

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
FEBRUARY 8, 2000, 6:00 P.M., COUNCIL CHAMBERS

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

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

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 Bertram, seconded by Young to approve the minutes of the Regular Meeting of January 11, 2000 at 6:00 P.M., as printed. Motion carried 8-0.

B. SCHEDULE PUBLIC HEARINGS FOR MARCH 14, 2000 AT 6:00 P.M.:

1. LS #00-4

BY: John Cunningham
11817 S. Saginaw St.
Grand Blanc, MI 48439

RE: Lots 40 & 41 Supervisor's Plat #8
Section 13
R-1B Zoned

FOR: Residential Use.

2. ZC #249

BY: ZI-MAR Group, Inc.
G-8033 Fenton Rd.
Grand Blanc, MI 48439

RE: Parcel #59-29-400-022
Vacant Property
Section 29
Zoned R-1C to M-1 and M-2

FOR: Industrial Park.

Moved by Young, seconded by Bertram to schedule Lot Split #00-4 and Zoning Case #249 for public hearings to be held on March 14, 2000 at 6:00 P.M. Motion carried 8-0.

C. PUBLIC HEARINGS:

1. ZC #248

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

RE: Parcel #59-22-100-041
Center Road – First property adjacent to
Burton Senior High Rise
Section 22, Zoned C-2 to HRM

1. ZC #248

FOR: High Rise Multi-Family

Jim Spoor, CHMP, Grand Blanc, MI, stated that Mr. Rizzo asked him to speak on his request. There are 12 acres of vacant property north of the existing high rise facility. The property is zoned C-2 and they are asking to have it

rezoned to HRM. The larger portion of the property sets back about 400 feet from Center Road and this will be the main access to the site. This development would be compatible with what is currently in the area. There is a great demand for this type of development as there is a waiting list for the existing high rise. Utilities are available to the site. With the cooperation of the existing high rise, there is a chance of using the existing link to Meijer's. Mr. Spoor presented a drawing of a 10 story building.

Audience Participation:

Bob Keeley, Keeley Realty, 2224 S. Center Rd., said he thinks the property is an ideal site for HRM zoning. This property has been on the market for 5 years and this use is more suited than commercial use. He said he is in favor of the rezoning.

Cliff Seber, said he is representing the Dean family who owns the property immediately to the east. He said they are in favor of the rezoning and agrees that it is compatible with the surrounding area.

Robert Henry with Top Shelf LLC, stated that the concept is quite impressive. Mr. Henry said they recently purchased the property adjacent to them.

Jim Spoor reviewed the zoning map and said the only HRM zoned area is directly south of this site.

Mr. Strasser said in reviewing the existing master plan, the zoning calls for general commercial and higher intensified use. There have been other requests for similar uses in the area. There is a waiting list for this type of housing and DPW staff thinks this is a good use for the property.

Mr. Perez asked if the two story apartments also for Senior Citizens? He also asked if the funding would be subsidized for the Senior Citizens to live there.

Mr. Rizzo said he is uncertain if this would be a conventional loan or one from MISHDA.

Mr. Young said when the other Senior Citizen's building was built, there was talk about the taxes being deferred or excused. Will you be looking for something of this nature somewhere down the road?

Francine Killarety, 1821 Office Park Drive, Grand Blanc, MI, said they were not certain at this time.

Moved by Bertram, seconded by Perez to recommend approval to the Burton City Council, of Zoning Case #248, to rezone property from C-2 to HRM. Motion carried 8-0.

2. LS #00-1

BY: Meijer, Inc.
2929 Walker, N.W.
Grand Rapids, MI 49544

RE: Parcel #59-22-300-018
2333 S. Center Rd.
Section 22

2. LS #00-1

FOR: McDonald's

Jim Courtney, Real Estate Manager for Meijer's Thrifty Acres in Grand Rapids, MI, explained that they are requesting approval for a lot split for McDonald's.

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

Mr. Strasser stated that at last month's meeting, the site plan was reviewed for McDonald's. All of the amenities are available to the property and the DPW Staff recommends approval.

Mr. Courtney noted that the applicant didn't request an access from Meijer's. If they had done so, we would have given them the access, as long as it didn't cost Meijer's anything.

Mr. Berry asked Mr. Strasser if he had heard from McDonald's concerning the access issue.

Mr. Strasser replied no, he has heard nothing from them.

Mr. Berry stated they had agreed to put in a sidewalk in front of their property.

Further discussion continued regarding the McDonald's access.

Mr. Perez said the Board asked the people from McDonald's to check and see if they could utilize the ingress and egress and if a letter needed to be sent by the City.

Moved by Young, seconded by Brawner to approve Lot Split #00-1, contingent upon DPW recommendations. Motion carried 8-0.

D. AUDIENCE PARTICIPATION:

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

E. SITE PLAN REVIEWS:

1. SPR #00-6

BY: Steeplechase Development Corp.
P.O. Box 972
Grand Blanc, MI 48439

RE: Blackberry Creek Apartment Homes
South Center Road
Parcel #59-34-100-009

FOR: Multi-Family Development

Mr. Strasser said the Steeplechase Development Corp., has requested that this site plan be postponed until the next regular meeting.

Moved by Bertram, seconded by Young to postpone Site Plan Review #00-6 until the next regular meeting of March 14, 2000. Motion carried 8-0.

F. BOARD DISCUSSION:

Mr. Young asked if there would be any potential conflict of interest for ZI-MAR Corp. with Mr. Martz employed by the City. We should have this issue handled prior to the public hearing for ZI-MAR.

Mr. Strasser said he doesn't think this will be a problem, as anyone is allowed to engage in commerce.

Mr. Young said he is concerned about perception and that as an employee of the City, everything should be handled properly.

Mr. Brawner asked about the status of the master plan update.

Mr. Strasser said he has heard nothing in regards to the update of the master plan.

The next regularly scheduled meeting will be held on March 14, 2000, at 6:00 P.M.

Meeting Adjourned at 6:32 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML