



CITY OF BURTON

PLANNING COMMISSION

MINUTES

DRAFT

JUNE 10, 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

Amber Abbey, Deputy Planning Official
Lindsay Young, Clerk Typist

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - May 13, 2014 5:00 PM

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

E. SITE PLAN REVIEW

1. 1048 : To approve SPR #14-20
By: Anthony David Goff
1952 Howland Blvd.
White Lake, MI 48386

Re: 3425 S. Dort Hwy, Burton, MI 48529
59-28-551-027

For: Construction of a new building for a Medical Marijuana Dispensary
Stephen Goff represented the applicant.

Mrs. Abbey said the building that was there previously burnt down. They don't need to pave anything and were planning on bringing in a modular as the office. She recommended approval.

Mr. Burge spoke regarding a Knox box that would allow Police and Fire access to the building and asked if they could require it for approval.

Mrs. Abbey said there is nothing in any of the ordinances that refer to that and they would have to seek council with the City Attorney.

Mr. Walls suggested they speak regarding the Knox box at another time.

Mr. Johnson explained that a Knox box was a locked box that keys are kept in, which is located outside of the building.

Mr. Goff stated he would be interested in it.

Mr. Walls said it is a good suggestion, but it needs to be researched further.

Mrs. Ellenburg stated that if the Fire or Police Department needs to get inside of the building they are going to get in.

Mr. Johnson asked about the applicant's intended use for the facilities in the back of the property.

Mr. Goff replied they have no intention of using it and it is currently being used for cold storage.

Mrs. Abbey stated it is being used for cold storage only and if they wanted to use it for anything else they would have to come before the Board first.

Mr. Walls asked if this was a modular or a fixed building.

Mrs. Abbey said it is a modular that must meet the building code and will be fixed to the ground. There will not be wheels.

Mr. Walls asked if it looks like a trailer.

Mr. Goff said it is a nice modular that was being used as a sales office in Illinois. It has skirting and there will be landscaping around it. The unit was built in 2003.

Mrs. Ellenburg asked if they are following all the guidelines of the State law.

Mr. Goff replied they are following State laws and local Ordinances.

Mrs. Abbey said that Attorney Austin signed off on their business plan.

Mr. Walls asked about the hours of operation.

Mr. Goff replied they are stated in the ordinance and will most likely only be opened 3 to 4 days per week for 5 to 7 hours a day.

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

2. SPR #14-21

By: Scott Hope / Three D Land Corp.
4020 Somers Dr.
Burton, MI 48529

Re: 1342 Rizzo Ct. Burton, MI 48529
Lot 7 Rizzo Industrial Complex
59-31-529-007

For: Driveway and Parking Lot for Used Car Sales Auction Lot

Mrs. Abbey said the applicant was not present but they need the variance by July 1st to get everything done and it is a simple site plan so she recommended approval.

Mrs. Ellenburg spoke in reference to the curb and parking area.

Mrs. Abbey explained the only thing needing to be paved is the driveway.

Mrs. Ellenburg said it will bring people into the City so she is in favor of it.

Johnson moved and Ellenburg seconded to approve SPR #14-21. Motion carried 6-0.

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

F. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #14-16

By: Consumers Energy
821 Hastings St.
Traverse City, MI 49686

Re: Bristol Road, Burton, MI 48519
59-34-100-026

For: Construction less than 2% for a building for housing natural gas facilities

Mr. Johnson asked what chemicals are being used.

Mrs. Abbey said she wasn't sure and leaves that up to the Fire Department.

2. SPR #14-17

By: Wesley Construction

791 Science Blvd.
Columbus, OH 43230

Re: 2333 S. Center Rd. Burton, MI 48519
59-22-300-025

For: Construction of less than 2% for a drive up ATM

3. SPR #14-18

By: Mark Sova
1110 E. Bristol Rd.
Burton, MI 48529

Re: 1110 E. Bristol Rd. Burton, MI 48529
59-31-100-010

For: Change of Ownership – Antique Mall

4. SPR #14-19

By: John Greeson & Joseph Smith
410 Wesley
Chpl, FL 33544

Re: 1146 E. Hemphill Rd. Burton, MI 48529
59-30-577-052

For: Change of Ownership –Elite Foods - Frozen Food Distribution Center (Inside only)

G. AUDIENCE PARTICIPATION

None

H. BOARD DISCUSSION

Mr. Burge said the Knox box is cheaper than a commercial door or window.

