



CITY OF BURTON

BURTON PLANNING COMMISSION MEETING

SEPTEMBER 8, 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	Present	
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
Teresa Karsney, City Clerk
Racheal Boggs, City Clerk's Office

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Aug 11, 2015 5:00 PM

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

E. PUBLIC HEARING

1. 1767 : ZC #314 Motion to Approve Text Changes to the Existing Zoning Ordinance, Chapter 157 of the City of Burton with the expectation of leaving it at only 2 dogs.

Mrs. Abbey stated the City Council would like to bring the proposed ordinance

changes back to the planning commission. She asked Mrs. Ellenburg for further explanation.

Mrs. Ellenburg said City Council would like to know why the changes were made. They also felt it should go to Zoning. A lot of old wording was changed and there wasn't a problem with that. During the Council discussion there was an issue regarding the number of dogs allowed. There was also a change regarding fences.

Mrs. Abbey recommended opening audience participation so we can have some discussion based on what they bring to us.

Mr. Wallace, Genesee County Director of Animal Control stated he was here to clarify the way enforcement of dogs is handled. First, the City writes an ordinance and then the City enforces that ordinance. Across the County it is common practice to have an ordinance that allows 3 dogs. Any more than that, you would need a kennel license. The kennel licenses are issued by the city or township, then the county would inspect the kennel and make sure the individuals have the proper license. Animal control does not override anyone's jurisdiction for an ordinance they have. For example, if there is a puppy mill you would need to contact your code enforcement officer and the police would get involved, once a police department determines the animal need to be removed then the county would come in and take the animals.

Mrs. Walton wanted to clarify that if an issue arises regarding dogs, then we supposed to call our local code enforcement. If it is determined that an animal needs to be removed then once the local city or township has a court order the county would come remove an animal. In addition, she asked if the ordinance states you may only have 2 dogs, can an individual purchase 3 dog licenses.

Mr. Wallace stated yes, they can purchase 3 licenses. What we won't do is license the kennel if they have more than they are supposed to have. He provided an example of the process for handling a dog issue: an individual has 5 dogs, and you want to enforce it. The code enforcement person goes out to talk to them and issues a ticket. If you want to cease the animals to get the back down to the approved number of dogs, that will take a search warrant and a court order. Animal Control's role would be to support whatever action the city is going to take by coming in and taking the dogs.

Mrs. Walton asked if my neighbor has 5 dogs and this ordinance is passed, they have already bought a license, and there is an issue. How do we take the dogs away?

Mr. Wallace said they are in violation of your ordinance so the City Attorney would request abatement from a judge. This is really a question for your City Attorney.

Mrs. Abbey said we enforce the number of dogs. We would call Animal Control to come and legally take the dogs.

Mr. Wallace clarified that Animal Control would want to see the court order.

Mrs. Abbey asked how many areas in the County have the rule of 3 dogs versus a rule of 2 dogs. Do you know the ratio so we can present it to City Council?

Mr. Wallace said he can get the accurate information but it is pretty standard to allow 3 dogs across Genesee County.

Mr. Gorang asked if the City Council stated they would like to have 3 dogs.

Mrs. Ellenburg stated she has received no phone calls either way about this issue. In terms of her position, she will stand by what the Planning Commission previously agreed upon which is 2 dogs.

Diane Ward of Burton stated she doesn't know what prompted the change of the amount of dogs. People in her neighborhood walk carrying sticks to protect themselves against neighborhood dogs. Owners are not responsible; they do not take care of them properly or clean up after them. She disagrees with changing the number of dogs.

Judy Estes of Burton states her neighbors have 3 dogs and has had to fence in her yard because one of the dogs has attacked her dog in the past. She doesn't believe the dogs are licensed. She would like to keep it at 2 dogs.

Mr. Gorang stated he would like to keep it at 2 dogs.

Mr. Centilli agrees to keep it at 2 dogs.

Mr. Burge said he would also like to keep it at 2 dogs. It comes down to the owners doing what they are supposed to do.

Mrs. Walton will support staying at 2 dogs.

Mrs. Ellenburg recommends keeping it at 2 dogs.

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

2. 1815 : SPR #15-34 / ZC #315 Motion to Change Zoning from R-1B Single Family Residential to C-1 Local Business.

By: Rommel Aquino
8251 Pine Hollow Trail
Grand Blanc, MI 48439

Re: 6161 Lapeer Rd.
59-13-502-004

For: R-1B, Single Family Residential to C-1 Local Business

Mr. Jim Sabo of Grand Blanc stated he is here on behalf of Dr. Aquino who has an

emergency and cannot make it to the meeting tonight. Dr. Acquino and his wife have recently moved into the area. He bought a lot at 6161 Lapeer Rd. He demolished the house that was there. His purpose is to put a small parking lot and landscaping adjacent to his office.

Mrs. Abbey said Dr. Aquino's office is to the east of this lot. He has recently renovated and put an addition on. He also intends to further improve the property. He has applied and been approved for the combination of the properties. Changing the zoning is the only thing holding him back from improving the property. The administration recommends approval.

Mr. Gorang said any opportunity we have for improvement and business expansion in the area is good for the City of Burton. He supports the approval of the zoning change.

Mr. Burge stated this address has had a lot of different businesses throughout a short period of time. Dr. Aquino plans to stay here for a long time and this is better for our residents. He supports the approval.

Mr. Johnson said he has seen the improvements Dr. Aquino has made and he would like to see further improvements.

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

F. SPECIAL USE

G. SITE PLAN REVIEW

1. 1820 : SPR #15-37 Motion to Approve an Addition to the Existing Building.

By: Davison 5340, Inc.
1245 E. Grand Blanc Rd.
Grand Blanc, MI 48439

Re: 5340 Davison Rd.
Burton, MI 48509
59-11-200-016

For: Addition to the building

Mr. Chuck Secrenas of Grand Blanc stated he is one of the partners of Davison 5340, Inc. They own the Pines of Burton Memory Care South, Memory Care North, and Assisted Living on Davison Road. With the need for more space due to being full, we would like to add on to the Burton South building. It is the only one of our buildings that is eligible for addition because of the Home for the Aged (HFA) rules with the

State of Michigan. We are looking to add 4 rooms to the building and a dining room to accommodate the requirements of HFA.

Mrs. Abbey said these properties are great assets to our community. If the need is to increase, that doesn't hurt. The administration recommends approval.

Mr. Gorang asked if they have a predicted number of new residents.

Mr. Secrenas stated they will add 4 rooms which will allow for 8 more residents. Currently they are licensed for twenty three total residents. With this addition, they will be able to have a total of thirty one residents.

Mr. Gorang asked if there will be future plans of expansion.

Mr. Secrenas said no. They will be at their limit with the property there. Future plans of expansion would require a new location.

Mr. Burge said this business has been positive for the community all the way around. He would like to follow the administrations recommendation for approval.

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

H. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #15-33

By: Northstarr Holdings, LLC.
17195 Silver Parkway #195
Fenton, MI 48430

Re: 3090 Atherton Rd.
Burton, MI 48519

For: Building Contractor's Office

2. SPR #15-35

By: Antigoni Margaritis
1418 Norton St.
Burton, MI 48529

Re: 3411 S. Saginaw St.
Burton, MI 48529

For: True Designs & Nails

3. SPR #15-36

By: Paula Haskins
3283 Arlene Ave.
Flint, MI 48532

Re: 4089 Fenton Rd.
Burton, MI 48529

For: Faith Steps Christian Childcare

I. AUDIENCE PARTICIPATION

None

J. BOARD DISCUSSION

None

The next regularly scheduled meeting will be held on Tuesday, October 13, 2015 at 5:00 p.m.

Meeting was adjourned at 5:38 PM.



CITY OF BURTON
BURTON PLANNING COMMISSION MEETING
AUGUST 11, 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	Present	
Mary Ann White	Commissioner	Absent	
Robert Johnson	Commissioner	Absent	
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 - Jul 14, 2015 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Walls, Burge, Centilli, Gorang, Walton
ABSENT:	White, Johnson
EXCUSED:	Kray, Ellenburg

E. PUBLIC HEARING

1. 1736 : SPR #15-32 Motion to Approve Proposed Changes to Zoning Ordinance, Chapter 157 of the City of Burton Amended with no Change to Kennel Definition.

By: Burton City Planning Commission

Re: Ordinance No. 2015-___157, An Ordinance Amending Zoning Ordinance, Chapter 157 of the Code of Ordinances of the City of Burton.

For: Zoning text change for minor changes to several sections of the existing zoning ordinance along with additions of text for regulation of home occupations and a use matrix.

Mrs. Abbey stated the City Attorney has gone over the proposed ordinance changes. Some things in our ordinance were out of date. One item being the variance definition. It didn't correctly state what a variance was. The definition was added to the update. The other section that was changed was black or white address numbers. We also changed section 157.132 which is discontinuing of nonconforming uses. The ordinance stated discontinued use of the nonconforming use for 6 months or more made it void. That is no longer true due to a law change so we had to amend it. There was also a line item change in the variance appeals board powers and duties.

Mr. Gorang asked for clarification about replacing the title of Zoning Administrator with Building Official throughout the ordinance.

Mrs. Abbey said the actions that our ordinance states the Zoning Administrator does, are not actually done by the Zoning Administrator. They are done by the Building Official.

Mrs. Walton asked what change was made in regards to the number of dogs allowed in a residential home.

Mrs. Abbey said the current ordinance states you can have 2 adult dogs. We are proposing a change to allow 3 adult dogs.

Board discussion regarding the appropriate number of dogs a single family residential home should be allowed to have.

Mrs. Walton asked in regards to fencing, did we decide the good side needs to be facing out?

Mrs. Abbey said the City Attorney suggested not putting any limitations on which side of the fence needs to face in or out.

Mrs. Abbey stated this will go in front of City Council on August 17, 2015 at 6:00 PM.

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

F. SPECIAL USE

1. 1703 : SPR #15-22 Motion to approve the expansion of special use for an addition to an adult foster care home.

By: Timothy Bertram
1330 Kenneth St.
Burton, MI 48529

Re: 1328 Kenneth St. Burton, MI 48529,
59-30-578-228, R-1C Single Family Residential

For: To expand special use for an addition to an adult foster care home

Mr. Robert Green of Flint stated he is a contractor representing Mr. Bertram and has a sketch of the proposed addition to an adult foster care home to show the Planning Commission. The first picture is a sketch of what the addition would look like and the second is an aerial photo.

