DRAFT

CITY OF BURTON
PLANNING COMMISSION
MINUTES
AUGUST 12, 2014

Council Chambers | **Regular Meeting** | **5:00 PM**

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by Chairman Robert Walls at 5:01 PM.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Greg Kray	Alternate Commissioner	Excused	
Ellen Ellenburg	Councilwoman	Absent	
Robert Walls	Chairman	Present	
Kevin Burge	Commissioner	Excused	
Robert Centilli	Commissioner	Present	
Mary Ann White	Commissioner	Present	
Robert Johnson	Commissioner	Present	

C. STAFF PRESENT

A. Abbey, Deputy Planning Official
M. Snow, Clerk Typist

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Jul 8, 2014 5:00 PM

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

E. SPECIAL USE

1. SPR #14-33
   By: South Flint Tabernacle
   P.O. Box 7008
   Flint, MI 48507

   Re: 1291 E. Maple Rd.
   Burton, MI 48529,
   59-31-400-103 HRM / R-1C Zone

For: Special use to expand existing church with a parking lot on the R-1C, Single Family Residential zoned portion of the property

Kevin Cleaver of Fleis & Vandenbrink, who is representing the church and asked that the special use be expanded. The parking lot would be moved 200 feet west making it 100 x 240. The lot would house 5 buses and the church would like to move all facilities to this property in the future.

Anne Coronado of Burton asked how much traffic this would create on the street and if vehicle maintenance would occur on the property.

Tami Glenn of Burton was in opposition of this request.

Carol Hamilton of Burton asked why the church would need more parking space.

Mr. Cleaver explained that there would be no major activity for bus repairs, they would be removing buses from one site and housing them on the new site, the only activity would be on Sundays and the lot is strictly for bus flow activities. Eventually the church would like to move to the Maple Road sight.

Mrs. Abbey said this is just the preliminary hearing for the special use. The church wanted approval before the site plan. She said the board could limit this to buses only and mentioned there would be fencing on the north side.

Mr. Centilli asked why they wouldn't exit and enter off of Maple Road.

Mrs. Abbey reminded the board this will be going before the Zoning Board so tonight is just about adding the parking lot.

2. Approve a special use to expand existing church with a parking lot on the R-1C, Single Family Residential zoned portion of the property with the stipulation that the parking lot be limited to bus parking only.

RESULT:	**CARRIED [UNANIMOUS]**
AYES:	Walls, Centilli, White, Johnson
ABSENT:	Ellenburg
EXCUSED:	Kray, Burge

3. SPR #14-34

   By: Ideal Properties, LLC.
   4057 S. Dort Hwy.
   Burton, MI 48529

   Re: 3040 Bristol Rd.
   Burton, MI 48529,
   59-33-503-009 M-2 Zone

   For: Special use for landscaping business with outside storage of materials

   Todd Dennis of Grand Blanc said he is requesting a special use for his landscape company.

   Mrs. Abbey said this is just for a special use. Mr. Dennis keeps the property looking nice and he would be expanding.

Mrs. White asked how high the piles would be.

Mr. Dennis said there wouldn't be piles because they are going to be leveled.

Mr. Johnson questioned how many cubic yards would be within 1 product.

Mr. Dennis replied about 15 feet.

Mrs. Abbey said the ordinance states no stockpiling higher than 25 feet.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Robert Johnson, Commissioner
SECONDER:	Mary Ann White, Commissioner
AYES:	Walls, Centilli, White, Johnson
ABSENT:	Ellenburg
EXCUSED:	Kray, Burge

4. Approve a special use for landscaping business with outside storage of materials.

RESULT:	**CARRIED [UNANIMOUS]**
AYES:	Walls, Centilli, White, Johnson
ABSENT:	Ellenburg
EXCUSED:	Kray, Burge

F. SITE PLAN REVIEW

1. Rock Bottom Stone Supply: expanding existing business
   By: Ideal Properties, LLC.
   4057 S. Dort Hwy.
   Burton, MI 48529

   Re: 3040 Bristol Rd.
   Burton, MI 48529,
   59-33-503-009 M-2 Zone

   For: Rock Bottom Stone Supply: expanding existing business

   Todd Dennis asked that the sidewalk be postponed so it can be done at the same time as the other sidewalk.

   Mrs. Abbey said Mr. Dennis has 1 year to complete the sidewalk. The property is landscaped nicely.

