CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
MARCH 13, 2012, 5:00 P.M., COUNCIL CHAMBERS
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Chairman Robert Walls led the Pledge of Allegiance.
Chairman Robert Walls called the Meeting to order at 5:05 p.m.

MEMBERS PRESENT: Walls, Centilli, Burge, Spose, Ellenburg and Bertram.
MEMBERS ABSENT: White.
OTHERS PRESENT: A. Frost, Deputy Planning Official and M. Snow, Clerk's Office.

Bertram moved and Burge seconded to approve the Regular Planning Commission Minutes of December 13, 2011 at 5:00 p.m. Motion carried 6-0.

SPECIAL USE:

1. BCPC #12-06

BY: Express Auto Sales Inc.
G3111 S. Dort Hwy.
Burton, MI 48529

RE: G3111 S. Dort Hwy.
Parcel # 59-28-501-146

FOR: To have an automobile repair facility in a C-2, General business zone.

Jack Lindahl, 6547 Richfield Rd., said his company has moved into the old Northwest Tire building. They have repainted and cleaned it up. They offer alignments, oil changes, wheel balances and will also be selling cars.

Ms. Frost said this company is required by ordinance to have a special use permit. There is no site plan available since they are not doing a change of use. She recommended approval.

BOARD DISCUSSION:

Mr. Bertram asked if this is a change of ownership.

Ms. Frost replied it is. They are only here for the special use permit, not for change of ownership. She said when Northwest closed, that special use permit they may have had was gone so Express Auto Sales had to reapply as a new business.

Mrs. Ellenburg said the company will be doing repairs and the special use will be for car sales.

Mr. Lindahl said their primary business would be in repairs and tire service.

Mr. Burge asked if chemicals would be used.

Mr. Lindahl said the only chemicals would be for cleaning floors. There wouldn't be hazardous material other than antifreeze, which would be in drums and is eventually hauled away.

Mr. Spose asked how many tires would be stored at one time and if there is a room with a suppressant system to hold the tires.

Mr. Lindahl replied there would be a couple hundred tires in a room with a suppressant system.

Mrs. Ellenburg asked if disposal of the tires and disposal of oil changes would be the same also.

Mr. Lindahl replied Safety Clean hauls oil away. The tires are put in a cage and a separate truck comes on a regular basis to remove them.

Mr. Bertram asked if they would be doing oil changes and repairs as well as selling cars.

Mr. Lindahl replied that is correct. He said the company is licensed to repair cars purchased through the state and for those on assistance. The Flint Auto Auction has contracted them to repair their vehicles as well.

Mrs. Ellenburg asked the capacity of cars allowed in the front lot.

Mr. Lindahl replied they are keeping it at a minimum of 20 cars.

BOARD RECOMMENDATIONS AND/OR ACTION:

Ellenburg moved and Burge seconded to approve BCPC #12-06. Motion carried 6-0.

SITE PLAN REVIEW:

1. SPR # 12-09

BY: Autism Support Group of Genesee County
PO Box 217
Grand Blanc, MI 48439

RE: 4476 S. Dort Hwy.
Parcel # 59-32-400-026

FOR: Change of use.

Amy Daleo, 1215 W. Grand Blanc Rd., said they are looking to change the use of the building. It used to be a retail storefront and they are making it a autism support and resource center there so families can come learn about autism and receive support and resources.

Ms. Frost said there are a couple of issues with the sewer connections that is being worked on within the department. It will be a great addition to the City and she recommended approval.

BOARD DISCUSSION:

Mr. Bertram said site plans are costly but normally architects should put their stamp on plans.

Ms. Frost said she and Mr. Grantner had a discussion in the past regarding this and the ordinance stated they may require engineered or architectural drawings. It is not always necessary it simply depends on the circumstances. The applicants are not doing anything to the outside structure and the site plan is not changing at all. Since there wasn't changes to the site plan she didn't see it necessary to make them pay that kind of money.

Mrs. Ellenburg was grateful for this organization since autism seems very abundant.

BOARD RECOMMENDATIONS AND/OR ACTION:

Bertram moved and Ellenburg seconded to approve SPR #12-09. Motion carried 6-0.

AUDIENCE PARTICIPATION:

Amy Daleo, 1215 W. Grand Blanc Rd., said the Autism Support Group of Genesee County has about 400 members and have been a non-profit organization since 2005. Currently there are about 1,000 children in Genesee County diagnosed with autism and there are more children diagnosed with autism than people diagnosed with cancer, diabetes and aids combined. Their goal is to change the lives of everyone with autism as well as the families, caretakers and schools associated with those individuals.

Pat Spawn, 6410 Springdale, wants to be good for the City is excited to have a lot of people come. She feels the location and parking make it easy to get to. It will be a great thing for both Burton and the organization.

Mr. Burge asked if the number of people with autism seems exceptionally high.

Mrs. Deleo replied it is very high seeing as statewide about 15,000 people are known to have it and 1,000 of those are from Genesee County.

ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR # 12-01

BY: Kevin Roman
202 Linsey Blvd.
Flint, MI 48503

RE: 1376, 1370 E. Hemphill Rd.

FOR: Change of ownership.

2. SPR # 12-02

BY: Thomas R. Hendrickson
12398 Hoisington Rd.
Gaines, MI 48436

RE: G4470 Saginaw St.

FOR: Change of ownership and construction.

3. SPR # 12-03

BY: Patriot Inc.
4288 S. Saginaw St.
Burton, MI 48529

RE: 4288 S. Saginaw St.

FOR: Change of ownership.

4. SPR # 12-04

BY: Kevin Salman
G3015 Dort Hwy.
Burton, MI 48529

RE: G3015 Dort Hwy.

FOR: Cellular retail.

5. SPR # 12-05

BY: Donta & Tammi Hampton
3001 Ciamma Ln.
Flint, MI 48506

RE: G3015 Dort Hwy.

FOR: Divine Elegance Salon & Spa

6. SPR # 12-07

BY: Alexander & Megan Bol
1512 Kra-Nur Dr.
Burton, MI 48509

RE: 1360 N. Belsay Rd.

FOR: Abby Rose Salon & Boutique.

7. SPR # 12-08

BY: Andrew P. Ciak
2050 Southwyck Dr.
Flint, MI 48509

RE: 4507 Fenton Rd. Unit A.

FOR: Pet Store.

BOARD DISCUSSION:

Mr. Bertram is aware it is expensive for applicants to pay fees.

Ms. Frost said the Board has every right to turn down an application if they want to enforce an architectural drawing but she cannot deny an application. It must go before the Board regardless of how it is presented. At the last meeting New Beginnings Salon was approved and it was under the same circumstances. She's unsure why this is being questioned when the last similar case was approved without a site plan.

Ms. Frost said applicants that are adding onto a building have no choice but to have plans from an architect.

Mrs. Ellenburg feels it should be left alone so it can be adjusted on a case by case basis.

Mr. Walls said businesses are already having a hard time getting up and running.

Mr. Burge feels relying on Ms. Frost to notify the Board of applications needing an architectural plan is sufficient. He feels businesses should have leniency with the way things are in the world right now.

Ms. Frost said there are ordinances in place to keep businesses up to code.

Mr. Spose asked if the code enforcer regulates suppression rooms for tires.

Ms. Frost said that is regulated by the state and not our code enforcer.

Mr. Walls requested from Ms. Frost that she provide prints on future outside construction.

The next regularly scheduled meeting will be held on **Tuesday, April 10, 2012, at 5:00 p.m.**

Meeting adjourned at 5:46 p.m.

ms