Mrs. Ellenburg said we wouldn't request it of Elga Credit Union.

Mr. Walls said Mrs. Abbey is going to look into it.

Mr. Burge said he would like to see the empty seat on the Planning Commission filled.

The next regularly scheduled meeting will be held on Tuesday, July 8, 2014 at 5:00 p.m.

DRAFT

CITY OF BURTON PLANNING COMMISSION

MAY 13, 2014

Council Chambers

Regular Meeting

5:00 PM

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

1. MEETING CALLED TO ORDER AT 5:00 P.M.:

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

Attendee Name	Title	Status	Arrived
Paula Zelenko	Mayor	Excused	
Ellen Ellenburg	Councilwoman	Absent	
Robert Walls	Chairman	Present	
Kevin Burge	Commissioner	Present	
Robert Centilli	Commissioner	Present	
Mary Ann White	Commissioner	Present	
Robert Johnson	Commissioner	Present	

4. STAFF PRESENT:

A. Abbey, Deputy Planning Official
L. Young, Clerk/Typist

5. APPROVAL OF MINUTES:

1. Regular Planning Meeting Minutes of April 8, 2014 at 5:00 p.m.

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

6. SPECIAL USE:

1. SPR #14-13.

By: Movie Movers, Inc.
400 Movie Movers East
Axton, VA 24054

Re: 3481 S. Dort Hwy.
Parcel #: 59-28-300-007

For: Outside Storage / Occasional Repair of Recreational Vehicles

Bill Clark, Burton, MI., said he is the property owner representing Movie Mover, Inc., which is a company that provides the trailers in which actors stay during movie productions. They will only be using the property for outside storage.

Mrs. Abbey said she is allowing them to exist there until the Board approval. They will do occasional maintenance. She said it is nicely kept up and clean and she recommended approval.

Mr. Burge asked if they had semi-trucks or RV's.

Mr. Clark replied there are about 40 trailers or 5th wheels.

Mr. Burge said he has a problem with the word "occasional."

Mrs. Abbey said the repairs will not be large scale and will be done on an as-needed basis.

Mrs. White said she went there and talked to the employees and the trailers are very nice and the property is well kept.

Mr. Johnson asked if it was zoned strictly Commercial.

Mrs. Abbey said it is zoned Industrial and Commercial.

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

7. SITE PLAN REVIEW:

1. SPR #14-14

By: Movie Mover, Inc.
400 Movie Movers East
Axton, VA 24054

Re: 3481 S. Dort Hwy.
Parcel# 59-28-300-007

For: Change of Use - Recreational Vehicle Storage

Mrs. Abbey recommended approval.

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

8. ADMINISTRATIVE SITE REVIEW:

1. SPR #14-11
By: Rhonda McKee
1020 Kensington Ave.
Flint, MI 48503

Re: 5515 Davison Rd.
Suite #9

For: Retail Sales - Tasty Layers
2. SPR #14-12
By: Daryl Simpson

Re: JND Ventures Limited LLC
3266 S. Dort Hwy

For: Change of Ownership - Office

9. AUDIENCE PARTICIPATION:

10. BOARD DISCUSSION:

Mrs. White said there are apartments being renovated on her street.

Mrs. Abbey said she would look into it.

Mr. Burge mentioned the Spring Cleanup week and made reference to a house on the corner of Belsay Road and Roberta.

Mr. Walls asked what was going in across from Courtland Center.

Mr. Burge replied it will be a mattress store.

The next regularly scheduled meeting will be held on Tuesday, June 10, 2014, at 5:00 p.m.

11. MEETING ADJOURNED AT 5:19 P.M.:

Minutes Acceptance: Minutes of May 13, 2014 5:00 PM (Approval of Minutes)



ADOPTED

AGENDA ITEM (ID # 1048)

DOC ID: 1048

SPR #14-20

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

Re: 3425 S. Dort Hwy, Burton, MI 48529
59-28-551-027

For: Construction of a new building for a Medical Marijuana Dispensary

ATTACHMENTS:

- 3425 S. Dort Hwy. (TIF)

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



ADOPTED

AGENDA ITEM (ID # 1049)

DOC ID: 1049

SPR #14-21

By: Scott Hope / Three D Land Corp.
4020 Somers Dr.
Burton, MI 48529

Re: 1342 Rizzo Ct. Burton, MI 48529
Lot 7 Rizzo Industrial Complex
59-31-529-007

For: Driveway and Parking Lot for Used Car Sales Auction Lot

ATTACHMENTS:

- 1342 Rizzo Ct. (TIF)

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



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1044)

Meeting: 06/10/14 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Greg Kray

F.1

DOC ID: 1044

SPR #14-16

By: Consumers Energy

821 Hastings St.

Traverse City, MI 49686

Re: Bristol Road, Burton, MI 48519

59-34-100-026

For: Construction less than 2% for a building for housing natural gas facilities

ATTACHMENTS:

- 59-34-100-026 (PDF)

Consumers Energy

A CMS Energy Company

*Sent email
5-6-14
20:07 PM*

April 16, 2014

Bristol Rd Odorizer

City of Burton
Dept of Public Works
4093 Manor Drive
Burton, MI 48519

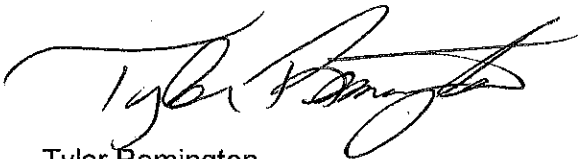
RE: ADMIN SITE PLAN REVIEW

Consumers Energy is requesting an Administrative Site Plan Review for our building installation at our valve site located on E Bristol Road in Section 34, T7N, R7E, City of Burton, Genesee County.

Enclosed is the completed application for Site Plan Review, three copies of drawing H-6834 and check number 18233 in the amount of \$75.00 to cover the fees associated with this application.

Once you have reviewed our submittals, please issue your approval of this site plan. If you have any questions or need any additional items, please feel free to contact me.

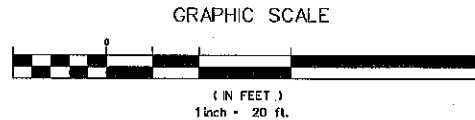
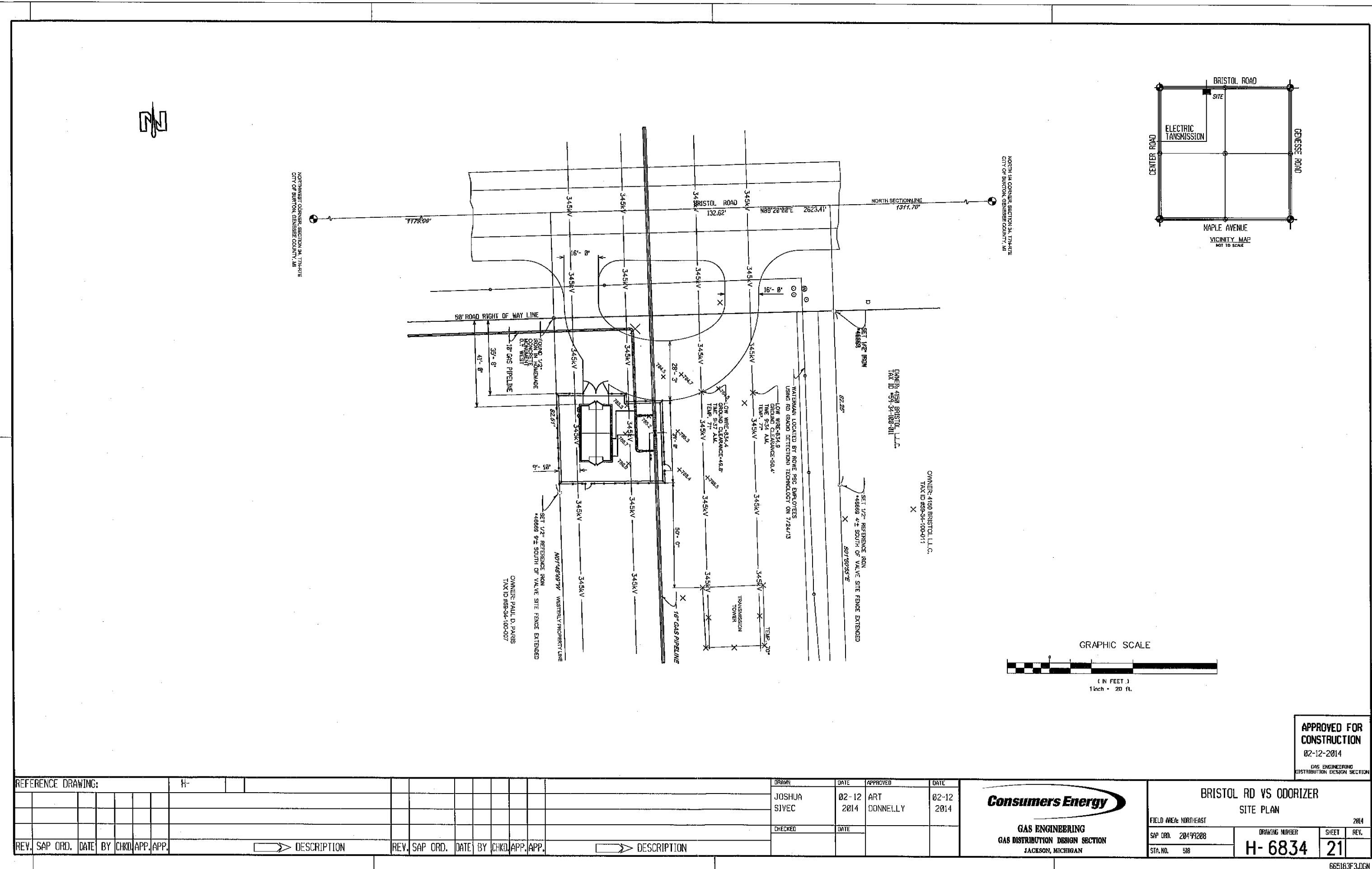
Consumers Energy Company continues to be committed to public safety and reliable service to their customers. Your cooperation will help us fulfill this commitment. Thank you for your assistance in this matter. If you have any questions, please feel free to contact me at (231) 929-6247 or via email at tyler.remington@cmsenergy.com.