   Mr. Walls said he was disappointed Family Dollar didn't come to that area but is happy an improvement will be made.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Robert Johnson, Commissioner
SECONDER:	Mary Ann White, Commissioner
AYES:	Walls, Centilli, White, Johnson
ABSENT:	Ellenburg
EXCUSED:	Kray, Burge

G. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #14-36
   By: Lisa Hart
   4414 N. Hillcrest Circle
   Flint, MI 48506

   Re: 4545 E. Court St.
   Burton, MI 48509

   For: Karate School

2. SPR #14-37
   By: Jennifer Root
   4117 Cherry brook
   Burton, MI 48519

   Re: 1235/1245 S. Center
   Burton, MI 48509

   For: Temp retail store – Spirit Halloween

3. SPR #14-38
   By: Talk all you want #10
   35570 Forestville
   Farmington Hills, MI 48331

   Re: 3525 Fenton Rd.
   Burton, MI 48529

   For: Metro PCS

4. SPR #14-39
   By: Steven Kendall
   11011 Bairwood Ct.
   Hartland, MI 48353

   Re: 3172 E. Hemphill Rd.
   Burton, MI 48529

   For: Industrial Processing

5. SPR #14-40
   By: The Harbor Church of Genesee County, Inc.
   2084 E. Judd Rd.

Burton, MI 48529

Re: 2024 E. Judd Rd.
Burton, MI 48529

For: Church

H. AUDIENCE PARTICIPATION

None.

I. BOARD DISCUSSION

Mr. Walls asked the board not to tell residents how they plan on voting before hand.

The next regular scheduled meeting is on September 9, 2014 at 5:00 p.m.

DRAFT

CITY OF BURTON
PLANNING COMMISSION
MINUTES
JULY 8, 2014

Council Chambers | **Regular Meeting** | **5:00 PM**

4303 S. CENTER ROAD
BURTON, MI 48519

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	

C. STAFF PRESENT

Mayor P. Zelenko
Liz Moss, DPW Deputy Director
Amber Abbey, Deputy Planning Official
Melanie Snow, Clerk Typist

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Jun 10, 2014 5:00 PM

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Robert Johnson, Commissioner
SECONDER:	Mary Ann White, Commissioner
AYES:	Ellenburg, Walls, Burge, Centilli, White, Johnson
EXCUSED:	Kray

2. A motion was made to hear SPR #14-32 first and SPR #14-26 second.

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

E. SITE PLAN REVIEW

Minutes Acceptance: Minutes of Jul 8, 2014 5:00 PM (Approval of Minutes)

1. SPR #14-32, Motion to approve with the stipulation that the 2 parcels be combined.
   By: Thomas Joubran
   6093 Davison Rd.
   Burton, MI 48509

   Re: 2512 Bristol Rd. & 4006 S. Dort Hwy.
   Burton, MI 48529
   59-32-530-038 & 59-32-530-035
   M-1 Zone

   For: Medical Marijuana Dispensary

   Thomas Joubran of Burton had nothing to add.

   Mrs. Abbey said Mr. Joubran had operated a dispensary before but because of the State law he had to close down. She recommended approval with the stipulation that the two parcels be combined.

   Mrs. Ellenburg asked what the hours would be.

   Mr. Joubran replied the business would close by 9:00 p.m., 7 days a week.

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

F. SPECIAL USE

1. 1105 : SPR #14-26, Motion to approve the special use for outdoor recreational of an outdoor shooting range.
   By: Chip Atkinson
   6366 E. Carpenter Rd.
   Flint, MI 48506

   Re: SW Corner of Davison & Genesee
   59-10-200-003
   M-2 Zoned

   For: Special use for outdoor recreational of an outdoor shooting range

   Chip Atkinson of Flint went over pros and cons of a shooting range at this location. He went over his plan to decrease noise and keeping residents safe from gunfire.

   The following residents voiced their opposition of this project due to safety concerns, noise, Formar Nature Preserve, stray bullets and a decrease in property values:

   Greg Duckworth of Burton
   Richard Wharram of Burton
   Carrie Skaggs of Burton
   Jim Coleman of Burton
   William Miller of Burton
   Rebecca and Ethan Miller of Burton
   Deb Walton of Burton
   B.A. Harris of Burton
   Jerry Woods of Burton
   Rebecca Meade of Burton
   Debra Stanton of Burton
   Daniel Silsbee of Burton

Minutes Acceptance: Minutes of Jul 8, 2014 5:00 PM (Approval of Minutes)

Dennis Skaggs of Burton
William Miller of Burton
Janet Langley of Burton
Donna Glann of Burton
Barb Yehle of Burton
Ron James of Burton
William Beal of Burton
Randy and Ann Luxton of Burton
Robin Franklin of Burton
Holly Miller of Burton
Richard Madaris of Burton
David Slattery of Burton
Gayle Frase of Burton
Richard Burke of Burton
Carissa Dotson of Burton
Burton Ange of Burton
Hal Lindsay of Burton
Dan Meade of Burton
Tracy Kedovary of Burton
Vaughn Smith of Burton
Mark Kettering of Burton

There were two citizens in favor of the proposed project.

