CITY OF BURTON
PLANNING COMMISSION WORKSHOP MINUTES
FEBRUARY 25, 2003, 9:00 A.M., COUNCIL CHAMBERS

Jerry Grantner, Chairman, led the Pledge of Allegiance.

Jerry Grantner, Chairperson, called the Workshop to order at 9:07 A.M.

MEMBERS PRESENT: Bement, Grantner, Perez, Walls and White.

MEMBERS ABSENT: Bertram, Hohloch, Mayor Smiley and Young.

OTHERS PRESENT: T. Strasser, Deputy Planning Official and C. Ladd, Deputy City Clerk.

A. PURPOSE OF THE MEETING: WORKSHOP TO DISCUSS THE UPDATE OF ORDINANCE 19 ZONING TEXT.

B. AUDIENCE PARTICIPATION:

Don West, 6194 Crabtree Lane, Burton, MI expressed that the meeting was run very well and was interesting.

C. ADMINISTRATION/PLANNING COMMISSION DISCUSSION:

Mr. Strasser passed out a packet of information concerning the list of items that he was requested to give to the Planning Commission. Mr. Strasser gave a brief overview of a solution or proposal for each of the following items. (A copy of the proposals is on file in the Clerk's Office).

1. Item 1 - Accessory Structures
2. Item 4 – Definition of Developmental Property
3. Item 5 – Signage/Electronic Message Centers
4. Item 7 – Decks
5. Item 8 – Car Washes/Outdoor Sales
6. Item 11 – Parking Requirements
7. Item 12 – Lot Splits
8. Item 16 – Portable, Vinyl Covers

Mrs. Walls said she is unhappy about Item 13, being the Manufactured Homes, not being required to have a 4'-12' pitched roof. She said DPW is allowing them to come in with a 3'-12' pitched roof. She would like this issue addressed.

The Board discussed the SE Zoning Classification. Mr. Grantner presented two questions to the Board for their input.

1. Is there a need for another zoning classification?
2. What should be done with the SE zoning classification?

Mrs. White suggested that the SE zoning be incorporated with the R-1A zoning.

Mr. Grantner polled the Board for their input on whether another zoning classification should be created and there was a consensus that there was no need to create another zoning classification.

A brief discussion was held concerning the possibility of changing the side setbacks and also increasing the lot size by 5 feet in the R-1A and R-1B zoning classifications.

Recessed at 10:09 a.m.
Reconvened at 10:15 a.m.

Mrs. Walls addressed her concerns regarding the property on Genesee Road that always has one or two cars for sale. The property has been cleaned up from the previous owner, but she doesn't want the practice of selling cars from the residential property to continue for an indefinite period of time.

Mr. Grantner stated the enforcement should be consistent in regards to the roof pitch of modular homes.

Discussion was held in regards to the industrial district zoning. Mr. Strasser commented that a more defined use for each of these classifications is needed.

Mr. Grantner suggested that Mr. Strasser review this area and bring a proposal to the Board.

Mr. Strasser commented that the outdoor sales, such as Christmas trees, pumpkins, fire works, etc., should be issued a license for a fee, rather than going before the Zoning Board of Appeals for approval. The building inspector could then check to be certain the setup is being done correctly. We could charge a fee for the license and require a deposit and when the sales have been completed, the deposit could be returned if the city doesn't have to do any clean up work.

After further discussions regarding the license and deposit fees for the outdoor sales, Mr. Grantner asked that Mr. Strasser draft a proposal and bring it back to the Board for their review.

The Board discussed the issue of sidewalks being constructed when the development is built rather than waiting for other businesses to come into the area and the 50% rule to apply. After consideration, the Board concluded that this issue should be a City Council function. Mr. Grantner will meet with Mr. Strasser and draft a recommendation to present to the City Council.

The gas station issues are addressed along with the parking requirements. Mr. Strasser has made a proposal for this item.

Mr. Grantner asked if everyone had received a copy of Mr. Young's nine (9) concerns. (A copy is on file with the Clerk's Office). He presented the Board with a copy of these concerns for their review.

Mr. Bement inquired about dealing with fences on curved roads such as Genesee Road.

Mr. Strasser explained that there was a dispute concerning the placement of a fence on Genesee Road.

Mrs. Walls asked if the fence would have to be taken down.

Mr. Strasser replied no, because it was done properly under the existing ordinance.

D. BOARD DISCUSSION:

Mr. Grantner said approximately half of the original 16 items are completed. Mr. Strasser can bring back proposals and we may need one additional work session. The next work session will be scheduled at the regular meeting of March 11, 2003 at 6:00 P.M.

Meeting Adjourned at 11:04 A.M.

Cheryl M. Ladd, CMC
Deputy City Clerk