Tyler Remington
Business Services Real Estate
Zoning and Permits

CC: AJDonnelly

Attachment: 59-34-100-026 (1044 : SPR #14-16)



APPROVED FOR
CONSTRUCTION
02-12-2014
GAS ENGINEERING
DISTRIBUTION DESIGN SECTION

REFERENCE DRAWING:										H-											



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1045)

Meeting: 06/10/14 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Greg Kray

F.2

DOC ID: 1045

SPR #14-17

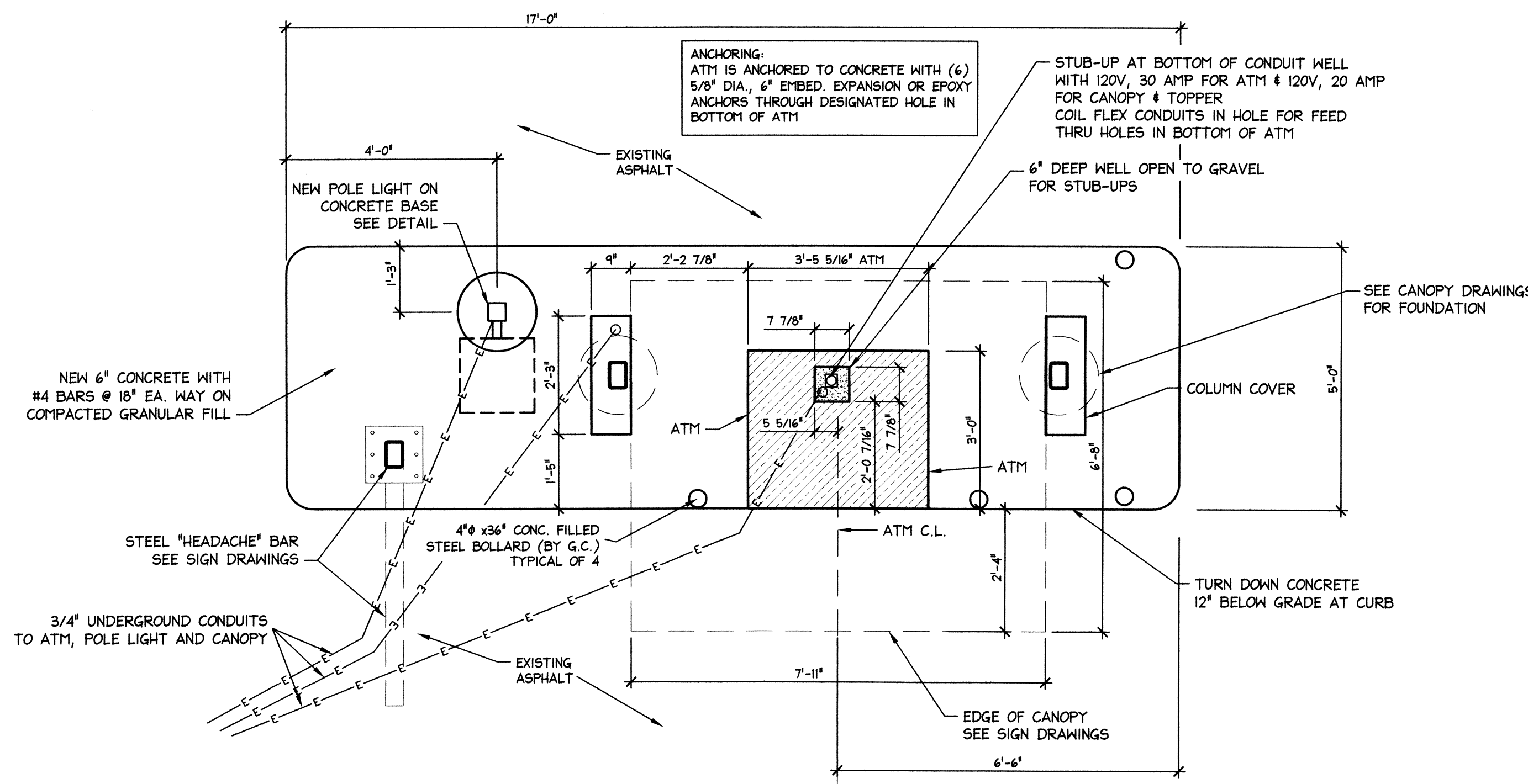
By: Wesley Construction
791 Science Blvd.
Columbus, OH 43230

Re: 2333 S. Center Rd. Burton, MI 48519
59-22-300-025

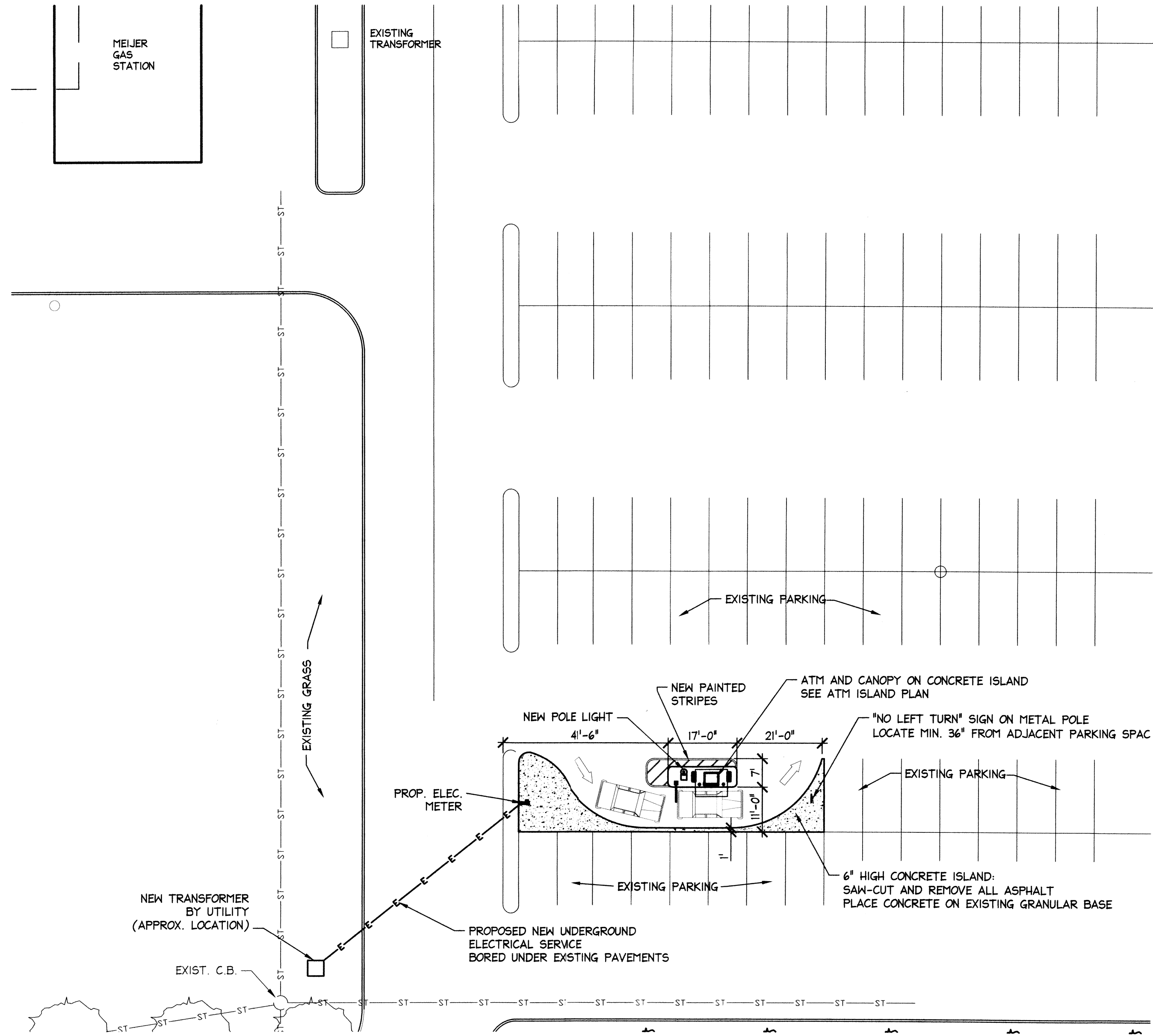
For: Construction of less than 2% for a drive up ATM