Mr. Atkinson addressed the concerns of the citizens giving them answers to their questions such as, animals at Formar are creatures of habit and would adjust to the noise, the perimeter of the facility would be patrolled, the facility would be on the other side of the power lines, the business would bring in tourists and shooting would be held indoors during the winter. He said skeet shooting would be an option at the facility.

Mayor Zelenko said she is pro-gun but Administration feels this type of business in that location would be disruptive and a gun range is not Renaissance Zone eligible. There are safety concerns and this business would probably discourage other businesses to come to the area. She recommended denial on this project.

The Board members thanked the residents for coming to voice their opinions and thanked Mr. Atkinson for his service in the military.

Mr. Johnson advised the citizens to be prepared of what might come to that site in the future because it probably will happen there at some point in time.

The Board recessed at 7:05 p.m.
The meeting resumed at 7:10 p.m.

RESULT:	**FAILED [1 TO 6]**
MOVER:	Kevin Burge, Commissioner
SECONDER:	Ellen Ellenburg, Councilwoman
AYES:	Kray
NAYS:	Ellenburg, Walls, Burge, Centilli, White, Johnson

G. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #14-27
   By: William McGuffin
   11495 Delmar Dr.
   Fenton, MI 48430

   Re: 3219 Bristol Rd.
   Burton, MI 48529
   59-28-576-008

   For: McGuffin Mechanical Inc.

Minutes Acceptance: Minutes of Jul 8, 2014 5:00 PM (Approval of Minutes)

2. SPR #14-28
   By: John Luark
   2254 E. Boatfield Ave.
   Burton, MI 48529

   Re: 4205 S. Saginaw St.
   Burton, MI 48529
   59-32-503-009

   For: Crazy Ink Tattoo Studio

3. SPR #14-29
   By: Walishya White
   1717 Briarwood Dr.

   Re: 3271 S. Dort Hwy.
   Burton, MI 48529
   59-28-551-001

   For: Vertical Vixen Fitness

4. SPR #14-30
   By: Captain Jay's Fish N Chicken
   2657 Telegraph
   Dearborn, MI 48124

   Re: 3095 S. Dort Hwy.
   Burton, MI 48529
   59-28-501-192

   For: Fish N Chicken Market

5. SPR #14-31
   By: Aubern Goodwin
   3089 E. Bristol Rd.
   Burton, MI 48529

   Re: 3089 E. Bristol Rd. Bldg 1 Unit C
   Burton, MI 48529
   59-28-300-003

   For: Agora Natural Health Products

6. SPR #14-22
   By: Rick Kirby
   6466 Wagner Ave.
   Grand Blanc, MI 48439

   Re: 2468 S. Center Rd. Burton, MI 48519
   59-14-578-042

   For: Drug & Alcohol Screening

Minutes Acceptance: Minutes of Jul 8, 2014 5:00 PM (Approval of Minutes)

7. SPR #14-23
   By: Michelle Cox
   2305 Hickory Hollow
   Burton, MI 48509

   Re: 6010 Lapeer Rd. Burton, MI 48509
   59-13-503-072

   For: Dolly's Pizza (Carry-out)

8. SPR #14-24
   By: Deborah Tanner
   28775 Beck Rd.
   Wixom, MI 48393

   Re: 3283 S. Dort Hwy.
   Burton, MI 48529
   59-28-551-004

   For: Alta Equipment Company, Inc.

9. SPR #14-25
   By: Daniel Elder
   3496 S. Center Rd.
   Burton, MI 48519

   Re: 3496 S. Center Rd.
   Burton, MI 48519
   59-28-576-054

   For: Organic Joe's Indoor Garden

H. AUDIENCE PARTICIPATION

Sandra Lord of Burton referred to a sign on Covert Rd.

Mrs. Abbey assured her this is not a proposed condo site.

I. BOARD DISCUSSION

Mr. Centilli questioned if the Planning Board gives a recommendation to the City Council.

Mrs. Abbey responded only for Zoning and Ordinance changes. Other than that they make decisions.

The next regularly scheduled meeting will be held on Tuesday, August 12, 2014 at 5:00 p.m.

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SECONDER:	Mary Ann White, Commissioner
AYES:	Robert Walls, Robert Centilli, Mary Ann White, Robert Johnson
ABSENT:	Ellen Ellenburg
EXCUSED:	Greg Kray, Kevin Burge

SPR #14-35

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