



CITY OF BURTON

PLANNING COMMISSION

MINUTES

DRAFT

OCTOBER 14, 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	Excused	
Robert Walls	Chairman	Present	
Kevin Burge	Commissioner	Present	
Robert Centilli	Commissioner	Present	
Mary Ann White	Commissioner	Present	
Robert Johnson	Commissioner	Absent	
Tom Gorang	Commissioner	Present	
Deb Walton	Commissioner	Present	

C. STAFF PRESENT

Amber Abbey, Deputy Planning Official.

Lindsay Young, Clerk Typist.

D. APPROVAL OF MINUTES

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

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

E. SITE PLAN REVIEW

1. SPR #14-50
By: South Flint Tabernacle
P.O. Box 7008
Flint, MI 48507

Re: 1291 E. Maple Rd.

Burton, MI 48529
59-31-400-103

For: New Gravel Parking Lot for Bus Parking Only

Lisa Easterwood from Fleis & Vandenbrink Engineering presented the Site Plan for a new gravel parking lot that will be used for bus parking only.

Mrs. Abbey said the only concern was the duration of the proposed stockpile and recommended approval.

Mrs. Easterwood explained the stockpile is a temporary soil erosion measure and will be hauled away.

2. Approve SPR #14-50

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

3. SPR #14-51

By: Creekwood Architecture, Inc.
1111 Creekwood Trail
Burton, MI 48509

Re: 6175 Lapeer Rd.
Burton, MI 48509
59-13-502-005

For: Addition to existing building for Dr. Aqlino's office

Kirk Lewandowski of Fenton explained the applicant is moving his medical practice from Davison to Burton and is adding about 300 square feet for a waiting room.

Mrs. Abbey said she drew in a sidewalk that has been added to the Site Plan and recommended approval.

Mr. Walls asked if the tanks have been removed.

Mrs. Abbey replied they were removed in 1986.

Mr. Walls asked if this was another sidewalk to nowhere.

Mrs. Abbey replied yes.

4. Approve SPR #14-51

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

F. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #14-49

By: Douglas Grover
4249 Lippincott Blvd.
Burton, MI 48519

Re: 6010 Lapeer Rd. (6034)
Burton, MI 48519
59-13-503-072

For: Redline Brewing Company

G. AUDIENCE PARTICIPATION

None.

H. BOARD DISCUSSION

Mrs. Abbey explained that the Planning Commission does not have the authority to override an Administrative Site Plan Review. She referenced a previous meeting and stated smokeless cigarettes are legal. She also stated that the Zoning code requires addresses to be on buildings and that the building code may require 6 inch numbers.

Discussion ensued regarding the Site Plan Review prints that are provided by the contractors.

Mrs. Abbey explained it is required they be signed and sealed by a contractor.

Mrs. Walton spoke in reference to the Neighborhood Watch Program.

Mr. Walls spoke in reference to the Planning Commission Chairman's seat.

The next regularly scheduled meeting will be held on Tuesday, November 11, 2014 at 5:00 p.m.

DRAFT

CITY OF BURTON PLANNING COMMISSION MINUTES

SEPTEMBER 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	Present	
Robert Centilli	Commissioner	Present	
Mary Ann White	Commissioner	Excused	
Robert Johnson	Commissioner	Present	
Tom Gorang	Commissioner	Present	
Deb Walton	Commissioner	Present	

C. STAFF PRESENT

Elizabeth Moss, Deputy DPW Director
Lindsay Young, Clerk Typist

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Aug 12, 2014 5:00 PM
2. Approve the minutes from August 12, 2014 at 5:00 PM

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

E. SPECIAL USE

1. SPR #14-44
By: Bret Crandell
5364 Northway Dr.
Swartz Creek, MI 48473

Re: 4165 Fenton Rd.

Burton, MI 48529
59-31-501-061 / C-2 Zone

For: Special use for motorcycle service and maintenance

Bret Crandell said he has outgrown his garage and would like to start a motorcycle sales and service business.

Ms. Moss recommended approval.

Mr. Burge said he read letters from the neighbors and they all seem to like Mr. Crandell.

Mrs. Ellenburg asked if there would be any painting going on at the facility.

Mr. Crandell said he is not a painter and any painting would be sent out.

Mrs. Ellenburg asked if he would be doing oil changes.

Mr. Crandell said he would and will work with a company that deals with automotive waste disposal.

