

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
JANUARY 10, 2006, 6:00 P.M., COUNCIL CHAMBERS
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Chairperson Jerry Grantner led the Pledge of Allegiance.
Chairperson Jerry Grantner called the meeting to order at 6:00 P.M.

MEMBERS PRESENT: Grantner, Mayor Smiley, White, Abbey, Walls, Young, Bertram, Cummings, Tinnin.

MEMBERS ABSENT: None.

OTHERS PRESENT: A. Frost, DPW Representative, T. Strasser, Deputy Planning Official, J. Adams, Deputy City Clerk.

Moved by Bertram, seconded by Tinnin to approve the Regular Planning Commission Meeting held on December 13, 2005 at 6:00 p.m. Motion carried 9-0.

AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh St., Burton, MI, inquired regarding a development committee, and timeframe of the Commission receiving their packets.

SITE PLAN REVIEW:

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|---------------|---|
| 1. SPR #06-01 | BY: S.M.E.A. Investment.
418 Woodbridge
Grand Blanc, MI. 48439 |
| | RE: 5320 Davison Rd, Mallard Ponds Development
Parcel #59-11-200-015 |
| | FOR: Commercial Development |

Rick Swihart, Creekwood Architects, 1111 Creekwood Trail, Burton, MI, stated they are proposing a commercial building as a part of the Mallard Ponds development on Davison Road. The building is located adjacent to the drive coming into Mallards Ponds, on the west side. It will be a 7,200 sq. ft. building. The front portion is 4,000 sq. ft. of retail lease space, and the back portion of the building will be used for storage and maintenance for the Mallard Ponds development.

AUDIENCE PARTICIPATION:

Mrs. Dargel inquired regarding the property owner, and the Ives Drain in relation to the property.

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Mr. Swihart stated they have to provide storm water detention/retention on the site. Kraft Engineering is currently working on the plan for storm retention.

Mr. Strasser said there is a contingent approval. The plan has a few deficiencies but there will be a revised plan presented back to us. The front setback required by ordinance is 30 ft., and the plan shows 20 ft. The pavement needs to be extended to the south end of the pavement section and not east to west. Mr. Sekrenes assured him the detention area is going to be similar to the ones on either side of the entrance to Mallard Ponds, which will look like a natural water feature.

Mr. Strasser indicated the sidewalk area still has to be worked out. There is an 8 foot. rise from the sidewalk area to the top of the grade. Utilities are under ground and a power pole is located there. Engineering will have to look at it and see if it can go in and where. A variance from the ZBA is needed to remove it from the plans. He recommends leaving the sidewalk issue open-ended till this is worked out. He will present the final draft to the Commission. Mr. Sekrenes has done a fine project on all his developments, and he recommends approval.

BOARD DISCUSSION:

Discussion was held regarding tenants, utilities, elevation problems, and the importance of the sidewalk in the area.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Walls, seconded by Abbey to approve SPR #06-01. Motion carried 9-0.

BOARD DISCUSSION:

Mr. Grantner asked for nominations for the Chair and Vice-Chair.

Moved by Walls, seconded by Bertram to nominate Bill Young as Vice-Chair.
Motion carried 9-0.

Moved by Bertram, seconded by Tinnin to nominate Jerry Grantner as Chair.
Motion carried 9-0.

Mr. Abbey discussed the Commission looking more closely at the aesthetics of future developments during site plan. He sited the new Wal-mart and other development being built in Grand Blanc. Mr. Grantner concurred with Mr. Abbey's suggestion.

Mayor Smiley mentioned to the Board the Council's workshops addressing codification of City's ordinances.

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Discussion ensued regarding Ordinance 62-C. The consensus of the Commission was that the Mayor and Mr. Abbey should remain on the Board. Mr. Grantner expressed to Mrs. Tinnin to convey this to City Council.

Mrs. White spoke regarding the temporary signs that are still in place at the Bristolwood Center plaza. Mr. Strasser indicated he will look further into it.

The next regularly scheduled meeting will be held on **Tuesday, February 14, 2006, at 6:00 P.M.**

Meeting adjourned at 6:36 p.m.

jra