CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
MAY 10, 2011, 5:00 P.M., COUNCIL CHAMBERS
www.burtonmi.us

Chairman Jerry Grantner led the Pledge of Allegiance.
Chairman Jerry Grantner called the Meeting to order at 5:00 pm.

MEMBERS PRESENT: O'Keefe, Cummings, Grantner, White, Walls, Centilli and Bertram.

MEMBERS ABSENT: None.

OTHERS PRESENT: A. Frost, Deputy Planning Official and M. Snow, Clerk's Office.

Mr. Grantner welcomed Mr. O'Keefe to the Planning Board.

Cummings moved and Walls seconded to approve the Regular Planning Commission Meeting minutes on February 8, 2011 at 5:00 pm. Motion carried 7-0.

AUDIENCE PARTICIPATION: None.

SITE PLAN REVIEW:

1. SPR # 11-17

BY: Genesee Polymers Corp.
G-4099 S. Dort Hwy.
Burton, MI 48529

RE: 4099 S. Dort Hwy., Lots 5, 6, 7 & 8 of Way Acres & Lot 35 and West 74.38' of Lot 36

FOR: 12,000 Sq. ft. Warehouse

Jeff Brandes, Creekwood Architecture, proposed a 12,000 sq. ft. pre-engineered metal building in the rear property. Because of the Use and chemicals being stored, a sprinkler system would have been required, for a larger building, therefore they settled for the 12,000 ft. building. Genesee Polymers brings in truckloads of chemicals to produce silicone for hand lotions, moldings, etc.

AUDIENCE PARTICIPATION: None.

Ms. Frost recommended the two lots on the property be combined.

BOARD DISCUSSION:

Mr. Bertram asked if this portrays the raw or finished product and what types of chemicals.

Mr. Brandes said this is a raw description. The inside flooring will be recessed 8 inches and there will be toxic chemicals but he is unsure what kinds.

Ms. Frost said the Fire Department would keep track of what chemicals are in the building.

Mr. Cummings asked why the company chose to downscale the building.

Mr. Brandes explained the plans were decreased to avoid needing a sprinkler system. He said it is about $13 thousand per building to install.

Ms. Frost said the size of the building is what determines the necessity of the sprinkler system.

Mr. Walls noted there would not be a retention pond and expressed his concern that the buildings would not have a sprinkler system. He asked if fire hoses would be on hand. Mr. Brandes responded that there would not be fire hoses either.

Mr. Bertram asked when construction would start. Mr. Brandes responded within 3-4 weeks.

BOARD RECOMMENDATIONS AND/OR ACTION:

Walls moved and Cummings seconded to approve SPR #11-17 with the stipulation the lots be combined and that this is contingent upon input from the Fire Chief. Motion carried 6-1 with Bertram voting no.

2. SPR # 11-18

BY: Davison 5330 Inc./ SSIG Const.
11200 Vantage Pointe Dr.
Linden, MI 48451

RE: Pines of Burton Memory Care
5330 Davison Rd.

FOR: Construction of a new development

Chuck Sekrenes of Davison 5330, represents the partners and another Pines Memory facility, which would be located West of Mallard Ponds. He said it will resemble the Pines of Burton and would be a 12 thousand sq. ft., fenced in, lockdown facility.

AUDIENCE PARTICIPATION: None.

Ms. Frost said Mr. Sekrenes' projects are nicely done and well kept. She recommended approval.

BOARD DISCUSSION:

Mr. Bertram has been to the other facility. He said Mr. Sekrenes did a good job on it.

Mr. Cummings said Mr. Sekrenes' work is a credit to the community.

BOARD RECOMMENDATIONS AND/OR ACTION:

Bertram moved and Cummings seconded to approve SPR #11-18. Motion carried 7-0.

ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR # 11-04

BY: Susan M. Ferris
84 W. Garfield
Hazel Park City, MI 48030

RE: Big Daddy's
4057 S. Dort Hwy., Lot 9, Way Acres

FOR: Change of Use – Medical Marijuana Dispensary

Mr. Centilli asked how many of these the City is going to have.

Mr. Cummings asked if there is a limit.

Ms. Frost said there was no limit set. There are only 4 in the City. The other places are called indoor gardening facilities, which are retail stores that sell gardening supplies. They sell dirt, lights etc., not marijuana or marijuana supplies. She has turned down about 30 different places that people have called about. The Council set Zoning restrictions which have in itself, restricted the number of dispensaries in the City. She hasn't approved any in 1-2 months.

