CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
SEPTEMBER 13, 2011, 5:00 P.M., COUNCIL CHAMBERS
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Chairman Jerry Grantner, led the Pledge of Allegiance.

Chairman Jerry Grantner called the meeting to order at 5:00 p.m.

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

MEMBERS ABSENT: None.

OTHERS PRESENT: A. Frost, Deputy Planning Official and J. Anderson, Clerk Typist.

Walls moved and O'Keefe seconded to approve the Regular Planning Meeting minutes of August 9, 2011 at 5:00 p.m. Motion carried 7-0.

SPECIAL USE:

1. BCPC Case #11-31

BY: Randy Haney- Ameriguard
4206 Neal Ct.
Linden, MI 48451

RE: 1475 E. Maple Rd.
#59-32-300-010

FOR: Expand- for self storage facility.

Randy Haney, 2240 E. Hill rd., stated he owns the mini storage on Maple Rd. and has been there for five years. They are full and they have 12 acres left and would like to expand the mini storage. He is waiting for clarification from the County guaranteeing their detention pond is large enough to expand the facility. Mr. Haney felt that his company has complied with the City in every way they could and would like to begin construction as soon as possible.

AUDIENCE PARTICIPATION:

Sharifah Sweet, 1472 Friel St., bought her property, which backs up to the storage facility five years ago, when the storage facility was already completed. Mrs. Sweet said when she purchased her property she was told there would be trees put along the property line. She feels she is having drainage issues because trees were removed and not replaced. She is also upset with the company because her neighbors received two trees and she received one. She had to purchase another tree herself to help shade the lights of the storage facility.

Anne Coronado, 1472 Friel St., rents from the unit and noticed the land has been razed and you can see in the resident's backyards. She would like to see the lights on the units shaded so they do not shine on the residents and feels there is drainage from the mini storage into the residents yards. There should be additional trees or fencing to better separate from the residents.

Mr. Grantner said as he mentioned before, two items tonight are on the same piece of property, and we are handling them sequentially. The first is a special use request to be able to do this and the second is the details of the site plan. That being said, if the first item does not pass there is no need to proceed with the site plan review.

Ms. Frost said the site first had to be approved for special use because anything within an industrial zoning has to have a special use permit. This board approved it previously and now their business is doing well and they need to expand, which is a good thing so she would recommend approval.

BOARD DISCUSSION:

Mr. Bertram asked if there have been other complaints of flooding in the backyards of Friel?

Ms. Frost said no. Mrs. Sweet called in the winter when everything was frozen and was told to call back in the spring when the flooding occurred but no such call was made.

Mr. Centilli saw no problem with the storage facility or their detention pond. They are a professional and nice looking business and if there is a problem it is not from the storage facility but from existing issues on Friel St.

Mr. Walls questioned members of the board that were present when this was first granted, if the residents were promised trees.

Mr. Centilli stated Mr. Haney had additional property he was not using and gave approximately 30 ft. to each residents property along Friel St., in addition to adding trees along the fence line, but it was seen as a good neighbor gesture, not a promise.

Mr. Walls asked with the additional paving is the detention pond big enough to absorb all.

Mr. Haney said in the beginning the detention pond was made to handle if the whole property was to be paved without requiring underground detention.

Ms. Frost said the City of Burton would not issue any permits until the County has signed off of it.

Mr. Haney said the water issues come from Friel St. and if anything their pond is absorbing some of Friel St. water. He also stated the requirement was to be 30 ft. from the property line and he felt that was too close so they are actually 130 ft. from the property line. The lights they are low and only to increase security.

BOARD RECOMMENDATIONS AND/OR ACTIONS:

Bertram moved and Centilli seconded to approve Planning Case BCPC#11-31.
Motion carried 7-0.

SITE PLAN REVIEW:

1. SPR #11-32

BY: Randy Haney - Ameriguard
4206 Neal Ct.
Linden, MI 48451

RE: 1475 E. Maple Rd.
#59-32-300-010

FOR: Expansion of site plan for self storage facility.

Mr. Haney stated he filled all of his buildings units and would like to expand for more business. All his storage is inside. He knows his detention pond is large enough but is just waiting for confirmation from the Drain Commission.

AUDIENCE PARTICIPATION:

Mrs. Coronado and Mrs. Sweet agreed the business is clean but feels they are invading her privacy and would like to see more screening between the storage units and the housing.

Ms. Frost stated the property is one parcel. The Committee can impose any stipulations they want to the addition and/or existing storage units. Ms. Frost recommended site plan approval.

BOARD DISCUSSION:

Mr. Bertram questioned if the detention pond was developed large enough for undeveloped property or if it will need to be expanded for more paving.

Mr. Haney replied no. The original detention pond was built large enough so if needed, the whole property could be paved, including the property the bank was built on, even though they installed an underground detention system.

Mr. Burge questioned if there is any way we can get with Ameriguard to install trees.

Mr. Haney said in the beginning the residents were given trees and were in charge of keeping them alive but some trees died because of Friel St. drainage issues.

Mrs. White asked Mr. Haney if it is possible to shield the lights so the building is lit without disturbing the neighbors.

Mr. Haney replied the lights are there to ensure security and that people don’t break in, which with reduced lighting, decreases security. He said the lights are 7 ft. off the ground facing down and the fence is 6 ft. high so there is little light coming through.

Mrs. Coronado said being that Ameriguards property is razed and leveled there are parts of the fence under 6 ft. and the lights do glare over.

Mr. Walls stated maybe Mr. Haney and residents could meet one day and try to be good neighbors.

Mr. Haney said that was done five years ago to see what the residents would like.

BOARD RECOMMENDATIONS AND/OR ACTIONS:

Walls moved and O'Keefe seconded to approve SPR#11-32. Motion carried 7-0.

2. SPR #11-34

BY: L.A. Construction Corp.
4067 Commerce Dr.
Flushing, MI 48433

RE: 4134 Davison Rd.
59-10-100-028

FOR: Parking lot expansion.

Geric Rose, 2040 E Maple Rd., is here on behalf of LA Construction. Mr. Rose stated they are mainly trying to utilize and restructure the lot that is already there.

AUDIENCE PARTICIPATION:

Ms. Frost said the expansion of the parking lot is a good thing and recommended approval.

Walls moved and Bertram seconded to approve SPR #11-34.

BOARD DISCUSSION:

Mr. O'Keefe complimented Mr. Rose's handout, and questioned how many employees were going to be added.

Mr. Rose responded they are adding another shift, which is around 300 employees.

Mr. Walls asked if there are any issues with drainage and Ms. Frost responded they submitted paperwork with the County and no permits will be issued until clearance from them.

Mr. Burge asked if it would be local labor doing the project and Mr. Rose replied the contractor is a local company who uses both local laborers and sub-contractors.

BOARD RECOMMENDATIONS AND/OR ACTIONS:

Walls moved and O'Keefe seconded to approve SPR #11-34. Motion carried 7-0.

ADMINISTRATIVE SITE PLAN REVIEW:

1. SPR #11-30

BY: Greg Lautzenheiser
2430 Rochester Ct.

RE: 5375 E. Court St.
#59-11-400-007

FOR: Re-work drive-thru lanes.

2. SPR #11-33

BY: Edward Brenner
3264 Card Dr.
Burton, MI 48529

RE: 3264 Card Dr.
59-33-100-013

FOR: Construction-less than 2% for a dry storage barn

AUDIENCE PARTICIPATION: None.

BOARD DISCUSSION: None.

The next regularly scheduled meeting will be held on **Tuesday, October 11, 2011, at 5:00 P.M.**

Meeting adjourned at 5:45 p.m.

JMA