Mrs. Abbey stated the building has been there since 1996 and the assisted living business has been there. They are buying the adjoining property and want to expand the business. The special use has to be expanded to the other parcel. There are no residents present at the meeting tonight so the addition is clearly not going to be a burden. The administration recommends approval.

Mr. Gorang asked if approved, how long the special use will last.

Mrs. Abbey stated the special use stays with the property. So, as long as Mr. Bertram owns the property, he will have the special use.

Mr. Burge asked if this will be one address and one tax bill.

Mrs. Abbey said yes. It will be a combined parcel because the building will go across the property line.

Mrs. Walton wanted to know if there is a fence around the property.

Mrs. Abbey said it is not necessary to deal with it right now but they should show that on the site plan.

Mr. Burge asked if they will be accepting new patients before they expand. He is concerned about overfilling before they expand.

Mrs. Abbey stated they are approved for 12 patients at this time. They are going to want to have 4 more patients with the expansion.

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

G. SITE PLAN REVIEW

1. 1742 : SPR #15-30 Motion to Approve Contrustion of a Garage for Storage.

By: Cary J. Austin
2274 Peartree Dr.
Burton, MI 48519

Re: 5480 Lapeer Rd.
Burton, MI 48509
59-14-576-014 / C-1 Zoned

For: Construction of a garage for storage

Mr. Cary Austin of Burton stated he owns the facility at 5480 Lapeer Road. He provided prints of the proposed building.

Mrs. Abbey stated this is an improvement to the property and this will also require the applicant to put up a fence between this property and the residential property behind him. The administration recommends approval.

Mr. Burge stated he has been to the property and he recalls there being a 4 foot chain link fence there already.

Mrs. Abbey stated he is required to install a 6 foot privacy fence.

Mr. Burge asked if there will be enough room. He stated it looks like it will be on the property line.

Mr. Austin said there is barely enough room.

Mrs. Abbey said the setback requirement is zero but he cannot put any windows there and he has to put a firewall in according to the building code. The applicant is prepared to do this.

Mr. Burge asked what the building is being used for now.

Mr. Austin said he owns a commercial and medical janitorial company that services the McLaren healthcare community for the last 22 years. He purchased the building 2 years ago to expand his business.

Mr. Burge asked if the Fire Department has done an inspection because of the chemicals in the building.

Mr. Austin stated he had the initial inspection done. Chemicals will not stay permanently in the building. They are displaced to the facilities he services. The materials are nonhazardous.

Mrs. Walton asked if the new fence will have to have poles or will it be attached to the old fence.

Mrs. Abbey stated the fence would have to be freestanding.

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

H. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #15-25

By: Earl Mayhew
5503 McNamara Ln.
Flint, MI 48506

Re: 1365 N. Belsay Rd.
Burton, MI 48509

For: Family Physical Therapy

2. SPR #15-26

By: Barbara Rozier
20201 Lacrosse Ave.
Southfield, MI 48076

Re: 1375 E. Bristol Rd.
Burton, MI 48529

For: Half off mattress stores

3. SPR #15-27

By: Laurie Poplar
4392 E. Court St.
Burton, MI 48509

Re: 2358 N. Center Rd.
Burton, MI 48509

For: Therapeutic foot / massage spa

4. SPR #15-28

Minutes Acceptance: Minutes of Aug 11, 2015 5:00 PM (Approval of Minutes)

By: Jennifer Sutherby
4117 Cherrybrook
Burton, MI 48519

Re: 1245 S. Center Rd.
Burton, MI 48509

For: Temp. Spirit Halloween Store

5. SPR #15-29

By: Goodwill Industries of Mid-Michigan
501 S. Averill Ave.
Flint, MI 48506

Re: 4190 E. Court St. Ste 703
Burton, MI 48509

For: Temp. A Very Goodwill Christmas Store

6. SPR #15-31

By: Burton Management LLC.
6045 W. Pierson Rd. Ste D5
Flushing, MI 48433

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

For: Retail Store: Family Farm & Home

Mr. Burge asked if the property at 1145 N. Belsay Road is the old K-Mart building.

Mrs. Abbey said yes.

Mr. Burge asked for clarification on what a Family Farm and Home store is. He also asked when they will open.

Mrs. Abbey stated it will be a tractor supply store similar to Menards. She also said they are currently remodeling and she is unsure of when they will open.

I. AUDIENCE PARTICIPATION

None

J. BOARD DISCUSSION

Minutes Acceptance: Minutes of Aug 11, 2015 5:00 PM (Approval of Minutes)

Mrs. Walton stated she borrowed a Master Plan guide from a City Council member to show tonight. Everyone will be receiving one from the City Clerk. It will give us great ideas and help us understand what a master plan is all about.

Mr. Walls stated he heard Al Serra may have bought the old Showcase Cinema on Court Street. He asked if anyone knew about this.

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

Meeting was adjourned at 5:47 PM.

Minutes Acceptance: Minutes of Aug 11, 2015 5:00 PM (Approval of Minutes)



ADOPTED

AGENDA ITEM (ID # 1767)

DOC ID: 1767

Zoning text change for minor changes to several sections of the existing zoning ordinance along with additions of text for regulation of home occupations and a use matrix.

HISTORY:

08/17/15 **City Council**

RECOMMENDED

ATTACHMENTS:

- 15-32 (PDF)

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

CITY OF BURTON
GENESEE COUNTY, MICHIGAN

ORDINANCE NO. 2015- ____ -157.006 et seq.

AN ORDINANCE AMENDING CHAPTER 157 OF THE CITY OF BURTON CODE OF ORDINANCES TO UPDATE THE ADMINISTRATIVE FUNCTIONS AND DEFINITIONS REGARDING FARMS, CAR SALES, FENCES, AND OTHER; AND BY THE ADDITION OF HOME OCCUPATION SUBSECTION; AND TO PROVIDE PENALTIES FOR THE VIOLATION THEREOF

THE CITY OF BURTON ORDAINS:

SECTION I

Chapter 157 of the Code of Ordinances of the City of Burton is hereby amended by the following additions and modifications:

SECTION 157.006 Definitions

APPROVED SERVICE DRIVEWAY. Constructed of concrete, asphalt, aggregate, or of a like material approved by the Department of Public Works

BUILDING OFFICIAL This term shall refer to the Building Official of the City, Building Inspector of the City or his or her authorized representative.

BUILDING PERMIT. The written authority issued by the ~~Zoning Administrator~~ Building Official permitting the construction, removal, repair, moving, alteration, or use of a building in conformity with the provisions of this ordinance.

HOME OCCUPATION. ~~Any use customarily conducted entirely within a dwelling unit and carried on by the inhabitants thereof, which use~~ An occupation, profession, activity, or use that is clearly an incidental and or secondary use of a residential dwelling unit and which does not alter the exterior of the property or affect the residential character or the neighborhood. to the use of the dwelling for dwelling purposes and does not change the character thereof and in connection with which:

- (1) ~~Signs shall comply with requirements at Chapter 153. Subsection 153.10;~~
- (2) ~~The HOME OCCUPATION is conducted wholly within the dwelling unit or garage by the residents thereof;~~
- (3) ~~No article shall be sold or offered for sale from the home except as such as is produced in the home by the inhabitants thereof;~~
- (4) ~~HOME OCCUPATIONS shall not be carried on to an extent so as to require parking in excess of that required for the residential structure in which it is located; and~~

(5) Any ~~HOME OCCUPATION~~ that creates objectionable noise, fumes, odors, dust, electrical interference, or more than normal residential traffic shall be prohibited.

KENNEL. Any lot or premises on which ~~3~~ 4 or more dogs, 4 months or more old, are kept either permanently or temporarily boarded

SWIMMING POOL. Any ~~permanent, non-portable~~ structure or container intended for swimming or bathing, located either above or below grade, designed to hold water to a depth of greater than 24 inches.

VARIANCE. A modification of the literal provisions of this ordinance which is granted when strict enforcement would cause undue hardship or practical difficulty, depending on the variance requested, owing to circumstances unique to the individual property on which the variance is granted. Hardships based solely on economic considerations are not grounds for a variance.

SECTION 157.035 SUBURBAN ESTATE RESIDENTIAL DISTRICT, SE

(B) *Principal permitted uses.* In the suburban estate residential district no uses shall be permitted, unless otherwise provided in this ordinance, except the following:

- (1) Single-family detached dwellings;
- (2) The growing of vegetables, fruit, flowers, trees, and shrubs;
- (3) Publicly owned and operated museums, parks, playfields, libraries, and other recreational facilities;
- (4) Public, parochial, or private elementary, intermediate, and high schools offering courses in general education, not operated for profit;
- (5) Cluster subdivisions pursuant to requirements of § [157.093](#) of this code;
- (6) Accessory buildings and uses customarily incidental to the above principal permitted uses;
- (7) Off-street parking in accordance with the requirements of §§ [157.110](#) *et seq.* of this code; ~~and~~
- (8) Home occupations as defined in § [157.006](#) ~~of this code~~ which comply with §157.100(A) of this code;
- (9) Single-family farm dwellings;
- (10) Farm buildings and greenhouses;
- (11) (a) Farms, including livestock and poultry raising, dairying, horticulture, farm forestry, sod farming, and similar bona fide agricultural enterprises or use of land and structure, provided the farm shall be a minimum of 5 acres.

(b) The keeping of horses for farming or for riding purposes, equines, cattle, or similar livestock shall be permitted only if 1 acre of land is provided for the use of each such animal. The keeping of fowl, poultry, and small livestock shall be regulated according to yard setbacks. All land so used for the keeping of livestock or fowl shall be located no nearer to the front street line than the rear building line of the dwelling on that lot and no closer than 50 feet from any adjacent property line. A suitable fence or other

enclosure shall be erected around the entire premises for outside use by horses, cattle, or similar livestock. There shall be no obnoxious odors, flies, or other nuisances caused by the keeping of livestock or fowl, or by any agricultural operation.

