

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
JANUARY 12, 1999, 6:00 P.M., COUNCIL CHAMBERS

The Regular Meeting was called to order by Homer Berry, Chairman, at 6:00 P.M.

MEMBERS PRESENT: Howlett, Bertram, Brawner, Grantner, Berry, White, Perez and Walls.

MEMBERS ABSENT: Mayor Charles Smiley.

OTHERS PRESENT: T. Strasser, Deputy Planning Official and C. Ladd, Deputy City Clerk.

A. APPROVAL AND AUTHORIZE THE MINUTES OF THE FOLLOWING MEETING(S):

Moved by Perez, seconded by Grantner to approve the minutes of the Regular Meeting of December 8, 1999, at 6:00 P.M., as printed. Motion carried 6-0.

B. SCHEDULE PUBLIC HEARINGS FOR FEBRUARY 9, 1999 AT 6:00 P.M.:

1. ZC #243

BY: Blake Rizzo
5273 Empress Dr.
Grand Blanc, MI 48439

RE: Parcel #59-35-400-015
5465 E. Maple
Section 35, Zoned SE to RM

FOR: Condominiums.

2. LS #99-1

BY: Arkan Jonna, R.A.C. United
2555 S. Telegraph, St. 443

RE: Parcel #59-03-300-020, #59-03-300-021,
#59-030-300-22 and #59-03-300-023
Zoned C-4

FOR: Commercial Use.

Moved by Bertram, seconded by Grantner to schedule Zoning Case #243 and Lot Split #99-1 for public hearing on February 9, 1999, at 6:00 P.M. Motion carried 8-0.

C. PUBLIC HEARING POSTPONED FROM DECEMBER 8, 1998:

2. ZC #242

BY: Danyelle Williams
13318 S. Dixie Hwy. Lot 98
Holly, MI 48442

RE: Part of Lot 44 Supervisor's Plat #12
"The west 195.00 ft. thereof"
Section 28, Zoned C-2 to R-1B

FOR: Residential Use.

Danyelle Williams, 13318 S. Dixie Hwy., Holly, MI, explained she would like to property rezoned from commercial to residential to put a manufactured home on the property.

Audience Participation:

Edna Pfeffer, 3208 Myrton St., said she represents the seller and is with Real Estate One Associates.

Mr. Strasser the property is located south of Atherton Rd. on Clarice Street. A small corner of the property is in a flood plain area. He said the Center Road frontage will still be C-2 zoned.

Moved by Bertram, seconded by Grantner to approve Zoning Case #242, contingent upon DPW recommendations. Motion carried 8-0.

D. PUBLIC HEARING(S):

1. LS #98-71

BY: Integra Enterprises, LLC
J. Allen Jordan, Member
565 Hwy. 5 South
Pinehurst, NC 28374

RE: Parcel #59-10-100-022
Section 10

FOR: Auto Parts Store.

Spike Pearson, 10021 Sunrise Dr., Grand Blanc, MI, stated he was representing Mr. Jordan. He said the lot split procedure is required by the City ordinance and he was here to adhere to these requirements.

Mr. Strasser explained this business has been rezoned and was approved. The reason for the lot split is to get the proper owner recorded on the taxes.

There was no one in the audience who wished to speak.

Moved by Grantner, seconded by Walls to approve Lot Split #98-71, contingent upon DPW recommendations. Motion carried 8-0.

E. AUDIENCE PARTICIPATION:

There was no one in the audience who wished to speak.

F. SITE PLAN REVIEW:

1. SPR #97-72

BY: Cranberry Builders of Michigan, LLC
44899 Centre Court
Clinton Township, MI 48038

1. SPR #97-72

RE: Creekside Development
Atherton Road
Parcel #59-27-100-004 & #59-27-100-007
Zoned RM

FOR: Site Plan Approval Expired on 12-9-98
for Apartment Complex.

Raj Khatri, P.E. & P.S., R. K. Engineering, 48653 Van Dyke, Utica, MI, was present representing Cranberry Builders. He said the time expired on the site plan and he would like to get an extension. They are in the process of obtaining an easement from Consumers Energy and designing the Engineering drawings. He said they hope to be done by the summer of this year.

Mr. Berry asked if this is the same proposal as they presented before. He was advised yes.

There was no one in the audience who wished to speak.

Mr. Strasser noted that in the ordinance, one year after the site plan is approved, it must be resubmitted to the Planning Commission for approval. We have reviewed the plans, and they are the same as what was previously submitted. We see no reason to not give them approval.

Mr. Perez questioned the placement of building #76 and #77. He was advised the buildings were numbered wrong.

G. BOARD DISCUSSION:

The Planning Commission set the second workshop session for Comprehensive Development Plan for Tuesday, February 2, 1999, at 5:00 P.M., in City Hall Council Chambers.

The next regularly scheduled meeting will be held on February 9, 1999, at 6:00 P.M.

Meeting Adjourned at 6:18 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML