

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
FEBRUARY 13, 2007, 6:00 P.M., COUNCIL CHAMBERS
www.burtonmi.us

Chairman Jerry Grantner led the Pledge of Allegiance.

Chairman Jerry Grantner called the Meeting to order at 6:00 P.M.

MEMBERS PRESENT: Grantner, White, Centilli, Walls, Bertram, LaDuke and Cummings.

MEMBERS ABSENT: Cheryl Sclater and Mayor Charles Smiley.

OTHERS PRESENT: T. Strasser, Deputy Planning Official and J. Adams, Deputy City Clerk.

Mr. Grantner welcomed Mr. LaDuke and Mr. Centilli to the Planning Commission. He stated with Mr. Centilli's previous knowledge as a Councilperson and in the building profession, he believes it will service in good stead with this Board.

Moved by Walls and seconded by White to approve the Regular Planning Commission Meeting for November 14, 2006 at 6:00 p.m. Motion carried

AUDIENCE PARTICIPATION: No audience participation.

SITE PLAN REVIEWS:

1. SPR #07-02

BY: Mallard Ponds Development, LLC
1505 Mallard Dr.
Burton, MI 48509

RE: Lots 21-40 of Mallard Ponds Condominiums.

FOR: Site Plan Revision of Lots 21-40.

Chuck Sekrenes, 1505 Mallard Dr., stated he is representing Mallard Ponds Development. He submitted packets to Mr. Strasser with revisions for Lots 21 to 40. The lots are towards the back of the Harley Davidson dealership, heading out in an east direction towards Belsay Road. Everything has slowed down and we need to make changes in this economy but still stay within the site plan, and keep the same master plan of what he envisions this whole area to be. Mr. Sekrenes addressed further the square footage and loft style condos similar to what is offered in Rochester Hills, Birmingham, and Bingham Farms.

AUDIENCE PARTICIPATION: None.

Mr. Strasser said the original condominium was approved with single story duplexes in this location. These lots will be 2 story duplexes. If approved, Mr. Sekrenes will have to revise his condominium documents and we will need a copy of it. Mr. Sekrenes always does a quality product and we recommend approval.

BOARD DISCUSSION:

REGULAR PLANNING COMMISSION MINUTES
FEBRUARY 13, 2007 / 6:00 P.M.
PAGE 2

Mrs. White asked for clarification to the number of garages, and if the Association has been informed of the changes.

Mr. Sekrenes indicated there will be one car garage per unit.
Mr. Strasser stated he sent out notices to tenants that live within 300 ft.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Bertram, seconded by Cummings to approve SPR #07-02. Motion carried 7-0.

2. SPR #07-03

BY: Courtland Center Mall
4190 E. Court St.
Burton, MI

RE: 4190 E. Court St.

FOR: Additional free standing sign. Ordinance 19,
Section 5.28, Item e.

Gary Gebhardt, 2417 Willowdale, Burton, MI, stated he owns Apex Sign Company and he represents Courtland Center Mall. Mr. Gebhardt distributed additional documents to the Board and stated this particular sign would be on Center Road by the northern entrance. They are requesting an additional sign on the site to identify tenants. The mall has been communicating with a national tenant that will want identification there. Mr. Gebhardt indicated they would maintain the appropriate setbacks, heights and square foot areas.

AUDIENCE PARTICIPATION: None.

Mr. Strasser stated he recommends approval. Mr. Gebhardt has done all the signage for this property and in good taste. With new tenants coming in, they do need notoriety and signage such as this. He sees no problem with the request

BOARD DISCUSSION:

Mr. Bertram inquired regarding the new tenant's location in the mall.

Mr. Grantner inquired on the location of the sign.

Mr. Gebhardt said there are two entrances into the mall off of Center Rd. A pylon sign is up towards I-69. The other entrance south of the Speedway gas station is not that well identified.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Walls, seconded by Bertram to approve SPR #07-03.

REGULAR PLANNING COMMISSION MINUTES

FEBRUARY 13, 2007 / 6:00 P.M.

PAGE 3

Motion carried, 7-0.

Mr. Grantner acknowledged the administrative site plan reviews.

ADMINISTRATIVE SITE PLAN REVIEWS:

1. SPR #06-31

BY: Brendan Garland
2032 Old Hickory
Davison, MI 48423

RE: 1371 Bristol Rd.

FOR: Change of use.
2. SPR #06-32

BY: Charlie Weston
5234 Woodhaven Dr.
Mt. Morris, MI 48458

RE: 4021 E. Atherton

FOR: Change of use.
3. SPR #06-33

BY: Julie Richert
3452 Pine Ridge
Burton, MI 48519

RE: G-3009 S. Dort Hwy.

FOR: Change of use.
4. SPR #06-34

BY: Barrett Paving Materials Inc.
5800 Cherry Hill Rd.

RE: G-4101 S. Dort,
Way Acres #1 Lots 36, 37, 38, 39, 40.

FOR: Change of use.
5. SPR #07-01

BY: Marina Bufalini
2399 Willowdale
Burton, MI 48509

RE: 5448 Lapeer Rd.

Parcel #59-14-576-011

FOR: Change of use.

BOARD DISCUSSION:

Mr. Cummings indicated he would not be in attendance for the next regular planning meeting in March.

Mr. Cummings asked Mr. LaDuke if he would address Council to possibly have at least one additional alternate to step in when a Board member is absent.

Mr. Grantner said the ZBA has alternates and he is not sure what the history for Planning is. He was looking into the latest codification of rules and regulations, and Planning is suppose to have a total of 9, one from Council and 8 others.

Mr. Grantner asked Mr. LaDuke if he would please look into this for the Commission. Mr. LaDuke responded that he will.

The next regularly scheduled meeting will be held on **Tuesday, March 13, 2007, at 6:00 P.M.**

Meeting adjourned at 6:17 p.m.

jra