(C) *Permitted uses after special approval.* The following uses shall be permitted subject to the conditions hereinafter imposed and subject further to site plan review and approval of the City Planning Commission:

(1) ~~Single family farm dwellings;~~
 (2) ~~Farm buildings and greenhouses;~~
 (3) ~~— (a) Farms, including livestock and poultry raising, dairying, horticulture, farm forestry, sod farming, and similar bona fide agricultural enterprises or use of land and structure, provided the farm shall be a minimum of 5 acres.~~

~~(b) The keeping of horses for farming or for riding purposes, equines, cattle, or similar livestock shall be permitted only if 1 acre of land is provided for the use of each such animal. The keeping of fowl, poultry, and small livestock shall be regulated according to yard setbacks. All land so used for the keeping of livestock or fowl shall be located no nearer to the front street line than the rear building line of the dwelling on that lot and no closer than 50 feet from any adjacent property line. A suitable fence or other enclosure shall be erected around the entire premises for outside use by horses, cattle, or similar livestock. There shall be no obnoxious odors, flies, or other nuisances caused by the keeping of livestock or fowl, or by any agricultural operation.~~

~~(1)(4)~~ Roadside stands for the display and sale of produce raised on the same premises, which shall be located not less than 25 feet from the street or highway right-of-way line and further provided that an open space for parking, 25 feet off the highway or street right-of-way, be provided for patrons of the roadside produce stand. A maximum of 1 roadside stand shall be permitted on any premises;

~~(2)(5)~~ Private parks, country clubs, golf courses, and golf driving ranges, when located on a continuous parcel of 5 acres or more in area; when any structure on that parcel is located at least 250 feet from a lot line of any adjacent residential district; and when all ingress and egress from that parcel is directly onto a major thoroughfare;

~~(3)(6)~~ Churches and other facilities normally incidental thereto, subject to the following conditions:

(a) Unless established prior to the enactment of this ordinance, a church site shall contain an area of at least 2 acres;

(b) The site shall be so located as to have at least 1 property line abutting a major thoroughfare. All ingress and egress to the site shall be directly onto the major thoroughfare; and

(c) Wherever the off-street parking area is adjacent to land zoned for residential purposes, a continuous and obscuring wall not less than 5 feet in height shall be provided along the sides of the parking area adjacent to the residentially zoned land in accordance with § [157.087](#).

~~(4)(7)~~ Publicly owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, but not including storage yards, when operating requirements necessitate locating within the district to serve the immediate vicinity, and the use is not injurious to the surrounding neighborhood;

~~(5)(8)~~ Nursery schools, day nurseries, and child care centers (not including dormitories), provided that for each child so cared for, there shall be provided and maintained a minimum of 200 square feet of outdoor play area. This play space shall have a total minimum area of at least 1,000 square feet and shall be screened from any adjoining lot in any residential district in accordance with § [157.087](#);

~~(6)(9)~~ Cemeteries, subject to the following conditions:

- (a) The cemetery site shall contain an area of at least 20 acres;
 - (b) The site shall be so located as to have at least 1 property line abutting a major thoroughfare. All ingress and egress to the site shall be directly onto the major thoroughfare;
 - (c) The perimeter of the site shall be fenced in accordance with § [157.087](#);
 - (d) Any structure located on the site shall be at least 100 feet from any lot line;
- and
- (e) Any burial plot located on the site shall be located at least 50 feet from any lot line.

~~(7)(10)~~ Temporary buildings for use incidental to construction work for a period not to exceed 1 year.

(D) *Area, height, and placement requirements.* Area, height, and placement requirements, unless otherwise specified, are as provided in [Appendix A](#), Schedule of Regulations.

SECTION 157.036 SINGLE-FAMILY RESIDENTIAL DISTRICTS; R-1A, R-1B, & R-1C

(B) *Principal permitted uses.* In the R-1A, R-1B, and R-1C districts, no uses shall be permitted unless otherwise provided in this ordinance except the following:

- (1) Single-family detached dwellings;
- (2) Publicly owned and operated parks, playfields, museums, libraries, and other recreation facilities;
- (3) Public, parochial, or private elementary, intermediate, and high schools offering courses in general education, not operated for profit;
- (4) Accessory buildings and uses customarily incidental to the above principal permitted uses;
- (5) Off-street parking in accordance with the requirements of §§ [157.110](#) *et seq.* of this code;
- (6) Cluster subdivisions in R-1A districts pursuant to requirements of § [157.093](#); and
- (7) Home occupations as defined in § [157.006](#); and which comply with §157.100(A) of this code;
- (8) Single-family farm dwellings;
- (9) Farm buildings and greenhouses; and

(10) (a) Farms, including livestock and poultry raising, dairying, horticulture, farm forestry, sod farming, and similar bona fide agricultural enterprises or use of land and structure, provided the farm shall be a minimum of 5 acres.

(b) The keeping of horses for farming or for riding purposes, equines, cattle, or similar livestock shall be permitted only if 1 acre of land is provided for the use of each such animal. The keeping of fowl, poultry, and small livestock shall be regulated according to yard setbacks. All land so used for the keeping of livestock or fowl shall be located no nearer to the front street line than the rear building line of the dwelling on that lot and no closer than 50 feet from any adjacent property line. A suitable fence or other enclosure shall be erected around the entire premises for outside use by horses, cattle, or similar livestock. There shall be no obnoxious odors, flies, or other nuisances caused by the keeping of livestock or fowl, or by any agricultural operation.

SECTION 157.044 HIGHWAY ORIENTED BUSINESS DISTRICT, C-3

(B) *Principal permitted uses.* In the C-3 district, no uses shall be permitted, unless otherwise provided in this ordinance, except the following:

- (1) All principal permitted uses in the C-2 district;
- (2) Hotels and motels;
- (3) Assembly halls or other places of assembly;
- (4) New and/or used car sales rooms;

(C) *Permitted uses after special approval.* The following uses may be permitted subject to the conditions hereinafter imposed and subject to the review and approval of the City Planning Commission pursuant to § [157.177](#) of this code:

- (1) All permitted uses after special approval in the C-2 district subject to the terms and conditions imposed therein;
- (2) Automobile car wash establishments including steam-cleaning, but not rustproofing, provided off-street waiting space is provided in accordance with § [157.111](#);
- (3) Open air business uses as follows, in conformance with § [157.086](#):
 - (a) Retail sale of trees, shrubbery, plants, flowers, seed, topsoil, humus, fertilizer, trellises, lawn furniture, playground equipment, and other home garden supplies and equipment;
 - (b) Retail sale of fruits and vegetables;
 - (c) Tennis courts, archery courts, shuffleboard, horseshoe courts, miniature golf, golf driving range, children's amusement park, or similar recreation uses;
 - (d) Bicycle, trailer, motor vehicle, boat, or home equipment rental services;
 - (e) Outdoor display and sale of garages, swimming pools, and similar uses; and
 - (f) Outdoor sales space for sale of new and/or used automobile or of new and/or used house trailers or boats; provided that all automobiles offered for sale are in good working condition. ~~there may be sales space for used vehicles only if carried on in~~

~~conjunction with a regularly authorized new car or trailer sales agency which is housed in a permanent building on the same lot.~~

SECTION 157.046 Light Industrial District, M-1

(B) *Principal permitted uses.* Any of the following uses when the manufacturing compounding or processing is conducted entirely within a completely enclosed building. That portion of the land used for open storage facilities for materials or equipment used in the manufacturing, compounding, final product storage, or processing shall be totally obscured by a 6-foot masonry wall on those sides abutting any residential district:

(1) *Wholesale and warehousing.* The sale at wholesale or warehousing of automotive equipment; dry goods and apparel; groceries and related products; raw farm products except livestock; electrical goods; hardware, plumbing, heating equipment and supplies; machinery and equipment; petroleum bulk stations and terminals; tobacco and tobacco products; paper and paper products; furniture and home furnishings, and any commodity the manufacture of which is permitted in this district; truck terminals;

(2) *Industrial establishments.*

(a) The assembly, fabrication, manufacture, packaging, or treatment of such products as food products (excluding butchering, animal slaughtering), candy, drugs, cosmetics and toiletries, musical instruments, optical goods, toys, novelties, electrical instruments and appliances, radio and phonographs, or pottery and figurines or other ceramic products using only previously pulverized clay.

(b) The assembly, fabrication, manufacture, or treatment of products from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, felt, fiber, glass, horn, leather, paper, plastics, precious or semi-precious metals or stones, sheet metal (excluding large stampings such as automobile fenders or bodies), shell, textiles, wax, wire, wood (excluding saw and planing mills), and yarns.

(c) Tool and die shops; metal working machine shops involving the use of grinding or cutting tools; manufacturing of tools, dies, jigs, and fixtures; publishing, printing, or forming of box, carton, and cardboard products.

(d) Laboratories; research or testing.

(e) Central dry cleaning plants and laundries.

(3) *Public utility uses.* Electric transformer station and substation; electric transmission towers; municipal buildings and uses; gas regulator and municipal utility pumping stations; and

(4) *Accessory buildings and uses.* Accessory buildings and uses customarily incidental to the above principal permitted uses.

(5) Medical marijuana dispensary that stores and sells or dispenses medical marijuana shall not be permitted:

(a) Within 500 feet of any other medical marijuana dispensary;

(b) Within 200 feet of a residential district or use;

(c) Within 1,000 feet of any school, nursery, licensed day care center or other building used for the care or instruction of children under 18 years of age;

(d) Within 1,000 feet of any church, house of worship or other religious facility or institution;

(e) Within 1,000 feet of any public or municipal park, and

(f) Shall be subject to all requirements as set forth in § [157.092](#) of this code for site plan review.

(6) Medical marijuana growing facility that does not sell or dispense medical marijuana to qualifying patients shall not be permitted:

(a) Within 500 feet of any other medical marijuana dispensary or growing facility;

(b) Within 200 feet of a residential district or use;

(c) Within 1,000 feet of any school, nursery, licensed day care center or other building used for the care or instruction of children under 18 years of age;

(d) Within 1,000 feet of any church, house of worship or other religious facility or institution;

(e) Within 1,000 feet of any public or municipal park; and

(f) Shall be subject to all requirements as set forth in § [157.092](#) of this code for site plan review.

(7) Medical marijuana club (also known as compassion club), provided that the club shall not be permitted:

(a) Within 500 feet of any other medical marijuana dispensary or club;

(b) Within 500 feet of a residential district or use;

(c) Within 1,000 feet of any school, nursery, licensed day care center or other building used for the care or instruction of children under 18 years of age;

(d) Within 1,000 feet of any church, house of worship or other religious facility or institution;

(e) Within 1,000 feet of any public or municipal park; and

(f) Shall be subject to all requirements as set forth in § [157.092](#) of this code for site plan review.

