

Mr. Richardson introduced Mr. Ted Hu of Ted Hu Associates, Inc.

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Mr. Hu stated this is an existing building that they are improving on the exterior by dressing it up with a combination of stone and exterior plaster. The existing fascia will have new paint and it will look like a new building when it is all done. They are not proposing any additional parking spaces on the existing lot. They are also using the existing landscaping.

AUDIENCE PARTICIPATION: None.

Mr. Strasser said it is zoned M-1 light industrial. Indoor recreational facilities is a special use permit in a C-3 zoning. He spoke with City Attorney Rick Austin and it was deemed that even though certain commercial uses are allowed in industrial areas, there is a little more of an intense use than a normal retail use in a building. He felt it necessary that the Planning Commission take a look at it. There are 5 recommendations from different police agencies. He spoke with Acting Police Chief Lt. Tom Osterholzer and they sent a letter recommending this facility be allowed.

Mr. Strasser stated further that in his opinion it is very safe. They will probably have officers at different times in the building and police cars in the parking lot. It is also putting a viable use into an empty building. Empty buildings seem to breed blight. If approved and the building inspector approves the building plan, the Federal Bureau of Alcohol, Tobacco & Firearms takes over at that point. They are under very strict guidelines how to construct the interior of this building for safety reasons, air purification, back stops and so forth. Our department's recommendation is approval on this request. Mr. Strasser passed out to the Commission a letter from the City's Acting Police Chief.

BOARD DISCUSSION:

Mr. Bertram inquired as to the age limit allowed in the facility.

Mr. Richardson said anyone under the age of 18 will be supervised by an adult guardian. If a high school shooting team is there, they will have a coach or an adult with them. It is the plans of this range that any time there is shooting, we will have a range safety officer in the building and on these ranges.

Mr. Richardson addressed further security issues. They will have a vault constructed in this building with 12 inch reinforced concrete walls and all firearms will be stored at night when the building is not open in the vault. Devices will be in place in the building that he discussed with the Police Chief, but he would rather not discuss in a public meeting.

Mr. Bertram inquired further as to the hours of business.

Mr. Richardson replied 7:00 a.m. to 7:00 p.m., 7 days a week

Mrs. White asked if the special use permit is permanent if approved, and how that would work with a new owner in the future.

Mr. Strasser responded if the special use permit is granted, it is only for this business, this use. It is not for just any special use permit. They would have to go through the same process.

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Mrs. White asked when the ATF would become involved.

Mr. Richardson said he has applied through the ATF and they have preliminary approved his federal arms license. They will not forward the license until he has constructed the vault and business and they have inspected the premises.

Mr. Bertram asked Mr. Richardson if he has a tentative date for opening.

Mr. Richardson said they hope to be open August 1st and start the construction in mid April.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Walls, seconded by Bertram to approve BCPC #07-27. Motion carried 9-0.

SITE PLAN REVIEW:

1. SPR #07-26

BY: Ted Hu Associates, Inc.
8285 S. Saginaw St.
Grand Blanc, MI 48439

RE: 1096 N. Center Rd., Parcel #59-10-551-043
Proposed business: Advanced Shooting Technologies.

FOR: Former Wolohan Lumber property.

Ted Hu of Ted Hu Associates, Inc., 8285 S. Saginaw St., Grand Blanc, MI, said this is an existing building that has been vacant for several years. They will dress it up on the exterior with the combination of stone and plaster. It will be newly painted and they will fix up any damaged area. Most of the renovations will be on the interior. The tentative proposed areas are shown on the plans. They are not adding any parking and there is adequate lighting. There is existing drainage and landscaping. They submitted the site plan to the City for the department's review and did not hear back any comments.

AUDIENCE PARTICIPATION: None.

Mr. Strasser said it has been quite a while since the City has been able to deal with Mr. Hu on any project. It's always been a pleasure to work with him and his work is top notch. Looking at the plans and site itself, it is basically building and parking lot, and there is a little bit of green area in the front. Even though the ordinance has been changed, there is a sidewalk along the entire frontage. There is detention on the site. Mr. Hu addressed they are going to dress up the front of the building and add fire suppression and so forth. We recommend approval.

BOARD DISCUSSION:

Mr. Bertram inquired as to future openings for tenants.

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Moved by Walls, seconded by Bertram to approve SPR #08-01. Motion carried 9-0.

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4. SPR #08-02

BY: SMEA Investments, LLC
418 Woodbridge Dr.
Grand Blanc, MI 48439

RE: 5330 Davison Rd. and 5340 Davison Rd.
Parcel #59-11-200-012

FOR: Office / Retail Development.

Kevin Cook, Director of Engineering at CHMP, 5198 Territorial Rd., Grand Blanc, MI, said he is representing Chuck Sekrenes of SMEA Investments, LLC. For the addresses of 5330 Davison Rd. and 5340 Davison Rd., there are two 4,000 square foot commercial buildings. The proposed development is on the south side of Davison Rd. between Genesee Rd. and Belsay Rd. in Section 11 of the City. The buildings would be directly east of Mallard Ponds residential development. The parcel is 5 acres and is zoned C-2 commercial. Buildings are split with a single shared drive entrance. Both buildings will have public water and sanitary sewer. The storm water will be collected, maintained and managed in the existing basin constructed as a part of Mallard Ponds.

Mr. Cook stated further Mr. Sekrenes has an elevation, the building that was originally approved the opposite side of the Mallard Pond entrance at 5320 Davison Rd. as a single building. One area is shown of potential future expansion in the event the tenant will need additional space.

AUDIENCE PARTICIPATION: None.

Mr. Strasser said he recommends approval. They reviewed all the plans. It will be nicely landscaped and well lit. It is nice to see growth Mr. Sekrenes projects are top notch and nicely done developments.

BOARD DISCUSSION:

Mrs. Sclater said she would like to abstain from voting due to a conflict. Her employment has direct contact with Mr. Sekrenes.

Mrs. Tinnin asked Mr. Sekrenes if he has prospective tenants.

Mr. Sekrenes responded that the computer store currently at the Beechwood Center would like half of the proposed new building.

Mrs. Flewelling inquired regarding signage.

Mr. Sekrenes stated they will have raised lettering on the building. They do not plan to have signage by the road.

Mr. Grantner questioned if there is a timeline planned.

Mr. Sekrenes said they plan to start April or May and open late summer to early Fall.

BOARD RECOMMENDATIONS AND/OR ACTION:

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Moved by Cummings, seconded by White to approve SPR #08-02. Motion carried 8-0, with Sclater abstaining.

BOARD DISCUSSION:

Mr. Grantner called for reorganization of the Planning Commission. Chairman and Vice-Chairman are open for nominations.

Mr. Bertram nominated Mr. Grantner to remain as Chairman. Mrs. Sclater supported. The Board unanimously voted Mr. Grantner as Planning Chairman.

Mrs. Walls nominated Mr. Cummings as Vice-Chairman. Mr. Bertram supported. The Board unanimously voted Mr. Cummings as Planning Vice-Chairman.

Mrs. Walls stated it was good to see some business being done tonight.

Mr. Cummings concurred especially after a long spell.

Mr. Grantner said the shooting range family facility is a welcome addition to the community.

Mr. Cummings said he likes driving down Center Rd. and seeing the sidewalks. He hopes the Council's intentions are to keep going with it.

Brief comments were made regarding ACT 51 dollars being used for sidewalks. Mrs. Tinnin said it would help businesses to come into Burton.

The next regularly scheduled meeting will be held on **Tuesday, February 12, 2008, at 6:00 P.M.**

Meeting adjourned at 6:38 p.m.

jra