

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
JANUARY 13, 1998, 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, Millard, Grantner, Berry, White, Perez and Walls.

MEMBERS ABSENT: Mayor Smiley

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

A. APPROVE AND AUTHORIZE THE MINUTES OF THE FOLLOWING MEETINGS:

Howlett moved and Grantner seconded the following motion:

Approve and authorize the Minutes of the Regular Meeting of December 9, 1997 at 6:00 P.M., as printed.

B. SCHEDULE PUBLIC HEARING(S) FOR FEBRUARY 10, 1998 AT 6:00 P.M.:

1. ZC #234

BY: Grant Hamady/Dennis Vaughter
4265/4275 E. Court Street
Burton, MI 48509

RE: Lots 59 and 60 of Maple Court Subdivision #2
Change zoning from R-1A to R-O

FOR: Uses to be allowed within R-O District.

2. LS #98-2

BY: Thomas D. Gorang, Superintendent,
Atherton Community Schools
3345 S. Genesee Rd.
Burton, MI 48519

RE: 59-27-400-006
R-1A Zoned

FOR: Residential Use.

Moved by Howlett, seconded by Walls to schedule public hearings for Zoning Case #234 and Lot Split #98-2, for February 10, 1998 at 6:00 P.M. Motion carried 8-0.

C. FIRST PUBLIC HEARING(S):

1. ZC #233

BY: Blake Rizzo
5273 Empress
Burton, MI 48519

RE: Outlots A & B of Brisdale Sub.
Section 25 and Parcels 59-25-200-009,
59-25-300-001 and 59-25-400-010
Change Zoning from R-1B & SE to RMH

1. ZC #233 (continued)

FOR: Mobile Home Park

Mr. Berry announced that the applicant has asked to have this zoning case postponed indefinitely.

The Board was informed that several members of the audience had not received notification of the rezoning request. Many of the residents were from Brisdale Subdivision.

Mr. Strasser explained the notification process and said anyone living within 300 feet of the property was sent a notification letter.

AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh St., spoke about a moratorium on mobile home parks in the City. She stated that the school systems are not confined just to the City of Burton and many of them cannot accommodate the additional students. She said she would still like to see the Planning Commission go through the Genesee County Planning Commission to review the requests for any zoning changes. Another item she would like to see is a zoning map put up in Council Chambers. She asked the Board to keep the residents in mind when considering the zoning changes for mobile home parks.

Mary O'Mara, 3130 Eugene St., said she had several concerns she would like to address from the audience. One of the main issues is the roads and the extra traffic this will create. Others issues addressed were as follows: increase in crime; tax base on mobile home parks and decrease in property values. Mrs. O'Mara also asked what criteria is used when considering a mobile home park. She asked if the residents would be renotified when the applicant comes before the Planning Commission again.

She was advised that the DPW does not have to re-notify, but they have agreed to do so.

Faith Moss, 3140 S. Eugene St., said she works for Davison Schools and doesn't think the school district can accommodate a large number of children. There are seven (7) mobile home parks in the Davison School District, and 20% of them are elementary students.

Roy Fletcher, 6322 E. Bristol Rd., said Burton has come a long way and the people living in these mobile home parks will leave after several years and the parks will deteriorate. He asked the Board to carefully consider the consequences before approving the rezoning.

Ms. Rinz, 6199 E. Bristol Rd., said this development would be in her back yard and she recently had a large addition to her home. She is concerned about the value of her home decreasing. She said the other mobile home parks are not full yet, why have another one.

Chris Breeder, 3340 S. Vassar Rd., said the City doesn't need another mobile home park. He would also like to be notified before the next meeting.

Ed O'Mara, 3133 Eugene St., asked how the taxes are assessed on the mobile home parks. He asked about the notification procedures. Mr. Strasser explained the process to the audience.

Mrs. Walls noted that prior to making any decisions, the Board looks at the tax base, infrastructure for police and fire. She said the Planning Commission is only a recommending body and the final say will come from the City Council. Mrs. Walls asked how many acres did Mr. Rizzo plan to develop?

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Mr. Strasser replied 165 to 170 acres. These would be houses on basements, with garages.

Mrs. Walls asked Councilman Centilli, who was in the audience to explain what involvement the State has with the mobile home park.

Mr. Centilli said once the property is zoned RMH, it is in the hands of the developer, as long as he abides by the building codes and follows the site plan. At this point, the State has very little to say about it.

September Misener, 3328 S. Vassar Rd., inquired about getting a copy of the agenda for the meetings, prior to the day of the meeting. She was informed she could request a copy from the DPW office.

Ward Feather, 3472 Dallas St., said he is concerned about decreasing property values.

Mr. Bertram said he doesn't think much will be done with the mobile home park issue until the city's master plan is revised.

E. SITE PLAN REVIEWS POSTPONED FROM DECEMBER 9, 1997 AT 6:00 P.M.:

1. SPR #97-74

BY: Babbit
3140 Kleinpell St.
Burton, MI 48529

RE: Burton Stoneyard
3140 Kleinpell
Lots 74, 75, 76, 77 of Supervisor's Plat of
Atherton Gardens
Section 28, M-2 Zoned

FOR: Proposed Office Building and Garage.

There was no one present to represent the site plan.