(8) Open air business uses as follows, in conformance with § [157.086](#):

(a) Retail sale of trees, shrubbery, plants, flowers, seed, topsoil, humus, fertilizer, trellises, lawn furniture, playground equipment, and other home garden supplies and equipment;

(b) Retail sale of fruits and vegetables;

(c) Tennis courts, archery courts, shuffleboard, horseshoe courts, miniature golf, golf driving range, children's amusement park, or similar recreation uses;

(d) Bicycle, trailer, motor vehicle, boat, or home equipment rental services;

(e) Outdoor display and sale of garages, swimming pools, and similar uses; and

(f) Outdoor sales space for sale of new and/or used automobile or of new and/or used house trailers or boats; provided that all automobiles offered for sale and in good working condition.

SECTION 157.047 GENERAL INDUSTRIAL DISTRICT, M-2

(C) *Permitted uses after special approval.* The following uses may be permitted subject to the conditions hereinafter imposed and subject further to the review and approval of the ~~Board of Zoning Appeals~~ City Planning Commission pursuant to §157.177:

SECTION 157.073 SALE OF MERCHANDISE FROM RESIDENTIAL ZONED PROPERTY

(A) No person, firm or corporation shall display for sale, sell, purchase or exchange any goods, wares or merchandise from any residentially zoned property for more than 6 calendar days during any 1 calendar year period.

~~(B) Despite the restrictions contained in subparagraph (A) above, any person, firm or corporation may be allowed to conduct a rummage sale or garage sale for an additional 6 calendar days each year by the issuance of a permit. Only 1 permit shall be issued for any 1 parcel during any calendar year. The City Council may establish and amend a permit fee by resolution.~~

SECTION 157.076 BUILDING GRADES.

(C) Final grade shall be approved by the ~~Zoning Administrator~~ Building Official only after a certificate of grading and location of building within the city has been duly completed and certified by a registered engineer or land surveyor.

SECTION 157.079 EXCAVATION, REMOVAL, FILL, OR DEPOSIT

(A) The use of land for the excavation, removal, filling, or depositing of any type of earth material, topsoil, gravel, rock, garbage, rubbish, or other wastes or byproducts, is not permitted in any zoning district except under a certificate from, and under the supervision of the Zoning Administrator in accordance with a topographic plan, approved by the City Engineer, submitted by the feeholder owner of the property concerned. The topographic plan shall be drawn at a scale of not less than 1 inch equals 50 feet and shall show existing and proposed grades and topographic features and other data as may from time to time be required by the City Engineer. The certificate may be issued in appropriate cases upon the filing with the application of a cash bond or surety bond by a surety company authorized to do business in the state running to the city in an amount as established by the City Engineer which will be sufficient in amount to rehabilitate the property upon default of the operator or other reasonable expenses. This regulation does not apply to normal soil removal for basement or foundation work when a building permit has previously been duly issued by the ~~Zoning Administrator~~ Building Official.

SECTION 157.080 RESTORING UNSAFE BUILDINGS

Nothing in this ordinance shall prevent the strengthening or restoring to a safe condition of any part of any building or structure declared unsafe by the ~~Zoning Administrator~~ Building Official or required compliance with his or her lawful order.

SECTION 157.085 RADIO AND TELEVISION TOWERS

All commercial radio, television, and other transmitting or relay antenna towers shall be permitted in any business, commercial, or industrial district which has access upon a major thoroughfare. The setbacks for these towers from all abutting streets or adjacent property shall be a distance equal to the height of the tower. The structural plans must be approved by the ~~Zoning Administrator~~ Building Official.

SECTION 157.089 FENCES, WALLS, AND OTHER PROTECTIVE BARRIERS

All fences, walls, and other protective barriers (referred to in this section as “fences”) of any nature, description located in the city, shall conform to the following regulations.

(A) Fences in other than M-1 or M-2 districts, unless specifically provided otherwise, shall conform to the following requirements.

(1) (a) No fence shall hereafter be located in the front yard without the prior written approval of the Director of the Department of Public Works or his or her designate. Upon the request for a permit to construct a fence in a front yard, the Director of the Department of Public Works or his or her designate shall notify the persons to whom the adjacent real property is assessed of the proposed fence. The adjoining property owner shall, within 7 days of the notice, request a hearing before the Zoning Board of Appeals if he or she has an objection to the construction of the fence in the front yard. If no objection is received within 7 days of the date of notice, the Director of the Department of Public Works or his or her designate may issue a permit to construct the fence; provided, however, the fence shall be of an ornamental nature and of a design so as to be non-sight-obscuring and not in excess of 48 inches in height.

(b) Bushes and hedges must be kept trimmed to a maximum height of 42 inches. Setbacks of bushes and hedges must be at least 3 feet from the edge of any sidewalk and must be kept trimmed back to this setback. Fences may have up to 50% screen, and be of decorative design as required in § [157.089](#)(A)(2). There shall be a 20-foot free vision zone measured from a street curb and private driveway intersection if no sidewalk exists; also, observance of a 30-foot free vision zone requirement at intersecting streets per § [157.066](#).

(2) (a) Fences of an ornamental nature which may be located in a front yard and any other yard shall be of approved materials, of a fence type listed below:~~design so as to be non-sight-obscuring, and of a fence type listed below as promulgated in the city's Specifications Governing the Granting of Permits for Commercial or Residential Driveways and Site Improvements, adopted November 3, 1980:~~

1. Post and rail;
2. Split rail;
3. Picket;
4. Wrought iron; or
5. Chain link; ;
6. Wood; or
7. Vinyl.

(b) Fences of ~~an ornamental~~ a type not listed above must be approved by the City Zoning Board of Appeals before placement in ~~a front~~ any yard.

(3) Barbed wire, spikes, nails, or any other sharp instruments of any kind are prohibited on top of or on the sides of any fence, except that barbed wire cradles may be placed on top of fences enclosing public utility buildings or equipment in any district or wherever deemed necessary by the City Zoning Board of Appeals in the interests of public safety or protection of private property.

(4) No chain link or wire fence shall hereafter be erected in any required yard space in excess of 5 feet in height above the grade of the surrounding land, unless the Zoning Board of Appeals shall give its special approval as provided in §§ 150.152 *et seq.* of this code.

(5) Wooden fences may hereafter be erected in all residential districts to enclose property within a required side or rear yard, shall not exceed 6 feet in height above the natural, average existing grade or ground adjacent thereto, and shall not extend toward the front of the lot nearer than the front of the house or the required minimum front yard, whichever is greater.

(B) No fence shall be erected, established, or maintained on any corner lot which will obstruct the view of a driver of a vehicle approaching the intersection, with the exception that shade trees shall be permitted where all branches are not less than 8 feet above the road level.

(C) Fences in M-1 or M-2 districts with a maximum height of 6 feet may be located on property or road right-of-way lines of a lot, provided that those fences shall be located on parcels with an approved industrial use, maintained in good condition, and shall not constitute an unreasonable hazard. The fences shall be of an approved type located within the city's Specifications Governing the Granting of Permits for Commercial or Residential Driveways and Site Improvements, adopted November 3, 1980.

(D) Required walls and screening barrier shall have no openings for vehicular traffic or other purposes, except as otherwise provided in this ordinance and except such openings as may be approved by the Chief of Police and the Zoning Administrator. All walls herein required shall be constructed of materials approved by the City Planning Commission to be durable, weather resistant, rustproof, and easily maintained; constructed in accordance with city specifications.

(E) Screen plantings may be approved to be utilized to comply with screening requirements set forth in this ordinance. Individuals wishing to utilize plantings are to submit a landscaping detail to the City Planning Commission for approval.

(1) Screen plantings shall consist of plant materials which shall constitute a closed planting strip and height of 5 feet within 2 years after planting

(2) Owners of required screen plantings have the obligation to replace or maintain the condition of the plantings.

(3) Screen plantings shall be placed in a planting strip of at least 5 feet in width.

(F) All required walls, fences, trash container enclosures, and screening barriers are to be maintained in a good condition, shall not constitute an unreasonable hazard, and shall comply with the intent for which they were required.

(G) Fencing for lots or parcels of land which abut more than 1 street frontage (private or public) shall maintain front yard setback requirements unless special approval of Zoning Board of Appeals is granted.

(H) All fences shall be constructed in such a manner that all structural members, including braces, posts, poles and other projections, shall be on the interior side of the fence.

(I) No person shall use rope; string; wire products including but not limited to chicken wire, hog wire, wire fabric, and similar welded or woven wire fabrics; chain ; netting; cut or broken glass; paper; unapproved corrugated metal panels; galvanized sheet metal; plywood; or fiberglass panels in any fence or any other materials that are not manufactured specifically as fencing materials. The Building Official may require the applicant to provide the manufacturer's standards to establish the intended use of a proposed fencing material.

(J) (1) Fences must be maintained so as not to endanger life, property, or be in a stage of disrepair in the opinion of the Code Enforcement Officer. No fence shall be attached in any way to a neighboring fence. Any fence which, through lack of maintenance or type of construction or otherwise, imperils life or property, shall be deemed a nuisance. No fence, regardless of the zoning district in which it is located, shall be constructed in such a manner as to interfere with the vision of any motorist or pedestrian on any street. No hedge shall be erected or grown in excess of 42 inches in height in front of the setback line for that property which shall unreasonably interfere with the visibility from any street or adjoining property. If any fence or hedge shall constitute a nuisance or otherwise violate this ordinance, the owner of the property on which that fence or hedge is located shall abate the nuisance within 10 days of written notice thereof.

(2) If the nuisance is not abated within 10 days after the owner of the land is notified by the Code Enforcement Officer, then the city may perform the necessary work to eliminate the nuisance at the expense of the property owner; and in the event the property owner fails to reimburse the city within 30 days after receiving notice of the amount due from the City Treasurer, then the amount shall become a lien upon the property and be collected in the same manner as collection of city real property taxes.

SECTION 157.092 SITE PLAN REVIEW

(B) Zoning review (rather than site plan review) is required whenever there is a change of ownership or change of use within a ~~planned shopping center~~ multiple tenant space having previously received site plan approval, so long as the use does not differ from an approved use for that zoning. In instances where this applies, the Department of Public Works or authorized representative is hereby authorized to make the review and issue an approval or disapproval. Any interested party may appeal any decision made during this zoning review to the Planning Commission within 7 days of notification of the decision.

(C) (1) Administrative site plan review (rather than site plan review) is required whenever there is a change of ownership ~~or~~ change of use within the parameters of a permitted use within that zoning district when exterior construction is not being done or the construction of an enclosed structure to be used exclusively for storage provided that the structure does not exceed the following size limitations. Where the parcel is less than 5 acres, the structure cannot exceed 2% of the area of the subject parcel. Where the parcel exceeds 5 acres, the structure cannot exceed 2% of the first 5 acres plus ½% per acre, but in no event shall the structure exceed 10,000 square feet in total size. In the event the structure does exceed these size limitations then site plan review shall be required. Administrative site plan review is also applicable to the construction of structures used for recreational purposes that are unenclosed except for columns supporting the roof, or exterior construction that does not require a building permit.

(2) The Director of the Department of Public Works, City of Burton, or his authorized representative, is hereby authorized to make the review and issue an approval or disapproval. Any interested party may appeal any decision made during the administrative site plan review of the Director of the Department of Public Works or his designate to the Planning Commission within 7 days of notification of the decision.

(D) Site plan review with Planning Commission approval is required when there is a change of use in conjunction with exterior construction that requires a building permit, additional use of an attached building or portion of building with a prior approved site plan on file of a use permitted in the same zoning district, development of a property, or construction of a previously developed property, except as provided in subsections (B) and (C) hereof. Whenever a site plan review is required by the provisions of this ordinance, 12 copies of the site plan to an architectural or engineering scale, including all items required together therewith, shall be submitted to the Planning Commission to permit study of all elements of the plan. The Planning Commission may prepare forms and require the use of such forms in site preparation.

(H) The site plan shall be reviewed by the Planning Commission and approved, approved with any conditions the Planning Commission deems necessary to carry out the purpose of the ordinance and other regulations of the city, or disapproved. Any interested party shall have the right to appeal to the ~~City Council~~ Zoning Board of Appeals any decision of the Planning Commission within 7 days after the decision of the Planning Commission.

(N) Every site that requires zoning review, administrative site plan review, or site plan review approval shall be designed to provide for a numeric address with a minimum of 6" high, black or white numbers on the front face of the building visible from the street. (example: 1234).

SECTION 157.098 KEEPING OF CHICKENS.

(B) (1) Any person who keeps chickens on non-agriculturally zoned property shall first obtain a permit. An application shall be submitted to the ~~office of the~~ Department of Public Works City Clerk and a fee paid as shall be established, and from time to time be amended, by resolution of the Burton City Council. Initially this fee shall be set at \$25.00

SECTION 157.100 HOME OCCUPATIONS

The intent of this section is to ensure that any home occupation is compatible with other permitted uses in residential districts and to maintain and preserve the residential character of the surrounding neighborhood by the following requirements:

(A) A home occupation permit may be granted by the Department of Public Works within a single-family residential dwelling unit when a home occupations application, provided on forms furnished by the City, has been submitted subject to all of the following conditions and provided all of such conditions are agreed to by the applicant.

(1) No person, other than members of the family residing on the premises shall be engaged in such occupation. Non-resident persons shall not be employed.

(2) The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 25% of the total first floor area of the dwelling unit (exclusive of an attached garage, breezeway, and enclosed or unenclosed porches) shall be used for the purposes of the home occupation and the home occupation shall be carried out completely within such dwelling. No accessory building (attached or detached) shall be used in the home occupation.

(3) There shall be no change in the outside appearance of the structure or premises, or other visible evidence of the conduct of such home occupation other than 1 sign that shall comply with requirements at [Chapter 153](#), Subsection [153.10](#);

(4) No home occupation shall be conducted upon or from the premises, which would constitute a nuisance or annoyance to adjoining residents by reason of noise, dust, glare, heat, smoke, fumes, odor, vibrations or electrical disturbances. There shall be no discharge of polluting materials, fluids, or gases into the ground or surface water, soil or atmosphere.

(5) No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood. Any need for parking generated by the conduct of such home occupation shall be provided by an off-street parking area, located in other than in a required front or side yard setback area. There shall be no deliveries to or from a home occupation with a vehicle with a rated capacity of greater than 1 ton.

(6) There shall be no sale of any goods manufactured elsewhere in connection with such home occupation. The outdoor storage of goods and materials shall be prohibited. No interior

displays shall be visible from the exterior of a dwelling unit used for the purposes of a home occupation.

(7) The home occupation shall not be open to the public earlier than 8:00 a.m. or later than 8:00 p.m.

(8) No more than 1 home occupation per dwelling unit shall be permitted.

(9) No home occupation may be carried out without a valid permit issued by the Building Official. Home occupation permits shall be reviewed and obtained annually. Fees for any required reviews, public hearings and permits shall be established by resolution of the City Council.

(B) When in the opinion of the Zoning Administrator any proposed or existing home occupation that will not or does not currently comply with the specific items as listed in division (A) above, a home occupation application or renewal shall be submitted for review and approval through the City Planning Commission for a Special Use Permit. Home occupations reviewed and approved by the Planning Commission would be subject to compliance with the additional divisions below. The Planning Commission shall conduct a public hearing in compliance with the City's public hearing notification requirements for a Special Use Permit prior to approving or renewing a home occupation permit.

(1) No persons other than family members of the family residing on the premises, or up to 3 non-family members not residing on the premises, shall be engaged in such home occupation.

(2) No more than 2 home occupations per dwelling unit shall be permitted.

(3) The use of an attached or detached accessory structure shall be limited to 30% of the total first floor area of the dwelling unit exclusive of attached garages, breezeways and enclosed or unenclosed porches.

(4) There shall be no change in the outside appearance of the structure or premises, or other visible evidence of the conduct of such home occupation other than 1 sign that shall comply with requirements at [Chapter 153](#). Subsection [153.10](#);

(5) Home occupations approved for a Special Use Permit by the Planning Commission shall be renewed annually through the Building Department. In the event that complaints have been received by the Building Department on a home occupation, the Building Official may require an additional public hearing prior to renewal consideration by the Planning Commission. Fees for any required reviews, public hearings and permits shall be established by resolution of the City Council.

(C) (1) All home occupation permits administratively approved and issued by the Zoning Administrator under division (A) above shall be forwarded to the Planning Commission within 30 days of the date of issuance. When in the opinion of the Planning Commission that a home occupation may not be in compliance with the requirements of division (A), as issued by the Zoning Administrator, the Planning Commission, by a majority vote, may require that the licensee appear at the next regular scheduled meeting of the Planning Commission to address any concerns.

(2) After the hearing set forth in division (C) (1) above, if the Planning Commission concludes the licensee cannot, or will not, comply with all of the requirements of division (A)

above, the Planning Commission may revoke an administratively approve home occupation permit.

(D) Home occupation approved for a Special Use Permit by the Planning Commission may be revoked by the Planning Commission after notice to the licensee at least fifteen (15) days prior to a hearing by the Planning Commission called to consider the revocation of the permit.

SECTION 157.130 REPAIRS AND MAINTENANCE; LIMITATIONS

On any nonconforming structure or portion of a structure containing a nonconforming use, work may be done in any period of 12 consecutive months on ordinary repairs, or on repair or replacement or non-bearing walls, fixtures, wiring, or plumbing, to an extent not exceeding 25% of the current city assessed value of the nonconforming structure or nonconforming portion of the structure as the case may be, provided that the cubic content existing when it became nonconforming shall not be increased. If a nonconforming structure or portion of a structure containing a nonconforming use becomes physically unsafe or unlawful due to a lack of repairs and maintenance, and is declared by the ~~Zoning Administrator~~ Building Official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the district in which it is located.

SECTION 157.132 DISCONTINUED NONCONFORMING USE; FORFEITURE OF PRIVILEGE

When nonconforming use of property is discontinued through vacancy, lack of operation, or other similar condition, and upon a showing of intent of the owner or holder of the nonconforming use status to discontinue said use, for a period of 6 months or more, thereafter no right shall exist to maintain on that property a nonconforming use unless the Board of Zoning Appeals grants that privilege within 6 months after the discontinuance. No nonconforming use, if changed to a use permitted in the district in which it is located, shall be resumed or changed back to a nonconforming use.

SECTION 157.154 APPEALS AND VARIANCES; BOARD POWERS AND DUTIES

(B) (3) (a) In consideration of all appeals and all proposed variances under this ordinance, the Board of Zoning Appeals shall, before granting any appeals or variance in a specific case, first determine that the proposed variance:

1. Involves unnecessary hardship for a use variance and practical difficulty for a non-use variance which precludes the reasonable use of the property, and involves exceptional and unique circumstances inherent in the property itself or in the immediately surrounding area not found in other areas of the same zoning district;

SECTION 157.172 PERMIT REQUIREMENTS

The following shall apply in the issuance of any permit.

(A) *Permits required.* It shall be unlawful for any person to commence excavation for, construction of any building or structure, structural changes or repairs in any existing building or structure, or moving of an existing building, without first obtaining a building or site permit from the Zoning Administrator or Building Official. No permit shall be issued for construction, alteration, or remodeling of any building or structure until an application has been submitted in accordance with the provisions of this ordinance showing that the construction proposed is in compliance with the provisions of this ordinance, with the Building Code, and with other applicable ordinances.

(1) No plumbing, electrical, drainage, or other permit shall be issued until the Zoning Administrator or Building Official has determined that the plans and designated use indicate that the structure and premises, if constructed as planned and proposed, will conform to the provisions of this ordinance.

SECTION 157.173 CERTIFICATES OF OCCUPANCY

(A) It shall be unlawful to use or permit the use of any land, building, or structure for which a building permit and site permit is required and to use or permit to be used any building or structure hereafter altered, extended, erected, repaired, or moved until the Building Official and/or Zoning Administrator shall have issued a certificate of occupancy stating that the provisions of this ordinance have been complied with.

(B) The following provisions shall apply.

(1) *Certificate validity.* The certificate of occupancy, as required for new construction or of renovations to existing buildings and structures in the Building Code, shall also constitute a certificate of occupancy.

(2) *Records of certificates.* A record of all certificates of occupancy shall be kept in the office of the Building Official and/or Zoning Administrator and copies of the certificates of occupancy shall be furnished upon request to a person or persons having a proprietary or tenancy interest in the property involved.

(3) *Certificates for accessory buildings to dwellings.* Accessory buildings or structures to dwellings shall not require a separate certificate of occupancy, but rather, may be included in the certificate of occupancy for the principal dwelling, building, or structure on the same lot when the accessory buildings or structures are completed at the same time as the principal use.

(4) *Temporary certificates.* Certificates of temporary occupancy may be issued for a part of a building or structure prior to the occupation of the entire building or structure, provided that the certificate of temporary occupancy shall not remain in force more than 120 days, nor more than 5 days after the building or structure is fully completed and ready for occupancy, and provided further that those portions of the building or structure are in conformity with the provisions of this ordinance.

(5) *Application for certificates of occupancy.* Any person applying for a site permit or building permit shall at the same time apply to the Building Official and/or Zoning Administrator, in writing, for a certificate of occupancy. It shall be the duty of that person to notify the Building Official and/or Zoning Administrator upon completion of the building or structure. The Building Official and/or Zoning Administrator shall, within 5 business days after actual receipt of that notification, inspect the building or structure, and if he or she shall determine that the building or structure or part thereof or the proposed use of the premises is in conformity with this and other applicable ordinances and laws, the Building Official and/or Zoning Administrator shall determine that a violation exists, he or she shall not issue a certificate of occupancy and shall forthwith notify the applicant of that refusal and the cause therefor.

SECTION 157.174 BUILDING PERMIT; FINAL INSPECTION

The recipient of any building permit and site permit for the construction, erection, alteration, repair, or moving of any building, structure, or part thereof shall notify the Building Official and/or Zoning Administrator or Public Works Director immediately upon the completion of the work authorized by that permit for a final inspection.

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Appendix C : Use Matrix

PU = Permitted Use SU = Special Use WR = With Restrictions	C-1 - Local Business	C-2 - General Business	C-3 - Highway Oriented	C-4 - Planned Shopping	RO - Restricted Office	M-1 - Light Industrial	M-2 - General Industrial	R-1A -Single Family Residential	R-1B -Single Family Residential	R-1C -Single Family Residential	RM - Multiple Family Residential	SE - Suburban Estate Residential	HRM - High Rise / Multiple Family Residential	RMH - Mobile Home Park
Accessory Structure to Principal	PU	PU	PU	PU		PU	PU	PU	PU	PU	PU	PU	PU	PU
Apartments											PU		PU	
Arcade		SU	SU											
Assembly Halls			PU											
Assisted Living Homes	PU	PU	PU		PU						PU		PU	
Automobile Repair		SU	SU			SU	PU							
Banks / Credit Union	PU	PU	PU	PU	PU									
Beauty Parlor or Barber	PU	PU	PU	PU		SU	PU							
Bowling Alley		SU	SU											
Carry out Restaurant	PU	PU	PU	PU			SU							
Cemetery (20 Acres Required)								SU	SU	SU	PU	SU	PU	
Churches	PU	PU	PU		PU			SU	SU	SU	PU	SU	PU	PU
Convalescent Homes	PU	PU	PU		PU						PU		PU	
Daycare Center	PU	PU	PU		PU			SU	SU	SU	PU	SU	PU	PU
Dog Kennel						SU	PU							
Dwelling, Multi Family											PU		PU	
Dwelling, Single Family								PU	PU	PU	PU	PU	PU	
Fabrication						PU	PU							
Family Care Center (less than 6)								PU	PU	PU	PU	PU	PU	PU
Farm Animals (5 Acres Required)								PU	PU	PU		PU		
Furniture/ appliance repair shop		PU	PU	PU										
Gasoline Station		PU	PU	WR										
Golf Courses (5 Acres Required)								SU	SU	SU	PU	SU	PU	
Gym		PU	PU	PU										
High Rise Multi-Family													PU	
Home Occupation								PU	PU	PU	PU	PU	PU	
Hospitals		SU	SU								PU		PU	
Housing for Elderly	PU	PU	PU		PU						PU		PU	
Industrial Park						SU	PU							
Junk Yard							SU							
Landscaping Yard							SU							
Laundromats / Dry Cleaning	PU	PU	PU	PU		PU	PU							
Manufacturing – Automobiles							PU							
Manufacturing - not automobiles						PU	PU							

PU = Permitted Use SU = Special Use WR = With Restrictions	C-1 - Local Business	C-2 - General Business	C-3 - Highway Oriented	C-4 - Planned Shopping	RO - Restricted Office	M-1 - Light Industrial	M-2 - General Industrial	R-1A - Single Family Residential	R-1B - Single Family Residential	R-1C - Single Family Residential	RM - Multiple Family Residential	SE - Suburban Estate Residential	HRM - High Rise / Multiple Family Residential
Medical / Dental Offices or Clinics	PU	PU	PU		PU								
Medical Marijuana Club		SU	SU			PU	PU						
Medical Marijuana Dispensary		SU	SU			PU	PU						
Medical Marijuana Grow Facility						PU	PU						
Mobile Homes / Parks													
Motel, Hotel or Lodging			PU			SU	PU						
Office - Professional (not medical)	PU	PU	PU	PU	PU								
Open Air Business			SU			PU	PU						
Open Storage Yards – Contractor							SU						
Photography Studio	PU	PU	PU	PU	PU								
Planned Unit Development								WR	WR		PU		PU
Private Clubs (5 Acres Required)								SU	SU	SU	PU	SU	PU
Recreational use – Indoor			SU			PU	PU						
Recreational use - Outdoor		SU	SU										
Recreational Vehicles Sales			PU			SU	PU						
Restaurant - Completely Enclosed	PU	PU	PU	PU		SU	PU						
Restaurant with a Drive Thru		SU	SU	WR									
Retail Stores	PU	PU	PU	PU									
Schools – Private	PU	PU	PU		PU								
Schools – Public	PU	PU	PU		PU			PU	PU	PU	PU	PU	PU
Self-Storage Facility						SU	PU						
Shopping Center – Mall				PU									
Tailor	PU	PU	PU	PU	PU								
Tanning Salons		PU	PU										
Theaters - Completely Enclosed				PU									
Theaters - Drive-in						SU	PU						
Tool and Die Shop						PU	PU						
Towing Facility							SU						
Townhouses											SU		
Vehicle Sales – Inside			PU			PU	PU						
Vehicle Sales - Outdoor			SU			PU	PU						
Veterinarian Hospital		SU	SU										
Warehouse		SU	SU			PU	PU						
Welding							PU						
Wholesale Establishment		SU	SU			PU	PU						

Attachment: 15-32 (1767 : ZC #314)

SECTION II

All other provisions of this Chapter shall be and are hereby ratified.

SECTION III

The violation of the terms of this Ordinance shall be a municipal civil infraction.

SECTION IV

This Ordinance, or a synopsis thereof, shall be published in a newspaper of general circulation within the City of Burton, Genesee County, Michigan, and shall become effective 30 days after publication.

SECTION V

A copy of this Ordinance may be inspected at the City Hall, 4303 S. Center Road, Burton, Michigan, during regular business hours.

CITY OF BURTON,

By: PAULA ZELENKO, MAYOR

By: TERESA KARSNEY, CLERK

Ordinance introduced on:
Second Reading:
Publication date:
Effective date:

Attachment: 15-32 (1767 : ZC #314)



ADOPTED

AGENDA ITEM (ID # 1815)

DOC ID: 1815

SPR #15-34 / ZC# 315

By: Rommel Aquino
8251 Pine Hollow Trail
Grand Blanc, MI 48439

Re: 6161 Lapeer Rd.
59-13-502-004

For: R-1B, Single Family Residential to C-1 Local Business

ATTACHMENTS:

- 15-34 (PDF)

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



City of Burton

Building Department
4093 Manor Drive
Burton, MI 48519
(810) 742-9230

DATE FILED: 8-14-15
FEE PAID: \$600.00
RECEIPT NO: _____
CHECK NO: Cash
RECEIVED BY: AA
mailed 8-17-15.

SPR: 15-34

PETITION FOR ZONING CHANGE

CASE NO. 315

TO: CITY OF BURTON PLANNING COMMISSION, *September 8, 2015 @ 5:00*

We the Owners, Contract Purchasers, Optionees and Leaseholders of the hereinafter described property do hereby petition your Honorable Body to rezone property described as:

59-13-502-004 Lot 10 & W 1/2 of Lot 11 & All
that part of E 1/2 of Vacated DuPont St. Adjoining Lot 10 of &
West Garden Acres Sub
Located at: 6161 LAPEER ROAD BURTON MI 4850
(address of property to be rezoned)

and change the zoning district classification from R1B to C1 for the
purpose of IMPROVEMENT / BUSINESS EXPANSION
and such other uses permitted by the proposed zoning district.

ALL OWNERS, CONTRACT PURCHASERS, OPTIONEES AND LESSEES
OF THE LAND PROPOSED FOR REZONING SIGN HERE:

Name

Rommel Aquino

Name

Name

8251 PINE HOLLOW TRAIL
Address GRAND BLANC
Address MI 48439

Address

Address

WE, THE UNDERSIGNED PROPERTY OWNERS OR PURCHASERS LOCATED IN THE PROXIMITY OF THE ABOVE DESCRIBED LAND, DO HEREBY CONSENT TO THE ALLOWANCE OF THE ABOVE PETITION:

NAME	ADDRESS	LOT# - SUBDIVISION	DATE
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

* sent to Burtonview 8-17-15 to print 8-20-15

Attachment: 15-34 (1815 : SPR #15-34 / ZC #315)

Case No. 315

TO THE RESIDENTS OF THE CITY OF BURTON

PLEASE BE NOTIFIED there will be a public hearing of the Burton City Planning commission on Tuesday September 8, 2015 at 5:00 p.m. at the Burton City Hall, 4303 S. Center Road Burton, Michigan.

The following change of zoning will be considered:

Case No. 315

Rommel Aquino, 8251 Pine Hollow Trail, Grand Blanc, MI 48439 requests a zoning change from R-1B, Single Family Residential to C-1 Local Business on the following described parcel: being located at 6161 Lapeer Road as follows:

59-13-502-004 described as:

LOT 10 & W 1/2 OF LOT 11 & ALL THAT PART OF E 1/2 OF VACATED DUPONT ST
ADJOINING LOT 10 ON THE WEST GARDEN ACRES SUB

If you are interested you may attend the meeting and be heard.

Prepared by:

Amber Abbey,
Deputy Planning Official

Attachment: 15-34 (1815 : SPR #15-34 / ZC #315)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

Meeting: 09/08/15 05:00 PM

Department: Department of Public Works

Category: Site Plan Review

Prepared By: Amber Abbey

Department Head: Rachael Boggs

G.1

ADOPTED

AGENDA ITEM (ID # 1820)

DOC ID: 1820

SPR #15-37

By: Davison 5340, Inc.
1245 E. Grand Blanc Rd.
Grand Blanc, MI 48439

Re: 5340 Davison Rd.
Burton, MI 48509
59-11-200-016

For: Addition to the building

ATTACHMENTS:

- 15-37 (PDF)

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



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



APPLICATION FOR SITE PLAN REVIEW

DATE FILED: 8-27-15
FEE: \$ 200.00
RECEIPT NO: _____
CHECK NO: 1072
ID # 1820

SPR #: 15-37

PLEASE PRINT

DATE OF PLANNING COMMISSION MEETING: 9-8-15 @ 5:00pm.