2. Approve SPR #14-44

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

F. SITE PLAN REVIEW

1. SPR #14-45

By: Bret Crandell
5364 Northway Dr.
Swartz Creek, MI 48473

Re: 4165 Fenton Rd.
Burton, MI 48529
59-31-501-061 / C-2 Zone

For: Motorcycle sales and service

Mr. Crandell stated there will be no external modifications at this time.

Ms. Moss recommended approval.

Mr. Gorang asked how long until the business is ready to open.

Mr. Crandell said it should be within the next year on a part-time basis in the beginning.

2. Approve SPR #14-45

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

3. SPR #14-46

By: Lady Tax Unlimited, LLC.
1480 S. Belsay Rd.
Burton, MI 48509

Re: 6010 Atherton Rd.
Burton, MI 48519
59-25-501-021 / C-1 Zone

For: Change of Use - Tax Preparation

James Morgan said the building was purchased to do taxes in a commercial zoning.

Ms. Moss recommended approval.

Mr. Walls stated he would like to see larger numbers for the address on the building with contrasting colors.

4. Approve SPR #14-46 with the stipulation that the building address be displayed in 6 inch numbers in contrasting colors.

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

5. SPR #14-48

By: Andrew Osterholzer
3387 Bristol Rd.
Burton, MI 48529

Re: 3387 Bristol Rd.
Burton, MI 48529
59-28-576-053 / M-1 Zone

For: Addition to building

Edward Osterholzer said he is Andrew's father and owns Flexible Automotive Company and would like to put an addition on their existing building.

Ms. Moss recommended approval.

Mrs. Ellenburg asked if they will be hiring more people.

Mr. Osterholzer said it is a possibility.

Mrs. Ellenburg asked if he ever teaches.

Mr. Osterholzer said he has had tours with the local colleges and career day with the local high schools.

Mr. Johnson asked Ms. Moss if there was going to be any issues with drainage.

Ms. Moss said there is no problem leaving it as is and there are no issues at all.

6. Approve SPR #14-48

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

G. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #14-41

By: Tim Woodbury
2081 Kenneth St.
Burton, MI 48529

Re: 4104 Manor Dr.
Burton, MI 48519

For: Construction less than 2% for two 8' x 10' shade pavilions

2. SPR #14-42

By: Heidi Harvey
2190 Covert Rd.
Burton, MI 48509

Re: 4235 Davison Rd.
Burton, MI 48509

For: Heidi's Shabby Chic Boutique

3. SPR #14-43

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

Re: 4205 S. Saginaw St. Ste 2
Burton, MI 48529

For: Nail Salon

4. SPR #14-47

By: A Clean Cigarette, Inc.

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

2730 N. River Rd.
Saginaw, MI 48609

Re: 4190 E. Court St. #814
Burton, MI 48509

For: Retail

H. AUDIENCE PARTICIPATION

None.

I. BOARD DISCUSSION

Mr. Johnson welcomed Deb Walton and Tom Gorang to the Planning Commission.

Mrs. Ellenburg apologized for not being at the last meeting due to a doctors appointment.

Mr. Walls said he would like to see the City enforcing the ordinance regarding addresses on buildings.

Ms. Moss said the ordinance says it has to be posted.

Mr. Burge said he would like them to be numerical and not words.

The next regularly scheduled meeting will be held on Tuesday, October 14, 2014 at 5:00 p.m.

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



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1240)

Meeting: 10/14/14 05:00 PM
Department: Department of Public Works
Category: Site Plan Review
Prepared By: Amber Abbey
Department Head: Greg Kray

E.1

DOC ID: 1240

SPR #14-50

By: South Flint Tabernacle
P.O. Box 7008
Flint, MI 48507

Re: 1291 E. Maple Rd.
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59-31-400-103

For: New Gravel Parking Lot for Bus Parking Only



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1241)

Meeting: 10/14/14 05:00 PM
Department: Department of Public Works
Category: Site Plan Review
Prepared By: Amber Abbey
Department Head: Greg Kray

E.3

DOC ID: 1241

SPR #14-51

By: Creekwood Architecture, Inc.
1111 Creekwood Trail
Burton, MI 48509

Re: 6175 Lapeer Rd.
Burton, MI 48509
59-13-502-005

For: Addition to existing building for Dr. Aqlino's office



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 1239)

Meeting: 10/14/14 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: 1239

SPR #14-49

By: Douglas Grover
4249 Lippincott Blvd.
Burton, MI 48519

Re: 6010 Lapeer Rd. (6034)
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