

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
FEBRUARY 11, 2003, 6:00 P.M., COUNCIL CHAMBERS

Jerry Grantner, Chairperson, led the Pledge of Allegiance.

Jerry Grantner, Chairperson, called the meeting to order at 6:00 P.M.

MEMBERS PRESENT: Bement, Bertram, Grantner, Hohloch, Perez, Mayor Smiley, Walls, White and Young.

MEMBERS ABSENT: None.

OTHERS PRESENT: J. Major, DPW Director; T. Strasser, Deputy Planning Official and C. Ladd, Deputy Clerk.

A. APPROVAL AND AUTHORIZE THE MINUTES OF THE FOLLOWING MEETING:

Young moved and Bement seconded the following motion:

Approve and authorize the Minutes of the Regular Meeting of January 14, 2003 at 6:00 P.M., as printed. Motion Carried 8-0.

B. SCHEDULE PUBLIC HEARINGS FOR MARCH 11, 2003 AT 6:00 P.M.:

1. LS #03-04

BY: Jack & Linda Herriman
2324 Meadowcroft Dr.
Burton, MI 48519

RE: Parcel #59-22-400-001
Section 22
Zoned R-1B

FOR: Residential Use.

2. ZC #275

BY: Robert L. Keely, Pres.
Ray Atkins
2224 S. Center Rd.
Burton, MI 48519

RE: 2095 S. Center Rd.
Parcel #59-22-100-004
Section 22
Zoned R-O to C-2

FOR: General Commercial Use.

Moved by Perez, seconded by Walls to schedule Lot Split #03-04 and Zoning Case #275 for public hearings to be held on March 11, 2003 at 6:00 P.M. Motion carried 8-0.

C. PUBLIC HEARING:

1. LS #03-02

BY: Marc Angus
5508 Statler Dr.
Burton, MI 48509

RE: E324 ft. of Lot 23 Madarasz Acres
Section 2
Zoned R-1A

FOR: Residential Use.

Marc Angus, 5508 Statler Dr., said he owns the property and lives in the corner house. He would like to split off 110 feet in the back of the property and build a new home.

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

Mr. Strasser said all items meet or exceed the ordinance requirements. The sanitary sewer lead will have to be put in at the owners expense as there isn't a lead available.

Moved by Perez, seconded by Walls to approve Lot Split #03-02 contingent upon DPW recommendations. Motion carried 9-0.

D. AUDIENCE PARTICIPATION:

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

E. SITE PLAN REVIEW(S):

1. SPR #03-06

BY: Burton Estates, L.L.C.
4145 S. Center Rd.
Burton, MI 48519

RE: Burton Estates Subdivision
Parcel #59-24-100-003
Section 24
S. Belsay, "East side" between Lippincott & Atherton

FOR: Preliminary Plat

Sam Arabbo, 4145 S. Center Rd., explained that the property is located on Belsay Road and consists of 150 acres. He is proposing a single-family development. Kevin Cooke is present if there are any technical questions that need to be answered.

Audience Participation:

Pauline Dargel, 6119 Hugh St., asked if the mixed zoning would be addressed in the preliminary plat. She inquired about the number of units that would be built.

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Mr. Grantner replied that there would be 349 units built.

Mr. Major commented that the proposed subdivision does meet all of the requirements of the zoning ordinance in the R-1A area or R-1B area. This is the first step in the platting process. Sometime in the future, we will have the more defined layouts, utility locations and eventually the plan and profile sheets for sewer and water construction. Based on our review, for what is being requested, we see no basis for denial as the project conforms 100% to the City zoning ordinance. DPW recommends approval to the Planning Commission.

Mr. Young asked what the Commission is actually approving. He asked if the request that has been presented this evening is fixed in stone.

Mr. Strasser replied that the Commission is approving the preliminary plat tentative approval. Mr. Strasser said the request could change going into final plat approval.

Mr. Major commented that they might tweak the number of lots, location of the utility lines, etc. What we will see is fairly close to what was presented this evening.

Mr. Cook noted that the project begins with the preliminary plat act and then other departments such as DEQ, County Drain Commission and Road Commission do their reviews of the preliminary plat and then we return to this body for final plat approval.

Mr. Young asked if all the other department with a concern, would give their final approval when this comes before us for final plat.

Mr. Cook replied that is correct.

Mayor Smiley asked who would maintain the detention ponds? He also asked if there was any chance that some of the property would be used for neighborhood parks.

Mr. Cook said the detention ponds would be dedicated to the Genesee County Drain Commission.

Mr. Arabbo said that is always a possibility, but it would depend upon discussions and approvals of various state and county departments. These questions could be better answered at the final plat approval.

Mayor Smiley asked if Mr. Arabbo owned more property than the southern most property line.

Mr. Arabbo said that is the boundary line.

Mr. Major said in relation to that question, there is better than a 50-50 chance that the land along Phillips Drain will not be buildable because of flood plain. A linear type of park system might be able to be built along the creek line with some type of recreation use. There is enough land to supply some casual recreation.

Mr. Young inquired about the first proposal that was brought before the Planning Commission. He asked if the idea of apartments had been abolished?

Mr. Arabbo replied that he had proposed townhouses, not apartments. That plan caused some issues with the flood plain area. He is only proposing single-family, stand alone houses.

Mr. Bertram asked if any provisions had been made in regards to sidewalks in the subdivision?

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Mr. Major replied that the City has never required sidewalks in a subdivision in the past. At this stage of the project, this item should not be considered for the basis of approval or denial.

Moved by Walls, seconded by Bertram to approve Site Plan Review #03-06, contingent upon DPW recommendations. Motion carried 9-0.

F. ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #03-08

BY: Alex Gojcay
3165 S. Dort Hwy.
Burton, MI 48529

RE: Trevi's
3165 S. Dort Hwy.
Burton, MI 48529

FOR: Change of Ownership.

2. SPR #03-09

BY: Peterfi & Associates
4349 Davison Rd.
Burton, MI 48509

RE: 4349 Davison Rd.
Burton, MI 48509

FOR: Change of Ownership

There were no concerns regarding Site Plan Review #03-08 or Site Plan Review #03-09.

G. BOARD DISCUSSION:

Mr. Grantner reminded the Commission members of the work session to be held on Tuesday, February 25, 2003 at 9:00 a.m. in City Hall Council Chambers.

Mayor Smiley stated that he met with the new owners of Courtland Center and they seem to want to work with the City and be successful in their endeavor. The Mayor said he has given the Commission Members a copy of the Focus Session that was recently held, as well as information that was requested from Michigan Municipal League.

Mayor Smiley said The Flint Journal called him and inquired as to why there isn't as much development as in previous years. He passed this along as a FYI.

Mr. Grantner said he attended the audit session and there were positive remarks made regarding the City.

The next regularly scheduled meeting will be held on Tuesday, March 11, 2003, at 6:00 P.M.

Meeting Adjourned at 6:25 P.M.

Cheryl M. Ladd, CMC
Deputy City Clerk