APPLICANTS NAME: DAVISON 5340, INC.

APPLICANTS ADDRESS: 1245 E. GRAND BLANC RD. CB, MI 48430

APPLICANTS PHONE NO: 810-701-0055

~~EXISTING~~ PROPOSED NAME OF BUSINESS: PINES of Burton Memory Care South

SITE ADDRESS: 5340 DAVISON RD. BURTON, MI 48509

SUBDIVISION & LOT # OR PARCEL NUMBER: 59-11200-016

RE: New Addition to BUILDING

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: _____

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: 15-37 (1820 : SPR #15-37)



UTILITY NOTES

1. THE CONTRACTOR SHALL NOTIFY MISS DDC (1-800-488-7171) THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WITH POWER EQUIPMENT.

2. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, COUNTY, STATE, AND LOCAL REGULATIONS FOR ALL WORK THAT TAKES PLACE ON THE SITE.

3. THE CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCIES AND PAY ALL CHARGES FOR INSPECTION AND TESTING.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE PREMISES, AND UPON COMPLETION OF THE PROJECT, LEAVE THE SITE IN AN ACCEPTABLE CONDITION AS DETERMINED BY THE LOCAL MUNICIPALITY.

5. ALL EXISTING UTILITIES SERVING THE PROPERTY SHALL BE PROPERLY TERMINATED IN ACCORDANCE WITH THE APPROPRIATE AGENCY'S REQUIREMENTS. ANY REMAINING EXISTING STRUCTURES, EXCEPT THOSE SPECIFICALLY NOTED TO REMAIN AND THOSE ON THE ADJACENT PROPERTY, SHALL BE DEMOLISHED. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND THE APPROPRIATE AGENCIES TO DETERMINE THE REQUIRED REMOVAL OF EXISTING UTILITIES.

6. THE CONTRACTOR SHALL VERIFY EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

7. CONTRACTOR SHALL ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (ELECTRICITY, WATER, GASES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY THE WORK TO BE DONE TO THE CORRECT GRADE TO MATCH ADJACENT UTILITY ELEMENTS. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FOR ADJUSTMENT AT THE CONTRACTOR'S EXPENSE.

9. ALL STORM SEWER STRUCTURES AND COVERS SHALL BE IN ACCORDANCE WITH CURRENT EIGHT STANDARD SPECIFICATIONS. USE COVER "D" (EJW #5105) IN PAVED AREAS, COVER "E" (EJW #5508) IN LAWN AREAS, COVER "X" (EJW #7045) AT CURB LOCATIONS AND COVER "B" (EJW #1060) FOR MANHOLES.

UTILITY STATEMENT

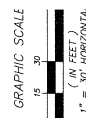
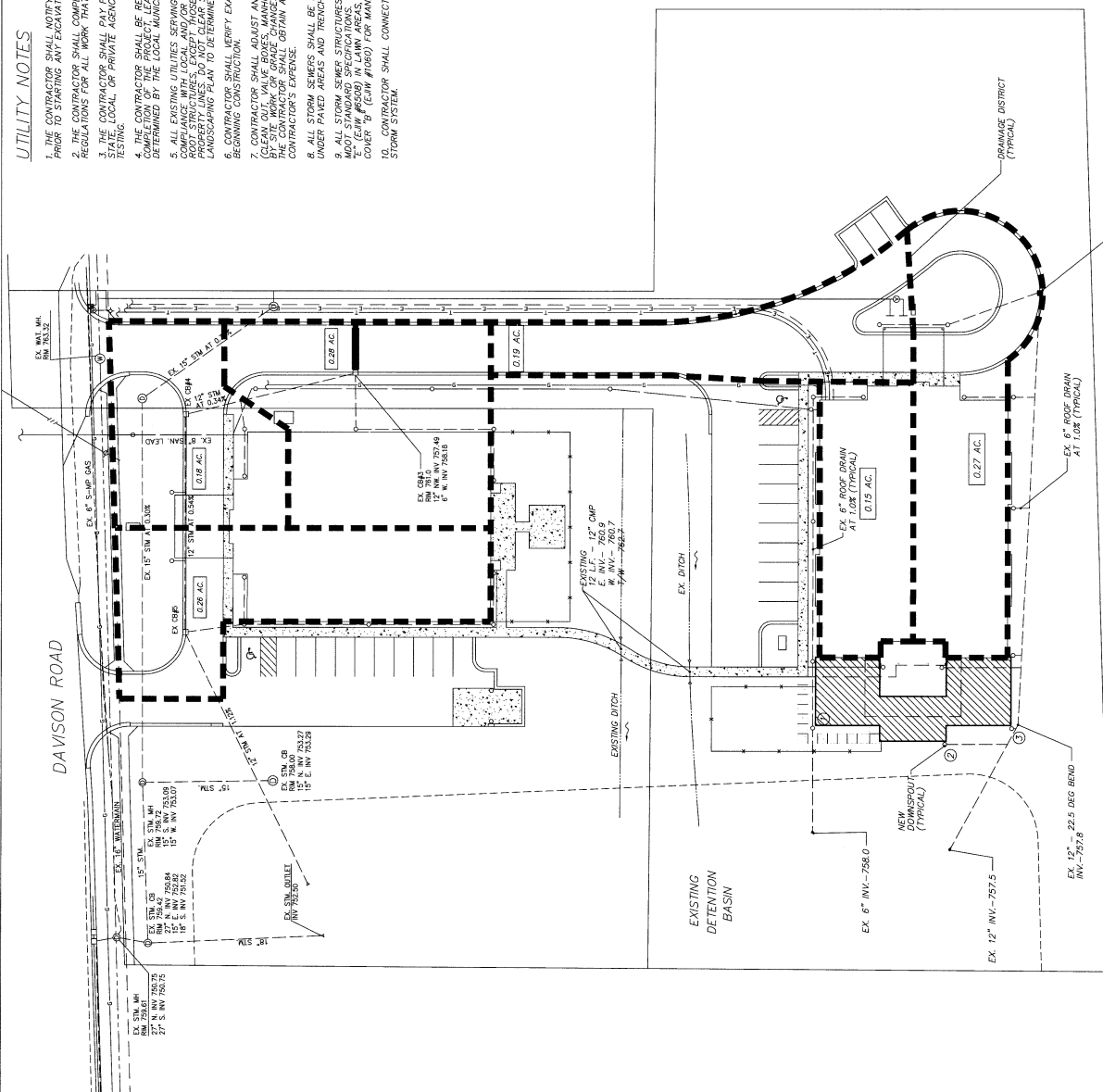
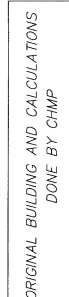
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORD DRAWINGS. THE ENGINEER MAKES NO GUARANTEES THAT THE UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THE ENGINEER DOES CERTIFY THAT THE UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

STORMWATER MANAGEMENT

EXISTING DETENTION BASIN (DETENTION BASIN "A") IS SIZED FOR FULL COMMERCIAL DEVELOPMENT OF PARCEL 59-11-200-012 AS PART OF KRAFT ENGINEERING DESIGN CALCULATIONS FOR MALLARD PONDS CONDOMINIUM - SHEET 12 OF 31 ("DETENTION BASIN PLAN") DATED 6-4-04.

NOTE TO CONTRACTOR

THIS PROJECT HAS BEEN DESIGNED USING THE LATEST GDC CRITERIA (5TH EDITION). REVIEW THESE NOTES, DETAILS AND DESIGN CAREFULLY PRIOR TO SUBMITTING A BID. FULL COMPLIANCE WITH THE NEW STANDARDS WILL BE REQUIRED.

UTILITY F
VALBOX
A

EXISTING STORM DRAINAGE CALCULATIONS

FRAMING STRUCTURE	DESIGN FLOOD FREQUENCY - 10-YEAR STORM				INTENSITY CONSTANTS FOR 1 - A-T-D-P-N				PIPE DIAMETER (feet)	LENGTH VELOCITY (feet)	TOTAL VELOCITY (feet)	HYDRO- DESIGN VELOCITY (cfs)	DESIGN VELOCITY (cfs)			
	AREA LOWER (A _s)	AREA UPPER (A _u)	BAYOFF C/F	SUM OF A _s C/F	RANGE OF A _s C/F	SUM OF INTENSITY (in-lb)	RANGE OF INTENSITY (in-lb)	N =						D =	T =	P =
PROB	0.19	0.20	0.15	0.15	0.15	20.69	3.625	15	26	36.07	0.67	1.44	1.13			
EX-CB4	0.28	0.70	0.20	0.33	0.20	3.967	1.28	12	88	16.5	21.57	0.54	1.13			
EX-CB1	0.21	0.70	0.15	0.48	0.21	3.788	1.28	11	232	22.57	0.89	0.54	1.42			
EX-CB5	0.26	0.70	0.18	0.66	0.237	3.720	2.46	12	142	31.3	21.3	1.62	2.11			
EX-OTLT	0.15	0.70	0.18	0.66	0.237	3.720	2.46	12	142	31.3	21.3	1.62	2.11			
EX-OTLT	0.15	0.70	0.18	0.66	0.237	3.720	2.46	12	200	31.3	21.3	1.62	2.11			
EX-CB4	0.28	0.70	0.20	0.33	0.20	3.967	1.28	12	200	16.5	21.57	0.54	1.13			

SAVING PAVE!