Moved by Bertram, seconded by Howlett to postpone Site Plan Review #97-74 until the next regular meeting. Motion carried 8-0.

2. SPR #97-75

BY: Jackson Hewitt
1350 E. Bristol Rd.
Burton, MI 48529

RE: Tax Service
1350 E. Bristol Rd.
59-31-200-003-004

FOR: Change of Use.

There was no one present to represent this site plan.

Moved by Howlett, seconded by White to postpone Site Plan Review #97-75 until the next regular meeting. Motion carried 8-0.

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F. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #97-79

BY: Joseph J. Sefa
P.O. Box 205
Goodrich, MI 48438

RE: Auto Vision
4499 Davison Rd.
Parcel #59-03-400-004, C-2 Zoned

FOR: Additional use within a tenant space.

Mr. Berry asked if Mr. Sefa reviewed the DPW recommendations. He was advised yes and he has no problems with them.

Mr. Strasser said the building is the old Bob Moss Volkswagen and all DPW recommendations are up to date. This request is the same as a business going into the mall. There are three dealers located in the building.

Mr. Bertram asked what the business would consist of. Mr. Sefa said it will be a wholesale business, selling the cars through auction.

Moved by Howlett, seconded by Walls to approve Site Plan Review #97-79, contingent upon DPW recommendations. Motion carried 8-0.

2. SPR #97-80

BY: Matthew & Robert LeMieux
6310 E. Atherton Rd.
Burton, MI 48519

RE: Puzzler's Pub
3498 E. Bristol Rd.
Parcel #59-33-200-008
C-2 Zoned

FOR: Change of Ownership

Matt LeMieux, 6310 E. Atherton Rd., said they have purchased the old Kowloon building on Bristol Road and plan to have a Sports Bar type atmosphere with food. There will be pool tables and we plan to keep the structure as it is.

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

Mr. Strasser said Kowloon's closed two months ago. There are some improvements to be done inside the building per the Building Inspector.

Mr. Perez asked if Mr. LeMieux had acquired the liquor license. He was advised yes.

Mr. Berry asked if there would be any entertainment. He was advised no.

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Moved by Howlett, seconded by Millard to approve Site Plan Review #97-80, contingent upon DPW recommendations. Motion carried 8-0.

3. SPR #97-81

BY: David Randall/Elite Exteriors, Inc.
G-5523 S. Saginaw St.
Flint, MI 48507

RE: Elite Exteriors, Inc.
G-4371 S. Saginaw St.
Lots 26 & 27 & all that part of W ½ of
vacated alley adjoining lots 26 & 27 on the
east and Lots 28, 29, 106 & 107.

FOR: Commercial Use

Dave Randall, G-5523 S. Saginaw St., Flint, MI, said he has a Purchase Agreement for Mike's Furniture building. He is buying the building and will run his business of Elite Exteriors, Inc. They specialize in replacement windows, vinyl siding and roofing. The inside will have some improvements as well as the outside and they would be expanding the storage space.

Mr. Berry asked if he had any problem with the DPW requirements. Mr. Randall said no.

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

Mr. Strasser explained that the use does fit the area. The parking area is smaller than required by the ordinance, but it is existing and is allowed.

Mrs. Millard said Mike's has been in business a long time and hopes the succeeding business will be as successful.

Moved by Howlett, seconded by Grantner to approve Site Plan Review #97-81, contingent upon DPW recommendations. Motion carried 8-0.

4. SPR #98-1

BY: Bill Baughman
Select Office Systems
1402 Bluffview Ln.
Grand Blanc, MI 48439

RE: Select Office Systems
4355 S. Saginaw St.
Lots 24 & 25 Stratmoor
Section 32, C-2 Zoned

FOR: Change of Use.

Mr. Baughman, 1422 Bluffview Lane, Grand Blanc, MI, said he has been in business for about 20 years and he markets copiers, computers, printers, fax machines and laser printers. About 85% of the business is outside of the office.

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

Mr. Perez asked if Mr. Baughman had other businesses. He said yes, but is moving them all into one building.

Moved by Howlett, seconded by Perez to approve Site Plan Review #98-1, contingent upon DPW recommendations. Motion carried 8-0.

G. BOARD DISCUSSION:

Mr. Berry read a thank you note from Jeanette Brown for her retirement.

Moved by Grantner, seconded by Bertram to recommend to City Council to instruct the DPW to send out bid proposals for the master plan.

Mr. Strasser informed the Board that the September will have to be changed, due to the Labor Day holiday. The City Council will meet on September 8th and he asked the Board if they had any objections to meeting on Wednesday, September 9th. Everyone concurred with the September 9th date.

Mr. Berry asked if the County Planning Commission would have information as to the impact of school districts when mobile home parks are developed.

Mr. Strasser said when the County does a review they do contact the Superintendents of the schools. A development of this size will have an impact on a school district.

Mrs. Walls stated she heard that Centennial Farms bought the Miracle Twin Theater and plans to add an additional 400 or more units. Bentley Schools can't handle that many students.

Mrs. White said she understands it take about \$2 Million to start when planning a mobile home park.

The next regularly scheduled meeting will be held on February 10, 1998 at 6:00 P.M.

Meeting Adjourned at 7:19 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML

