



CITY OF BURTON

PLANNING COMMISSION

MINUTES

FEBRUARY 10, 2015

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, Deputy Planning Official
Teresa Karsney, Clerk

Rachel Frost, Substitute Deputy Planning

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Dec 9, 2014 5:00 PM

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

E. SPECIAL USE

1. SPR #15-02
By: KMI Road Maintenance
4153 Jimbo Dr.
Burton, MI 48529

Re: 4153 Jimbo Dr.
59-33-501-026, M-2 General Industrial

For: Special Use for outside storage of materials

Mr. Kelly Russell from KMI Road Maintenance was here for the commission to ask questions of.

No Audience participation

Mrs. Abbey stated the administration is recommending approval of this Special Use for SPR #15-02.

Motion to approve Special Use SPR #15-02 for outside storage of materials.

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

F. SITE PLAN REVIEW

1. SPR #15-03

By: KMI Road Maintenance
4153 Jimbo Dr.
Burton, MI 48529

Re: 4153 Jimbo Dr.

For: Outside storage of materials

Mr. Kelly Russell from KMI Road Maintenance was here to answer questions.

Audience Participation - None

Mrs. Abbey stated the administration is recommending approval. She said KMI is aware that their piles can not be over 25' feet high per our ordinance.

Mrs. Ellenburg asked if these piles would be blowing dust around.

Mr. Russell stated no.

Motion to approve SPR #15-03 outside storage of materials.

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

2. SPR #15-05

By: Earl Boyea, Bishop of the Catholic Diocese of Lansing
228 North Walnut Street
Lansing, MI 48933-1122

Re: 1504 S. Vassar Rd.
59-13-400-003

For: New construction of an attached six unit senior priest housing project.

Mr. Mike Pifer from Kraft Engineering was here to represent the Catholic Diocese of Lansing. He stated that this is going to be a 1 story building with the square footage being 10,348 feet. It will be six units that will have 2 units on each end and 2 in the middle with attached garage. The housing will be for retired priest. The driveway will enter off Vassar Road and be two lanes. The driveway will be asphalt up to the main driveway into the garage which will be concrete. The existing site zoning is R-1C single family residential with public sewer. A variance was granted by the City of Burton, Zoning Board of Appeals on July 17, 2014 to allow an RM-1 facility in an R-1C zoning are for this property. There will be (3) 12' light poles long the driveway and garage and porch lighting around the home. Will be brick half way up and vinyl siding to the roof. The roof will be a asphalt shingled roof with a 6-12 pitch, wood constructions. Will have a 4" fire suppression line.

Audience participations - None

Mrs. Abbey stated administration is recommending approval.

Mr. Gorang asked what will be the completion time?

Mr. Pifer stated construction would start in March or April and be done by November.

Mr. Burge asked how long the driveway would be? Should we consider a speed bump?

Mr. Pifer stated that is 425 feet long and didn't feel a speed bump would be necessary.

Mr. Burge asked how high are the light poles on the driveway?

Mr. Pifer said they are 12 feet high and 175 watts.

Mr. Burge asked why they didn't come thru the drive at Blessed Sacrament?

Mr. Pifer stated they considered that but the cost was higher.

Mr. Walls asked if this was just going to be a 4" asphalt driveway.

Mr. Pifer said no it was going to be a made to the specs of a standard road construction so it will last.

Motion to approve SPR #15-05 new construction of an attached six unit senior priest housing project.

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

3. SPR #15-06

By: Anthony Goff
1952 Howland Blvd.
White Lake, MI 48386

Re: 4086 S. Dort Hwy.
59-32-530-043, M-1 Light Industrial

For: New construction of a medical marijuana dispensary.

Mr. Goff was here to answer questions.

Audience Participation - None

Mrs. Abbey stated Mr. Goff is purchasing this property. The property has been an eye sore for years and this will be a great improvement to the property. They did have to split the property to make it far enough away from the school. Mr. Goff already has approval from a dispensary in another local and will be moving the business to this location. She also stated that she also check will the City Attorney and received approval on this.

Mrs. Ellenburg asked if this is a actual dispensary?

Mr. Goff stated no actual dispensary are not allowed in the State of Michigan. This is for care givers.

Mr. Johnson asked the administration about using the word dispensary.

Mrs. Abbey stated that is how it is worded in the Ordinance and there is no reason to change it at this time.

Mrs. Ellenburg asked if this is going to be Modular office building.

Mr. Goff stated yes it is.

Mr. Walls asked if they could get the numeric numbers on the outside of the building.

Mrs. Abbey stated that they could put that in the motion.

Motion to approve SPR #15-06 new construction of medical marijuana dispensary with the condition they had to put the 6" black numeric numbers on the building.

