

CITY OF BURTON
REGULAR PLANNING COMMISSION MEETING MINUTES
MARCH 8, 2005, 6:00 P.M., COUNCIL CHAMBERS
www.burtonmi.us

Jerry Grantner, Chairperson, led the Pledge of Allegiance.

Jerry Grantner, Chairperson, called the Regular Meeting to order at 6:00 p.m.

MEMBERS PRESENT: Smiley, Abbey, Grantner, Young, Cummings, Cross, White, Bertram.

MEMBERS ABSENT: Walls

OTHERS PRESENT: T. Strasser, Deputy Planning Official and M. Snow, Clerks Office.

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

Bertram moved and Cross seconded the following motion:

1. Regular Planning Commission Meeting held on February 8, 2005 at 6:00 p.m.
Motion carried 8-0.

B. AUDIENCE PARTICIPATION: None.

C. SITE PLAN REVIEW:

1. SPR #05-05
BY: Sparkle Buggy Car Wash
Larry Moore 2025 N. Genesee Rd.
Burton, MI. 48509

RE: 1095 S. Belsay
Lot 6 except the West 25' and the South half of 7
except the West 25' of Dumler Acres.

FOR: Rebuild the existing site.

Dave Visser 2025 N. Genesee Rd., explained his plan to tear down the existing facility and rebuild a similar car wash further back on the property.

AUDIENCE PARTICIPATION: None.

Mr. Strasser recommended approval. He stated a three ft. variance was granted by zoning, a detention pond is not required and a de-acceleration lane may be installed.

BOARD DISCUSSION:

Mr. Abbey asked for clarification on the de-acceleration lane. Mr. Strasser explained some requirements and stated agreement with Sunoco is needed. Mr. Visser is responsible for expenses.

REGULAR PLANNING COMMISSION MINUTES

MARCH 8, 2005 / 6:00 P.M.

PAGE 2

Mr. Grantner asked the timetable and Mr. Visser answered about 8 months from May.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Abbey, seconded by Young to approve SPR #05-05. Motion carried 8-0.

D. SPECIAL USE PERMIT:

1. BCPC #05-06
- BY: Alexander Nowyorkas Jr.
3237 Coin St.
Burton, MI. 48519
- RE: 4370 E. Bristol Rd.
Burton, MI. 48519
Parcel #59-34-200-012
- FOR: Automotive repair facility.
C-3 special use.

Attorney Richard Zilinski, 327 N. Main St. Davison MI stated he is representing Alexander Nowyorkas Jr. and explained the need to move a light automotive repair business to Bristol Rd.

AUDIENCE PARTICIPATION: None.

Mr. Strasser recommended approval on the plan submitted, and a special use permit.

BOARD DISCUSSION:

Mr. Abbey assured the number allowed would be approximately 8 vehicles and asked the location of temporary storage. Mr. Strasser replied the vehicles would be behind the building.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Cross, seconded by Young to approve BCPC #05-06. Motion carried, 7-1. With Cummings voting no.

- E. SPR #05-07
- BY: Alexander Nowyorkas Jr.
3237 Coin St. Burton, MI. 48519
- RE: 4370 E. Bristol Rd.
Burton, MI. 48519
Parcel #59-34-200-012
C-3 Zoned
- FOR: Automotive Repair Facility.

REGULAR PLANNING COMMISSION MINUTES

MARCH 8, 2005 / 6:00 P.M.

PAGE 3

Attorney Richard Zilinski, 327 N. Main, Davison MI, asked the Board about granting a temporary permit with a time limit to his client.

AUDIENCE PARTICIPATION: None.

Mr. Strasser recommended approval on the plan showing enclosed storage behind the building and is satisfied with the recommendations that have been met.

F. BOARD DISCUSSION:

Mr. Young asked if a temporary approval could be granted and Mr. Strasser replied that is the Board's decision to make.

Attorney Zilinski stated his client will abide by a temporary usage permit assuming sufficient time is granted to meet the specified requirements.

Mr. Cummings asked the turnaround time on code enforcement procedures.

Mayor Smiley explained once a ticket is issued it goes through the court system.

Mr. Abbey requested asphalt in the rear and said four months is sufficient time to fill the requests.

Mr. Grantner suggested the motion be withdrawn and start over with stipulations included.

Mr. Young inquired as to the consequence if the stipulations are not complied with and Mr. Abbey went over the steps that would be taken.

Mr. Grantner asked when Mr. Nowyorkas could work on the lot and Mr. Strasser replied when frost laws are lifted, usually in mid May.

Mr. Cross decided September 15, 2005 as a completion date for all eight items.

Mayor Smiley asked the limit of cars allowed and Mr. Abbey said 15 vehicles at any given time.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Cross, seconded by Abbey to approve SPR #05-07 with the following stipulations:

1. Repair or replace asphalt as needed.
2. Re-stripe entire lot.
3. Parking spaces not to be used as storage.
4. Enclosed dumpster if utilized.
5. Screen adjacent residential zoned property.
6. Provide hard surfaced, screened storage area for vehicles under repair.
7. Asphalt surface.
8. September 15, 2005 and/or six (6) month completion time for such repairs.

Motion carried, 5-3. Young-no, Bertram-no, Cummings-no.

REGULAR PLANNING COMMISSION MINUTES

MARCH 8, 2005 / 6:00 P.M.

PAGE 4

E1. BOARD REORGANIZATION:

Mr. Young moved and Mr. Cummings seconded to nominate Mr. Grantner for Chairperson.

Mr. Cross moved and Mr. Cummings seconded to nominate Mr. Young for Vice Chairperson.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Young, seconded by Cummings to approve Mr. Grantner as Chairperson. Motion carried, 8-0.

Moved by Cross, seconded by Cummings to approve Mr. Young as Vice Chairperson. Motion carried, 8-0.

Mayor Smiley briefly discussed his upcoming meeting for the “State of the City Address” and gave encouragement to the City on current and future improvements.

The next regularly scheduled meeting will be held on **Tuesday, April 12, 2005, at 6:00 P.M.**

MEETING ADJOURNED AT 7:00 P.M.

mrs