—

UNDERGROUND UTILITIES AS SHOWN
ALL LOCATIONS MUST BE FIELD
CHECKED PRIOR TO CONSTRUCTION

2-1005 COMMENTS 2-12-13



PRELIMINARY

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		

ADDITION TO:
**PINES OF BURTON
MEMORY CARE**
9940 DAVISON RD
BURTON, MI 48004

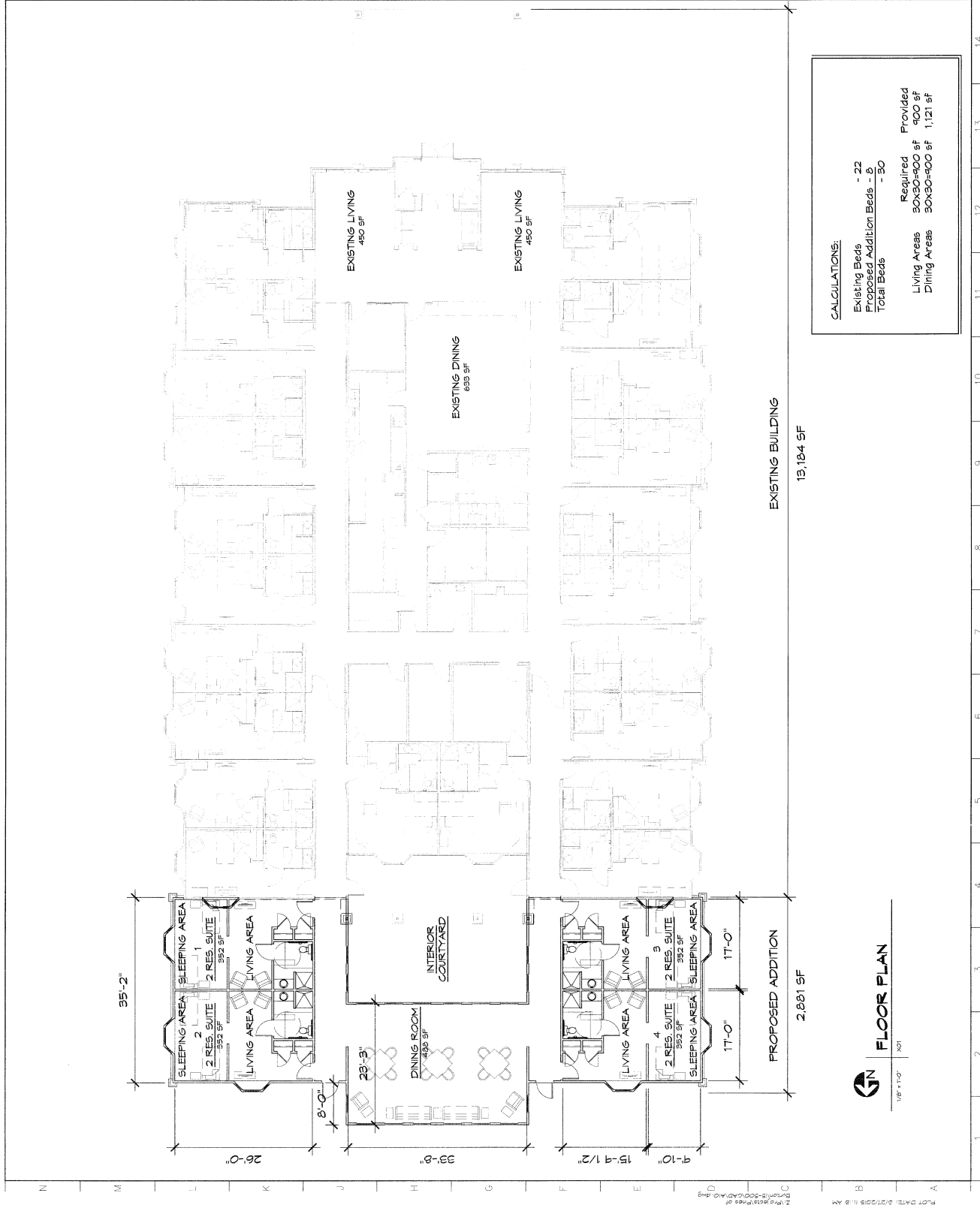
DRAWING TITLE

FLOOR PLAN

PROJECT NO.	18-000
DATE	8-31-18
DRAWN	ALA
CHECKED	BAA

A101

CAD FILE NO.	ASD
SCALE	1/8" = 1'-0"
SHEET	5
OF	8



PRELIMINARY

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

ADDITION TO:
 **PINES OF BURTON
MEMORY CARE**
5540 DAVISON RD
BURTON, MI 48009

DRAWING TITLE

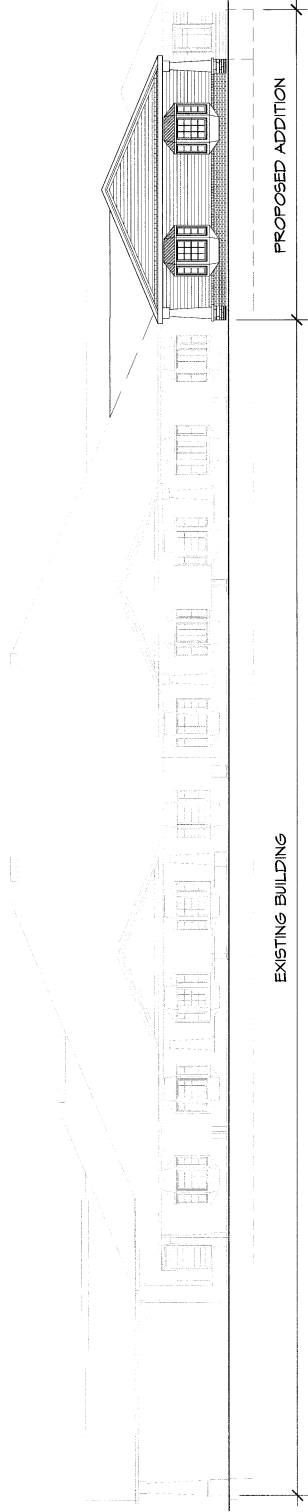
**EXTERIOR
ELEVATIONS**

PROJECT NO.	18-300
DATE	8-27-18
DRAWN	PLH
CHECKED	SAA

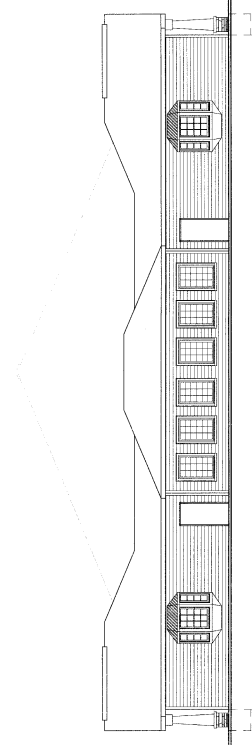
A102

OLD FILE NO.	A102
SCALE	1/8" = 1'-0"
SHEET	6 OF 6

G.1.a



**NORTH
ELEVATION**
1/8" = 1'-0" X01



**WEST
ELEVATION**
1/8" = 1'-0" X01



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1814)

Meeting: 09/08/15 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Greg Kray

H.1

DOC ID: 1814

SPR #15-33

By: Northstarr Holdings, LLC.
17195 Silver Parkway #195
Fenton, MI 48430

Re: 3090 Atherton Rd.
Burton, MI 48519

For: Building Contractor's Office

ATTACHMENTS:

- 15-33 (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: 8/10/2015

FEE: \$75.00

RECEIPT NO: _____

CHECK NO: 2 1752

SPR #: 15-33

PLEASE PRINT

DATE: 8/10/2015

APPLICANTS NAME: NORTHSTAR HOLDINGS LLC

APPLICANTS ADDRESS: 17195 SILVER PARKWAY #195 FENTON MI 48430

APPLICANTS PHONE NO: 810-333-0069

PROPOSED NAME OF BUSINESS: NORTHSTAR BUILDERS

SITE ADDRESS: 3090 E. Atherlton RD BURTON MI 48519

SUBDIVISION & LOT # OR PARCEL NUMBER: 59-28-501-007

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

USE OF STRUCTURE: Building Contractors office

SQ FOOTAGE OF PROPERTY: 2

SQ FOOTAGE OF STRUCTURE: 2,340 ~~2,000~~ ²⁶⁰ sq ft office - storage

NUMBER OF EMPLOYEES/SEATS: _____

APPLICANTS SIGNATURE: [Signature]

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

Attachment: 15-33 (1814 : SPR #15-33)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1816)

Meeting: 09/08/15 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Greg Kray

H.2

DOC ID: 1816

SPR #15-35

By: Antigoni Margaris
1418 Norton St.
Burton, MI 48529

Re: 3411 S. Saginaw St.
Burton, MI 48529

For: True Designs & Nails

ATTACHMENTS:

- 15-35 (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: 8-18-15

FEE: \$75.00

RECEIPT NO: Cash

CHECK NO: _____

SPR #: 15-35

PLEASE PRINT

DATE: 8/18/15

APPLICANTS NAME: Antigoni Margaris

APPLICANTS ADDRESS: 1418 Norton St Burton MI 48529

APPLICANTS PHONE NO: 810 221 6212

PROPOSED NAME OF BUSINESS: True Designs + Nails

SITE ADDRESS: A 3411 S. Saginaw St. Burton MI 48529

SUBDIVISION & LOT # OR PARCEL NUMBER: _____

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

USE OF STRUCTURE: nails + clothing store

SQ FOOTAGE OF PROPERTY: 1720 sq.

SQ FOOTAGE OF STRUCTURE: _____

NUMBER OF EMPLOYEES/SEATS: 1+2

APPLICANTS SIGNATURE: Antigoni Margaris

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

Attachment: 15-35 (1816 : SPR #15-35)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1817)

Meeting: 09/08/15 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Greg Kray

H.3

DOC ID: 1817

SPR #15-36

By: Paula Haskins
3283 Arlene Ave.
Flint, MI 48532

Re: 4089 Fenton Rd.
Burton, MI 48529

For: Faith Steps Christian Childcare

ATTACHMENTS:

- 15-36 (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: 8-18-2015

FEE: \$40.00

RECEIPT NO: _____

CHECK NO: 5681

SPR #: 15-36

PLEASE PRINT

DATE: 08-18-2015

APPLICANTS NAME: Paula Haskins

APPLICANTS ADDRESS: G 3283 Arlene Ave Flint MI 48532

APPLICANTS PHONE NO: (810) 625-1901

PROPOSED NAME OF BUSINESS: Faith steps christain childcare

PROPOSED TYPE OF BUSINESS: Daycare center

SITE ADDRESS: G 4089 Fenton rd. Burton MI 48529

USE OF STRUCTURE: To teach children "Learning through Play"

SQ FOOTAGE OF PROPERTY: 4,000 sq ft

SQ FOOTAGE OF STRUCTURE: _____

NUMBER OF EMPLOYEES/SEATS: 4 employee's

APPLICANTS SIGNATURE: *Paula Haskins*

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

Attachment: 15-36 (1817 : SPR #15-36)