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

4. SPR #15-07

By: Good's Roofing Inc. / Kelly Good
4477 S. Center Rd.
Burton, MI 48519

Re: 4477 S. Center Rd.
59-34-300-023

For: Construction of a 60' x 80' office/warehouse building

Mr. Kelly Good from Good's Roofing was here to answer any questions.

Audience Participation - None

Mrs. Abbey stated the administration is recommending approval.

Mrs. White asked why on Page S-2 does it say Bay County.

Mrs Abbey said we would have to ask the architect.

Mr. Swihart from Creekwood Architecture, Inc. Stated that was just a mistake.

Mr. Walls stated he stopped by and looked where is the building is going to go. Mr. Good has taken the neighbors in to consideration and has put a row of trees along the property line.

Motion to approve SPR #15-07 the construction of 60' x 80' office/warehouse building with the condition the 6" black numeric numbers be put on the building.

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

G. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #15-01

By: Jerome Strawser
2000 Jonathan Circle #207
Utica, MI 48317

Re: 5006 Lapeer Rd., Burton, MI 48509

For: E. Normas Subs

There were no questions about the administrative site plan review for SPR #15-01.

2. SPR #15-04

By: Khalil Isaac
1244 E. Reid Rd.
Grand Blanc, MI 48439

Re: 1384 E. Bristol Rd.

For: Boost Mobile

There were no questions about the administrative site plan review for SPR #15-04.

H. AUDIENCE PARTICIPATION

None

I. BOARD DISCUSSION

Mr. Burge asked is the Planning Commission could get I.D. Badges because one of the neighbors from the church asked to see his I.D. to make sure he was from the City.

Mrs. Abbey said she would check into it.

The next regularly scheduled meeting will be held on Tuesday, March 10, 2015 at 5:00 p.m.

DRAFT

CITY OF BURTON PLANNING COMMISSION MINUTES

DECEMBER 9, 2014

Council Chambers

Regular Meeting

5:00 PM

**4303 S. CENTER ROAD
BURTON, MI 48519**

This meeting was opened by Chairman Robert Walls at 5:00 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	Excused	
Robert Centilli	Commissioner	Absent	
Mary Ann White	Commissioner	Present	
Robert Johnson	Commissioner	Present	
Tom Gorang	Commissioner	Present	
Deb Walton	Commissioner	Excused	

C. STAFF PRESENT

Amber Abbey, Deputy Planning Official
Teresa Karsney, Clerk

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Oct 14, 2014 5:00 PM

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

E. SPECIAL USE

1. SPR #14-57

By: Jennifer Avitts
4087 N. Irish Rd.
Davison, MI 48423

Re: 1192 N. Genesee Rd.
Burton, MI 48509

59-11-552-017

M-1 Zone

For: Special Use to conduct a doggy daycare and rehabilitation center

Ms. Avitt spoke on how she plans to set the new place up. Will have a six foot privacy fence for the dogs. She would also like to increase the limit from 30 dogs to 45 dogs.

Letters from the Community and customers were read into the minutes.

Mr. Mitchell of Burton, is a pet owner and he is concerned about the noise the dogs may make. Do the dogs howl when the train goes by? Do the animals stay over night?

Ms. Avitts stated that her current location is by the train tracks and no the dogs don't howl. If you keep dogs busy or tired they don't have time to bark.

The following customers, Marie Dunn of Davison, Jennifer Wagner of Flint Township, Marianne Daliege of Flint, Phyllis Carter of Flint, spoke on Ms. Avitts behalf: How she keeps the dogs calm and takes excellent care of them. How clean she keeps the place and wouldn't leave they animals any other place. They feel that Ms. Avitts business is an asset to our community.

Mrs. Abbey stated that the administration is recommending approval of this special use permit. Ms. Avitts business has been in Burton for two years and we have never received a complaint about the dogs.

Motion to approve the Special Use permit for SPR #14-57.

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

F. SITE PLAN REVIEW

1. SPR #14-58

By: Jennifer Avitts
4087 N. Irish Rd.
Davison, MI 48423

Re: 1192 N. Genesee Rd.
Burton, MI 48509
59-11-552-017

For: Doggy daycare and rehabilitation center

Ms. White wanted to know if there was room to increase the number of dogs from 30 to 45. How often in the last year was your business at max of 30 dogs.

Ms. Avitts stated that the new location has double the space then her last location and yes there would be room for the increase in the number of dogs. She said that there were times she was at her limit with dogs but it was mostly during the vacation season or holiday season when people are on vacation.

Ms. Abbey stated that administration is recommending approval of the Site Plan and increasing the dogs from 30 to 45.