Mr. O'Keefe said you have to check personal feelings at the door. He said The ACLU will represent all of these people and have won every time. It's just something we have to deal with.

Ms. Frost said the Planning Commission had the opportunity to make the recommendation to the Council to limit the number but that wasn't done.

Mr. Grantner said, in all fairness, the Board agreed with what Council was doing in terms of restricting where these could be.

Ms. Frost said the restrictions are working. We can limit the number of grow shops if need be, but at this time there is no restrictions. They are just retail stores. We could ask Council to reconsider the Ordinance.

Mr. Centilli asked why other jurisdictions are saying no to this but not Burton and why they aren't afraid to say no, but Burton is?

Ms. Frost said they are not denying them, but are putting on moratoriums. She said it just depends on who their elected officials are.

2. SPR # 11-05	BY:	Ayen Meiou 8425 Bristol Rd. Clayton Twp., MI 48473
	RE:	Meme's Green Dream 3108 E. Bristol Rd.
	FOR:	Change of Use – Medical Marijuana Dispensary
3. SPR # 11-06	BY:	Ted Hu G8285 S. Saginaw St. Grand Blanc, MI 48439
	RE:	Smith & Smith Distributing 1096 N. Center Rd.
	FOR:	Construction – Interior Remodel
4. SPR # 11-07	BY:	Consumers Energy Company One Energy Plaza Jackson, MI 49201
	RE:	4105 East Court St. Parcel # 25-59-10-551-033
	FOR:	Construction – Odorizer Equipment Shelter, 23'x15'
5. SPR # 11-08	BY:	Chance Crosno 8374 E. Bristol Rd. Davison, MI 48423
	RE:	Green Thumb Grow Shop 3496 S. Center Rd.
	FOR:	Change of Use – Indoor Gardening Supply Store
6. SPR # 11-09	BY:	Terry Ward 8218 Manchester Dr. Grand Blanc, MI 48439
	RE:	Green Light G4440 Saginaw St.
	FOR:	Change of Use – Professional Services

7. SPR # 11-10	BY:	MMC Productions 1101 North Mill Ave. Howell, MI 48843
	RE:	Hemphill Distribution & Education Center 3365 Associates Dr.
	FOR:	Change of Use – Medical Marijuana Dispensary
8. SPR # 11-11	BY:	Gassu Development Co. 20320 W. 8 Mile Rd. Southfield, MI 48075
	RE:	X-Tech Internet Café LLC. 3009 S. Dort Hwy.
	FOR:	Change of Use – Internet Café
9. SPR # 11-12	BY:	Matt Belmonte 3316 Eastgate St. Burton, MI 48519
	RE:	Snappy Lawn & Landscape 3063 Kleinpell St.
	FOR:	Change of Ownership – Lawncare & Landscape
10. SPR # 11-13	BY:	Gerald Williams 3874 Imlay City Attica, MI 48412
	RE:	All-Tech Performance 3234 Card Dr., 59-33-100-012
	FOR:	Change of Ownership – Car Repair
11. SPR # 11-14	BY:	Felix Caballero David Yono 3810 Sunridge Dr. Flint, MI 48506
	RE:	T-Cats Tattoos Inc. 1384 Bristol Rd.
	FOR:	Change of Use – Tattoo Parlor

12. SPR # 11-15	BY:	K. Lorne Knauft 4340 Reid Rd. Swartz Creek, MI 48473
	RE:	Tadrick's Tax Service 1120 Bristol Rd.
	FOR:	Construction – Garage 28'x30'
13. SPR # 11-16	BY:	Kari Foster Shantel Taylor 1119 W. Parkwood Flint, MI 48507
	RE:	Sweeter In Time G3354 S. Saginaw St.
	FOR:	Change of Use – Secondhand Store

BOARD DISCUSSION:

Mr. Grantner said we would be a member short for meetings in July and August.

Mr. Cummings announced this would be his last meeting unless a replacement is not found before the next meeting.

Mr. Grantner said we have never adopted our by-laws and would like to see that on the next Council agenda. He also announced he would serve out his term through December 2011.

The next regularly scheduled meeting will be held on **Tuesday, June 14, 2011, at 5:00 P.M.**

Meeting adjourned at 5:40 p.m.
ms