Burge asked if they did a study to make sure they will sell.

Mr. Belsac said yes, the builders have done a study and the area shows a need.

Mr. Smith stated he just wanted to give him a heads up, the water main extension might be hard to get approval. I do think this is a great thing though.

Mr. Burge asked if we should vote separately on each preliminary site plan?

Mrs. Abbey said yes, that way you can look at each one and it gives you the opportunity to let them know if there is anything you would like to see.

Mr. Burge stated I would like to see an island with nice landscaping and a lit sign.

Mrs. Abbey stated in theory the islands look nice, until they do not exist anymore. We have had more problems with those. I would suggest that on the private property instead of the public right of way.

Mr. Gorang asked if there is any plans of a community room.

Mr. Beslac stated not on these projects.

Mr. Burge asked, would the homeowner be responsible for paying the taxes and utility bills?

Mr. Belsac said, yes, it would be the homeowners responsibility.

Mr. Burge asked, with it being a condo will there be rules to follow?

Mr. Beslac said yes, there will be rules and restrictions.

Mr. Burge asked, do they still following zoning rules?

Mrs. Abbey said, yes.

Mr. Jones asked, how big will the homes be?

Mr. Belsac stated we are looking at about 1500-1800 square feet.

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

2. SPR #21-48 Preliminary Site Plan Review

By: Kelly Walker Development LLC
2219 Abby Ct., Davison, MI 48423

Re: South West Quadrant of Atherton and Vassar Rd.
Parcel 59-25-200-010, Zoned R-1B

For: The Fields Site Condominiums

Rade Beslac, 14165 North Fenton Road, Fenton, Michigan stated we have 115 lots in front of you and these are a little bigger lots than the previous plan.

Mr. Burge asked everything you talked about on the previous plan is the same as this?

Mr. Belsac said yes, this piggybacks the previous plan.

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

G. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #21-42

By: Lazar Assoofi
3459 N. Gale Rd., Davison, MI 48423

Re: 4232 S. Dort Hwy. Suite 1, Burton, MI 4829
Parcel 59-32-200-020, Zone M-1

For: New Business, Patriot Auto Mall

2. SPR #21-43

By: RCB Enterprises Co., LLC
5042 Exchange Dr., Flint, MI 48507

Re: 4211 Fenton Rd., Burton, MI 48507-2448
Parcel 59-31-501-086, Zone C-2

For: New Business, RCB Enterprises Co., LLC

3. SPR #21-45

By: Shane & Tracy Moore
719 W. Flint St., Davison, MI 48423

Re: 1235 S. Center Rd., Burton, MI
Parcel 59-15-100-015, Zone C-4

For: New Business, Spymaker Axe Throwing, LLC

Mr. Gorang asked about the axe throwing.

Mrs. Abbey stated there will be an escape room as well as six lanes of axe throwing.

4. SPR #21-46

By: Wael Alaameri & Wael Alshabl
2420 N. Bond St., Saginaw, MI

Re: 4121 Fenton Rd., Burton, MI
Parcel 59-31-100-017, Zone C-2

For: Change of Ownership, no business, storage only

Mr. Martz asked how a site plan can be approved with no use.

Mrs. Abbey stated every time there is a change of ownership doesn't mean the person that purchased the building knows exactly what they plan to do with it. The intent is to get the inspection, get repairs done and to get the building looking better than it would otherwise. They are required as a part of that initial inspection to decide the use before occupancy is given.

H. AUDIENCE PARTICIPATION

None.

I. BOARD DISCUSSION

Mr. Martz stated he has drove by the new food truck establishment on Davison Road and noticed lots of cars parked in the grass and tents set up to wash dishes. I am not sure how that is in compliance with anything we talked about.

Mrs. Abbey stated this is the first I am hearing of this. There has been no complaints made to our office.

Mr. Burge stated he did see cars parked in the grass too.

Mrs. Abbey said she will take care of it and send out the code enforcer.

Mr. Smith stated I hope he is successful. Has there been many complaints made?

Mrs. Abbey said no. On the first day he was open, we received complaints about cars parked up and down the street. He came in the office right away and was very apologetic. Since then, we have not received one complaint, so I assumed the problem was taken care of. It was made clear, there is to be no parking on the grass.

Mr. Smith stated I do not want to discourage him, but people are still parking on the grass.

Mrs. Abbey stated he still has rules and that was the point of coming before the Planning Commission. We want you to be successful, but you have to respect the ordinances of the City of Burton. I, myself will go out there tomorrow and speak with him, but I am a little concerned that no one has mentioned any of these things until today.

Mr. Burge stated on a positive note, I have drove by and saw someone out there picking up trash.

Mrs. Abbey stated he did assure me that he had someone hired for that purpose.

Mr. Burge stated the training for tonight will be cancelled due to the construction.

Mrs. Abbey stated I would like to schedule the training tentatively for after the next meeting on October 12, 2021.

The next regular scheduled Planning Meeting will be held on October 12, 2021 @ 5:00 PM.

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

Meeting was adjourned at 6:18 PM.