Motion to approve the Site Plan SPR #14-58 and not to exceed 45 dogs.

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

G. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #14-52
 By: Len Kilgore
 5515 Davison Rd.
 Burton, MI 48509

 Re: 5515 Davison Rd. Ste 16
 Burton, MI 48509

 For: CPA Office
2. SPR #14-53
 By: Timothy Kimball
 2048 Kingswood
 Flint, MI 48507

 Re: 3437 S. Dort Hwy
 Burton, MI 48529

 For: New & Used Tires Sales
3. SPR #14-54
 By: Michael Kirby
 12113 Townline Rd.
 Grand Blanc, MI 48439

 Re: 4111 Jimbo Dr.
 Burton, MI 48529

 For: Crossfit Training
4. SPR #14-55
 By: Akeel Dakki
 3700 Acadia Dr.
 Lake Orion, MI 48360

Minutes Acceptance: Minutes of Dec 9, 2014 5:00 PM (Approval of Minutes)

Re: 3312 S. Dort Hwy
Burton, MI 48529

For: Indoor Flea Market

5. SPR #14-56

By: Mark Sova & Gregory Purzycki
5134 Cedardale Ln.
Flushing, MI 48433

Re: 3358 S. Saginaw St.
Burton, MI 48529

For: Resale shop

6. SPR #14-59

By: Ronald Ines Rogers
356 Horseshoe Ct.
Grand Blanc, MI 48439

Re: 3364 S. Saginaw St.
Burton, MI 48529

For: African Hair Braiding

H. AUDIENCE PARTICIPATION

None

I. BOARD DISCUSSION

The next regularly scheduled meeting will be held on Tuesday, January 13, 2014 at 5:00 p.m.

Minutes Acceptance: Minutes of Dec 9, 2014 5:00 PM (Approval of Minutes)



ADOPTED

AGENDA ITEM (ID # 1349)

DOC ID: 1349

SPR #15-02

By: KMI Road Maintenance
4153 Jimbo Dr.
Burton, MI 48529

Re: 4153 Jimbo Dr.
59-33-501-026, M-2 General Industrial

For: Special Use for outside storage of materials

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



ADOPTED

AGENDA ITEM (ID # 1350)

DOC ID: 1350

SPR #15-03

By: KMI Road Maintenance
4153 Jimbo Dr.
Burton, MI 48529

Re: 4153 Jimbo Dr.

For: Outside storage of materials

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



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

Meeting: 02/10/15 05:00 PM
Department: Department of Public Works
Category: Site Plan Review
Prepared By: Rachel Frost
Department Head: Greg Kray

F.2

ADOPTED

AGENDA ITEM (ID # 1352)

DOC ID: 1352

SPR #15-05

By: Earl Boyea, Bishop of the Catholic Diocese of Lansing
228 North Walnut Street
Lansing, MI 48933-1122

Re: 1504 S. Vassar Rd.
59-13-400-003

For: New construction of an attached six unit senior priest housing project.

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



Burton Planning Commission
4303 S. Center Road
Burton, MI 48519

Meeting: 02/10/15 05:00 PM
Department: Department of Public Works
Category: Site Plan Review
Prepared By: Rachel Frost
Department Head: Greg Kray

F.3

ADOPTED

AGENDA ITEM (ID # 1353)

DOC ID: 1353

SPR #15-06

By: Anthony Goff
1952 Howland Blvd.
White Lake, MI 48386

Re: 4086 S. Dort Hwy.
59-32-530-043, M-1 Light Industrial

For: New construction of a medical marijuana dispensary.

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



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

Meeting: 02/10/15 05:00 PM
Department: Department of Public Works
Category: Site Plan Review
Prepared By: Amber Abbey
Department Head: Greg Kray

F.4

ADOPTED

AGENDA ITEM (ID # 1355)

DOC ID: 1355

SPR #15-07

By: Good's Roofing Inc. / Kelly Good
4477 S. Center Rd.
Burton, MI 48519

Re: 4477 S. Center Rd.
59-34-300-023

For: Construction of a 60' x 80' office/warehouse building

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



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1348)

Meeting: 02/10/15 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Rachel Frost

Department Head: Greg Kray

G.1

DOC ID: 1348

SPR #15-01

By: Jerome Strawser
2000 Jonathan Circle #207
Utica, MI 48317

Re: 5006 Lapeer Rd., Burton, MI 48509

For: E. Normas Subs



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1351)

Meeting: 02/10/15 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Rachel Frost

Department Head: Greg Kray

G.2

DOC ID: 1351

SPR #15-04

By: Khalil Isaac
1244 E. Reid Rd.
Grand Blanc, MI 48439

Re: 1384 E. Bristol Rd.

For: Boost Mobile