ATTACHMENTS:

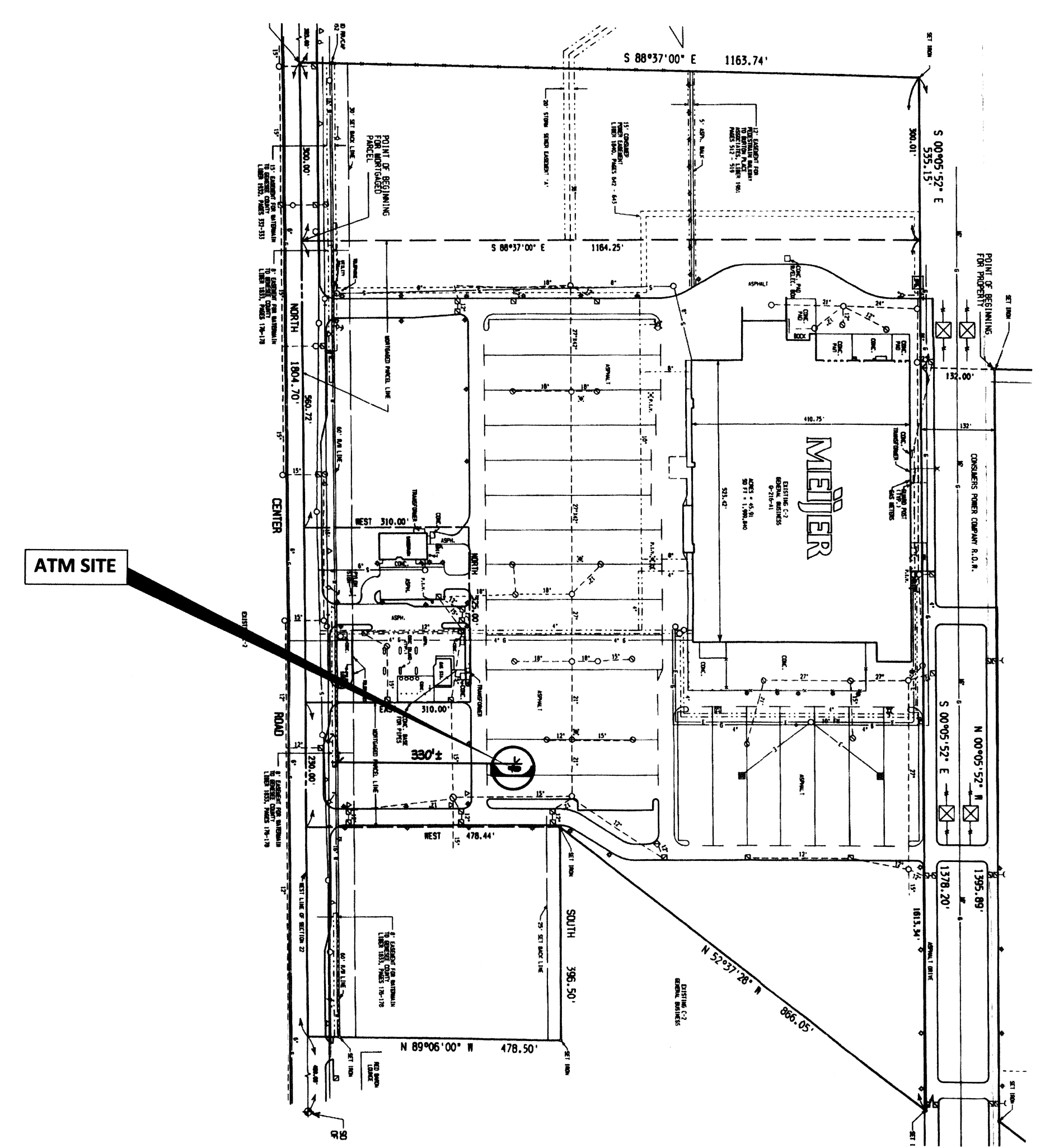
- 2333 S. Center (1) (TIF)
- 2333 S. Center (3) (TIF)



 **ATM ISLAND PLAN**
SCALE: 1/2"=1'-0"



 **SITE PLAN**
SCALE: 1"=20'



SITE INFORMATION

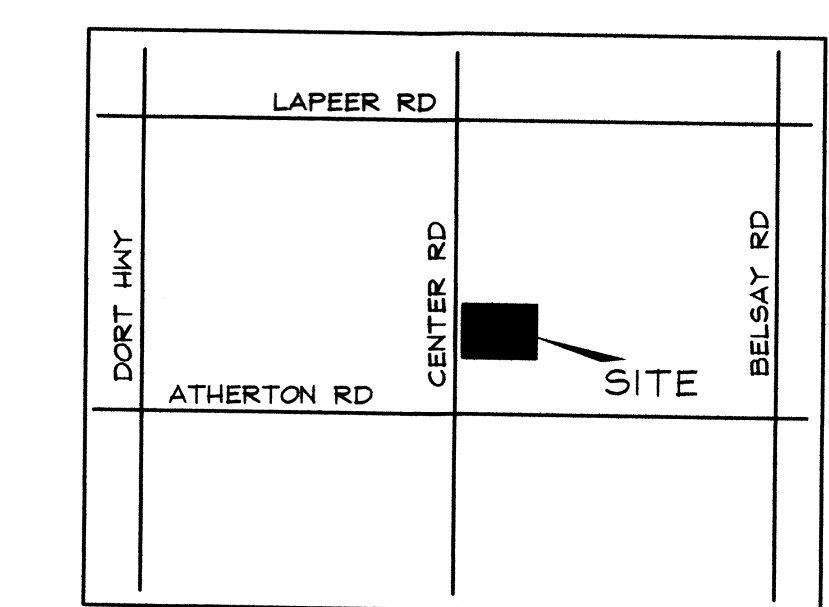
SITE ADDRESS: 2333 S CENTRAL RD
PARCEL NO: 59-22-300-250
TOTAL AREA: 32.27 AC
ZONING: C-2

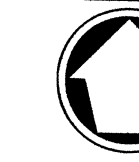
PROPOSED STRUCTURE HT. = 9'-5"
PROJECT AREA: 160 S.F.

PROPERTY OWNER:
MEIJER INC
2929 WALKER AVE NW
GRAND RAPIDS MI 49544

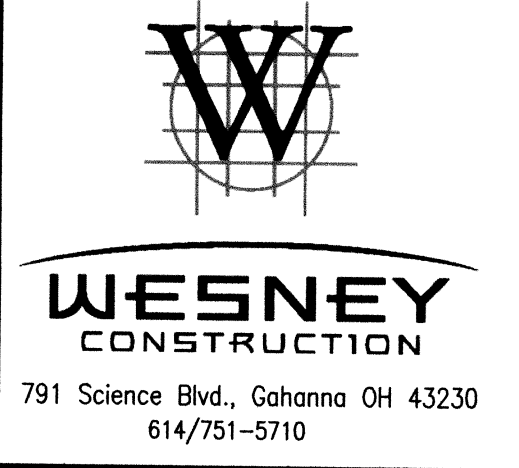
TENANT:
HUNTINGTON NATIONAL BANK
37 W BROAD ST
COLUMBUS OH 43215

ARCHITECT:
CHRIS HUMPHREY
4495 MILLWATER DR
POWELL OH 43065
740-881-5910 (O)
chris@humphreyarchitect.com

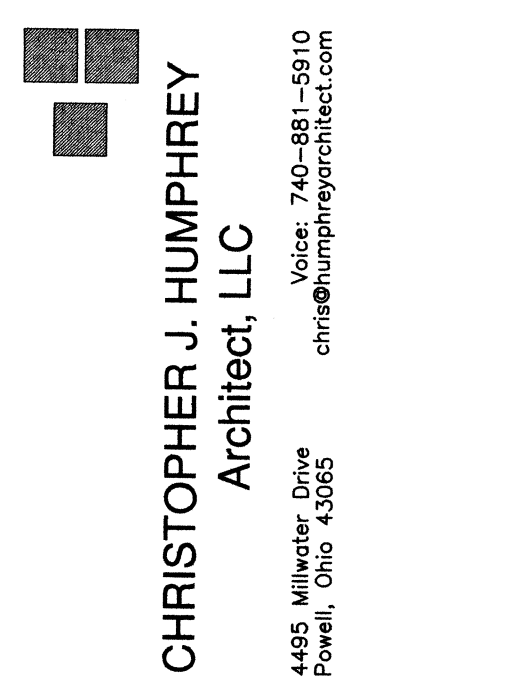


 **SITE LOCATION MAP**
SCALE: N.T.S.

INDEX OF DRAWINGS	
SD-1	SHOPPING CENTER PLAN, ATM SITE PLAN, ATM ISLAND PLAN
SD-2	ELEVATIONS, DETAILS
SD-3	POLE LIGHT, ELECTRICAL RISER DIAGRAM, PANEL SCHEDULE


**WESNEY
CONSTRUCTION**
791 Science Blvd., Gahanna OH 43230
614/751-5710


CHRISTOPHER J. HUMPHREY
ARCHITECT
No. 58342
4-9-14


CHRISTOPHER J. HUMPHREY
Architect, LLC
4495 Millwater Drive
Powell, Ohio 43065
Voice: 740-881-5910
chris@humphreyarchitect.com


Huntington Banks
MEIJER STORE #29
2333 S CENTER RD
BURTON, MI 48519

DATE	APRIL 9 2014
PROGRAMMING	☐
SCHEMATIC	☐
DESIGN DEVELOPMENT	☐
CONSTRUCTION DOCUMENT	☐
BIDDING	☐
PERMIT	☐
REVISION	
PROJECT NO.	13066

SD-1



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1046)

Meeting: 06/10/14 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Greg Kray

F.3

DOC ID: 1046

SPR #14-18

By: Mark Sova
1110 E. Bristol Rd.
Burton, MI 48529

Re: 1110 E. Bristol Rd. Burton, MI 48529
59-31-100-010

For: Change of Ownership – Antique Mall



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1047)

Meeting: 06/10/14 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Greg Kray

F.4

DOC ID: 1047

SPR #14-19

By: John Greeson & Joseph Smith
410 Wesley
Chpl, FL 33544

Re: 1146 E. Hemphill Rd. Burton, MI 48529
59-30-577-052

For: Change of Ownership -Elite Foods - Frozen Food Distribution Center (Inside only)